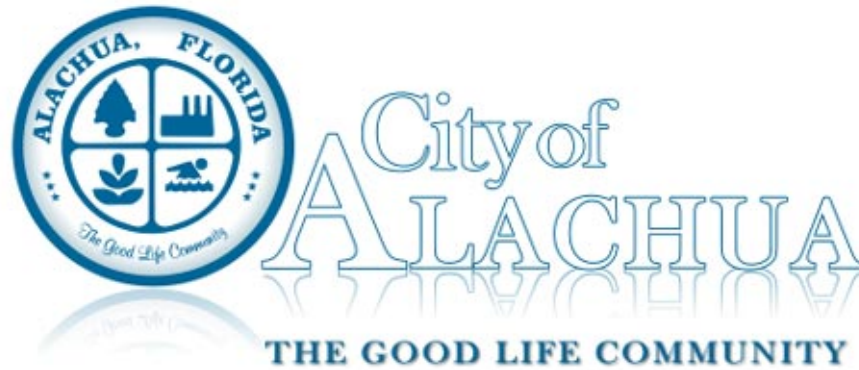




## **Planning and Zoning Board Agenda November 12, 2019**

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**Chair Gary Thomas**  
Vice Chair Anthony Wright  
Member Sandy Burgess  
Member James Sajczuk  
Member Virginia Johns  
School Board Member Tina Certain

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**City Manager Adam Boukari**

### **Planning and Zoning Board At 6:00 PM**

**Meeting Date:** November 12, 2019

**Meeting Location:** James A. Lewis Commission Chambers

|                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>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.</b></p> |
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|----------------------------------------------------------|
| <h2><b>PLANNING AND ZONING BOARD MEETING AGENDA</b></h2> |
|----------------------------------------------------------|

### **CALL TO ORDER**

### **INVOCATION**

### **PLEDGE TO THE FLAG**

### **APPROVAL OF THE AGENDA**

#### **I. OLD BUSINESS**

#### **II. NEW BUSINESS**

- A. Approval of the Minutes of the October 8, 2019 PZB Meeting
- B. Pilot Forest, Lot 29 Final Plat: A request by Sean Barnes of Geoline Surveying, Inc., applicant



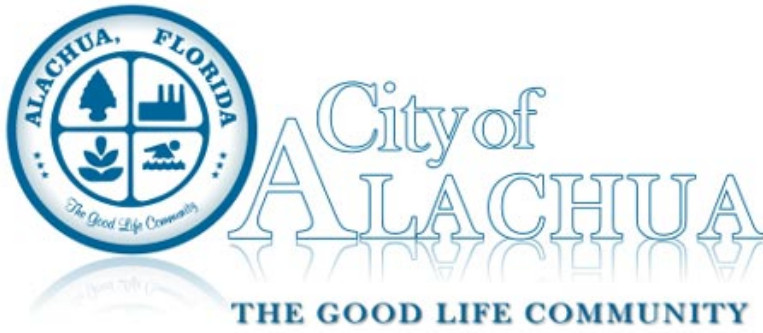
and agent for Timothy B. Tees & Pamela J. Tees-Pinedo, property owners, for consideration of the replat of a ±.60 acre subject property located at 15703 NW 118th Place. Tax Parcel No. 03980-003-029 (Quasi-Judicial Hearing)

- C. Site Plan - Kolomyiko: A request by Craig Hedgecock, P.E., P.S.M., applicant and agent for Ivan and Galina Kolomyiko, property owners, for consideration of a Site Plan to construct a ±5,880 square foot light manufacturing facility, with associated paving, grading, drainage, landscaping and infrastructure improvements, on a ±1.61 acre subject property, located 14000 block of West SR235, south of SR235, east of the intersection of SR235 and CR 241; Tax Parcel Number 03129-001-000 (Quasi-Judicial Hearing).
- D. Site Plan – Alachua Retail Center: A request by Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Om Namah Shivaay, LLC, property owner, for consideration of a Site Plan to construct a ±8,400 square foot commercial building with site improvements, on a ±1.24 acre subject property, located at 15405 NW US Highway 441 and at 15419 NW US Highway 441; Consisting of Tax Parcel Numbers 03583-000-000 and 03583-001-000; FLUM: Commercial; Zoning: Commercial Intensive (CI).
- E. Special Exception Permit - San Felasco Tech City (SFTC) – Restaurant with Drive-Through: A request by Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., applicant and agent for The Laser Investment Group, LLC, property owner, for consideration of a Special Exception Permit to allow a restaurant with a drive-through in the Corporate Park (CP) zoning district and located within Phase 3 of SFTC, located at 13025 NW US Highway 441; Consisting of a portion of Tax Parcel Number 05962-002-000; FLUM: Corporate Park; Zoning: Corporate Park (CP).
- F. Site Plan – San Felasco Tech City (SFTC) Phase 3: A request by Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., applicant and agent for The Laser Investment Group, LLC, property owner, for consideration of a Site Plan to construct a ±3,200 square foot restaurant with drive-through and 74 attached and detached dwelling units, with associated site improvements, on a ±82.68 acre subject property, consisting of a ±23.35 acre project area, located at 13025 NW US Highway 441; Consisting of portions of Tax Parcel Numbers 05962-002-000, 05844-004-001, 05855-005-000 and 05855-004-000; FLUM: Corporate Park and Industrial; Zoning: Corporate Park (CP) and Industrial General (IG).

### **III. BOARD COMMENTS/DISCUSSION**

### **IV. CITIZENS COMMENTS**

### **ADJOURN**



## Board/Committee Agenda Item

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**MEETING DATE:** 11/12/2019

**SUBJECT:** Approval of the Minutes of the October 8, 2019 PZB Meeting

**PREPARED BY:** Kenyata Curtis, Planning Assistant

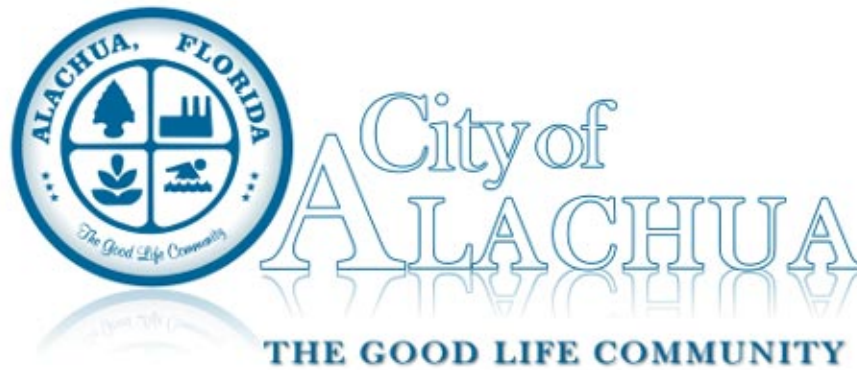
**RECOMMENDED ACTION:**  
Approve

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**ATTACHMENTS:**

Description

- ▢ PZB Minutes for October 8, 2019 Meeting



## **Planning and Zoning Board Minutes October 8, 2019**

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**Chair Gary Thomas**

**City Manager Adam Boukari**

Vice Chair Anthony Wright

Member Sandy Burgess

Member James Sajczuk

Member Virginia Johns

School Board Member Tina Certain

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**Planning and Zoning Board  
At 6:00 PM**  
to address the item(s) below.

**Meeting Date:** October 8, 2019

**Meeting Location:** James A. Lewis Commission Chambers

|                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>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.</b></p> |
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|                                                           |
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| <h2><b>PLANNING AND ZONING BOARD MEETING MINUTES</b></h2> |
|-----------------------------------------------------------|

### **CALL TO ORDER**

Chair Gary Thomas called the meeting to order. School Board Member Tina Certain was absent.

### **INVOCATION**

Vice Chair Anthony Wright led the invocation.

### **PLEDGE TO THE FLAG**

Led by the Board.

### **APPROVAL OF THE AGENDA**

**Member Sandy Burgess moved to approve the agenda; seconded by Member Virginia Johns.**

**Passed by unanimous consent.**

## **I. OLD BUSINESS**

None.

## **II. NEW BUSINESS**

- A. Approval of the Minutes of the August 13, 2019 PZB Meeting

**Vice Chair Wright moved to approve the minutes; seconded by Member James Sajczuk.**

**Passed by unanimous consent.**

- B. Briarwood Preliminary Plat: A request by Craig Rouhier, of Troon Development, LLC agent for Golden Pond Farms, Inc., property owner, for consideration of the Preliminary Plat for the Briarwood Subdivision, which proposes the subdivision of a ±74.17 acre subject property into a total of 229 lots, with associated common areas and right-of-way. Tax Parcel Numbers 03044-011-001, 03044-011-002, 03044-011-003, and 03044-010-003 (Quasi-Judicial Hearing).

Department Director Kathy Winburn introduced the item.

Planning Assistant Kenyata Curtis swore in all parties entering testimony during the hearing.

Planner Adam Hall, AICP, presented the Staff Report.

Applicant David Glunt, CEO of Spruce Creek Civil Engineering, representing Troon Development, Inc., presented additional information and availed himself for questions.

Member Sajczuk inquired about the comments made at the neighborhood meeting. He asked about the condition of County Road 235A and if any improvements beyond those discussed at the neighborhood meeting are being proposed and if there are any improvements proposed other than to add turning lanes into the development.

Mr. Glunt responded.

Member Sajczuk asked if the applicant agreed to the conditions proposed by Staff.

Mr. Glunt acknowledged and accepted the conditions.

Member Burgess inquired about the size of lots near Meadowglen.

Mr. Glunt responded.

Member Burgess inquired about the interconnectivity to adjacent areas.

Mr. Glunt responded.

Vice Chair Wright inquired about the applicant's agreement to Staff's recommended conditions.

Mr. Glunt responded.

Chair Thomas inquired about the timing of each phase.

Mr. Glunt responded.

**Vice Chair Wright moved that based upon the competent substantial evidence presented in 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 transmits the Preliminary Plat of Briarwood to the City Commission, with a recommendation to approve, subject to the five (5) conditions provide in Exhibit "A" and on Page 19 of the Staff report; seconded by Member Johns.**

Linda Davis discussed the topography of her property and the Briarwood property, the size of the lots proposed, and pedestrian connectivity to Santa Fe High School.

Mary Lynn Zurich discussed the proposed stormwater management system and the proposed walking trail.

Brian Boukari stated that the neighborhood meeting attendees were told the buffer between the development and Meadowglen was to be 80 feet. He discussed a potential fence along the north property line of the property, the size of the lots proposed near Meadowglen, other projects within the City and the potential to provide larger lots on the perimeter of the project, and potential impacts of the utility improvements. He compared the plan to other residential developments discussed, the odor attenuation of the lift station, and expressed that he believes the RSF-4 zoning is incompatible with Meadowglen.

Neal Boyle, President of Meadowglen Homeowner's Association, discussed the potential impacts to the potable water system, the condition of County Road 235A, the buffer and separation from Meadowglen, and stormwater management.

Terry Warrington discussed the density of the development, the buffer between Meadowglen and the development, stormwater, and separation between houses in the development and Meadowglen.

Quarry Stuart discussed the density of the development and the size of the lots in Meadowglen.

Ellen Boukari discussed buffering between development and Meadowglen, the density of lots near Meadowglen, fencing along the north property line of the development, and the type of development proposed in each phase.

Planner Hall responded to the public comment.

Mr. Glunt responded to the public comment.

Chair Thomas inquired about the topography of subject property and of Meadowglen.

Mr. Glunt responded.

Member Burgess inquired about the requirements to increase lot size along the perimeter of a planned development, the potential to require larger lots in the RSF-4 zoning district, and the potential to recommend to the City Commission that a fence be provided along the north property

line.

Planner Hall responded.

Member Johns discussed the potential impact to existing vegetation which could occur by the installation of a fence along the north property line.

Member Burgess commented about the location of the fence.

Mr. Boyle asked if the public could ask additional questions.

Chair Thomas agreed.

Mr. Boukari discussed the potential to provide a fence along the north property line, stormwater management requirements, and public hearing procedures.

Mr. Warrington inquired about who is responsible for improving the condition of County Road 235A.

Mr. Stewart discussed the Planning and Zoning Board's role in the development review and the impacts to roads.

Mr. Glunt responded.

Member Burgess inquired about changes to the proposed buffer along the north property line.

Mr. Glunt responded.

Chair Thomas inquired about the size of the homes.

Mr. Glunt responded.

Ms. Davis discussed the buffer along the north property line and the size of the lots.

Mr. Glunt responded.

Member Burgess inquired if any covenants and restrictions have been developed and if there are any minimum size requirements for homes.

Mr. Glunt responded.

City Attorney Marian Rush addressed the procedure to amend the previous motion.

**Member Burgess moved that the motion be amended to add a condition requiring the applicant provide a fence along the north boundary and that such fence will be in compliance with the City's Land Use Regulations; seconded by Vice Chair Wright.**

**Motion Passed 3-2 in a roll call vote, with Member Burgess and Member Sajczuk voting nay.**

- C. Site-Specific Amendment to the Official Zoning Atlas: A request by Clay Sweger, AICP, LEED AP, of EDA Engineers - Surveyors - Planners, Inc., applicant and agent for Property 441, LLC, property owner, for consideration of Rezoning of the subject property from Agricultural (A) (Alachua County) to Community Commercial (CC) on a ±8.5 acre subject property. Consisting of a portion of Tax Parcel No. 05899-001-000 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

Planning Assistant Curtis swore in all parties entering the hearing.

Principal Planner Justin Tabor, AICP, presented the Staff Report.

Chair Thomas inquired about future land use of the property.

Principal Planner Tabor responded.

**Member Sajczuk moved that 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 Site-Specific Amendment to the Official Zoning Atlas for Property 441, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Johns.**

**Motion Passed 5-0 in a roll call vote.**

### **III. BOARD COMMENTS/DISCUSSION**

Department Director Winburn stated the next meeting will be November 12th, 2019 at 6:00 p.m. She also informed the Board that October is National Community Planning Month and a proclamation was read by the Mayor at the last Commission Meeting. The proclamation acknowledges the service and importance of the Planning and Zoning Board and its members.

### **IV. CITIZENS COMMENTS**

None.

### **ADJOURN**

**Vice Chair Wright moved to adjourn; seconded by Member Johns.**

**Passed by unanimous consent.**

ATTEST:

PLANNING AND ZONING BOARD OF THE  
CITY OF ALACHUA, FLORIDA

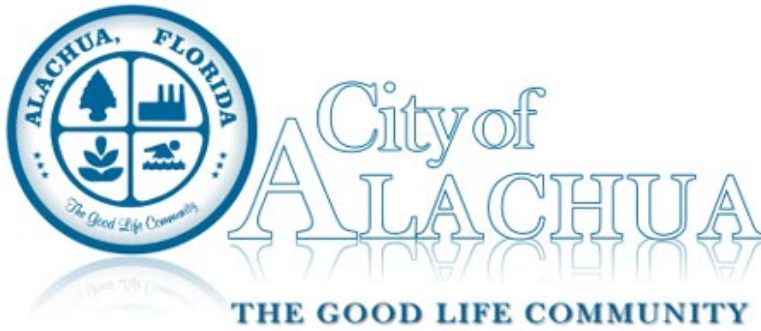
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Presiding Officer

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Staff Liaison





## Board/Committee Agenda Item

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**MEETING DATE:** 11/12/2019

**SUBJECT:** Pilot Forest, Lot 29 Final Plat: A request by Sean Barnes of Geoline Surveying, Inc., applicant and agent for Timothy B. Tees & Pamela J. Tees-Pinedo, property owners, for consideration of the replat of a ±.60 acre subject property located at 15703 NW 118th Place. Tax Parcel No. 03980-003-029 (Quasi-Judicial Hearing)

**PREPARED BY:** Adam Hall, AICP

**RECOMMENDED ACTION:**

Staff recommends that the Planning & Zoning Board transmit the final plat to the City Commission with a recommendation to approve by making the following motion:

*Based upon 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 transmits the application to the City Commission, with a recommendation to approve.*

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### Summary

This application is a request by Sean Barnes, of Geoline Surveying, Inc., applicant and agent for Timothy B. Tees & Pamela J. Tees-Pinedo, property owners, for the approval of a final plat to revise a single lot within an existing subdivision (replat).

The subject property currently has two existing buildings: a single family dwelling and a detached accessory structure. The subject property is located at 15703 NW 118<sup>th</sup> Place, at the southwest corner of the intersection of NW 118<sup>th</sup> Place and NW 157<sup>th</sup> Avenue.

The proposed replat would not create any additional lots; it is intended to modify the building setbacks as the existing residence is encroaching on the setbacks as created by the approved subdivision plat. The proposed setbacks conform to current dimensional standards set forth in the City of Alachua Land Development Regulations. The City did not initiate or require the initiation of this application.

The current platted building setbacks for this property are as follows: front, 40 feet; side street, 40 feet; interior side, 10 feet; rear, 40 feet. The proposed building setbacks are: front, 40 feet; side street, 20 feet (decrease of 20 feet); interior side, 15 feet (increase of 5 feet); rear, 40 feet.

Section 2.4.10 (F)(1)(b) indicates that a minor subdivision shall constitute "revisions of single lots within an existing platted subdivision. Section 2.4.10(F) (2) & (3) of the City's Land Development Regulations (LDRs) establishes the procedures and requirements for a plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

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**ATTACHMENTS:**

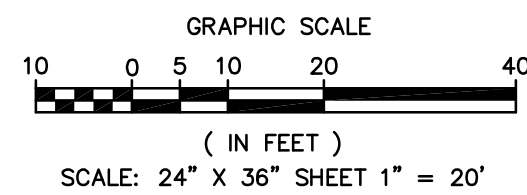
Description

1 Pilot Forest Lot 29 Replat

- ▣ Rhot Forest Lot 29 Replat
- ▣ Staff Report and Staff Supporting Materials
- ▣ Application and Supporting Materials
- ▣ Public Notice Materials for the 11/12/19 PZB Hearing

| PLAT | BOOK | PAGE |
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☐ INDICATES 4"X4" CONCRETE MONUMENT "NO IDENTIFICATION"  
☐ INDICATES 3/4" IRON PIPE FOUND "NO IDENTIFICATION"  
☒ INDICATES SET 1/2" REBAR AND CAP "LB 7082 GEOLINE"

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LAND DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS.

## DATE \_\_\_\_\_

**Professional Land Surveyors**  
13430 NW 104th Terrace, Suite A  
Alachua, Florida 32615  
(386)418-0500 Fax: (386)462-9986  
geoline@geolineinc.com



# City of Alachua

## Planning & Community Development Department Staff Report

### Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

November 12, 2019

|                            |                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SUBJECT:</b>            | A request for consideration of a final plat of Lot 29 of Pilot Forest, as recorded in Plat Book J, Page 92 , which proposes the replat of a single lot within an existing subdivision (minor subdivision review)                                                                                                                                                                              |
| <b>APPLICANT/AGENT:</b>    | Sean Barnes of Geoline Surveying, Inc.                                                                                                                                                                                                                                                                                                                                                        |
| <b>PROPERTY OWNER:</b>     | Timothy B. Tees & Pamela J. Tees-Pinedo                                                                                                                                                                                                                                                                                                                                                       |
| <b>PARCEL ID NUMBER:</b>   | 03980-003-029                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>FLUM DESIGNATION:</b>   | Moderate Density Residential                                                                                                                                                                                                                                                                                                                                                                  |
| <b>ZONING:</b>             | RSF-1                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>OVERLAY:</b>            | NA                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>ACREAGE:</b>            | ± .60                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>PROJECT PLANNER:</b>    | Adam Hall, AICP                                                                                                                                                                                                                                                                                                                                                                               |
| <b>RECOMMENDATION:</b>     | Staff recommends that the Planning & Zoning Board transmit the final plat to the City Commission with a recommendation to approve.                                                                                                                                                                                                                                                            |
| <b>RECOMMENDED MOTION:</b> | <i>Based upon 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 transmits the application to the City Commission, with a recommendation to approve.</i> |



## J.92

Section 2.4.10 (F)(1)(b) indicates that a minor subdivision shall constitute “revisions of single lots within an existing platted subdivision. Section 2.4.10(F) (2) & (3) of the City’s Land Development Regulations (LDRs) establishes the procedures and requirements for a plat. An analysis of the application’s compliance with the applicable standards of this section has been provided within this report.

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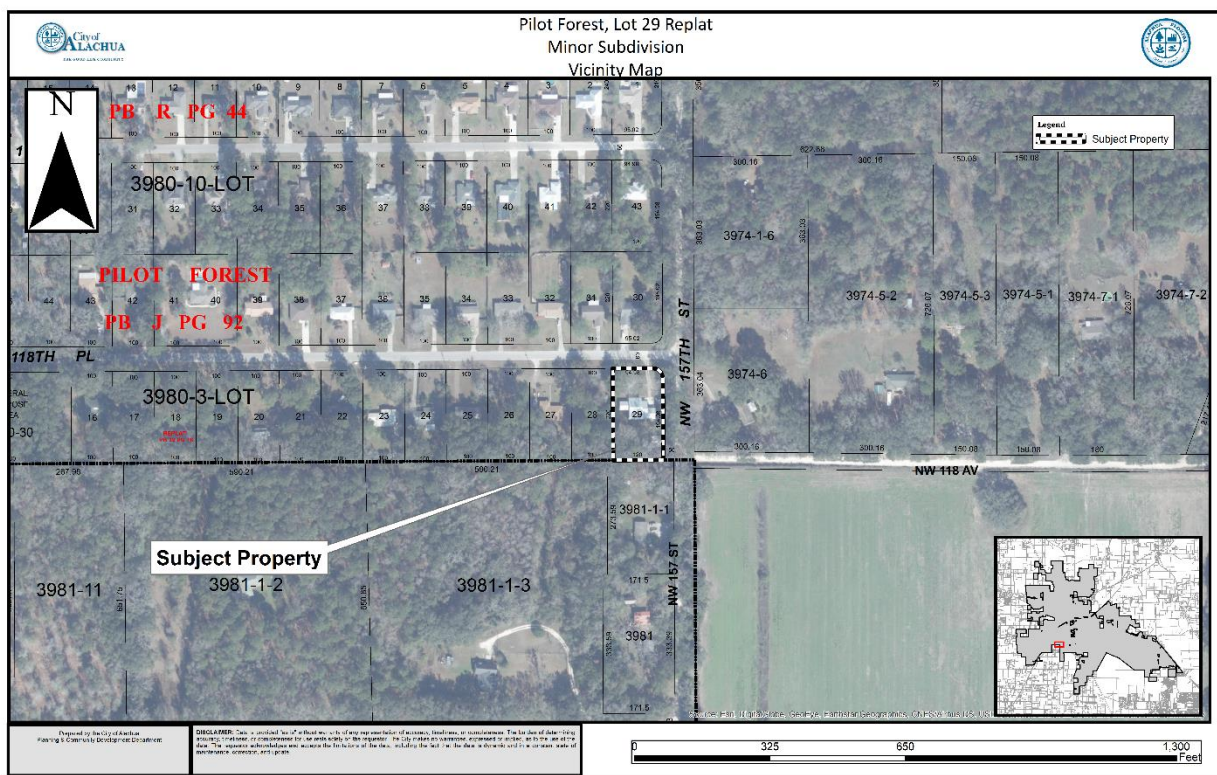
## SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 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. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.

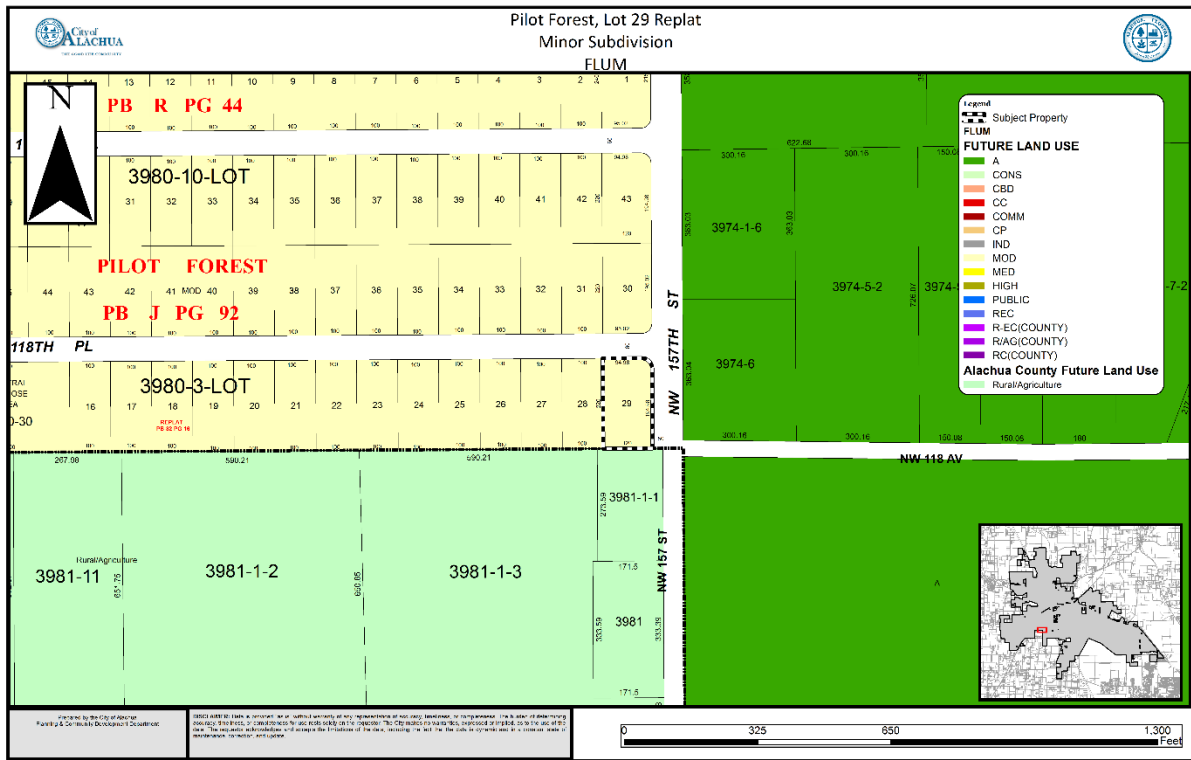
**Table 1. Surrounding Land Uses**

| Direction | Existing Use(s)           | FLUM Designation(s)                | Zoning District(s)                   |
|-----------|---------------------------|------------------------------------|--------------------------------------|
| North     | Single Family Residential | Moderate Density Residential       | Residential Single Family -1 (RSF-1) |
| South     | Single Family Residential | Rural/Agriculture (Alachua County) | Agricultural (A) (Alachua County)    |
| East      | Single Family Residential | Agriculture                        | A                                    |
| West      | Vacant                    | Moderate Density Residential       | Residential Single Family -1 (RSF-1) |

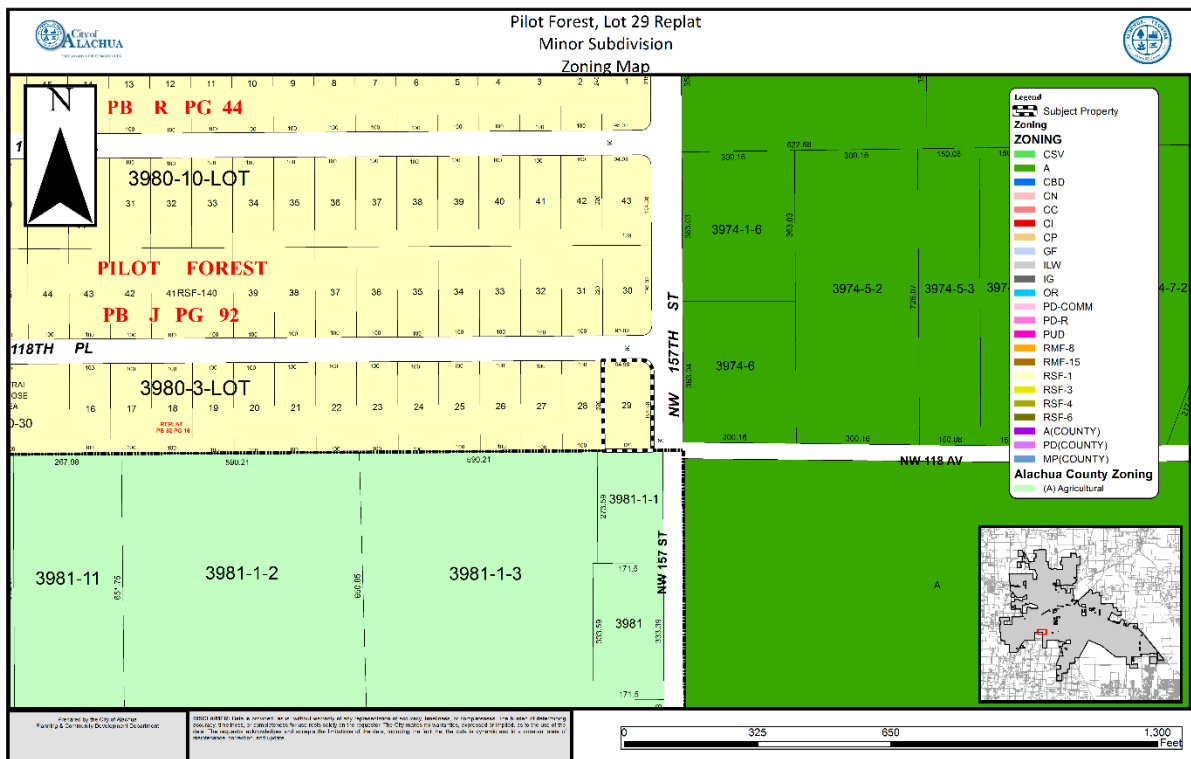
**Map 1. Vicinity Map**



### Map 3. Future Land Use Map



### Map 4. Zoning Map



## NEIGHBORHOOD MEETING

According to Section 2.2.4 (C) of the LDRs, a neighborhood meeting for a minor subdivision final plat is optional. No neighborhood meeting was held regarding this application.

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

#### **Objective 1.2:** Residential

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

**Policy 1.2.a:** Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

***Analysis of Consistency with, Objective 1.2, and Policy 1.2.b:*** The subject property has a Moderate Density Residential FLUM Designation, which permits a maximum density of four (4) dwelling unit per acre. This replat will not change the existing, conforming density of the subject property.

**Objective 5.1:** Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.



***Analysis of Consistency with Objective 5.1:*** An environmental conditions and site suitability analysis has been provided separately in this report. The proposed replat complies with the environmental protections laid out in the City of Alachua Comprehensive Plan and Land Development Regulations.

**Objective 5.2:** The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

***Analysis of Consistency with Objective 5.2:*** The subject property is located within water and wastewater service areas. The subject property is already connected to the City's potable water and wastewater system. No additional demand upon the potable water or wastewater system will be created as a result of this replat. A public facilities impact analysis has been provided in this report and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for all other public facilities.

## **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.

***Analysis of Consistency with Objective 1.1:*** An analysis of new transportation impacts has been provided within this report, and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for transportation facilities.

## **Housing Element**

**GOAL 1:** To facilitate the provision of safe ,sanitary, health and affordable, quality housing for all present and future City residents, while preserving and enhancing the community's physical and social fabric, and cultural diversity, and while protecting the interests of special needs groups, and very low and low, and moderate-income households.

***Analysis of Consistency with Goal 1:*** This project would facilitate the preservation of an existing housing opportunity.

**Policy 1.1.a:** The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

***Analysis of Consistency with Policy 1.1.a:*** This project would support the maintenance of a housing opportunity within the City, supporting Policy 1.1.a.

## **Recreation Element**

**Policy 1.2.b:** The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

***Analysis of Consistency with Policy 1.2.b:*** An analysis of the impacts to recreation facilities has been provided within this report, and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for recreational facilities.

## **Community Facilities & Natural Groundwater Aquifer Recharge Element**

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

***Analysis of Consistency with Objective 1.10:*** There are no seasonally or permanently flooded wetlands located on the property according to the latest data from the National Wetlands Inventory and Suwannee River Water Management District.

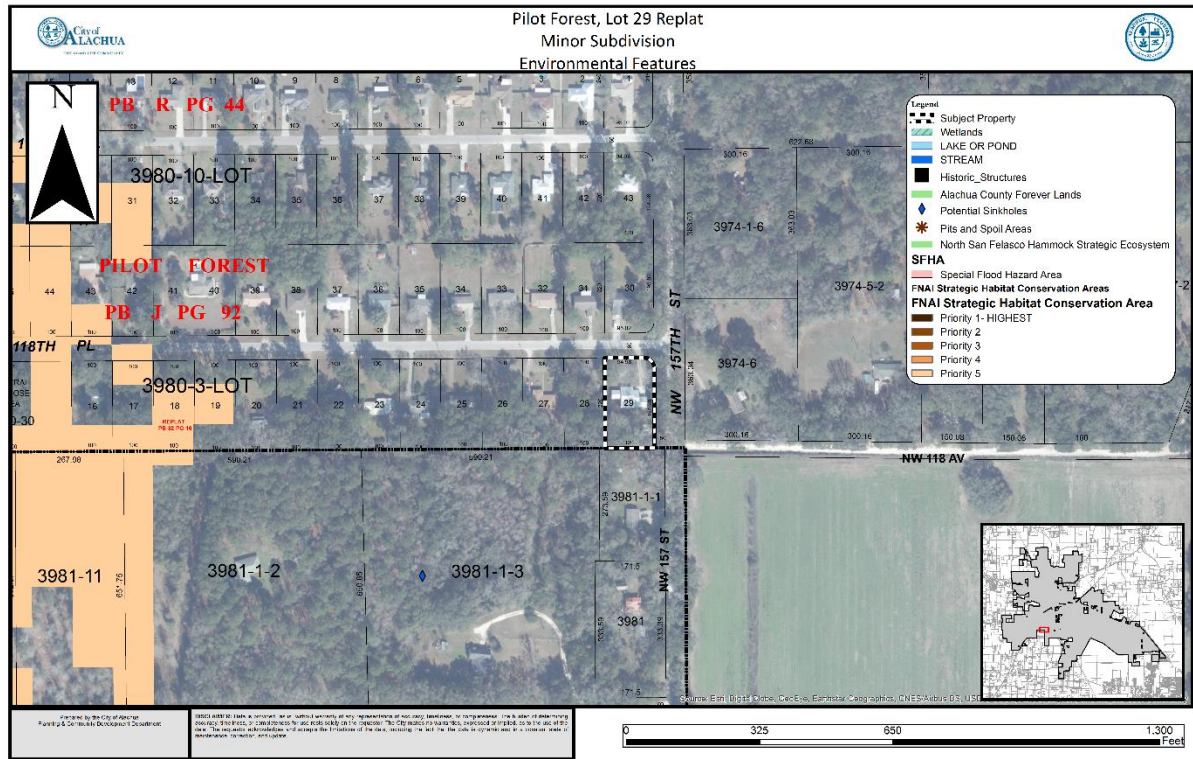
**Policy 2.1.a:**The City hereby establishes the following level of service standards for solid waste disposal facilities:

| <u>FACILITY TYPE</u> | <u>LEVEL OF SERVICE STANDARD</u> |
|----------------------|----------------------------------|
| Solid Waste Landfill | .73 tons per capita per year     |

***Analysis of Consistency with Objective 2.1.a:*** An analysis of the impacts to solid waste facilities has been provided within this report, and indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

# ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

## Map 5. Environmental Features



### Wetlands

According to best available data from the Suwannee River Water Management District, there are no wetlands located on the subject property. If any wetlands are identified on the subject property at a later time, these areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

**Evaluation:** No wetlands have been identified on subject property therefore, there are no issues related to wetland protection.

### Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987. 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:** The subject property is not located within a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

## **Regulated Plant & Animal Species**

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. 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:** No species identified as endangered, threatened, or of special concern are known to exist on the subject property. The property contains no priority lands as identified in the PNA data layer. The property was developed in 1987 when a single family residence was constructed on it. If a regulated plant or animal species is identified during any future 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 very lower infiltration rates and therefore a higher runoff potential.

There is 1 (one) soil type found on the subject property:

*Norfolk Loamy Fine Sand (2% - 5% slopes)*

Hydrologic Group: B

This soil is well drained with medium surface runoff and rapid permeability. This soil has slight limitations for dwellings, small commercial buildings, local roads.

**Evaluation:** There are no significant limitations for dwellings, therefore there are no issues related to the soils located on the subject property.

## **Flood Potential**

Panel 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain). See Map 5 above.

**Evaluation:** The subject property contains areas classified as Flood Zone X (areas determined to be outside of the 500-year floodplain), therefore there are no issues related to flood potential.

## **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. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

**Evaluation:** Best available data indicates that there are no features located on the subject property which indicate an increased potential for karst sensitivity.

## **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:** The subject property is not located within a City of Alachua wellhead 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 subject property does not contain any historic structures as determined by the State of Florida and the Alachua County Historic Resources Inventory. Additionally, the subject property is not located within the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

**Evaluation:** There are no issues related to historic structures or markers.

## **COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS**

Section 2.4.10(F)(3) of the City's Land Development Regulations (LDRs) establishes the standards with which all minor subdivisions must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(F)(3). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(F)(3) is provided below.



2.4.10(F)(3) *Minor subdivision standards.* A minor subdivision shall be approved on a finding that the application complies the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

**Evaluation & Findings:** The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, Subdivision Standards, including standards related to block length, lot arrangement, dimensions and design, and street arrangement.

## PUBLIC FACILITIES IMPACT

Section 2.4.14 (C) of the City of Alachua Land Development Regulations outline eleven (11) types of development that are exempt from the requirements of concurrency compliance. 2.4.14 (C) (1) & (3) exempt developments that are vested or have no or de minimis impact on public facilities. The proposed replat would not result in any new lots and therefore would not have any new impacts on any public facilities. ***The impacts which would be generated by the proposed development are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility.***

## Transportation Impact

**Table 2. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

| Segment Number <sup>2, 3</sup> | Segment Description    | Lanes | Functional Classification | Area Type | Level of Service (LOS) |
|--------------------------------|------------------------|-------|---------------------------|-----------|------------------------|
| NA                             | CR 235 (SCL to CR 241) | 2U    | Arterial                  | Urban     | D                      |

<sup>1</sup> Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.  
<sup>2</sup> For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ 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].  
<sup>3</sup> FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

**Table 3. Potential Trip Generation**

| Land Use <sup>1</sup>                            | AADT (Enter/Exit) <sup>2</sup> | AM Peak Hour (Enter/Exit) <sup>2</sup> | PM Peak Hour (Enter/Exit) <sup>2</sup> |
|--------------------------------------------------|--------------------------------|----------------------------------------|----------------------------------------|
| Single-Family Detached Housing<br>(ITE Code 210) | 10<br>(5/5)                    | 1<br>(0/1)                             | 1<br>(1/0)                             |

<sup>1</sup> Source: ITE Trip Generation, 10th Edition.  
<sup>2</sup> Formulas: AADT – 9.52 trips per dwelling x 1 dwellings (50% entering/50% exiting); AM Peak Hour – 0.77 trips per dwelling x 1 dwellings (26% entering/74% exiting); PM Peak Hour – 1.02 trips per dwelling x 1 dwellings (64% entering/36% exiting.)

**Table 4. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)**

| Traffic System Category                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | CR 235 (SCL to CR 241) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Average Annual Daily Trips                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                        |
| Maximum Service Volume <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 15,120                 |
| Existing Traffic <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 6,341                  |
| Reserved Trips <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0                      |
| Available Capacity <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 8,779                  |
| Increase in Daily Trips Generated by Development <sup>5</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 10                     |
| <b>Residual Capacity Post-Approval<sup>6</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>8,769</b>           |
| Traffic System Category                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | CR 235 (SCL to CR 241) |
| PM Peak Trips                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                        |
| Maximum Service Volume <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1,359                  |
| Existing Traffic <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 602                    |
| Reserved Trips <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0                      |
| Available Capacity <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1,189                  |
| Increase in PM Peak Hour Trips Generated by Development <sup>5</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1                      |
| <b>Residual Capacity Post-Approval<sup>6</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>1,188</b>           |
| <sup>1</sup> FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.<br><sup>2</sup> Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.<br><sup>3</sup> Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).<br><sup>4</sup> Source: City of Alachua July 2019 Development Monitoring Report.<br><sup>5</sup> The application is for a Final Development Order, however, the proposed application is exempt from concurrency compliance regulations. |                        |

**Evaluation:** The impacts generated by the proposed development will not adversely affect the Level of Service (LOS) of the roadway segments identified above; therefore, the increase in potential trip generation is acceptable.

### **Potable Water Impacts**

**Table 5. Potable Water Impacts**

| System Category                                                                                           | Gallons Per Day |
|-----------------------------------------------------------------------------------------------------------|-----------------|
| Current Permitted Capacity <sup>1</sup>                                                                   | 2,300,000       |
| Less Actual Potable Water Flows <sup>1</sup>                                                              | 1,295,603       |
| Reserved Capacity <sup>2</sup>                                                                            | 86,978          |
| Available Capacity                                                                                        | 917,419         |
| Potential Demand Generated by Development <sup>3</sup>                                                    | 275             |
| <b>Residual Capacity</b>                                                                                  | <b>917,144</b>  |
| <b>Percentage of Permitted Design Capacity Utilized</b>                                                   | <b>60.12%</b>   |
| Sources:<br>* City of Alachua July 2019 Development Monitoring Report<br>** 275 gallons per dwelling unit |                 |

**Evaluation:** The impacts generated by the proposed development will not adversely affect the Level of Service (LOS) of potable water facilities; therefore, the increase in potential demand is acceptable.

## Sanitary Sewer Impacts

**Table 6. Sanitary Sewer Impacts**

| System Category                                                                                                                | Gallons Per Day |
|--------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Treatment Plant Current Permitted Capacity                                                                                     | 1,500,000       |
| Less Actual Treatment Plant Flows <sup>1</sup>                                                                                 | 729,000         |
| Reserved Capacity <sup>2</sup>                                                                                                 | 82,760          |
| Available Capacity                                                                                                             | 688,240         |
| Potential Demand Generated by Development <sup>3</sup>                                                                         | 250             |
| <b>Residual Capacity</b>                                                                                                       | <b>687,990</b>  |
| <b>Percentage of Permitted Design Capacity Utilized</b>                                                                        | <b>54.13%</b>   |
| <i>Sources:</i><br><i>* City of Alachua July 2019 Development Monitoring Report</i><br><i>** 250 gallons per dwelling unit</i> |                 |

**Evaluation:** The developed lot within the existing subdivision is served by existing connections to the City's wastewater system. It will not impact the capacity of the City's sanitary sewer system.

## Solid Waste Impacts

**Table 7. Solid Waste Impacts**

| System Category                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Pounds Per Day | Tons Per Year |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------|
| Existing Demand <sup>1</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 40,620         | 7,413.15      |
| Reserved Capacity <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 7,408.14       | 1,351.99      |
| Potential Demand Generated by Development <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                        | 9.50           | 1.73          |
| New River Solid Waste Facility Capacity <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                          | 50 years       |               |
| Sources:<br>1 University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2014; Policy 2.1.a, CFNGAR Element (Formula: 9,479 persons x 0.73 tons per person per year.)<br>2 City of Alachua July 2018 Development Monitoring Report.<br>3 Policy 2.1.a, CFNGAR Element; US Census Bureau (Formula: 1dwelling x 2.37 persons per dwelling x 0.73 tons per person per year.<br>4 New River Solid Waste Facility. April 2018. |                |               |

**Evaluation:** The impacts generated by the proposed development will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the increase in potential demand is acceptable.

## **Recreation Impacts**

**Table 8a. Recreational Impacts**

| <b>System Category</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Acreage</b> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Existing City of Alachua Recreation Acreage <sup>1</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                | 117.65         |
| Acreage Required to Serve Existing Population <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                              | 50.78          |
| Reserved Capacity <sup>1</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0.62           |
| Potential Demand Generated by Development <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                  | .01            |
| <b>Residual Recreational Capacity After Impacts</b>                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>66.25</b>   |
| <i>Sources:</i><br><sup>1</sup> City of Alachua May 2018 Development Monitoring Report.<br><sup>2</sup> University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida, April 1, 2015; Policy 1.2.b, Recreation Element</i> (Formula: 9,788 persons / [5 acres/1,000 persons])<br><sup>3</sup> US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 1 dwellings / [5 acres/1,000 persons]) |                |

**Table 8b. Improved Passive Park Space Analysis**

|                                                                                                                                                                                                                                                                                                                                                                    |               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity <sup>1</sup>                                                                                                                                                                                                                                                         | 10.06 acres   |
| Acreage Required to Serve Demand Generated by Development <sup>2</sup>                                                                                                                                                                                                                                                                                             | 0.00 acres    |
| Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development                                                                                                                                                                                                                                                             | 10.28 acres   |
| Existing Improved Passive Park Space <sup>1</sup>                                                                                                                                                                                                                                                                                                                  | 34.82 acres   |
| <b>Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, &amp; Demand Generated by Development<sup>3</sup></b>                                                                                                                                                                                                                          | <b>29.52%</b> |
| <sup>1</sup> Source: City of Alachua May 2018 Development Monitoring Report.<br><sup>2</sup> Formula: Recreation Demand Generated by Development (0.52 acres) x 20%.<br><sup>3</sup> Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.) |               |

**Evaluation:** The impacts generated by the proposed development will not adversely affect the Level of Service (LOS) of recreational facilities; therefore, the increase in potential demand is acceptable.

## **Public School Facilities Impacts**

Accord to Policy 2.4.b of the Public School Facilities Element of the City of Alachua Comprehensive Plan, single family lots of record that received final subdivision approval prior to the adoption of the Public School Facilities Element are exempt from the school concurrency requirements.

**EXHIBIT “A”  
TO  
TIMOTHY B. TEES & PAMELA J. TEES-PINEDO  
MINOR SUBDIVISION FINAL PLAT APPLICATION**

**PILOT FOREST LOT 29  
STAFF REPORT**

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





# City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

October 28, 2019

Also sent by electronic mail to [sbarnes@geolineinc.com](mailto:sbarnes@geolineinc.com)

Sean Barnes  
Geoline Surveying  
13430 NW 104<sup>th</sup> Terrace  
Suite A  
Alachua, FL 32615

**RE: Notice of Hearing Scheduled for Replat of Pilot Forest Lot 29 Final Plat Application**

Dear Mr. Barnes:

Based on review of the materials submitted, the City has determined that the applications can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, seven (7) sets of full size plans, and a digital copy of all materials in PDF format on a CD *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **November 12, 2019** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Thursday, October 31, 2019**. Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com).

Sincerely,

Adam Hall, AICP  
Planner

c: Kathy Winburn, AICP, Planning Director  
Justin Tabor, AICP, Principal Planner  
File



# City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

October 24, 2019

Also sent by electronic mail to [sbarnes@geolineinc.com](mailto:sbarnes@geolineinc.com)

Sean Barnes  
13430 NW 104<sup>th</sup> Terrace  
Suite A  
Alachua, FL 32615

RE: Development Review Team Comments for Replat of Lot 29 of Pilot Forest – Final Plat Application

Dear Mr. Barnes:

On September 30, 2019, the City of Alachua received your application for a Minor Subdivision, which proposes to replat Lot 29 of the Pilot Forest subdivision (Parcel No. 03980-003-029) to amend the side setback lines.

The application referenced above has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, November 6, 2019**. A total of four (4) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the City Commission. 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.

1. Land Rights

- a. As a condition of approval, an updated letter of title opinion will be required prior to hearing before City Commission.
- b. Per 177.081 (2), all mortgagees having a recorded interest in the property must also execute plat. Please provide signature block for Michigan Mutual, Inc. (or current mortgagee).

2. Miscellaneous

- a. Confirm chord length. Original plat appears to indicate 34.29', but proposed replat shows chord length as 39.29'.

3. Public Services/Fire Marshall/Building Official/Outside Review Comments

- a. Please address comments from JBrown Professional Group in the attached letter, dated October 22, 2019 (attached).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com).

Sincerely,



Adam Hall, AICP  
Planner

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

October 22, 2019

Mr. Adam Hall, AICP  
Planner  
City of Alachua  
Office of Planning & Community Development  
P.O. Box 9  
Alachua, FL 32616-0009

Re: Replat of Lot 29 Pilot Forest (Plat Book "J", Page 92)

Dear Mr. Hall:

As you requested, we have reviewed the Replat of Lot 29 Pilot Forest (Plat Book "J", Page 92). Our review generated the few following comments and recommendations that are outlined below.

**Re-Plat**

1. No reference to or date of boundary survey in the notes
2. Per city requirements note 3 needs to read 1:5000



THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

## Subdivision Application

Reference City of Alachua Land Development Regulations Article 2.4.10

- ☐ **Major Subdivision** – complete application and provide copy of original application with each type of submission.  
☒ **Minor Subdivision** – refer only to Final Plat section of this application.

### A. PROJECT

1. Project Name: Replat of Lot 29 Pilot Forest (Plat Book "J", Page 92)
2. Address of Subject Property: 15703 NW 118th Place Alachua, FL 32615
3. Parcel ID Number(s): 03980-003-029
4. Existing Use of Property: Single Family Home
5. Future Land Use Map Designation : Single Family Residence (SFR)
6. Zoning Designation: RSF-1 Res 3.5 units/acre
7. Acreage: 0.60 acres (26,266 Square Feet)

### B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Sean Barnes Title: Project Manager  
Company (if applicable): Geoline Surveying, inc.  
Mailing address: 13430 NW 104th Terrace, Suite A  
City: Alachua State: FL ZIP: 32615  
Telephone: ( ) 386-418-0500 FAX: ( ) 386-462-9986 e-mail: sbarnes@geolineinc.com
3. If the applicant is agent for the property owner\*:  
Name of Owner (title holder): Timothy B. Tees & Pamela J. Tees-Pinedo  
Mailing Address: 15703 NW 118th Place  
City: Alachua State: FL ZIP: 32615

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

### C. ADDITIONAL INFORMATION

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

### D. ATTACHMENTS

#### Preliminary Plat Attachments:

1. Plans, to include but not limited to:
  - a. Scale: at least 1inch = 200 ft;
  - b. Proposed name of subdivision.
  - c. Name, address, and telephone number of the subdivider and agent of subdivider.
  - d. Name, address, telephone number and registration number of surveyor or engineer.
  - e. Date of boundary survey, north arrow, graphic scale, date of plat drawing, and space for revision dates.
  - f. Vicinity map - indicating general location of the site and all abutting streets and properties, section lines and quarter section lines, etc., total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
  - g. Legal description of the property to be subdivided.

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

Revised 4/1/2012

- h. Names of owners of adjoining land with their approximate acreage or, if developed, names of abutting subdivisions.
- i. Preliminary layout including streets and easements with dimensions, lot lines with approximate dimensions, land to be reserved or dedicated for public or common uses, and any land to be used for purposes other than single-family dwellings.
- j. Block letters and lot numbers, lot lines, and scaled dimensions.
- k. Zoning district boundaries on abutting properties.
- l. Proposed method of water supply, sewage disposal, and drainage, and electric service.
- m. Minimum building setback lines as required by the Land Development Regulations.
- n. Natural features, including lakes, marshes or swamps, water courses, wooded areas, and land subject to the 100-year flood as defined by FEMA official flood maps.
- o. Surface drainage and direction of flow and method of disposition and retention indicated.
- p. Inscription stating "NOT FOR FINAL RECORDING".
- q. Tree location survey in conformance with LDR Article 6.2.1(G).
- r. Any other information that may be considered necessary by either the subdivider, the Planning and Zoning Board or the City Commission for full and proper consideration of the proposed subdivision.

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

- 2. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
- 3. 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.)
- 4. Existing and/or proposed covenants and restrictions.
- 5. Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
- 6. Neighborhood Meeting Materials, including:
  - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
  - ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
  - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
- 7. City of Alachua Public School Student Generation Form
- 8. Legal description with tax parcel number.
- 9. Proof of ownership.
- 10. Proof of payment of taxes.
- 11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
- 12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
- 13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
- 14. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review or additional reviews of the application beyond will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

**All 14 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**



**Within twelve (12) months of the approval of the Subdivision Preliminary Plat, Construction Plans must be reviewed and approved in accordance with LDR Article 2.4.10(G)(3).**

**Construction Plans Attachments:**

1. A copy of this original application must accompany the submission.
2. Plans, to include but not limited to:
  - a. Scale: 1inch=200 ft.
  - b. A topographic map of the subdivision with maximum contour intervals of one foot where overall slopes are zero percent to two percent, two feet where slopes are over two percent, based on U.S. Coastal and Geographic Datum. This topographic map must be prepared by a land surveyor.
  - c. A contour drainage map of the stormwater basins. The outlines and sizes, measured in acres, of all existing and proposed drainage areas shall be shown and related to corresponding points of flow concentration. Each drainage area shall be clearly delineated. Flow paths must be indicated throughout. Any existing and proposed structures affecting the drainage must be shown.
  - d. Plans showing proposed design features and typical sections of canals, swales and all other open channels, storm sewers, all drainage structures and other proposed subdivision improvements.
  - e. Plans and profiles for all proposed streets and curbs. Where proposed streets intersect existing streets, elevations and other pertinent details shall be shown for existing streets for a distance of 300 feet from point of intersection.
  - f. Plans of any proposed water distribution system and sanitary sewer collection system showing pipe sizes and location of valves, pumping stations and fire hydrants, where installation of such facilities are required by these LDRs.
  - g. Plans for all road and street signs and street names signs showing the location of such signage and any other traffic safety control devices that is required or proposed. In addition, the specifications for such signage shall be provided as part of this plan, which shall detail in diagram form as necessary the size, material, color, and specifications for installation of such signage.
  - h. Other information on the construction plans as may be required by the Land Development Regulations Administrator and Public Services Director.

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

3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. 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.)
5. Legal description with tax parcel number.
6. Proof of ownership.
7. Proof of payment of taxes.
8. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
9. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
10. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

**All 10 attachments are required for a complete application. A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

**Within six (6) months of the approval of Construction Plans, the applicant must submit an application for Final Plat for review. Concurrently with the review of the Final Plat, a Subdivider Agreement shall be prepared. The applicant must also provide a surety device for the public improvements in accordance with LDR Article 7.4, Improvement Guarantees for Public Improvements.**

**Final Plat Attachments:**

1. A copy of this original application must accompany the submission.
2. Plans, to include but not limited to:
  - a. Scale: at least 1inch = 200 ft.
  - b. Name of subdivision shall be shown in bold legible letters, as stated in Chapter 177, Florida Statutes. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
  - c. Name and address of subdivider.
  - d. North arrow, graphic scale, and date of plat drawing.
  - e. Vicinity map showing location with respect to existing streets, landmarks, etc., and total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
  - f. Exact boundary line of the tract, determined by a field survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000.
  - g. Legal description of the property to be subdivided.
  - h. Names of owners of adjoining lands with their approximate acreage or, if developed, names of abutting subdivisions.
  - i. Location of streams, lakes and swamps, and land subject to the 100-year flood as defined by the Federal Emergency Management Agency, official flood maps.
  - j. Bearing and distance to permanent points on the nearest existing street lines of bench marks or other permanent monuments (not less than three (3)) shall be accurately described on the plat.
  - k. Municipal lines shall be accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.
  - l. The closest land lot corner shall be accurately tied to the lines of the subdivision by distance and angles.
  - m. Location, dimensions, and purposes of any land reserved or dedicated for public use.
  - n. Exact locations, width, and names of all streets within and immediately adjoining the proposed subdivision.
  - o. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
  - p. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
  - q. Lots must be numbered in numerical order and blocks lettered alphabetically.
  - r. Accurate location and description of monuments and markers.
  - s. Minimum building front yard setback lines as required by the Land Development Regulations as determined by the property's zoning.
  - t. Reference to recorded subdivision plats of adjoining platted land shall be shown by recorded names, plat book, and page number.
  - u. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
  - v. Dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgagee's interest to the dedication of public right-of-way.
  - w. Certification that all payable taxes have been paid and all tax sales against the land redeemed.
  - x. Title certification as required by Chapter 177, Florida Statutes.

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

3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. 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.)
5. Legal description with tax parcel number.
6. City of Alachua Public School Student Generation Form.
7. One (1) set (two [2] sets for Minor Subdivisions) of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

8. Proof of ownership.
9. Proof of payment of taxes.
10. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
11. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
12. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
13. **For Minor Subdivisions: Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

**All 12/13 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

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

Sean Barnes

Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

SEAN BARNES PROJECT MANAGER

Typed or printed name and title of applicant

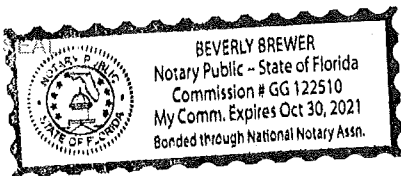
\_\_\_\_\_  
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 11 day of Sept., 2019, by Sean Barnes

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

NOTARY SEAL



Beverly Brewer

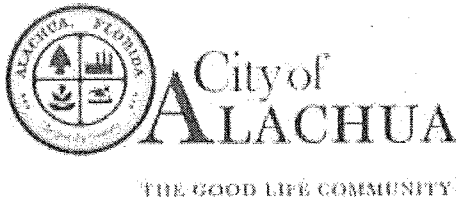
Signature of Notary Public, State of FL



TAX PARCEL NUMBER: 03980-003-029

LEGAL DESCRIPTION (OFFICIAL RECORD BOOK 4689, PAGE 1327):

LOT TWENTY-NINE (29), PILOT FOREST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE 92, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.



## Authorized Agent Affidavit

### A. PROPERTY INFORMATION

Address of Subject Property: 15703 NW 118th Place Alachua, FL 32615

Parcel ID Number(s): 03980-003-029

Acreage: 0.60 acres (26,266 Square Feet)

### B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Timothy Tees & Pamela Tees-Pinedo Title: Owners

Company (if applicable): \_\_\_\_\_

Mailing Address: 15703 NW 118th Place

City: Alachua

State: FL

ZIP: 32615

Telephone: 352-275-1280

FAX: \_\_\_\_\_

e-mail: pamelapinedo@hotmail.com

### C. AUTHORIZED AGENT

Name: Sean Barnes

Title: Project Manager

Company (if applicable): Geoline Surveing, Inc.

Mailing address: 13430 NW 104th Terrace, Suite A

City: Alachua

State: FL

ZIP: 32615

Telephone: 386-418-0500

FAX: 386-462-9986

e-mail: sbarnes@geolineinc.com

### D. REQUESTED ACTION:

Submit the necessary paperwork and maps for a replat of Lot 29 of Pilot Forest Plat Book "J", Page 92 in order to change the side (East) setback line from 40 feet to 20 feet.

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.

Timothy B Tees

Signature of Applicant

Pamela Tees-Pinedo

Signature of Co-applicant

Timothy Tees

Typed or printed name and title of applicant

Pamela Tees-Pinedo

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 28 day of Aug., 2019 by Timothy Tees,

Pamela Tees, who is/are personally known to me, or who has/have produced FL drivers license as identification.

NOTARY SEAL

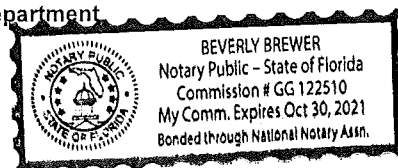
Beverly Brewer

Signature of Notary Public, State of FL

City of Alachua ♦ Planning and Community Development Department

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

Revised 9/30/2014



6/3/2019 11:12 AM  
BOOK 4689 PAGE 1327  
J.K. JESS IRBY, ESQ.

Clerk of the Court, Alachua County, Florida

ERECORDED Receipt # 893043

Doc Stamp-Mort: \$0.00  
Doc Stamp-Deed: \$1,596.00  
Intang. Tax: \$0.00

**Consideration: \$228,000.00**

Prepared by and return to:

**David E. Menet, Esq.**

**Attorney at Law**

**Salter Feiber, P.A.**

**3940 N.W. 16th Boulevard Bldg B**

**Gainesville, FL 32605**

**352-376-8201**

**File Number: 19-0312.7 KW**

|                |            |
|----------------|------------|
| Recording      | \$ 27.00   |
| Doc Stamps     | \$ 1596.00 |
| Intangible Tax | \$ —       |
| Total          | \$ 1623.00 |

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made on **May 24, 2019** between **Donna L. Barnes**, an unmarried person whose post office address is **3836 NE 19th Street Circle, Ocala, FL 34470**, grantor, and **Timothy Bryan Tees and Pamela Janina Tees-Pinedo**, husband and wife whose post office address is **15703 NW 118th Place, Alachua, FL 32615**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**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:

**See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.**

**Parcel Identification Number: 03980-003-029**

**and**

**Parcel Identification Number: 03980-003-028**

**The Grantor hereby warrants that the spouse with whom title to this property was acquired was continuously married to me from the time of its acquisition through the time of my spouse's death.**

**Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.**

**Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.**

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.



**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:

Whitney J. Perkins  
Witness Name: Whitney J. Perkins

Kim Horner  
Witness Name: Kim Horner

Donna L. Barnes (Seal)  
Donna L. Barnes

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me this 24th day of May, 2019 by Donna L. Barnes, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Notary Public

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

My Commission Expires: \_\_\_\_\_



DAVID E. MENET  
Commission # GG 168830  
Expires January 20, 2022  
Bonded Thru Budget Notary Services

## **Exhibit A**

**Parcel 1:**

**Parcel Identification Number: 03980-003-028**

Lot Twenty-Eight (28), PILOT FOREST, as per plat thereof recorded in Plat Book "J", Page 92, of the Public Records of Alachua County, Florida.

AND

**Parcel 2:**

**Parcel Identification Number: 03980-003-029**

Lot Twenty-Nine (29), PILOT FOREST, as per plat thereof recorded in Plat Book "J", Page 92, of the Public Records of Alachua County, Florida.

# Insert Map Title Here



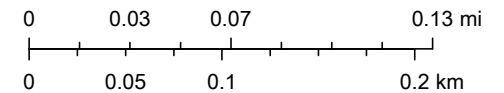
9/11/2019, 11:11:06 AM

Road Centerlines

OTHER  Parcels

 PLANNED

1:4,514



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan,

Insert Author Name Here

Alachua County Property Appraiser | ACPA | County of Alachua, Esri, HERE, Garmin, INCREMENT P, NGA, USGS |

# Old Republic National Title Insurance Company

## AMERICAN LAND TITLE ASSOCIATION COMMITMENT

### Schedule A

#### Transaction Identification Data for reference only:

|                                                                                                                          |                                      |                                                    |                                              |
|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------|----------------------------------------------------|----------------------------------------------|
| Commitment Number:<br><b>712471</b>                                                                                      | Revision Number:<br><b>None</b>      | Issuing Office File Number:<br><b>19-0312.7 KW</b> | Issuing Office:<br><b>588</b>                |
| Property Address:<br><b>15717 NW 118th Place,<br/>Alachua, FL 32615<br/>AND 15703 NW 118th Place, Alachua, FL 32615</b>  | Loan ID Number:<br><b>2019041541</b> | ALTA Universal ID:<br><b>None</b>                  | Issuing Agent:<br><b>Salter Feiber, P.A.</b> |
| 1. Commitment Date: March 28, 2019 @ 11:00 PM<br>Updated May 15, 2019 @ 11:00 PM AND Updated October 21, 2019 @ 11:00 PM |                                      |                                                    |                                              |
| 2. Policy to be issued: Proposed Policy Amount:                                                                          |                                      |                                                    |                                              |

OWNER'S: ALTA Owner's Policy (6/17/06) (With Florida Modifications) \$228,000.00

Proposed Insured: Timothy Bryan Tees and Pamela Janina Tees-Pinedo, husband and wife

MORTGAGEE: ALTA Loan Policy (6/17/06) (With Florida Modifications) \$221,160.00

Proposed Insured: Michigan Mutual, Inc., its successors and/or assigns as their interests may appear

- The estate or interest in the Land described or referred to in this Commitment is FEE SIMPLE. (Identify estate covered, i.e., fee, leasehold, etc.)
- Title to the estate or interest in the Land is at the Commitment Date vested in:  
Ronald K Barnes and Donna L. Barnes
- The Land is described as follows:  
See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

### OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111



AUTHORIZED SIGNATORY

David E. Menet, Esq.  
Attorney at Law

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.*

# Old Republic National Title Insurance Company

## AMERICAN LAND TITLE ASSOCIATION COMMITMENT Schedule B-I

Issuing Office File Number: 19-0312.7 KW

### Requirements

All of the following requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
  - A. Warranty Deed from Donna L. Barnes, joined by spouse, if married, or non-homestead clause to Timothy Bryan Tees and Pamela Janina Tees-Pinedo, husband and wife (as to Parcels 1 and 2).
  - B. Mortgage from Timothy Bryan Tees and Pamela Janina Tees-Pinedo, husband and wife, joined by spouses, if married, to the proposed insured mortgagee(s), (as to Parcels 1 and 2).
  - C. Record certified copy of death certificate of Ronald K. Barnes.
  - D. Record proof of proper estate tax clearances with respect to the Estate of Ronald K. Barnes, decedent, or affidavit that the transfer divests the lien of federal and Florida estate taxes. See 26 U.S.C., Sec. 6324(a)(2) and Sec. 198.22, F.S.
  - E. Record an affidavit of Donna L. Barnes establishing that the marriage between her and Ronald K. Barnes, deceased, was continuous and uninterrupted from a time prior to their taking title to the subject property until his death on June 22, 2017.
  - F. Record Satisfaction of the Mortgage from Donna L. Barnes and Ronald K. Barnes, wife and husband to Chase Manhattan Mortgage Corporation, dated 6/2/2002 and recorded in O.R. Book 2467, Page 1353, Public Records of Alachua County, Florida (as to Parcel 2).
5. FOR INFORMATIONAL PURPOSES NOTE: Taxes for the year 2018 are shown as paid under receipt number 18-0137106 on 3/26/2019 as to folio/parcel/account Number 03980 003 028; the gross amount being \$ 744.11. (as to Parcel 1)
6. FOR INFORMATIONAL PURPOSES NOTE: Taxes for the year 2018 are shown as paid under receipt number 18-0030022 on 11/26/2018 as to folio/parcel/account Number 03980 003 029; the gross amount being \$1,990.67. (as to Parcel 2).
7. FOR INFORMATIONAL PURPOSES NOTE: The following note is incorporated herein for information purposes only and is not part of the exceptions from coverage (Schedule B-II of the commitment and Schedule B-I of the policy): The following are the instrument(s) affecting said land which operate as a conveyance that have been filed for record within 24 months of the effective date of this commitment: None. The last deed of record was recorded 9/18/1991 in O.R. Book 1827, Page 1280, Public Records of Alachua County, Florida.

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.*

**Old Republic National Title Insurance Company**  
*AMERICAN LAND TITLE ASSOCIATION*  
**COMMITMENT**  
**Schedule B-I (Continued)**

Issuing Office File Number: 19-0312.7 KW

8. Affidavit from the Seller/Grantor of the subject property, or some other person having actual knowledge, affirming the Seller/Grantor's marital status (if applicable), establishing that no person other than the Seller/Grantor is in possession, that more than 90 days has elapsed since the completion of all improvements for which payment has not been made in full and that there are no claims pending and unpaid which constitute a lien against the subject property.
9. Affidavit executed by the Buyer/Mortgagor affirming their marital status (if applicable) and establishing that there are no claims pending and/or unpaid which constitute a lien against the subject property.
10. Evidence that maintenance and recreational charges, if any, have been paid.
11. A survey meeting the underwriter's requirements must be furnished. If such survey reveals any encroachments, overlaps, boundary line disputes, or other adverse matters, they will appear as exceptions in the policy to be issued based upon this commitment.

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.*

# Old Republic National Title Insurance Company

## AMERICAN LAND TITLE ASSOCIATION COMMITMENT Schedule B-II

Issuing Office File Number: 19-0312.7 KW

### Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment.
2.
  - a. General or special taxes and assessments required to be paid in the year 2019 and subsequent years.
  - b. Rights or claims of parties in possession not recorded in the Public Records.
  - c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
  - d. Easements or claims of easements not recorded in the Public Records.
  - e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
4. All matters contained on the Plat of Pilot Forest, as recorded in Plat Book J, Page 92, as affected by Affidavits recorded in O.R. Book 1197, Page 83 and O.R. Book 1517, Page 497, Public Records of Alachua County, Florida.
5. Easement as recorded in O.R. Book 3840, Page 2361, Public Records of Alachua County, Florida.

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.*



## **Exhibit A**

**Parcel 1:**

**Parcel Identification Number: 03980-003-028**

Lot Twenty-Eight (28), PILOT FOREST, as per plat thereof recorded in Plat Book "J",  
Page 92, of the Public Records of Alachua County, Florida.

AND

**Parcel 2:**

**Parcel Identification Number: 03980-003-029**

Lot Twenty-Nine (29), PILOT FOREST, as per plat thereof recorded in Plat Book "J",  
Page 92, of the Public Records of Alachua County, Florida.

**ATTORNEYS' TITLE FUND SERVICES, LLC  
UPDATE**

***Provided For:*** Salter Feiber, P.A.  
***Fund File Number:*** 712471-2 U1  
***File Reference No.:*** 19-0312.7 KW  
***Date Prepared:*** May 21, 2019  
***Prepared by:***  
***Phone Number:*** 1-800-336-3863; ext.

***Pursuant to your request, we have searched the public records of Alachua County, Florida, from March 28, 2019 through May 15, 2019 to reflect all recorded documents affecting the above referenced Fund File.***

***This search does not cover matters other than those recorded in the Official Records of the county and does not assure the legality or validity of the referenced instruments. This chain does not alleviate the necessity of an examination of the complete instruments. Any court file has not been examined in whole or in part and no determination has been made about its compliance with applicable law.***

***Ad Valorem tax information is not provided.***

***This search is provided to cover the "GAP" period between prior title evidence and the effective date of this search. Liability for incorrect information is limited to the liability under the Fund File being updated herein.***

1. O.R. Book 4679, Page 1851
2. O.R. Book 4684, Page 2008

TOI: Satisfaction of Mortgage  
TOI: Warranty Deed

DOF: April 26, 2019  
DOF: May 14, 2019

**ATTORNEYS' TITLE FUND SERVICES, LLC  
UPDATE**

***Provided For:*** Salter Feiber, P.A.  
***Fund File Number:*** 712471-4 U3  
***File Reference No.:*** 19-0312.7 KW  
***Date Prepared:*** October 25, 2019  
***Prepared by:***  
***Phone Number:*** 1-800-336-3863; ext.

***Pursuant to your request, we have searched the public records of Alachua County, Florida, from June 7, 2019 through October 21, 2019 to reflect all recorded documents affecting the above referenced Fund File.***

***This search does not cover matters other than those recorded in the Official Records of the county and does not assure the legality or validity of the referenced instruments. This chain does not alleviate the necessity of an examination of the complete instruments. Any court file has not been examined in whole or in part and no determination has been made about its compliance with applicable law.***

***Ad Valorem tax information is not provided.***

***This search is provided to cover the "GAP" period between prior title evidence and the effective date of this search. Liability for incorrect information is limited to the liability under the Fund File being updated herein.***

1. O.R. Book 4694, Page 814

TOI: Satisfaction of Mortgage

DOF: June 19, 2019

# AMERICAN LAND TITLE ASSOCIATION

## COMMITMENT FOR TITLE INSURANCE

ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

### NOTICE

**IMPORTANT-READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

Issued through the Office of

Salter Feiber, P.A. - 588  
3940 N.W. 16th Boulevard  
Bldg B  
Gainesville, FL 32605



Authorized Signatory  
David E. Menet, Esq.  
Attorney at Law



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
A Stock Company  
400 Second Avenue South, Minneapolis, Minnesota 55401  
(612) 371-1111

By



President

Attest



Secretary

# Commitment Conditions

## 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
  - (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
  - (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
  - (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
  - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
  - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
  - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
  - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
  - (b) the Commitment to Issue Policy;
  - (c) the Commitment Conditions;
  - (d) Schedule A;
  - (e) Schedule B, Part I-Requirements;
  - (f) Schedule B, Part II-Exceptions; and
  - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

## 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

## 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I-Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.*

- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

August 14, 2019

City of Alachua Planning and Development  
Replat of Lot 29 of Pilot Forest (Plat Book J, Page 92)

#### Final Plat Attachment 3 Regarding Concurrency Impact Analysis

Article 2.4.14 of the City of Alachua's Land Development Regulations deals with Concurrency Impact Analysis. This article specifically deals with the impact the proposed development will have on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools.

This replat of Lot 29 of Pilot Forest does not create any additional lots. Therefore there is no additional impact to the public facilities. The level of Service (LOS) Standard for each public facilities will not be impacted in any way.

This lot and the residence has existed since the Plat of Pilot Forest was developed in 1979, this replat is vested from the concurrency requirements as set forth in Article 2.4.14 paragraph "C" (1). No additional traffic and no additional resources are required as part of this replat. The only change being made to the original plat as part of this replat is the side (East) setback line is being changed from 40 feet to 20 feet.

#### Final Plat Attachment 34 Regarding Comprehensive Plan

Goal 1 of the Future Use Element sets forth a Future Land Use Map 2025 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. The development of Pilot Forest is located within the area set forth for the moderate development.

Objective 1.2 of the Future Land Use Element establishes three residential land use categories to ensure orderly urban growth pattern. Moderate Density, Medium Density, and High Density.

Policy 1.2a sets forth a moderate density of 0 to 4 dwelling units per acre. The lots within Pilot Forest (Plat Book J, Page 92) fall within this moderate density category.

#### Final plat Attachment 6 Regarding City of Alachua Public School Generation Form.

Policy 2.4b of the Public School Facilities Elements allows for five exceptions from the school concurrency requirements. The replat of lot 29 falls under exemption 1 that is "Single family lots of record that received final subdivision or plat approval prior to the effective date of the PSFE..."

#### Final Plat Attachment 10 Regarding Suwannee River Water Management District

Chapter 62-330 F.A.C. is applicable to all environmental resource permits. These permits are only applicable to those Environmental Resource Permits that involve the design of a water management system requiring a permit as provided in 62-330 F.A.C. The re-platting of lot 29 of Pilot Forest (Plat Book J, Page 92) does not involve the design or redesign of a stormwater management system. No permit is required.



THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: \_\_\_\_\_

Application Fee: \$ \_\_\_\_\_

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

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

Review Type: Admin

# Public School Student Generation Form for Residential Development in the City of Alachua

## A. APPLICANT

1. Applicant's Status (check one):

☐ Owner (title holder)

☒ Agent

2. Name of Applicant(s) or Contact Person(s): Sean Barnes Title: Project Manager

Company (if applicable): Geoline Surveying, inc.

Mailing address: 13430 NW 104th Terrace, Suite A

City: Alachua

State: FL

ZIP: 32615

Telephone: 386-418-0500

FAX: 386-462-9986

e-mail: sbarnes@geolineinc.com

3. If the applicant is agent for the property owner\*:

Name of Owner (title holder): Timothy B. Tees & Pamela J. Tees-Pinedo

Mailing Address: 15703 NW 118th Place

City: Alachua

State: FL

ZIP: 32615

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

## B. PROJECT

1. Project Name: Replat of Lot 29 Pilot Forest (Plat Book "J", Page 92)

2. Address of Subject Property: 15703 NW 118th Place Alachua, FL 32615

3. Parcel ID Number(s): 03980-003-029

4. Section 28 Township 08 South Range 18 East Grant \_\_\_\_\_ Acreage: 0.60 acres (26,266 Square Feet)

5. Existing Use of Property: Single Family Home

6. Future Land Use Map Designation: Single Family Residence (SFR)

7. Zoning Designation: RSF-1 Res 3.5 units/acre

8. Development Data (check all that apply):

☒ Single Family Residential

Number of Units 1

☐ Multi-Family Residential

Number of Units \_\_\_\_\_

☐ Exempt (see exempt developments on page 2)

9. Review Type:

### **Preliminary Development Order**

☐ Comprehensive Plan Amendment

☐ Large Scale

☐ Small Scale

☐ Site Specific Amendment to the Official Zoning Atlas (Rezoning)

☐ Revised

### **Final Development Order**

☐ Preliminary Plat

☒ Final Plat

☐ Site Plan

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: [http://growth-management.alachuacounty.us/gis\\_services/map\\_gallery/](http://growth-management.alachuacounty.us/gis_services/map_gallery/)

Elementary: \_\_\_\_\_

Middle: \_\_\_\_\_

High: \_\_\_\_\_

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

Revised April 30, 2014



**Explanation of Student Generation Calculation:** Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. **Calculations are rounded to the nearest whole number.** Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

# of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier  
 # of Middle School Student Stations = # of housing units x Middle school student generation multiplier  
 # of High School Student Stations = # of housing units x High school student generation multiplier

**Student Generation Calculations: Single Family Residential Development**

|                   |             |   |                                     |                          |
|-------------------|-------------|---|-------------------------------------|--------------------------|
| Elementary School | _____ units | x | _____ Elementary School Multiplier* | _____ Student Stations** |
| Middle School     | _____ units | x | _____ Middle School Multiplier*     | _____ Student Stations** |
| High School       | _____ units | x | _____ High School Multiplier*       | _____ Student Stations** |

**Student Generation Calculations: Multi-Family Residential Development**

|                   |             |   |                                     |                          |
|-------------------|-------------|---|-------------------------------------|--------------------------|
| Elementary School | _____ units | x | _____ Elementary School Multiplier* | _____ Student Stations** |
| Middle School     | _____ units | x | _____ Middle School Multiplier*     | _____ Student Stations** |
| High School       | _____ units | x | _____ High School Multiplier*       | _____ Student Stations** |

\* Student generation multipliers may be obtained from SBAC at:

[http://www.sbac.edu/pages/ACPS/Departments\\_Programs/DepartmentsAF/D\\_thru\\_F/FacilitiesMainConstr/Local\\_Certification\\_Packages/City\\_of\\_Alachua](http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packages/City_of_Alachua)

\*\* Round to the nearest whole number

**EXEMPT DEVELOPMENTS (check all that apply):**

- ☒ Existing legal lots eligible for a building permit.
- ☒ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☒ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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

Sean Barnes

Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

SEAN BARNES PROJECT MANAGER

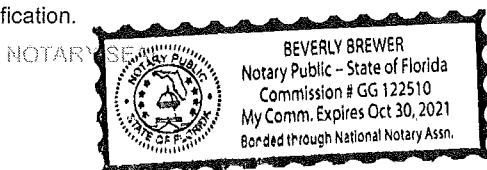
Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 11 day of Sept., 2009 by Sean Barnes

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



Beverly Brewer  
Signature of Notary Public, State of FL

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

# Certification

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings:

**Elementary** SCSA: \_\_\_\_\_

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

**Middle** SCSA: \_\_\_\_\_

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

**High** SCSA: \_\_\_\_\_

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

☐ **Denied** for reasons stated: \_\_\_\_\_

☐ **Local Government Certification**

Approved by: \_\_\_\_\_

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

☐ **School Board Staff Certification**

\_\_\_\_\_  
Vicki McGrath, Director, Community Planning  
School Board of Alachua County  
352-955-7400 x 1423

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



# SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056  
[mysuwanneeriver.com](http://mysuwanneeriver.com)

August 14, 2019

Timothy & Pamela Tees  
15703 NW 118<sup>th</sup> Place  
Alachua, FL 32615

Subject: Environmental Resource Permit (ERP) Exemption, ERP-001-235164-1, Replat of Lot 29 Pilot Forest, Alachua County

Dear Timothy & Pamela Tees:

The above referenced proposed project does not require a permit from the Suwannee River Water Management District (District). This decision was based on the documentation submitted on or before August 13, 2019. The project proposed activity consists of a replat of Pilot Forest, Lot 29, Alachua County Parcel No. 03980-003-029, to modify the building setback lines. The project shall be constructed according to the exemption request submitted by Sean Barnes, of Geoline Surveying, Inc. The proposed activity shall be in accordance with Environmental Resource Permit (ERP) Applicant's Handbook (AH) Volume I, Section 3.2.7.

Please ensure that turbidity, sedimentation, and erosion are controlled during and after construction of the exempt activity to prevent violations of state water quality standards, including any antidegradation provisions of paragraphs 62-4.242(1)(a) and (b), subsections 62-4.242(2) and (3) and Rule 62-302.300, F.A.C., and any special standards for Outstanding Florida Waters and Outstanding National Resource Waters. Erosion and sediment control best management practices shall be installed and maintained in accordance with the guidelines and specifications described in the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual* (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02530>), and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual* (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008) (<https://www.flrules.org/Gateway/reference.asp?No=Ref-02531>).

In addition, construction, alteration, and operation shall not:

- Exceed any of the thresholds as found in 62-330.051, F.A.C.
- Adversely impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;
- Cause an adverse impact to the minimum flows and levels established pursuant to Section 373.042, F.S.
- Cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.;
- Adversely impede navigation or create a navigational hazard; or
- Cause or contribute to a violation of state water quality standards.

VIRGINIA H. JOHNS Chair  
Alachua, Florida

VACANT  
Upper Suwannee River Basin

DON QUINCEY Vice Chair  
Chiefland, Florida

VIRGINIA M. SANCHEZ  
Old Town, Florida

RICHARD SCHWAB Secretary/Treasurer  
Perry, Florida

VACANT  
At Large

KEVIN BROWN  
Alachua, Florida

BRADLEY WILLIAMS  
Monticello, Florida

GARY F. JONES  
Old Town, Florida

HUGH THOMAS  
Executive Director

This authorization does not exempt you from obtaining permits from any other regulatory agency. Any modifications to the authorized plans shall require reconsideration by the District prior to commencement of construction.

If you have any questions, please contact the Division of Resource Management at 386.362.1001.

Sincerely,



Pamela Sanders, E.I., CFM  
Division of Resource Management

PS/tm

Charles F. & Deborah M. Stark  
11718 NW 157<sup>th</sup> Street  
Alachua, FL 32615

Mary & Marlow Smith  
5317 SW County Road 791  
Lake Butler, FL 32054

Mathew Everett Thomas  
11420 NW 15<sup>th</sup> Street  
Alachua, FL 32615

J.L. & Earnestine Cannady  
PO Box 1532  
Alachua, FL 32616

Diane V. Miller  
15813 NW 118<sup>th</sup> Place  
Alachua, FL 32615

Kristina M. McMican  
15818 NW 118<sup>th</sup> Place  
Alachua, FL 32615

Rebecca Ann Mercado  
15802 NW 118<sup>th</sup> Place  
Alachua, FL 32615

Tom Hubbard  
15728 NW 118<sup>th</sup> Place  
Alachua, FL 32615

Jonathan A. & Ann M. Nicholas  
15716 NW 118<sup>th</sup> Place  
Alachua, FL 32615

Chad B. & Virginia L. Johnson  
15704 NW 118<sup>th</sup> Place  
Alachua, FL 32615

Kevin M. & Colleen E. Gould  
15803 NW 120<sup>th</sup> Place  
Alachua, FL 32615

Mark Paul Willis  
15727 NW 120<sup>th</sup> Place  
Alachua, FL 32615

Erik R. Orozco & Veronica V.  
Orozco  
15715 NW 120<sup>th</sup> Place  
Alachua, FL 32615

Steven & Lori A. Maiman  
19 Lehigh Drive  
Somers Point, NJ 08244

Damon D. Watson  
3715 NE 70<sup>th</sup> Lane  
Gainesville, FL 32609

Barbara Jean Gornto Luck  
11809 NW 157<sup>th</sup> Street  
Alachua, FL 32615

Lawrence & Tonia R. Lambert  
15506 NW 118<sup>th</sup> Place  
Alachua, FL 32615

Chestnut Hill Investment Inc  
15105 NW 94<sup>th</sup> Ave  
Alachua, FL 32615

Antoinette Endelicato  
5562 NW 93rd Avenue  
Gainesville, FL 32653

Bonnie Flynn  
16801 NW 166th Drive  
Alachua

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

President TCMOA  
1000 Turkey Creek  
Alachua, FL 32615

Linda Dixon, AICP  
Assistant Director Planning  
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Gainesville, FL 32611

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

Jeannette Hinsdale  
P.O. Box 1156  
Alachua, FL 32616

Lynn Coullias  
7406 NW 126th Ave  
Alachua, FL 32615

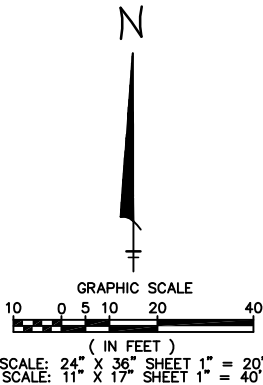
Lynda Coon  
7216 NW 126 Avenue  
Alachua, FL 32615

Tamara Robbins  
PO Box 2317  
Alachua, FL 32616

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

BOUNDARY SURVEY

IN SECTION 28 , TOWNSHIP 8 SOUTH, RANGE 18 EAST,  
ALACHUA COUNTY, FLORIDA  
FOR: TIMOTHY AND PAMELA TEES



PROPERTY DESCRIPTIONS  
(OFFICIAL RECORD BOOK 4689, PAGE 1327)

LOT TWENTY-NINE (29), PILOT FOREST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE 92, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. BEARINGS HEREON ARE REFERENCED TO THE ASSUMED BEARING OF NORTH 89°34'18" WEST ALONG THE SOUTH LINE OF LOT 29 THE SUBJECT PARCEL.
2. UNDERGROUND UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED, ABOVEGROUND INDICATORS SET BY OTHERS. NO SUB-SURFACE INVESTIGATION WAS PERFORMED BY THIS OFFICE.
3. THE BOUNDARY SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED SEPTEMBER 23, 2019.
4. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR AN ABSTRACT. THIS OFFICE HAS NOT PERFORMED A SEARCH OF THE PUBLIC RECORDS FOR EXISTING EASEMENTS, RIGHTS-OF-WAY, ABANDONMENTS, ZONING, SETBACKS OR DEED RESTRICTIONS.
7. SUBJECT PROPERTY STREET ADDRESS:  
15703 NW 118TH PLACE, ALACHUA, FL 32615



GEOLINE SURVEYING, INC., LB 7082

*David G. Short* 10/31/2019  
DAVID G. SHORT  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
CERTIFICATE OF REGISTRATION NO. 5022

GEOLINE  
SURVEYING, INC.

Professional Land Surveyors  
13430 NW 104th Terrace, Suite A  
Alachua, Florida 32615  
(386)418-0500 Fax: (386)462-9986  
geoline@geolineinc.com

|          |             |           |                    |
|----------|-------------|-----------|--------------------|
| DESIGNED | SEAN BARNES | SCALE     | 1" = 20'           |
| DRAWN    | SEAN BARNES | DATE      | SEPTEMBER 23, 2019 |
| CHECKED  | DAVID SHORT | PROJECT # | 200-742            |

TIMOTHY & PAMELA TEES PROPERTY  
ALACHUA COUNTY, FLORIDA

DRAWING # 200-742 SHEET # 1 OF 1

LEGEND

- INDICATES 4" X 4" CONCRETE MONUMENT FOUND (NO IDENTIFICATION)
- INDICATES 3/4" IRON PIN/PIPE FOUND (NO IDENTIFICATION)
- INDICATES SET 1/2" REBAR AND CAP "LB 7082 GEOLINE"
- ⊕ INDICATES WOOD UTILITY POLE
- INDICATES OVERHEAD UTILITY LINE

FLOOD NOTE

ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 120664 0120 D OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR ALACHUA COUNTY, FLORIDA, DATED 6/16/2006, THE SUBJECT PROPERTY IS IN FLOOD ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

LOT 27

LOT 28

PILOT FOREST  
PLAT BOOK J, PAGE 92

TIMOTHY TEES & PAMELA TEES PINEDO  
PARCEL NUMBER: 03980-003-028  
OFFICIAL RECORD  
BOOK 4689, PAGE 1327

SUBJECT PROPERTY

TIMOTHY TEES & PAMELA TEES PINEDO  
PARCEL NUMBER: 03980-003-029  
OFFICIAL RECORD  
BOOK 4689, PAGE 1327  
26,266 SQUARE FEET ±  
0.603 ACRES ±

CHARLES F. & DEBORAH STARK  
PARCEL NUMBER: 03981-001-001  
OFFICIAL RECORD  
BOOK 1048, PAGE 179

SOUTHEAST CORNER OF THE NE 1/4  
OF SECTION 28, TOWNSHIP 8 SOUTH,  
RANGE 18 EAST

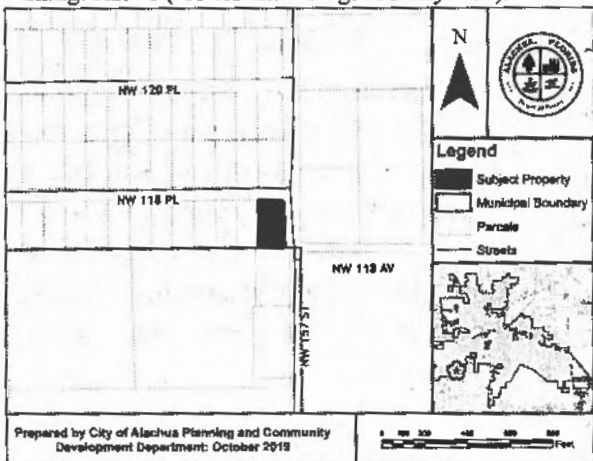




# City of ALACHUA

## NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on November 12, 2019, 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 Sean Barnes, of Geoline Surveying, Inc., applicant and agent, for Timothy B. Tees & Pamela J. Tees-Pinedo., property owners, for consideration of a Replat (Final Plat) of Lot 29 of the Pilot Forest Subdivision as recorded in Plat Book J Page 92 consisting of a  $\pm 0.60$  acre subject property; located at 15703 NW 118th Place, Alachua, FL 32615; consisting of Tax Parcel No. 03980-003-029. Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: RSF-1 ("Residential Single Family - 1").



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 101 at least 48 hours prior to the public hearing.





City of  
ALACHUA

THE GOOD LIFE COMMUNITY

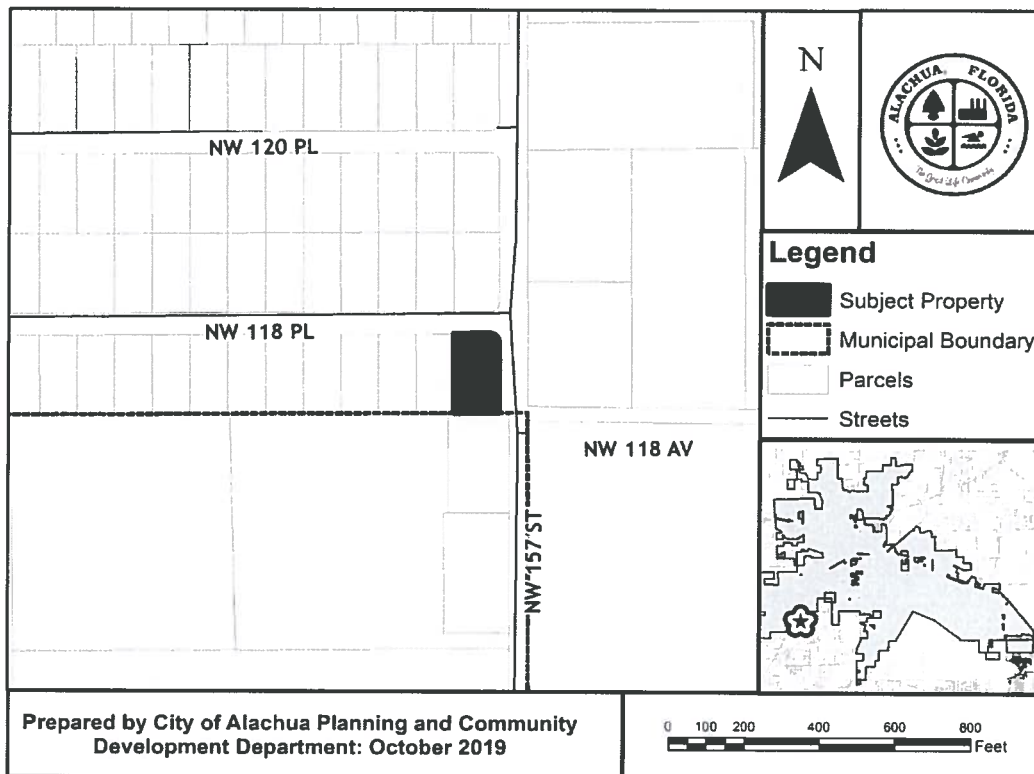
*Mailed*

*10/28/2019*

*KC*

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P.O. Box 9 ♦ Alachua, Florida 32616-0009  
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

Chestnut Hill Investment Inc  
15105 NW 94<sup>th</sup> Ave  
Alachua, FL 32615

Mathew Everett Thomas  
11420 NW 15<sup>th</sup> Street  
Alachua, FL 32615

Kristina M. McMican  
15818 NW 118<sup>th</sup> Place  
Alachua, FL 32615

Jonathan A. & Ann M. Nicholas  
15716 NW 118<sup>th</sup> Place  
Alachua, FL 32615

Mark Paul Willis  
15727 NW 120<sup>th</sup> Place  
Alachua, FL 32615

Damon D. Watson  
3715 NE 70<sup>th</sup> Lane  
Gainesville, FL 32609

Charles F. & Deborah M. Stark  
11718 NW 157<sup>th</sup> Street  
Alachua, FL 32615

J.L. & Earnestine Cannady  
PO Box 1532  
Alachua, FL 32616

Rebecca Ann Mercado  
15802 NW 118<sup>th</sup> Place  
Alachua, FL 32615

Chad B. & Virginia L. Johnson  
15704 NW 118<sup>th</sup> Place  
Alachua, FL 32615

Erik R. Orozco & Veronica V.  
Orozco  
15715 NW 120<sup>th</sup> Place  
Alachua, FL 32615

Barbara Jean Gornito Luck  
11809 NW 157<sup>th</sup> Street  
Alachua, FL 32615

Mary & Marlow Smith  
5317 SW County Road 791  
Lake Butler, FL 32054

Diane V. Miller  
15813 NW 118<sup>th</sup> Place  
Alachua, FL 32615

Tom Hubbard  
15728 NW 118<sup>th</sup> Place  
Alachua, FL 32615

Kevin M. & Colleen E. Gould  
15803 NW 120<sup>th</sup> Place  
Alachua, FL 32615

Steven & Lori A. Maiman  
19 Lehigh Drive  
Somers Point, NJ 08244

Lawrence & Tonia R. Lambert  
15506 NW 118<sup>th</sup> Place  
Alachua, FL 32615

Antoinette Endelicato  
5562 NW 93rd Avenue  
Gainesville, FL 32653

Richard Gorman  
5716 NW 93rd Avenue  
Alachua, FL 32653

President TCMOA  
1000 Turkey Creek  
Alachua, FL 32615

Jeannette Hinsdale  
P.O. Box 1156  
Alachua, FL 32616

Tamara Robbins  
PO Box 2317  
Alachua, FL 32616

Dan Rhine  
288 Turkey Creek  
Alachua, FL 32615

Peggy Arnold  
410 Turkey Creek  
Alachua, FL 32615

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

Lynn Coullias  
7406 NW 126th Ave  
Alachua, FL 32615

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

Tom Gorman  
9210 NW 59th Street  
Alachua, FL 32653

David Forest  
23 Turkey Creek  
Alachua, FL 32615

Craig Parenteau  
FL Dept of Env. Protection  
4801 Camp Ranch Road  
Gainesville, FL 32641

Lynda Coon  
7216 NW 126 Avenue  
Alachua, FL 32615

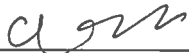
Bonnie Flynn  
16801 NW 166th Drive  
Alachua, FL 32615

## AFFIDAVIT FOR POSTED LAND USE SIGN

I Alden Hall, POSTED THE LAND USE  
(Name)  
SIGN ON 10/28/19 FOR THE Pilot Forest Lot 29 Replat/Final Plat  
(Date) (State type of action and project name)  
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

  
(Signature)

Two (2)  
(Number of signs)



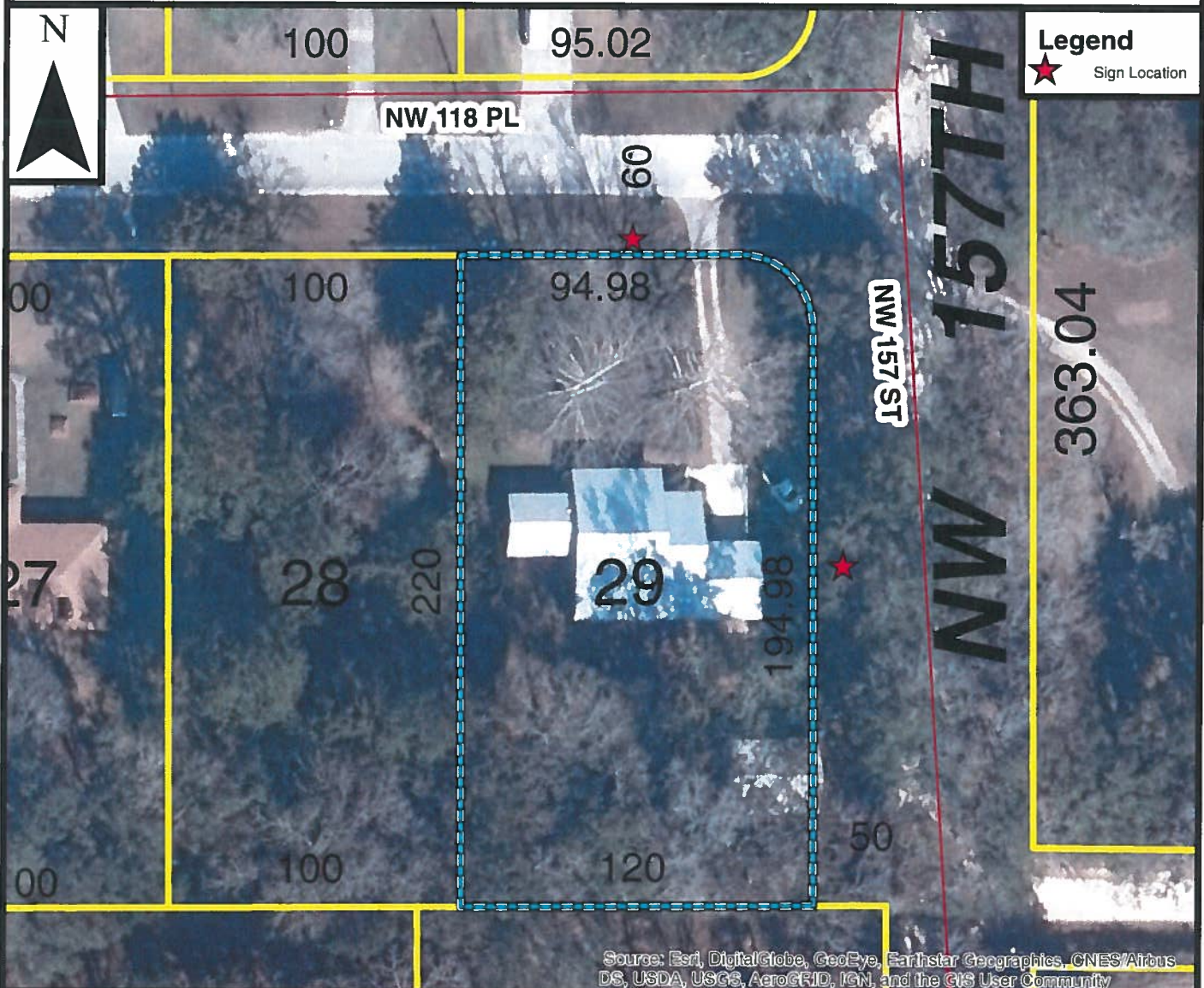
## IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

***Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.***

### Lot 29 Replat Final Plat

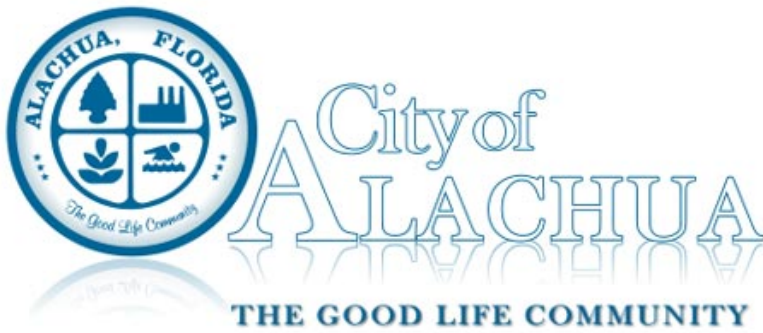


Prepared by the City of Alachua  
Planning & Community Development Department

Prepared October 2019

**DISCLAIMER:** Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

0 15 30 60  
Feet



## Board/Committee Agenda Item

---

**MEETING DATE:** 11/12/2019

**SUBJECT:** Site Plan - Kolomyiko: A request by Craig Hedgecock, P.E., P.S.M., applicant and agent for Ivan and Galina Kolomyiko, property owners, for consideration of a Site Plan to construct a ±5,880 square foot light manufacturing facility, with associated paving, grading, drainage, landscaping and infrastructure improvements, on a ±1.61 acre subject property, located 14000 block of West SR235, south of SR235, east of the intersection of SR235 and CR 241; Tax Parcel Number 03129-001-000 (Quasi-Judicial Hearing).

**PREPARED BY:** Adam Hall, AICP

**RECOMMENDED ACTION:**

*Based upon 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 Site Plan, subject to the four (4) conditions provided in Exhibit "A" and on page 20 of the July 9, 2019 Staff Report to the Planning & Zoning Board.*

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### Summary

The proposed site plan is a request by Craig Hedgecock, P.E., P.S.M., applicant and agent for Ivan and Galina Kolomyiko, property owners, for the construction of a ±5,880 square foot light manufacturing with employee and customer parking, storm water management facility improvements, paving, grading, landscaping and associated utility infrastructure. The proposed use is countertop manufacturing, which involves customizing unfinished slabs of materials such as marble and granite for use in kitchens and bathrooms.

The subject property is ±1.61 acres in area and is located in the 14000 Block of West SR 235, south of SR 235, and east of intersection of SR 235 and CR 241. Access to the subject property would be provided by one (1) ingress/egress drives directly onto SR 235. An FDOT Access/Driveway permit is required; the applicant must apply for any other permits separately.

The proposed development will convey the development's stormwater runoff to a proposed stormwater system located to the east of the proposed new structure, which will also require a permit from the Suwannee River Water Management District.

---

**ATTACHMENTS:**

Description

- ☐ Site Plan - Part 1
- ☐ Site Plan - Part 2
- ☐ Site Plan - Part 3
- ☐ Staff Report and Staff Supporting Materials
- ☐ Application and Supporting Materials- Part 1
- ☐ Application and Supporting Materials- Part 2
- ☐ Public Notice Materials for the 11/12/19 PZB Hearing

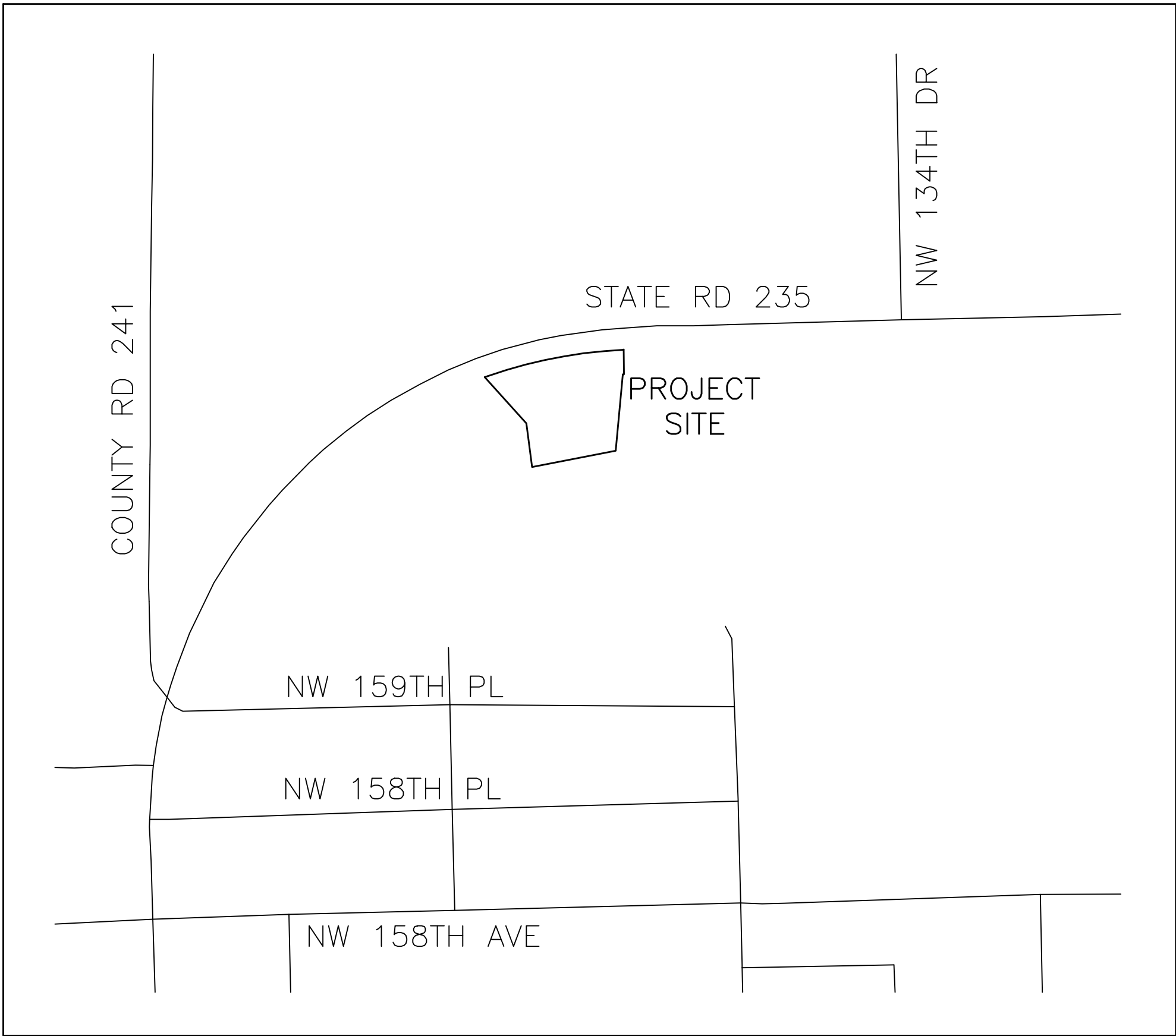


# SITE PLAN FOR: IVAN & GALINA KOLOMYIKO

TAX PARCEL #03129-001-000

LOCATED IN: SECTION 11, TOWNSHIP 08 SOUTH,  
RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

## LOCATION MAP



(NOT TO SCALE)

## SHEET INDEX:

|                |                                                |
|----------------|------------------------------------------------|
| SHEET 1 OF 10  | SITE & DIMENSION PLAN                          |
| SHEET 2 OF 10  | PAVING & GRADING PLAN                          |
| SHEET 2A OF 10 | FDOT DRIVEWAY CONNECTION                       |
| SHEET 3 OF 10  | SITE UTILITY SERVICE PLAN                      |
| SHEET 4 OF 10  | PROPOSED PUBLIC UTILITY EASEMENTS              |
| SHEET 5 OF 10  | GRINDER PUMP DETAILS                           |
| SHEET 6 OF 10  | DEMOLITION & SEDIMENT AND EROSION CONTROL PLAN |
| SHEET 7 OF 10  | LANDSCAPE PLAN                                 |
| SHEET 8 OF 10  | IRRIGATION PLAN                                |
| SHEET 9 OF 10  | LANDSCAPE DETAILS                              |
| SHEET 10 OF 10 | E-1 SITE LIGHTING PLAN                         |
| SHEET 1 OF 1   | POLE MOUNTED LIGHTING FIXTURE CUT SHEETS       |
| SHEET 1 OF 1   | WALL MOUNTED LIGHTING FIXTURE CUT SHEETS       |
| SHEET A1.0     | ARCHITECTURAL FLOOR PLAN AND ELEVATIONS        |
| PAGE 1 OF 1    | BOUNDARY AND TOPOGRAPHIC SURVEY                |
| SHEET 1 OF 1   | STORMWATER POLLUTION PREVENTION PLAN           |
| SHEET 1 OF 1   | FIRE DEPARTMENT ACCESS AND WATER SUPPLY        |

**LAND DESCRIPTION:** (PREPARED BY DEREN LAND SURVEYING) (AS-SURVEYED PERIMETER)  
A PARCEL OF LAND LOCATED IN SECTION 11, TOWNSHIP 08 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"x4" CONCRETE MONUMENT (PRM 1772) MARKING THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE SOUTH 89°17'04" WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 11, A DISTANCE OF 275.00 FEET TO A 1/2" REBAR & CAP (LB 7996) ON THE WEST LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1575, PAGE 969 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND BEING THE POINT OF BEGINNING; THENCE, LEAVING SAID SOUTH LINE, NORTH 00°36'03" WEST, ALONG THE WEST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 63.33 FEET TO A 1/2" REBAR & CAP (LB 7996) ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 235 (100 FOOT WIDE RIGHT-OF-WAY) AND BEING ON A CURVE CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 1223.26 FEET, A CENTRAL ANGLE OF 16°36'03", AND A CHORD BEARING AND DISTANCE OF SOUTH 78°57'18" WEST, 353.19 FEET; THENCE, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 354.43 FEET TO A 1/2" REBAR & CAP (LB 7996) ON THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG A CURVE HAVING A RADIUS OF 1223.26 FEET, A CENTRAL ANGLE OF 00°19'05", A CHORD BEARING AND DISTANCE OF SOUTH 70°29'44" WEST, 6.79 FEET, AND AN ARC DISTANCE OF 6.79 FEET TO A 1/2" REBAR & CAP (IDENTIFICATION ILLEGIBLE); THENCE, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 41°56'24" EAST, ALONG THE EAST LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4350, PAGE 1222, A DISTANCE OF 157.85 FEET TO A 1/2" REBAR & CAP (LB 7996); THENCE CONTINUE ALONG SAID EAST LINE, SOUTH 07°33'29" EAST, A DISTANCE OF 112.27 FEET TO A 1/2" REBAR & CAP (IDENTIFICATION ILLEGIBLE); THENCE, LEAVING SAID EAST LINE, NORTH 79°02'25" EAST, A DISTANCE OF 216.40 FEET TO A 5/8" REBAR & CAP (LB 6578); THENCE NORTH 05°15'20" EAST, A DISTANCE OF 194.96 FEET TO A 1/2" REBAR & CAP (LB 7996) ON THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11; THENCE NORTH 89°17'04" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 3.14 FEET TO THE POINT OF BEGINNING. CONTAINING 1.61 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES:**  
1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED AND ON LAND DESCRIPTIONS OF RECORD, ALL BEING OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.  
2. BEARINGS ARE BASED ON NAD83 FLORIDA STATE PLANE, NORTH ZONE U.S. FOOT AS ESTABLISHED BY TRIMBLE "VRS NOW" SURVEY NETWORK.  
3. THE PREPARED LAND DESCRIPTION IS BASED ON FOUND MONUMENTATION AND ADJOINING PROPERTY LAND DESCRIPTIONS OF RECORD.

**FLOOD ZONE:**  
IT IS THE OPINION OF THE LAND SURVEYOR, BASED ON AN INTERPRETATION OF F.I.R.M. PANEL No. 140 OF 640, COMMUNITY PANEL No. "120664 0140 D", THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.

## GENERAL CHARACTER OF DEVELOPMENT:

THE PROJECT INVOLVES THE CONSTRUCTION OF A PROPOSED MANUFACTURING BUILDING,  
SINGLE STORY - 5880 SQ.FT. THE USE OF THE BUILDING IS TO MANUFACTURE GRANITE  
COUNTERTOPS.

## STATISTICAL SITE DATA:

|              |                               |
|--------------|-------------------------------|
| 5880 SQ.FT.  | BUILDING OR 8.4% [FAR=0.084]  |
| 8061 SQ.FT.  | PARKING OR 11.5%              |
| 740 SQ.FT.   | SIDEWALK/DUMPSTER OR 1.0%     |
| 55450 SQ.FT. | OPEN SPACE/RETENTION OR 79.1% |
| 70131 SQ.FT. | TOTAL SITE OR 1.610 AREAS ±   |

## BUILDING DATA:

- ZONING: IL-W. TAX PARCEL NO. 03129-001-000.
- PROPOSED BUILDING - ONE STORY, EAVE HEIGHT 16'.
- OCCUPANCY CLASS - FACTORY INDUSTRIAL, GROUP "F".
- INTENDED USE OF SITE - COUNTERTOP MANUFACTURING.
- PROJECTED NUMBER OF EMPLOYEES - FOUR.
- THIS SITE IS NOT IN A FLOOD PLAIN.
- THIS SITE AND BUILDING COMPLIES WITH THE STATE OF FLORIDA ACCESSIBILITY CODES AND STANDARDS.
- NRCS SOIL TYPES: ARENTS (67%), MILLHOPPER (23%), FORT MEADE (9%), AND BIVANS (1%).
- CONSTRUCTION TYPE:  
TYPE III-B, UNPROTECTED, UNSPRINKLERED.

## PARKING CALCULATIONS:

PARKING REQUIRED:  
563 SQ.FT. OF OFFICE/350 = 1.6 SPACES  
5317 SQ.FT. OF OTHER/1000 = 5.3 SPACES

PARKING PROVIDED:  
7 SPACES (6 REGULAR, 1 HANDICAP)

## TRIP GENERATION:

AVERAGE DAILY TRAFFIC PROJECTION: MANUFACTURING (ITE CODE 140)  
(5880 SQ.FT. x 3.82/1000) = 23 VTPD

PEAK HOUR TRIP PROJECTION:  
PM PEAK: (5880 x 0.74/1000) = 5 TRIPS [2 IN/3 OUT]

## OWNERSHIP:

IVAN & GALINA KOLOMYIKO  
14317 NW 142ND AVENUE  
ALACHUA, FL 32615  
(352) 359-4965  
granitedecor@gmail.com

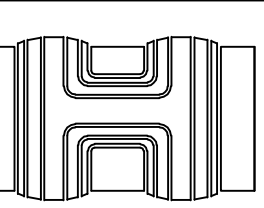
|                       |                                 |                                   |                            |
|-----------------------|---------------------------------|-----------------------------------|----------------------------|
| DATE:<br>JUNE 5, 2019 | DRAWN BY:<br>CRAIG R. HEDGECOCK | CHECKED BY:<br>CRAIG R. HEDGECOCK | DRAWING NO.<br>GRANITE SPS |
|-----------------------|---------------------------------|-----------------------------------|----------------------------|

CRAIG R. HEDGECOCK  
ENGINEERS - PLANNERS - SURVEYORS  
27 N.W. 48TH BOULEVARD  
GAINESVILLE, FL 32607 (352) 377-9928

REVISIONS:  
DATE: AUG 14, 2019  
SHORTENED BLDG. BY 2'

NOT VALID UNLESS SIGNED AND SEALED BELOW  
CRAIG R. HEDGECOCK, PE/PSM  
P.E. NO. 24851 - P.S.M. NO. 3506 - FLORIDA

SITE PLAN  
PREPARED FOR: IVAN KOLOMYIKO  
TAX PARCEL NUMBER: 03129-001-000  
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



SHEET  
COVER

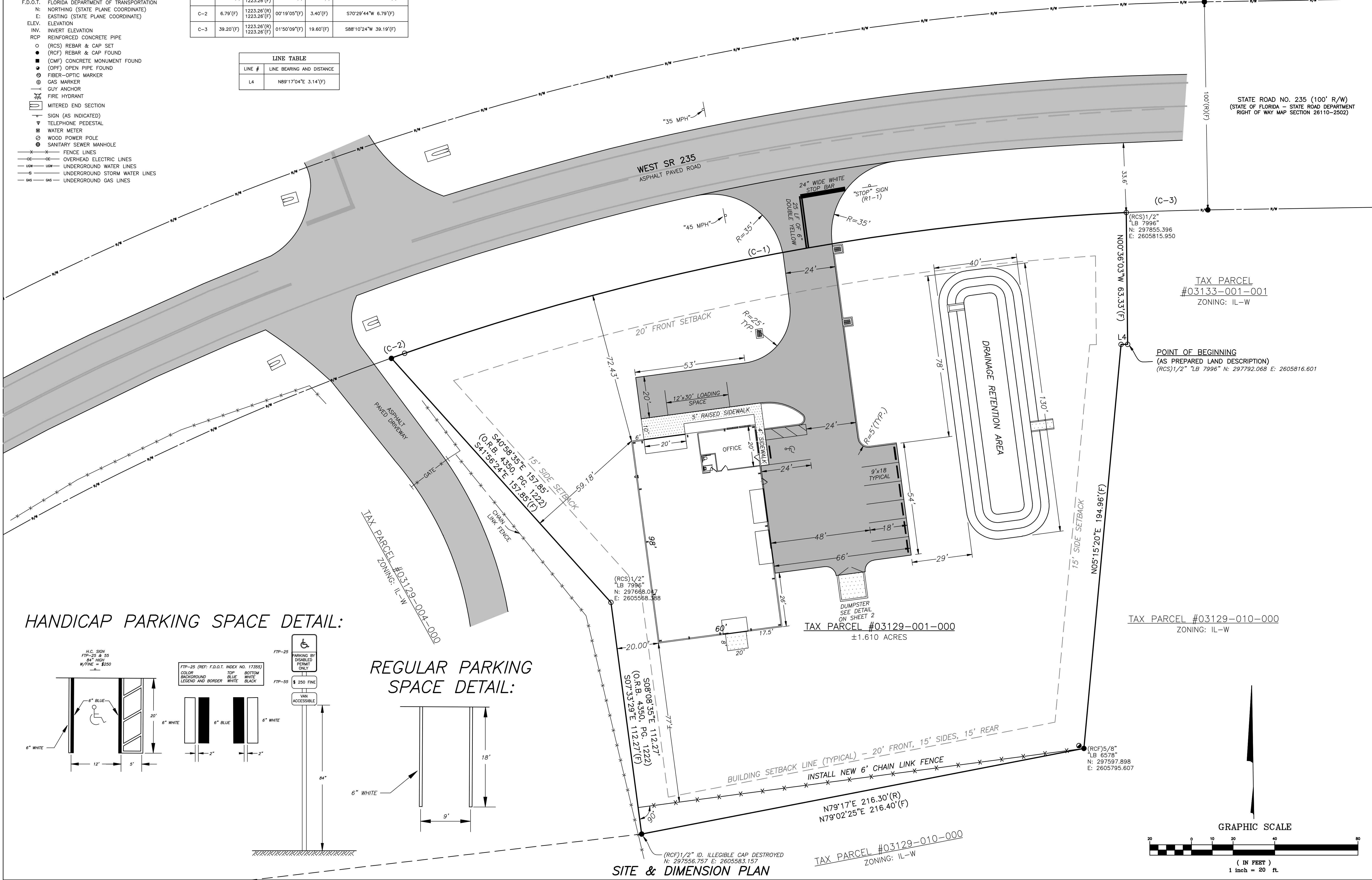


- LEGEND:**
- (R) RECORD MEASUREMENT
  - (F) FIELD MEASUREMENT
  - ID. IDENTIFICATION
  - R/W RIGHT-OF-WAY
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.G. PAGE
  - PRM PERMANENT REFERENCE MONUMENT
  - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
  - N: NORTHING (STATE PLANE COORDINATE)
  - E: EASTING (STATE PLANE COORDINATE)
  - ELEV. ELEVATION
  - INV. INVERT ELEVATION
  - RCP REINFORCED CONCRETE PIPE
  - (RCS) REBAR & CAP SET
  - (RCF) REBAR & CAP FOUND
  - (CMF) CONCRETE MONUMENT FOUND
  - (OPF) OPEN PIPE FOUND
  - FIBER-OPTIC MARKER
  - ⊙ GAS MARKER
  - ⊙ GUY ANCHOR
  - ⊙ FIRE HYDRANT
  - MITERED END SECTION
  - SIGN (AS INDICATED)
  - TELEPHONE PEDESTAL
  - WATER METER
  - WOOD POWER POLE
  - SANITARY SEWER MANHOLE
  - X—X— FENCE LINES
  - OE—OE— OVERHEAD ELECTRIC LINES
  - UGW—UGW— UNDERGROUND WATER LINES
  - S—S— UNDERGROUND STORM WATER LINES
  - GAS—GAS— UNDERGROUND GAS LINES

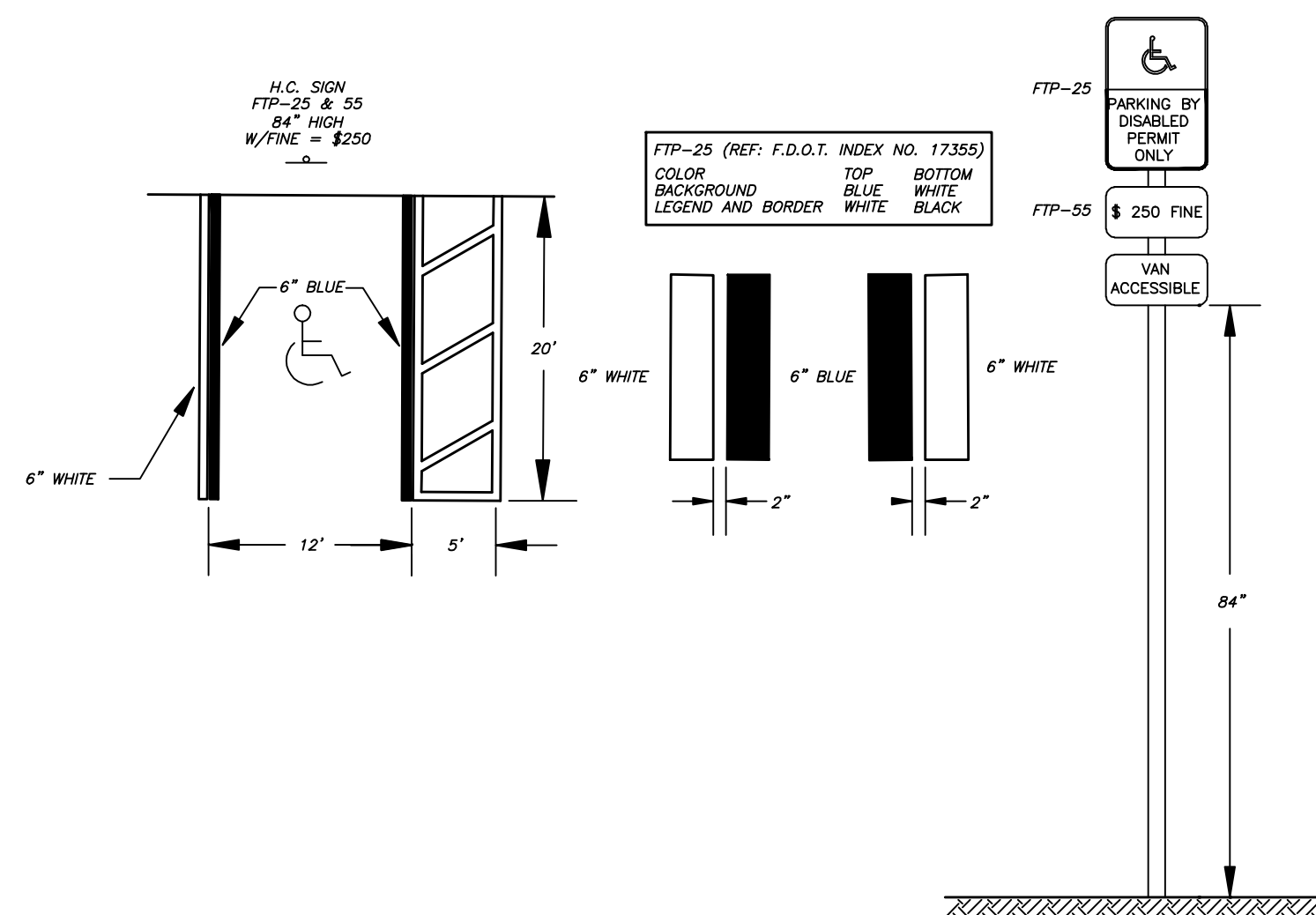
| CURVE TABLE |            |                            |              |            |                            |
|-------------|------------|----------------------------|--------------|------------|----------------------------|
| CURVE #     | LENGTH     | RADIUS                     | DELTA        | TANGENT    | CHORD BEARING AND DISTANCE |
| C-1         | 354.43'(F) | 1223.26'(R)<br>1223.26'(F) | 16°36'03"(F) | 178.46'(F) | S78°57'18"W 353.19'(F)     |
| C-2         | 6.79'(F)   | 1223.26'(R)<br>1223.26'(F) | 00°19'05"(F) | 3.40'(F)   | S70°29'44"W 6.79'(F)       |
| C-3         | 39.20'(F)  | 1223.26'(R)<br>1223.26'(F) | 01°50'09"(F) | 19.60'(F)  | S88°10'24"W 39.19'(F)      |

| LINE TABLE |                           |
|------------|---------------------------|
| LINE #     | LINE BEARING AND DISTANCE |
| L4         | N89°17'04"E 3.14'(F)      |

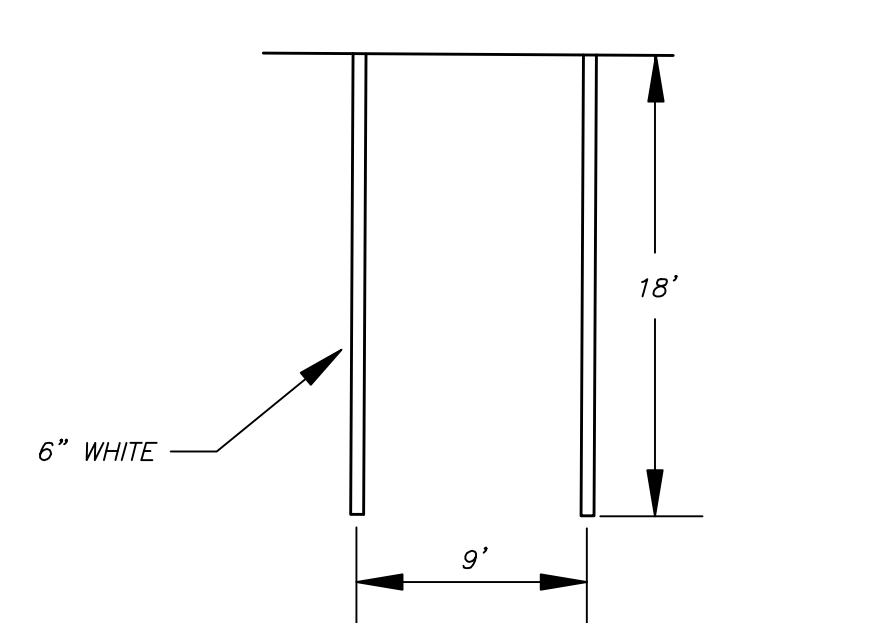
**SITE PLAN**  
**TAX PARCEL #03129-001-000**  
LOCATED IN: SECTION 11, TOWNSHIP 08 SOUTH,  
RANGE 18 EAST, ALACHUA COUNTY, FLORIDA



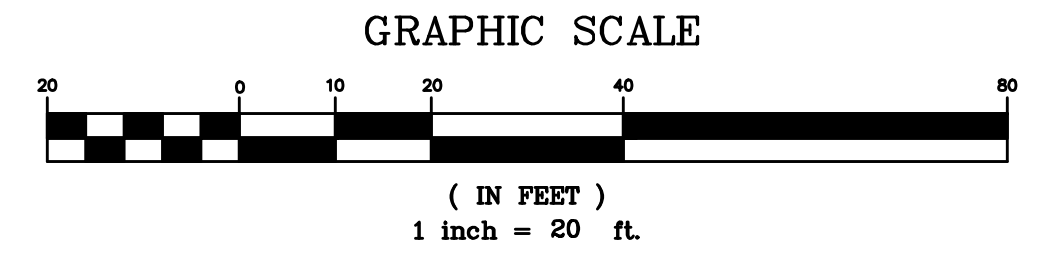
**HANDICAP PARKING SPACE DETAIL:**



**REGULAR PARKING SPACE DETAIL:**



**SITE & DIMENSION PLAN**



DATE: JUNE 5, 2019  
DRAWN BY: CRAIG R. HEDGECOCK  
CHECKED BY: CRAIG R. HEDGECOCK  
DRAWING NO.: GRANITE SPS

**CRAIG R. HEDGECOCK**  
ENGINEERS - PLANNERS - SURVEYORS  
27 N.W. 48TH BOULEVARD  
GAINESVILLE, FL 32607 (352) 377-9928

REVISIONS:  
DATE: AUG 14, 2019  
SHARPEL BLOS BY 2

NOT VALID UNLESS SIGNED AND SEALED BELOW

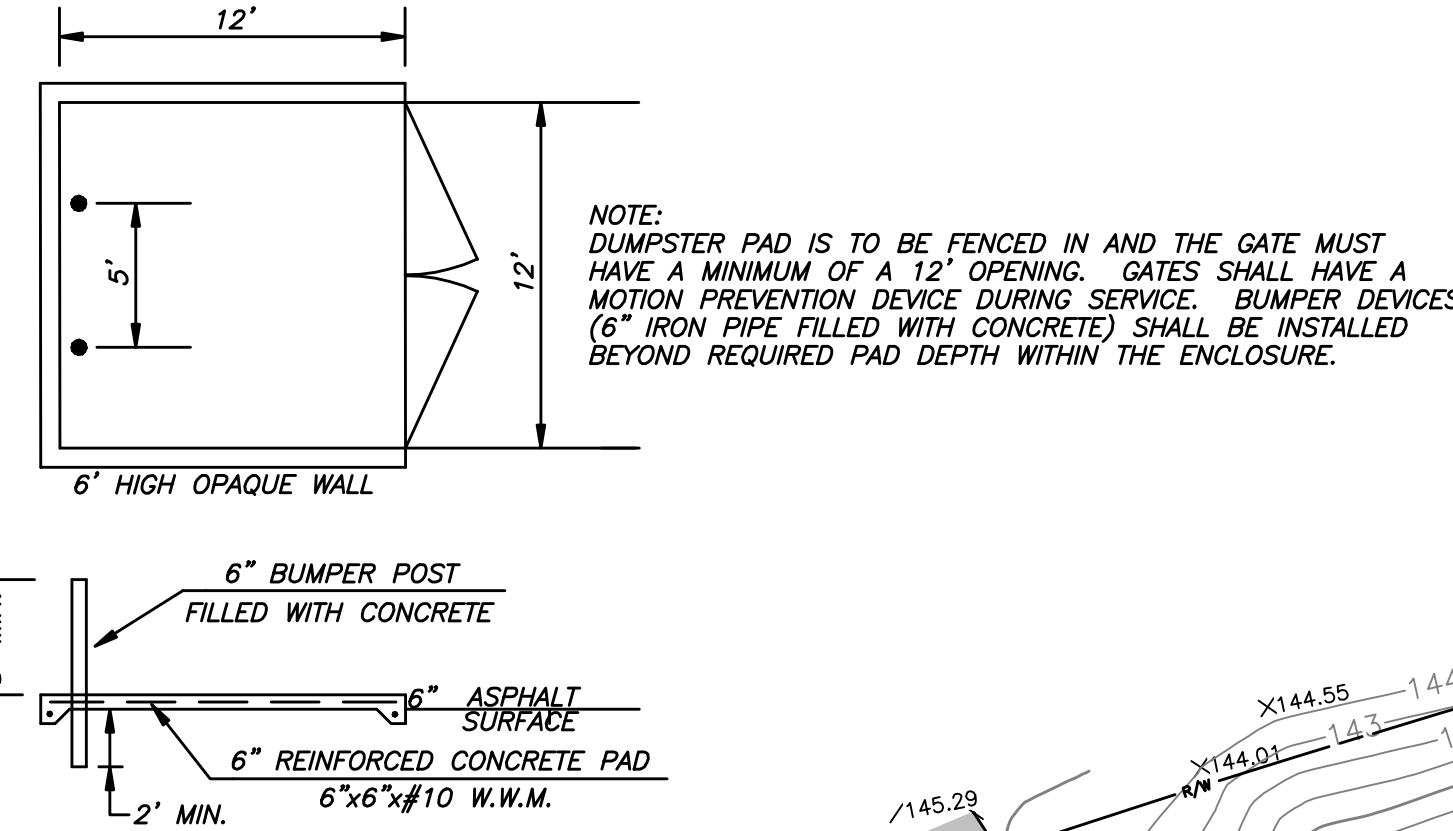
**SITE PLAN**  
PREPARED FOR: IVAN KOLOMYIKO  
TAX PARCEL NUMBER: 03129-001-000  
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

**SHEET**  
**1 OF 10**

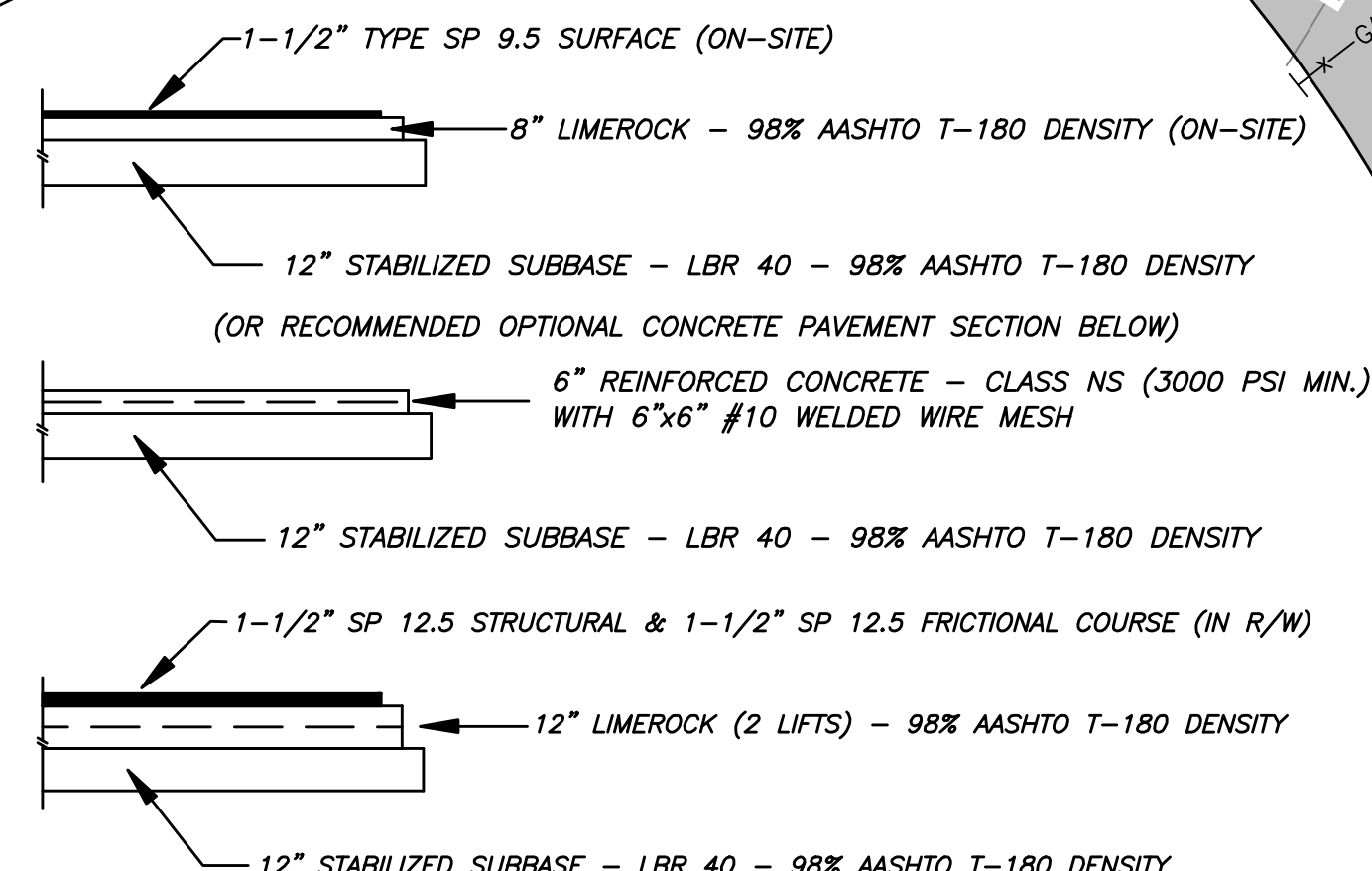


- LEGEND:**
- (R) RECORD MEASUREMENT
  - (F) FIELD MEASUREMENT
  - ID. IDENTIFICATION
  - R/W RIGHT-OF-WAY
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.G. PAGE
  - PRM PERMANENT REFERENCE MONUMENT
  - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
  - N: NORTHING (STATE PLANE COORDINATE)
  - E: EASTING (STATE PLANE COORDINATE)
  - ELEV. ELEVATION
  - INV. INVERT ELEVATION
  - RCP REINFORCED CONCRETE PIPE
  - (RCS) REBAR & CAP SET
  - (RCF) REBAR & CAP FOUND
  - (CMF) CONCRETE MONUMENT FOUND
  - (OPF) OPEN PIPE FOUND
  - FIBER-OPTIC MARKER
  - GAS MARKER
  - GUY ANCHOR
  - FIRE HYDRANT
  - MITERED END SECTION
  - SIGN (AS INDICATED)
  - TELEPHONE PEDESTAL
  - WATER METER
  - WOOD POWER POLE
  - SANITARY SEWER MANHOLE
  - FENCE LINES
  - OVERHEAD ELECTRIC LINES
  - UNDERGROUND WATER LINES
  - UNDERGROUND STORM WATER LINES
  - UNDERGROUND GAS LINES

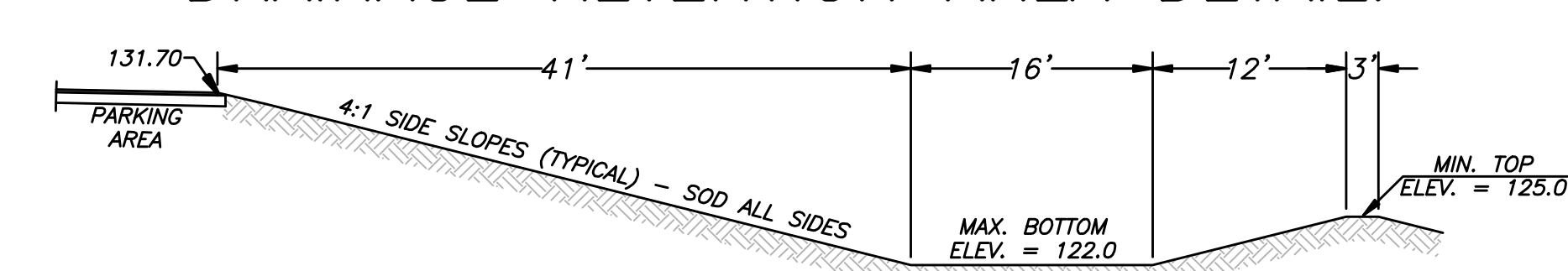
## DUMPSTER PAD DETAIL:



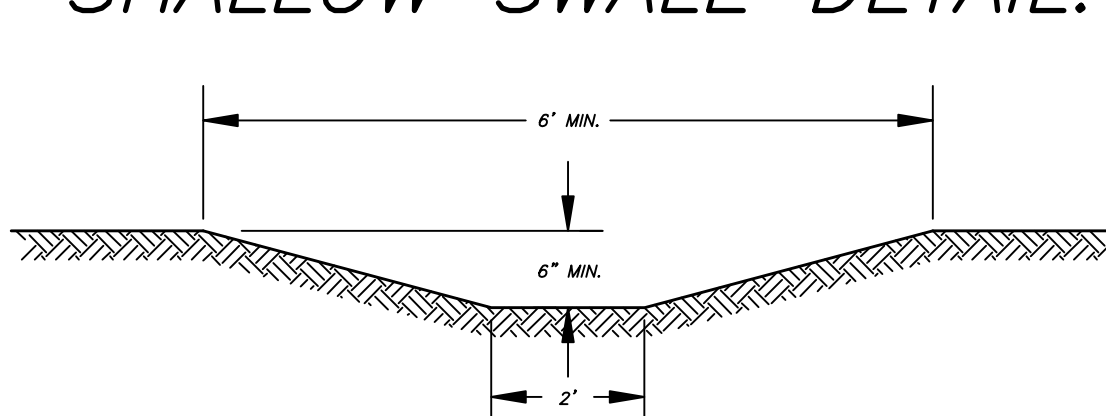
## PAVEMENT DETAIL:



## DRAINAGE RETENTION AREA DETAIL:



## SHALLOW SWALE DETAIL:



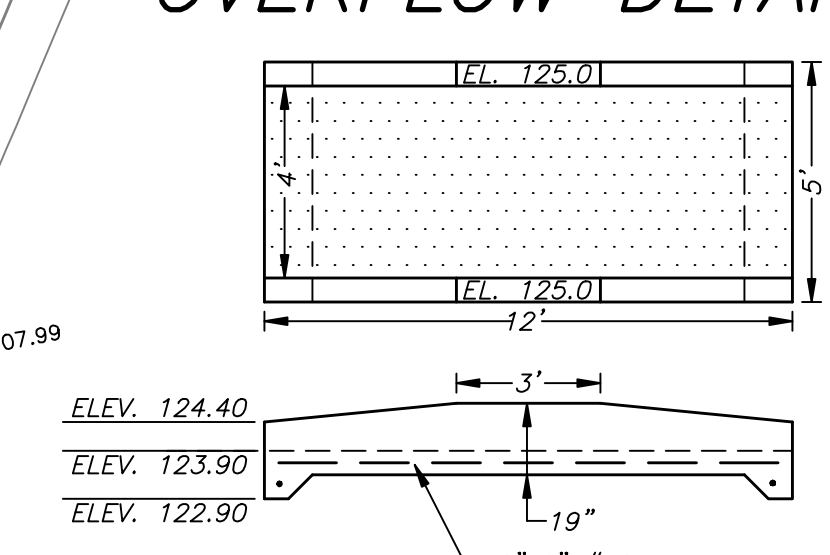
## FDOT STANDARD NOTES:

- All work performed within the department's right-of-way shall conform to the most current edition of the following publications:
  - Standard Specifications for Road and Bridge Construction (English).
  - FDOT Standard Plans (English).
  - FDOT Plans Prep Manual.
  - 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/Applicant shall immediately confer with the Department's engineer in order to resolve the discrepancy.)
- All traffic striping and markings are to be lead-free, non-solvent based thermoplastic.
- Removal of existing striping shall be accomplished using the "hydro-blast" method. If this process damages/scars pavement, then the pavement shall be milled and resurfaced per FDOT Standards.
- All directional arrows shall be placed as one segment.
- Alignment of proposed pavement markings shall match existing pavement markings at pavement marking limits of construction.
- All curb and gutter and sidewalk will be removed and replaced joint to joint.
- All broken/cracked driveways must be fully removed and replaced.
- All disturbed area within the department's right-of-way will be restored to original or better condition by grading and seeding the area disturbed (Seeds in berm, centripe in utility strips).
- Burning of any material or debris is prohibited in the FDOT right-of-way.
- All lanes must be opened for traffic during an evacuation notice of a hurricane or other catastrophic event and shall remain open for the duration of the evacuation or event.

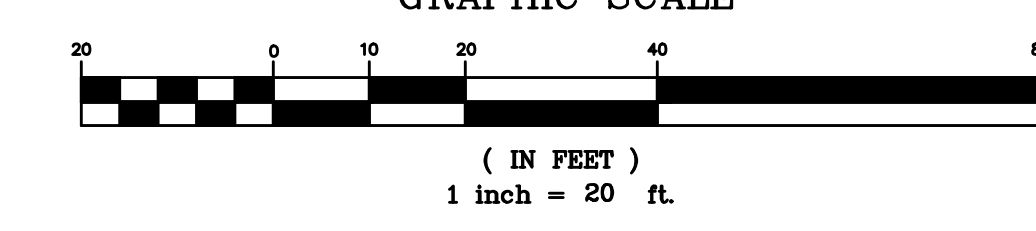
## DRA VOLUME:

| STAGE | AREA | VOLUME |
|-------|------|--------|
| 122.0 | 1688 | 0      |
| 122.5 | 2179 | 967    |
| 123.0 | 2694 | 2185   |
| 123.5 | 3234 | 3667   |
| 124.0 | 3800 | 5425   |
| 124.5 | 4391 | 7473   |
| 125.0 | 5007 | 9823   |

## OVERFLOW DETAIL:



## GRAPHIC SCALE



## PAVING & GRADING PLAN

DATE: JUNE 5, 2019  
DRAWN BY: CRAIG R. HEDGECOCK  
CHECKED BY: HEDGECOCK  
DRAWING NO. 0000000000

CRAIG R. HEDGECOCK  
ENGINEERS - PLANNERS - SURVEYORS  
27 N.W. 48TH BOULEVARD  
GAINESVILLE, FL 32607 (352) 377-9928

REVISIONS:  
DATE: AUG 14, 2019  
BY: HEDGECOCK  
REASON: BLS BR 2

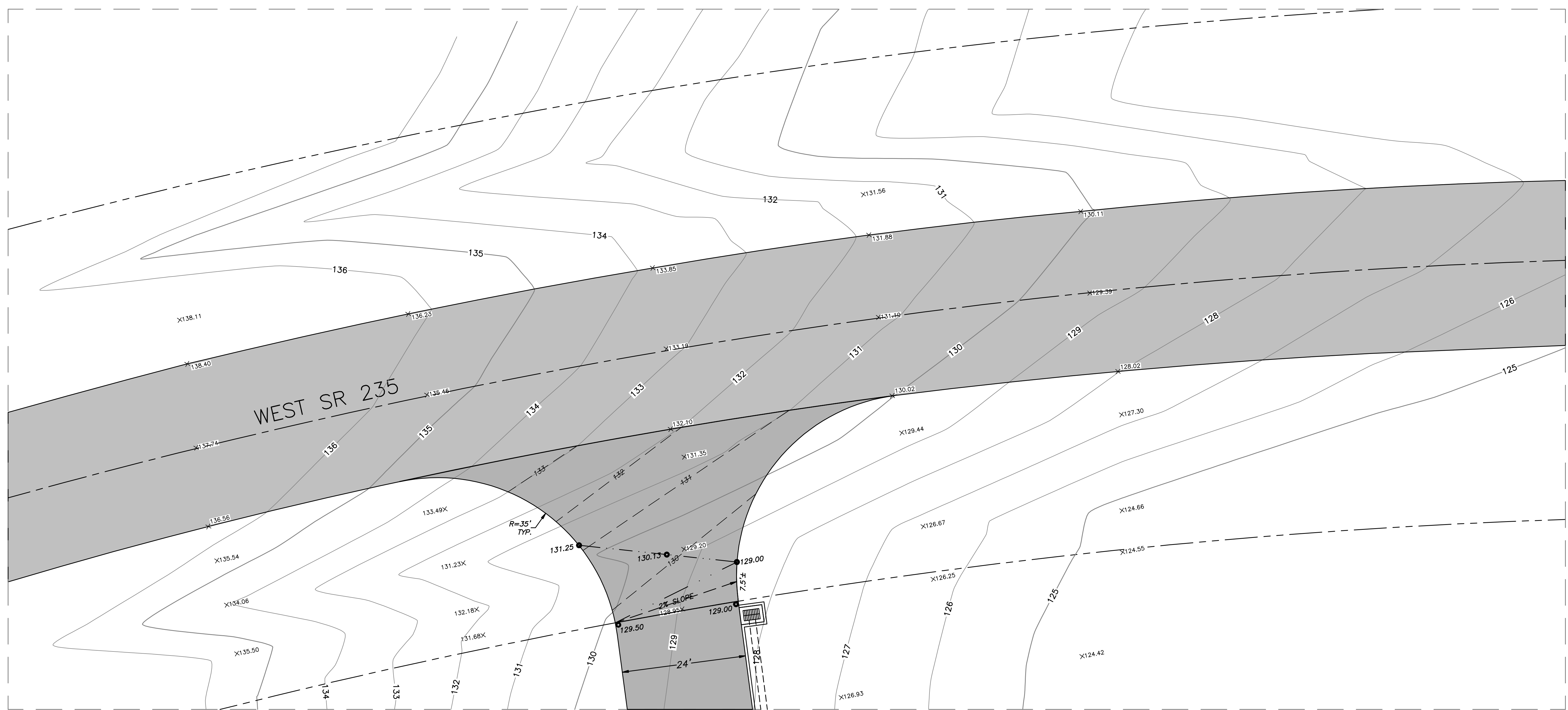
NOT VALID UNLESS SIGNED AND SEALED BELOW

CRAIG R. HEDGECOCK, P.E./P.S. DATE: P.E. NO. 24851 - P.S. NO. 3506 - FLORIDA

**SITE PLAN**  
PREPARED FOR: IVAN KOLOMYKO  
TAX PARCEL NUMBER: 03129-001-000  
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

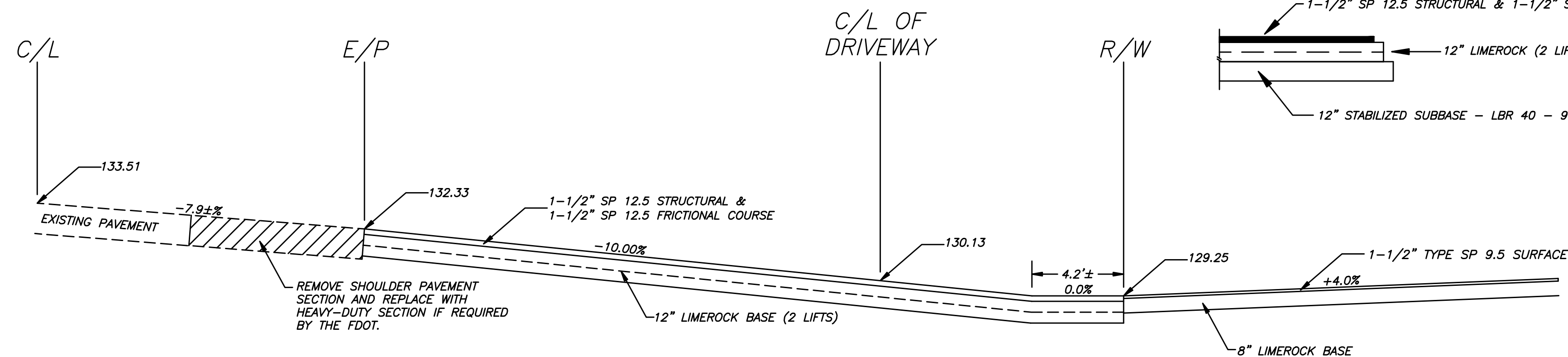
**SHEET**  
2 OF 10



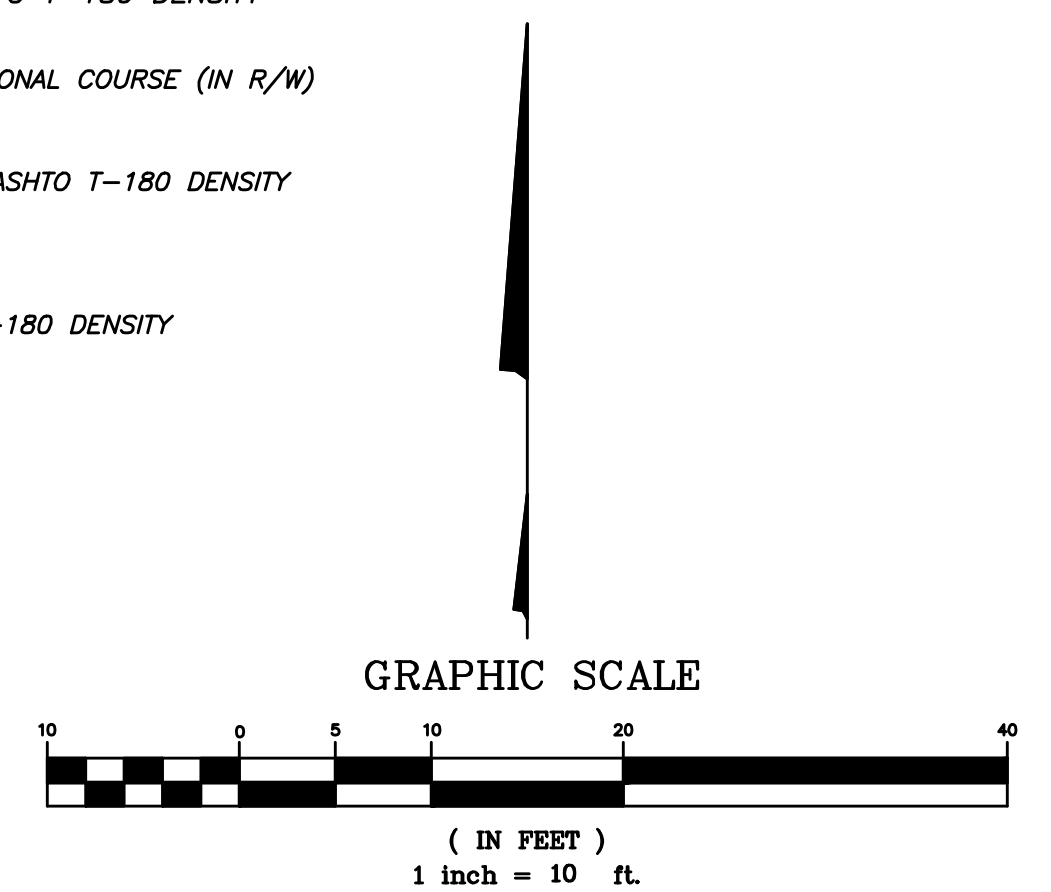
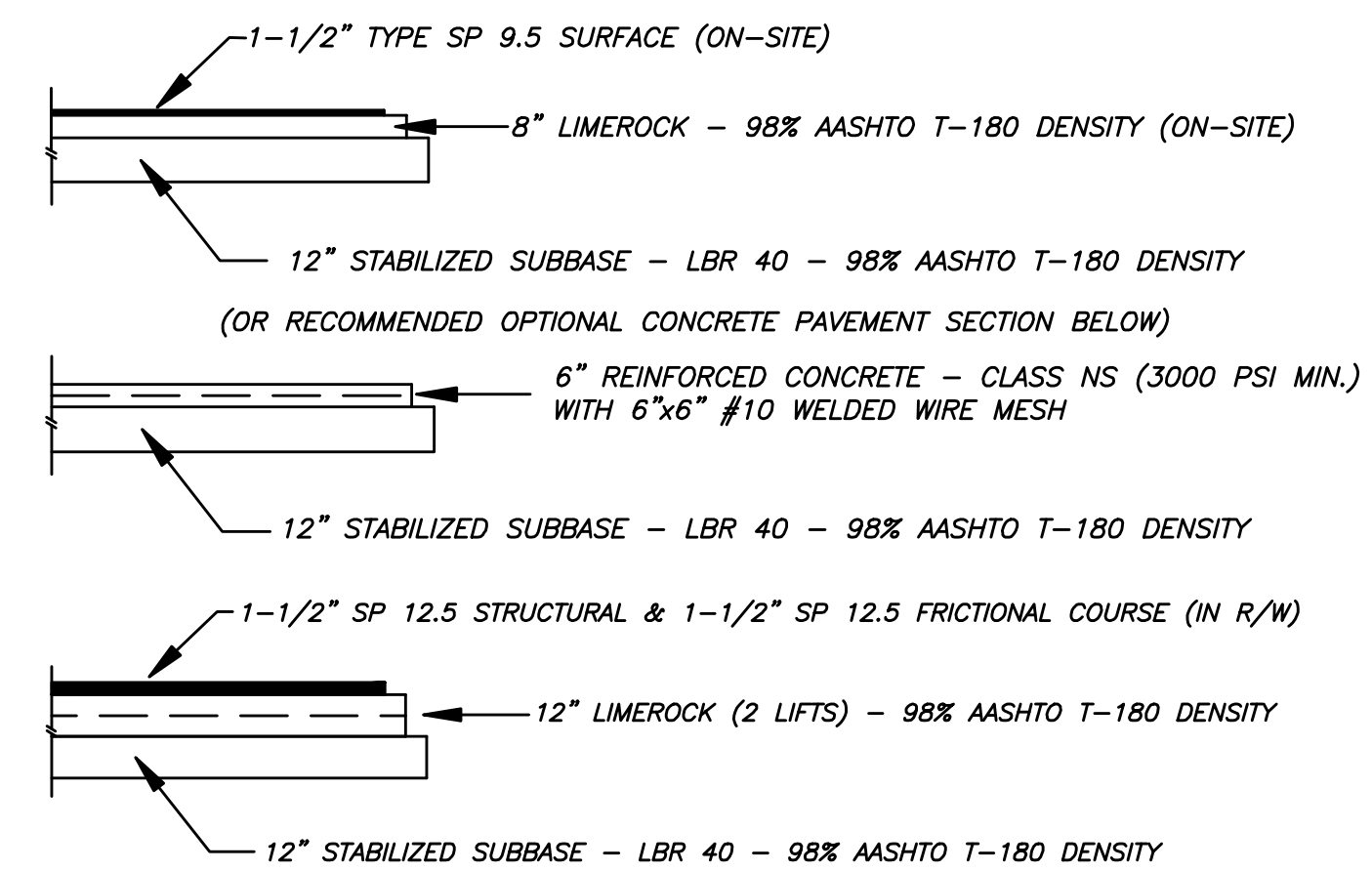


*FDOT STANDARD NOTES:*

- All work performed within the department's right-of-way shall conform to the most current edition of the following publications:
    - Standard Specifications for Road and Bridge Construction (English).
    - FDOT Standards Index (English)
    - FDOT Plans Prep Manual
    - 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/Applicant shall immediately confer with the Department's engineer in order to resolve the discrepancy.)
- All traffic striping and markings are to be lead-free, non-solvent based thermoplastic.
  - Removal of existing striping shall be accomplished using the "hydro-blast" method. If this process damages/scars pavement, then the pavement shall be milled and resurfaced per FDOT Standards.
  - All directional arrows shall be placed as one segment.
  - Alignment of proposed pavement markings shall match existing pavement markings at pavement marking limits of construction.
  - All curb and gutter and sidewalk shall be removed and replaced joint to joint.
  - All broken/cracked driveways must be fully removed and replaced.
  - All disturbed area within the department's right-of-way will be restored to original or better condition by grading and sodding the area disturbed (Bermuda in rural, centipede in utility strips).
  - Burning of any material or debris is prohibited in the FDOT right-of-way.
  - All lanes must be opened for traffic during an evacuation notice of a hurricane or other catastrophic event and shall remain open for the duration of the evacuation or event.



PAVEMENT DETAIL:



|             |                    |
|-------------|--------------------|
| DATE:       | MAY 29, 2019       |
| DRAWN BY:   | CRAIG R. HEDGECOCK |
| CHECKED BY: | CRAIG R. HEDGECOCK |
| DRAWING NO. | GRANITE SP5        |

**CRAIG R. HEDGECOCK**  
ENGINEERS – PLANNERS – SURVEYORS  
27 N.W. 48TH BOULEVARD  
GAINESVILLE, FL 32607 (352) 377-9928

|                   |
|-------------------|
| <b>REVISIONS:</b> |
|                   |
|                   |
|                   |

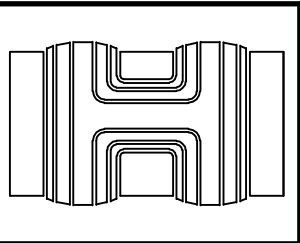
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FOR REVIEW ONLY

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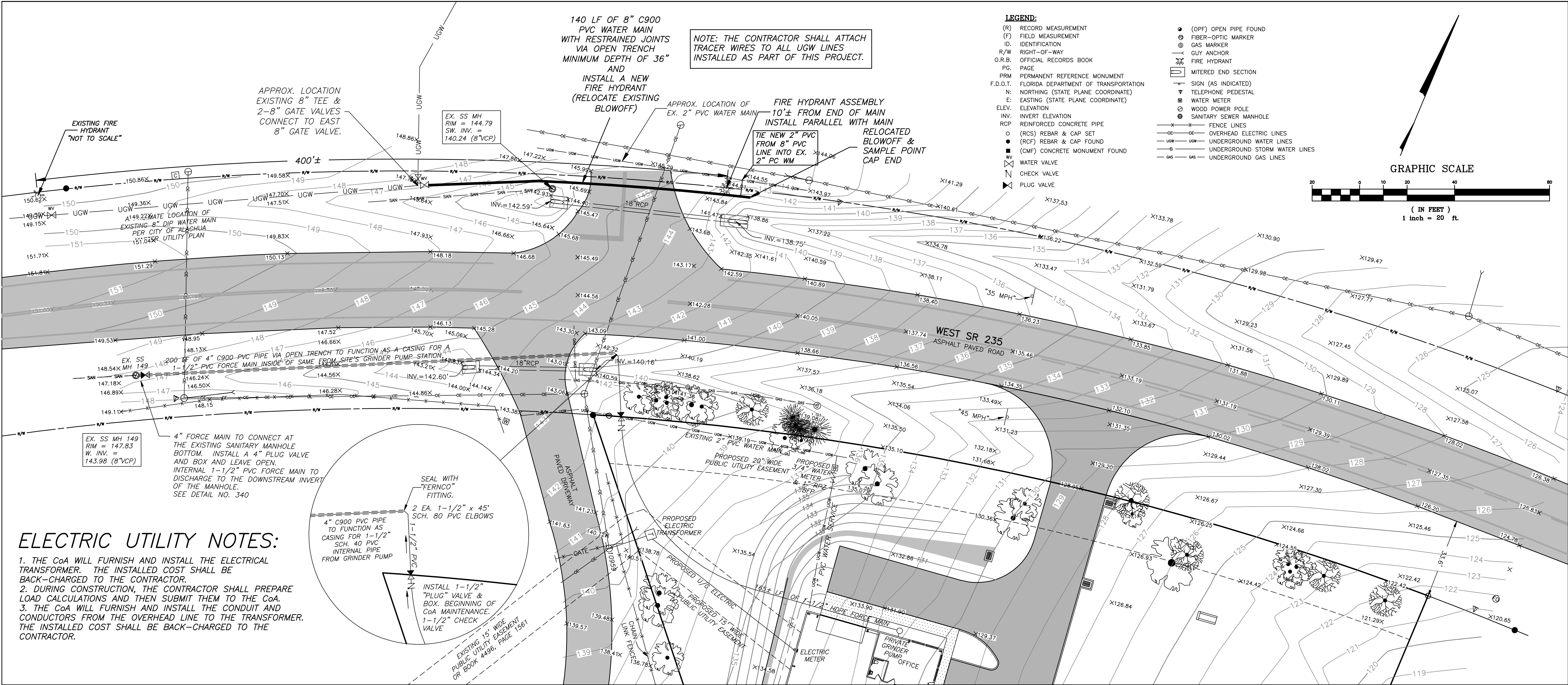
CRAIG R. HEDGECOCK, PE/PSM      DATE  
P.E. NO. 24651 — P.S.M. NO. 3508 — FLORIDA

**SITE PLAN**  
PREPARED FOR: IVAN KOLOMYIKO  
TAX PARCEL NUMBER: 03129-001-000  
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



**SHEET**  
**2A OF 10**





## ELECTRIC UTILITY NOTES:

1. THE CoA WILL FURNISH AND INSTALL THE ELECTRICAL TRANSFORMER. THE INSTALLED COST SHALL BE BACK-CHARGED TO THE CONTRACTOR.
2. DURING CONSTRUCTION, THE CONTRACTOR SHALL PREPARE LOAD CALCULATIONS AND THEN SUBMIT THEM TO THE CoA.
3. THE CoA WILL FURNISH AND INSTALL THE CONDUIT AND CONDUCTORS FROM THE OVERHEAD LINE TO THE TRANSFORMER. THE INSTALLED COST SHALL BE BACK-CHARGED TO THE CONTRACTOR.

## RIGHT-OF-WAY NOTES:

THE METHOD AND MANNER OF PERFORMING THE WORK AND THE QUALITIES OF MATERIAL FOR CONSTRUCTION WITHIN THE ROW SHALL CONFORM TO THE REQUIREMENTS SPECIFIED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT).

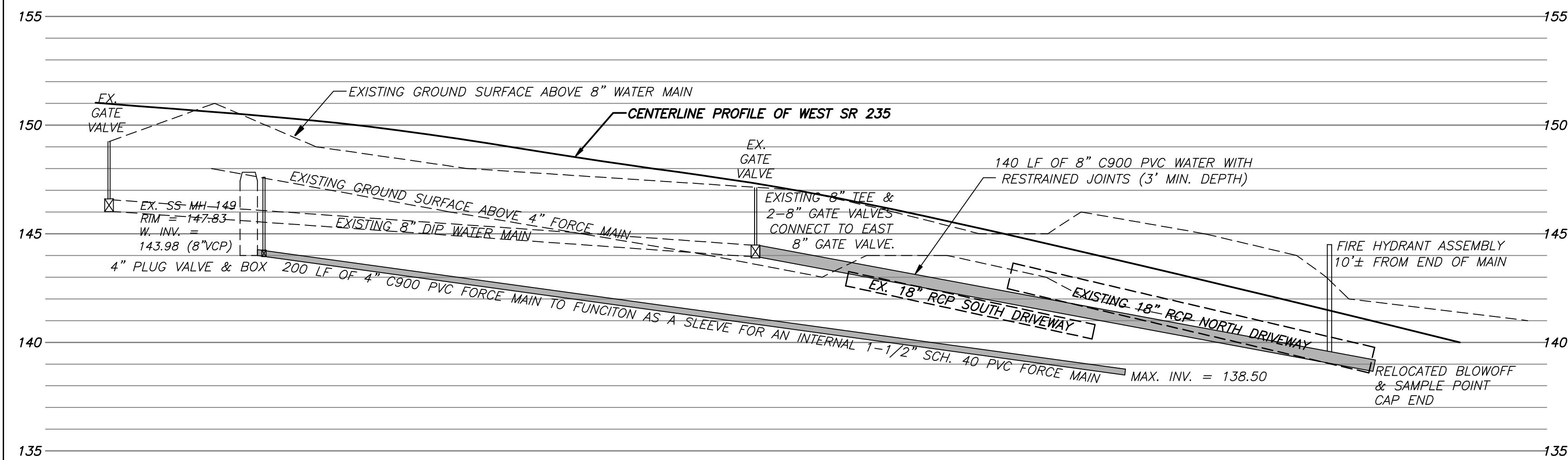
NO WORK SHALL BE DONE NOR MATERIALS USED IN THE STATE RIGHT-OF-WAY WITHOUT INSPECTION BY THE FDOT, AND THE CONTRACTOR/DEVELOPER SHALL FURNISH THE DEPARTMENT WITH EVERY REASONABLE FACILITY FOR ASCERTAINING WHETHER THE WORK PERFORMED AND MATERIALS USED ARE IN ACCORDANCE WITH THE REQUIREMENTS AND INTENT OF THE PLANS AND SPECIFICATIONS.

## GENERAL UTILITY NOTES:

1. ALL CONSTRUCTION MATERIALS AND METHODS FOR POTABLE WATER, WASTEWATER, AND RECLAIMED WATER SYSTEMS SHALL CONFORM TO THE CoA MOST RECENT "REQUIREMENTS FOR DESIGN & CONSTRUCTION" STANDARDS.
2. MECHANICAL JOINT RESTRAINED FITTINGS, OR OTHER RESTRAINED METHOD, SHALL BE USED FOR A SUFFICIENT LENGTH OF PIPE ADJACENT TO EACH FITTING TO PROVIDE RESTRAINT FOR ALL REACTION FORCES.
3. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION 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.

## FDOT STANDARD NOTES:

- All work performed within the department's right-of-way shall conform to the most current edition of the following publications:
  - Standard Specifications for Road and Bridge Construction (English).
  - FDOT Standards Index (English)
  - FDOT Plans Prep Manual
  - 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/Applicant shall immediately confer with the Department's engineer in order to resolve the discrepancy.)
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- Removal of existing striping shall be accomplished using the "hydro-blast" method. If this process damages/scars pavement, then the pavement shall be milled and resurfaced per FDOT Standards.
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- Alignment of proposed pavement markings shall match existing pavement markings at pavement marking limits of construction.
- All curb and gutter and sidewalk will be removed and replaced joint to joint.
- All broken/cracked driveways must be fully removed and replaced.
- All disturbed area within the department's right-of-way will be restored to original or better condition by grading and sodding the area disturbed (Bermuda in rural, centipede in utility strips).
- Burning of any material or debris is prohibited in the FDOT right-of-way.
- All lanes must be opened for traffic during an evacuation notice of a hurricane or other catastrophic event and shall remain open for the duration of the evacuation or event.



SITE UTILITY SERVICE PLAN

|                    |                              |                                |                      |
|--------------------|------------------------------|--------------------------------|----------------------|
| DATE: MAY 28, 2019 | DRAWN BY: CRAIG R. HEDGECOCK | CHECKED BY: CRAIG R. HEDGECOCK | DRAWING NO. 00000000 |
|--------------------|------------------------------|--------------------------------|----------------------|

CRAIG R. HEDGECOCK  
ENGINEERS - PLANNERS - SURVEYORS  
27 N.W. 48TH BOULEVARD  
GAINESVILLE, FL 32607 (352) 377-9928

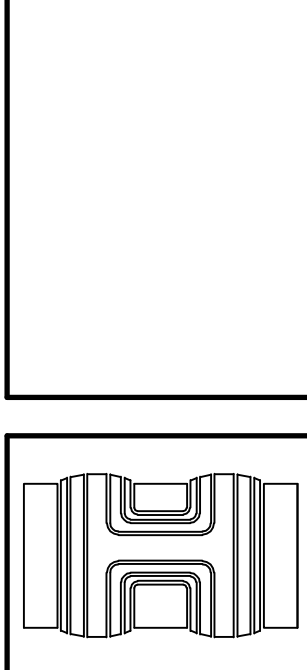
|                         |
|-------------------------|
| REVISIONS:              |
| DATE: JULY 8, 2019      |
| BY: PER REVIEW COMMENTS |

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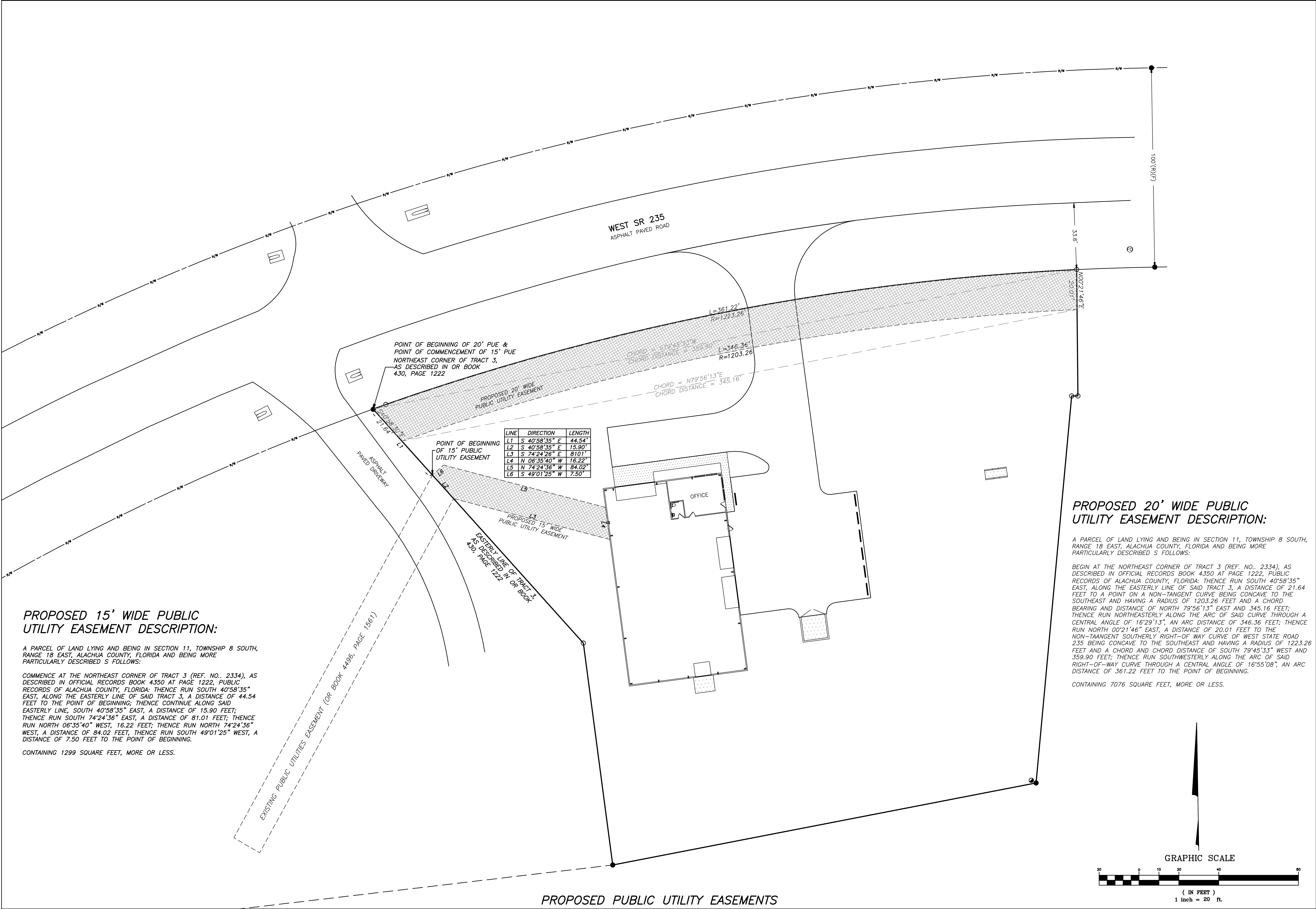
CRAIG R. HEDGECOCK, P.E./P.S.M. NO. 3506 - FLORIDA  
P.E. NO. 24951 - P.S.M. NO. 3506 - FLORIDA

SITE PLAN

PREPARED FOR: IVAN KOLOMYKO  
TAX PARCEL NUMBER: 03129-001-000  
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA







**PROPOSED 15' WIDE PUBLIC UTILITY EASEMENT DESCRIPTION:**

A PARCEL OF LAND LYING AND BEING IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED S FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT 3 (REF. NO.. 2334), AS DESCRIBED IN OFFICIAL RECORDS BOOK 4350 AT PAGE 1222, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA: THENCE RUN SOUTH 40°58'35" EAST, ALONG THE EASTERLY LINE OF SAID TRACT 3, A DISTANCE OF 44.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY LINE, SOUTH 40°58'35" EAST, A DISTANCE OF 15.90 FEET; THENCE RUN SOUTH 74°24'36" EAST, A DISTANCE OF 81.01 FEET; THENCE RUN NORTH 06°35'40" WEST, 16.22 FEET; THENCE RUN NORTH 74°24'36" WEST, A DISTANCE OF 84.02 FEET; THENCE RUN SOUTH 49°01'25" WEST, A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1299 SQUARE FEET, MORE OR LESS.

| LINE | DIRECTION     | LENGTH |
|------|---------------|--------|
| L1   | S 40°58'35" E | 44.54' |
| L2   | S 40°58'35" E | 15.90' |
| L3   | S 74°24'26" E | 8101'  |
| L4   | N 06°35'40" W | 16.22' |
| L5   | N 74°24'36" W | 84.02' |
| L6   | S 49°01'25" W | 7.50'  |

**PROPOSED 20' WIDE PUBLIC UTILITY EASEMENT DESCRIPTION:**

A PARCEL OF LAND LYING AND BEING IN SECTION 11, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED S FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT 3 (REF. NO.. 2334), AS DESCRIBED IN OFFICIAL RECORDS BOOK 4350 AT PAGE 1222, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA: THENCE RUN SOUTH 40°58'35" EAST, ALONG THE EASTERLY LINE OF SAID TRACT 3, A DISTANCE OF 21.64 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1203.26 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 79°56'13" EAST AND 345.16 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°29'13", AN ARC DISTANCE OF 346.36 FEET; THENCE RUN NORTH 00°21'46" EAST, A DISTANCE OF 20.01 FEET TO THE NON-TANGENT SOUTHERLY RIGHT-OF WAY CURVE OF WEST STATE ROAD 235 BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1223.26 FEET AND A CHORD AND CHORD DISTANCE OF SOUTH 79°45'33" WEST AND 359.90 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID RIGHT-OF-WAY CURVE THROUGH A CENTRAL ANGLE OF 16°55'08", AN ARC DISTANCE OF 361.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 7076 SQUARE FEET, MORE OR LESS.

DATE: JUNE 05, 2019  
DRAWN BY: CRAIG R. HEDGECOCK  
CHECKED BY: CRAIG R. HEDGECOCK  
DRAWING NO: 000016 SPS

CRAIG R. HEDGECOCK  
ENGINEERS - PLANNERS - SURVEYORS  
27 N.W. 48TH BOULEVARD  
GAINESVILLE, FL 32607 (352) 377-9928

REVISIONS:

NOT VALID UNLESS SIGNED AND SEALED BELOW  
CRAIG R. HEDGECOCK, PE/PSM  
P.E. NO. 24851 - P.S.M. NO. 3508 - FLORIDA

SITE PLAN  
PREPARED FOR: IVAN KOLOMYKO  
TAX PARCEL NUMBER: 03129-001-000  
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

GRAPHIC SCALE  
( IN FEET )  
1 inch = 20 ft.

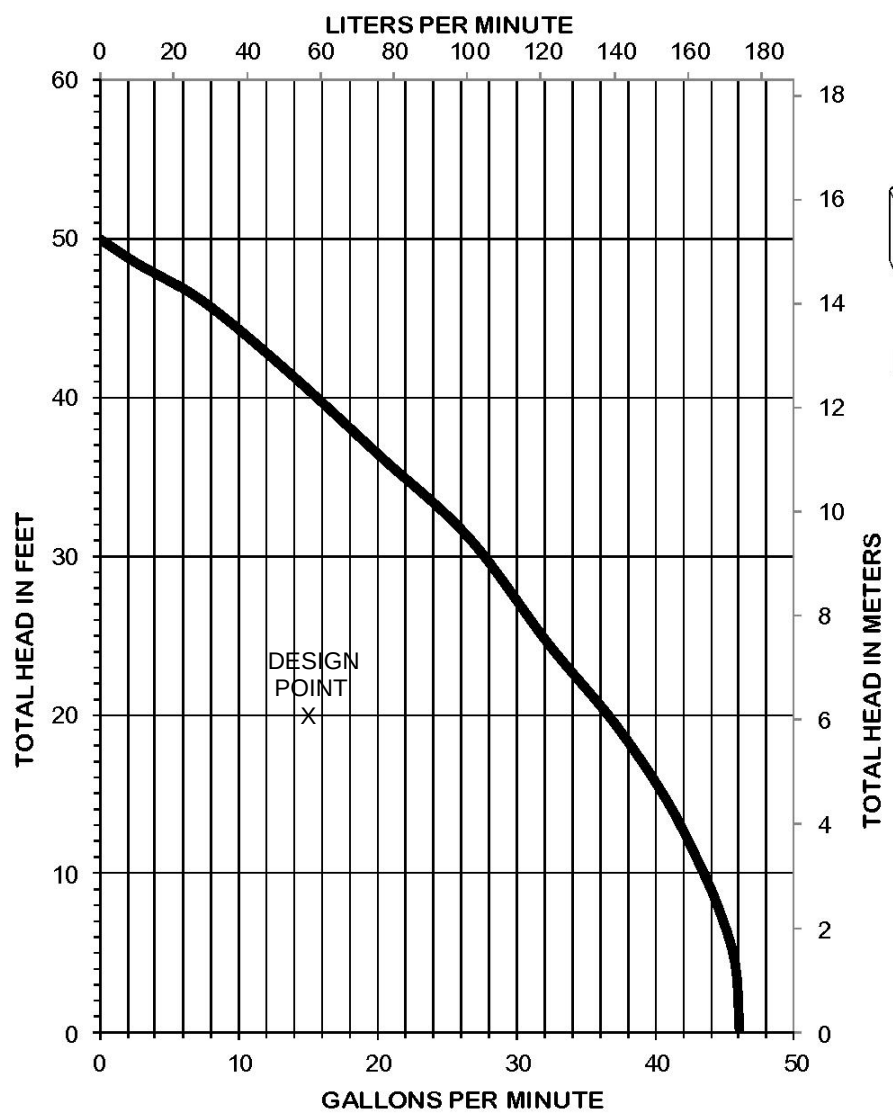
SHEET  
4 OF 10





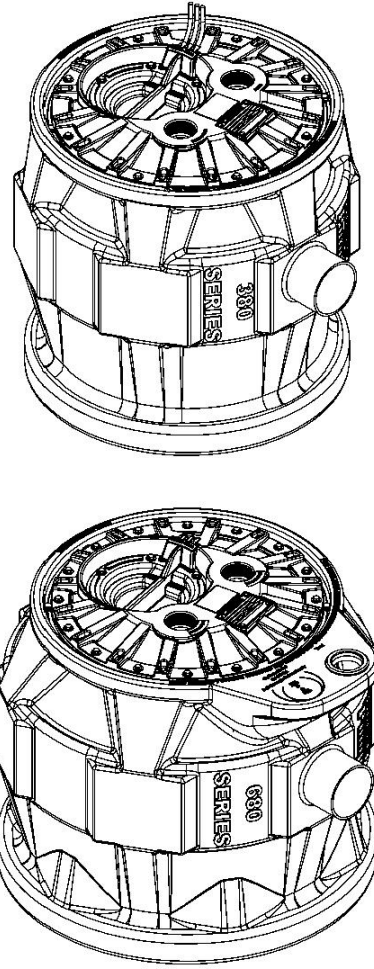
Product Specifications

ProVore®380 & ProVore®680 - Series Residential Grinder Packages

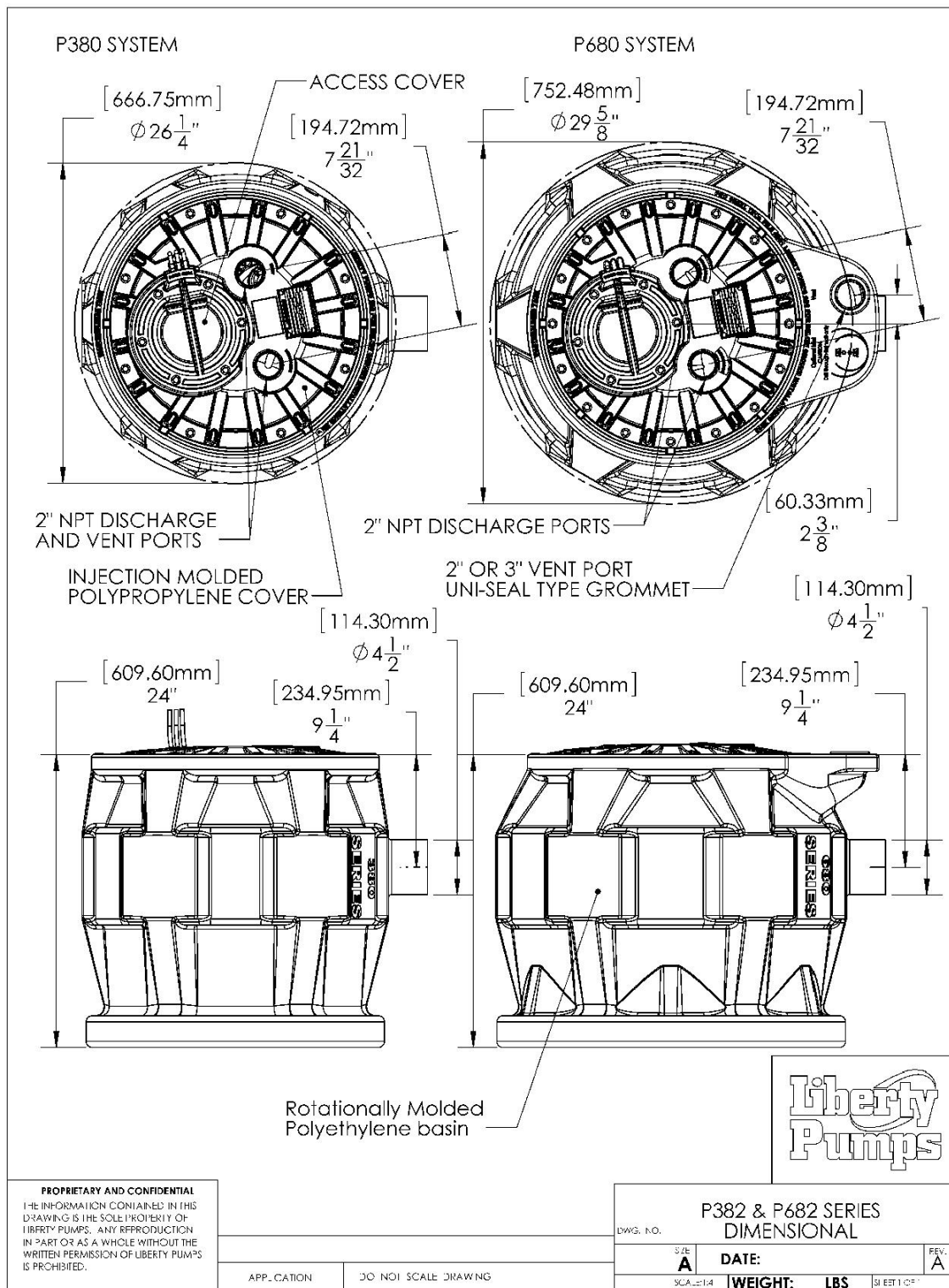


ProVore380-680 R10-2015

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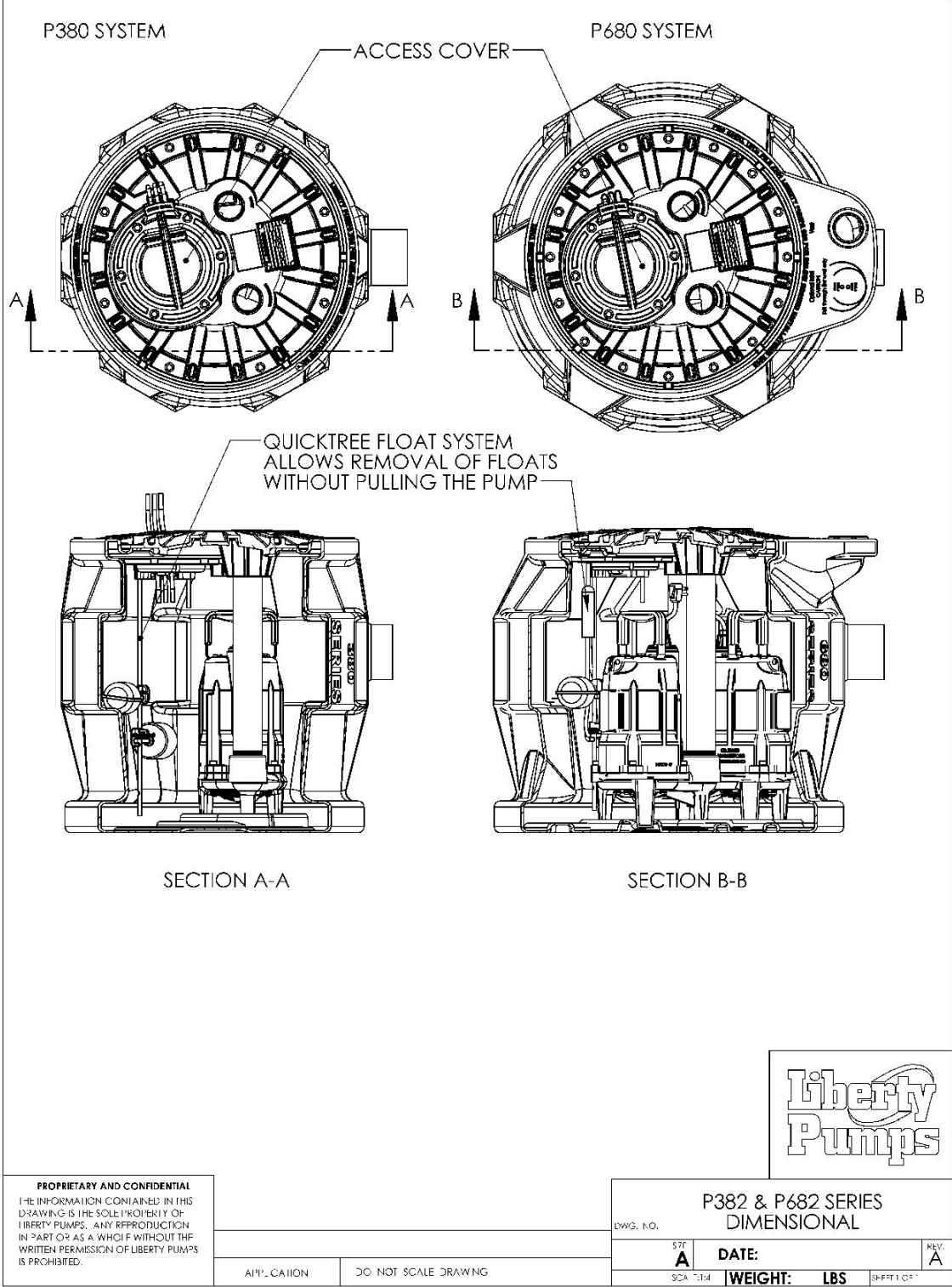


ProVore®380 & ProVore®680 Series Dimensional Data



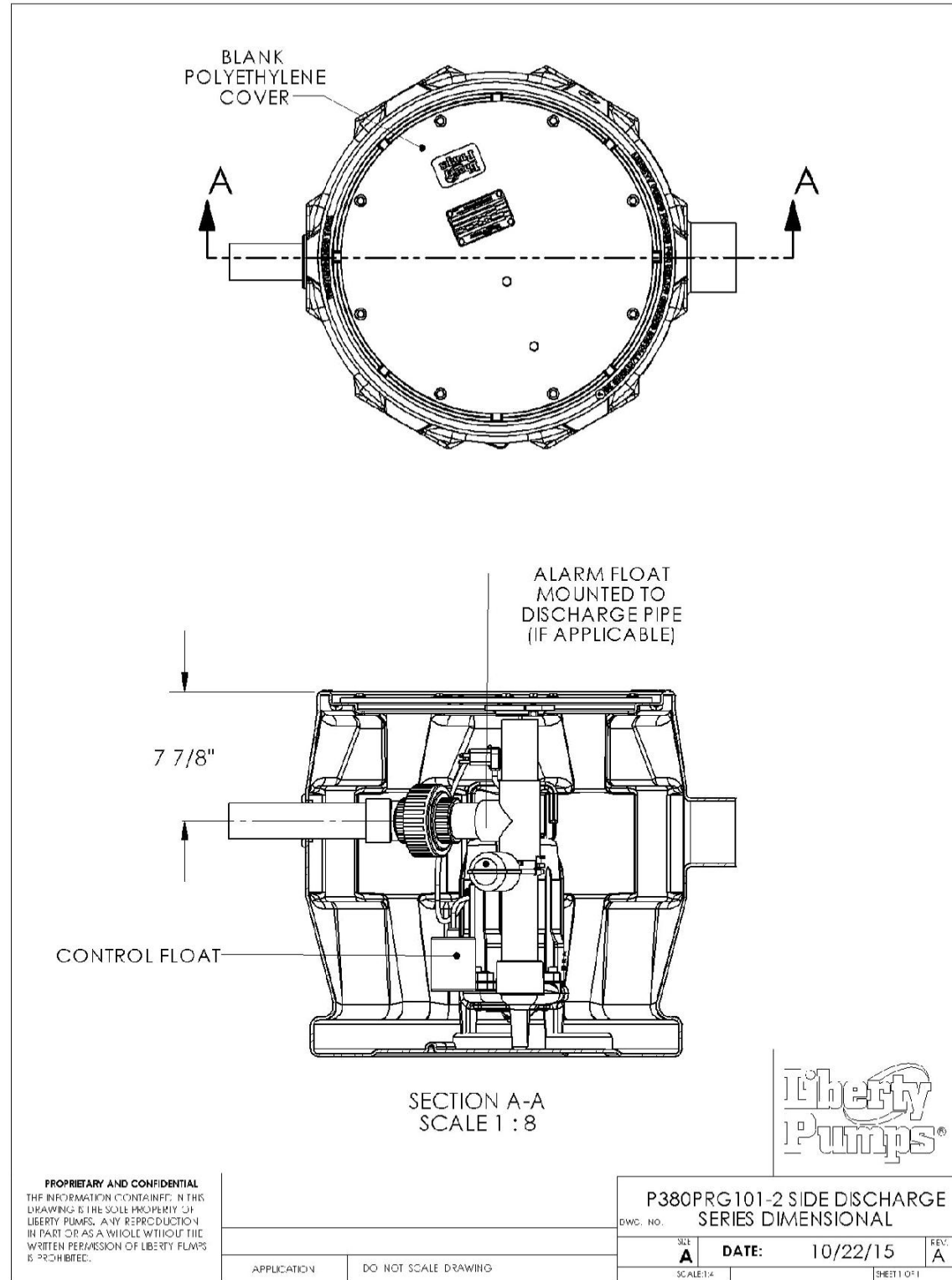
ProVore380-680 R10-2015

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ProVore380-680 R10-2015

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ProVore380-680 R10-2015

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ProVore®380 & ProVore®680 Series Electrical Data

| MODEL           | HP | VOLTAGE | PHASE | SF   | FULL LOAD AMPS | LOCKED ROTOR AMPS | THERMAL OVERLOAD TEMP | STATOR WINDING CLASS | DISCHARGE | AUTOMATIC SYSTEM    |
|-----------------|----|---------|-------|------|----------------|-------------------|-----------------------|----------------------|-----------|---------------------|
| P382XPFG101     | 1  | 115     | 1     | 1.00 | 12             | 47                | 105°C 221°F           | B                    | 2"        | YES                 |
| P382XPFG101V    | 1  | 115     | 1     | 1.00 | 12             | 47                | 105°C 221°F           | B                    | 2"        | YES (VERTICAL)      |
| P382XPFG101SD-2 | 1  | 115     | 1     | 1.00 | 12             | 47                | 105°C 221°F           | B                    | 2" (SIDE) | YES                 |
| P382XPFG102     | 1  | 230     | 1     | 1.00 | 6              | 23.7              | 105°C 221°F           | B                    | 2"        | YES                 |
| P682XPFG101     | 1  | 115     | 1     | 1.00 | 12             | 47                | 105°C 221°F           | B                    | 2"        | YES (Outdoor Panel) |
| P682XPFG101W    | 1  | 115     | 1     | 1.00 | 12             | 47                | 105°C 221°F           | B                    | 2"        | YES (Outdoor Panel) |
| P682XPFG102     | 1  | 230     | 1     | 1.00 | 6              | 23.7              | 105°C 221°F           | B                    | 2"        | YES                 |
| P682XPFG102W    | 1  | 230     | 1     | 1.00 | 6              | 23.7              | 105°C 221°F           | B                    | 2"        | YES (Outdoor Panel) |

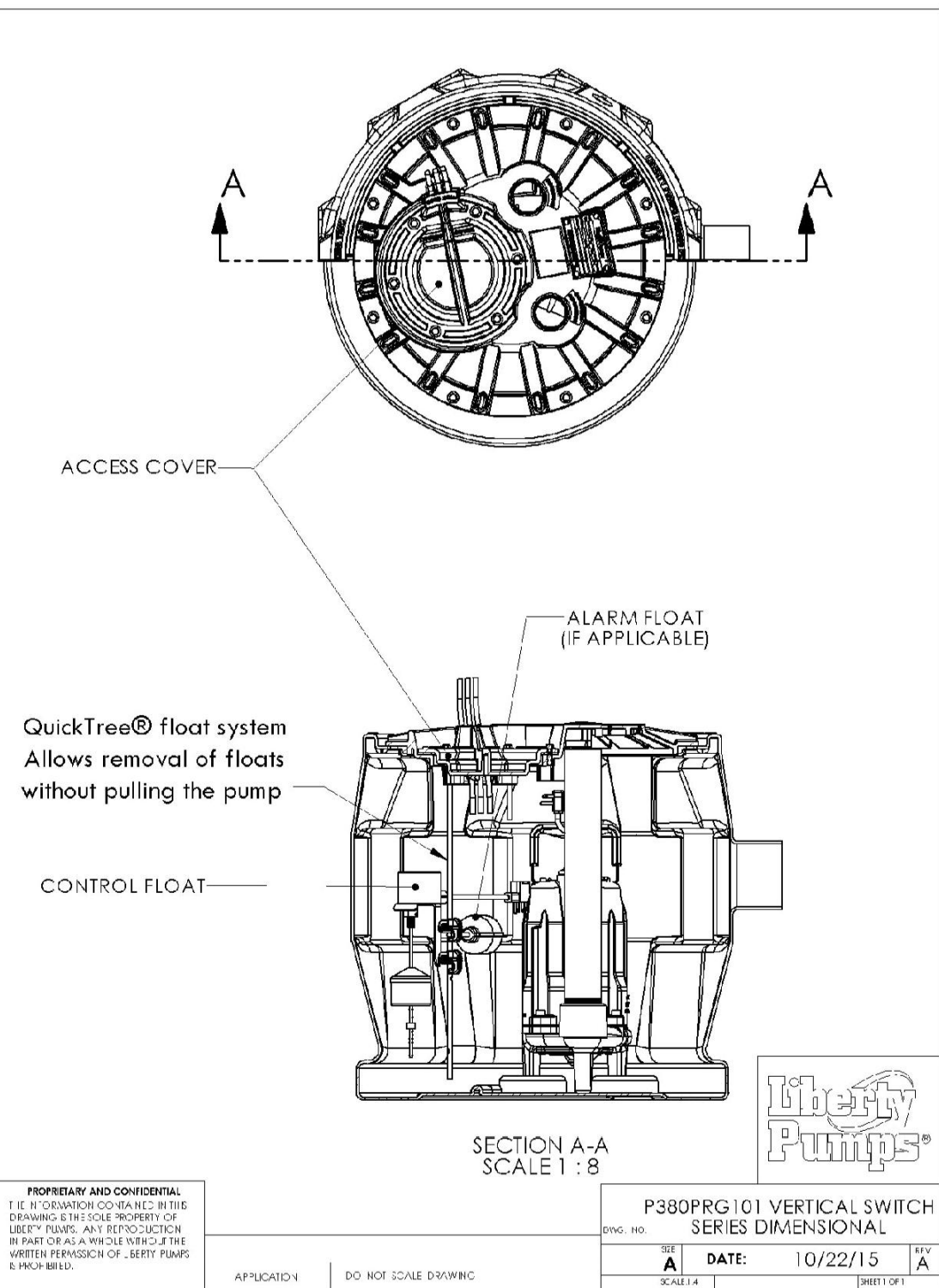
ProVore®380 & ProVore®680 Series Technical Data

|                      |                                                                |
|----------------------|----------------------------------------------------------------|
| TANK                 | UPC LISTED POLYETHYLENE BASIN MEETS WPMO PS82 10' STACK TEST   |
| COVER                | POLYPROPYLENE (HOPKINS FOR SIDE DISCHARGE MODEL)               |
| GUIDE RAIL           | NONE - PUMPS PULL OUT WITH COVER                               |
| INLET HUB            | INCORPORATED INTO TANK                                         |
| DISCHARGE PIPE       | SCHEDULE 80 PVC                                                |
| CONTROLS             | PIGGY BACK FLOATS - P382 SYSTEMS<br>PDC CONTROL - P680 SYSTEMS |
| IMPELLER             | CAST IRON                                                      |
| SOLIDS HANDLING SIZE | GRINDER PUMP - 2"                                              |
| PAINT                | POWDER COAT                                                    |
| MAX LIQUID TEMP      | 60°C 140°F                                                     |
| THERMAL OVERLOAD     | 105°C 221°F                                                    |
| POWER CORD TYPE      | SJT/W                                                          |
| MOTOR HOUSING        | CAST IRON                                                      |
| VOLUTE               | CAST IRON                                                      |
| SHAFT                | 303 STAINLESS STEEL                                            |
| HARDWARE             | STAINLESS STEEL                                                |
| ORINGS               | BUNA N                                                         |
| MECHANICAL SEAL      | UNITIZED SILICON CARBIDE                                       |

WARRANTY  
Standard limited warranty shall be 3 years.

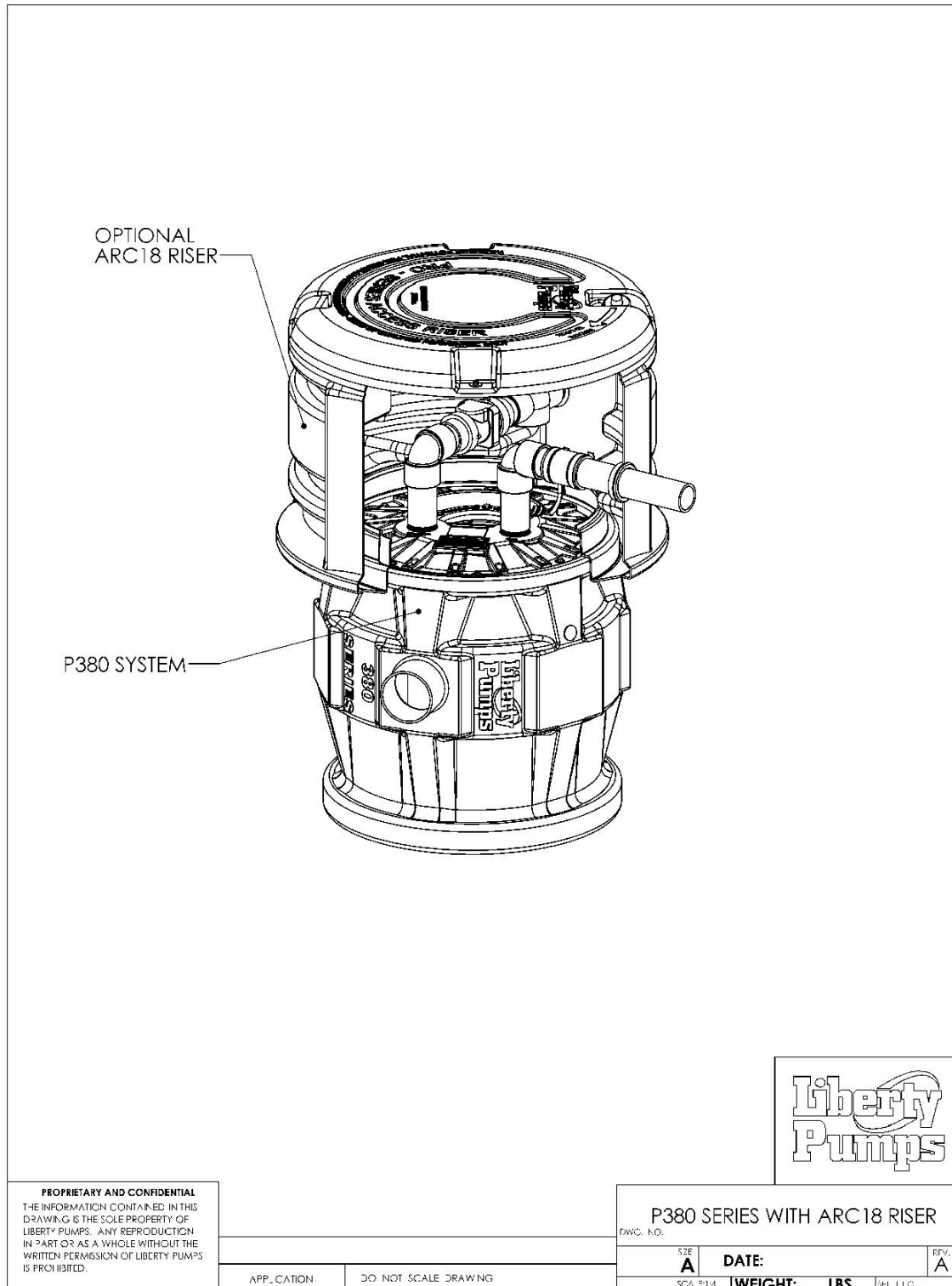
ProVore380-680 R10-2015

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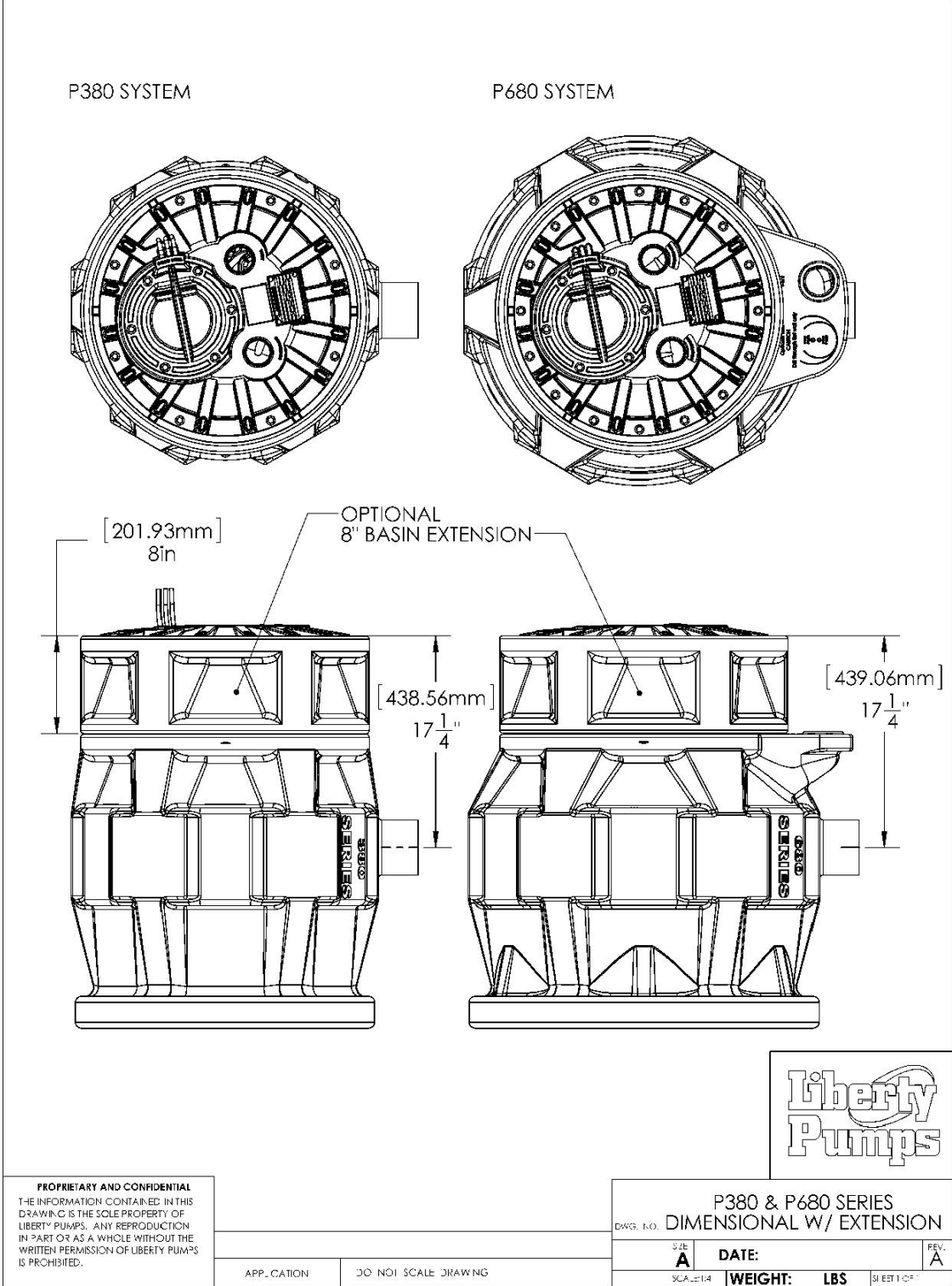
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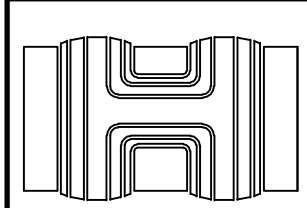
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|                                                                                   |                                      |
|-----------------------------------------------------------------------------------|--------------------------------------|
| (R)                                                                               | RECORD MEASUREMENT                   |
| (F)                                                                               | FIELD MEASUREMENT                    |
| ID.                                                                               | IDENTIFICATION                       |
| R/W                                                                               | RIGHT-OF-WAY                         |
| R.B.                                                                              | OFFICIAL RECORDS BOOK                |
| PC                                                                                | PAGE                                 |
| PERM                                                                              | PERMANENT REFERENCE MONUMENT         |
| O.T.                                                                              | FLORIDA DEPARTMENT OF TRANSPORTATION |
| N                                                                                 | NORTHING (STATE PLANE COORDINATE)    |
| E                                                                                 | EASTING (STATE PLANE COORDINATE)     |
| LEV.                                                                              | ELEVATION                            |
| INV.                                                                              | INVERT ELEVATION                     |
| RCP                                                                               | REINFORCED CONCRETE PIPE             |
| ○                                                                                 | (RCS) REBAR & CAP SET                |
| ○                                                                                 | (RCF) REBAR & CAP FOUND              |
| ■                                                                                 | (CMF) CONCRETE MONUMENT FOUND        |
| ○                                                                                 | (OPF) OPEN PIPE FOUND                |
| ⊗                                                                                 | FIBER—OPTIC MARKER                   |
| ⊗                                                                                 | GAS MARKER                           |
| ⊗                                                                                 | GUY ANCHOR                           |
| ⊗                                                                                 | FIRE HYDRANT                         |
|  | MITERED END SECTION                  |
| —                                                                                 | SIGN (AS INDICATED)                  |
| ▽                                                                                 | TELEPHONE PEDESTAL                   |
| ▽                                                                                 | WATER METER                          |
| ⊗                                                                                 | WOOD POWER POLE                      |
| ⊗                                                                                 | SANITARY SEWER MANHOLE               |
| —                                                                                 | — FENCE LINES                        |
| —                                                                                 | — OVERHEAD ELECTRIC LINES            |
| —                                                                                 | — UNDERGROUND WATER LINES            |
| —                                                                                 | — UNDERGROUND STORM WATER LINES      |
| —                                                                                 | — GAS — UNDERGROUND GAS LINES        |

PAVED ROADWAY

6" MIN. OF  
FDOT #1  
COARSE  
AGGREGATE

50" ±

20" ±

1. CONTRACTOR TO USE BEST MEASURES TO CONTROL EROSION AND SEDIMENTATION DURING CONSTRUCTION.
2. BASIN IS TO BE ROUGH GRADED AT COMMENCEMENT OF CONSTRUCTION.
3. DISTURBED AREAS ARE TO BE SEEDED AND MULCHED OR SODDED UPON COMPLETION OF WORK.
4. THE DRAINAGE RETENTION AREA SHALL BE SCRAPED CLEAN OF ALL ACCUMULATED SEDIMENT UPON COMPLETION OF CONSTRUCTION, FINAL GRADED, AND THE SIDES SODDED WITH SAND BASED SOD.
5. SEE STORMWATER POLLUTION PREVENTION PLAN FOR ADDITIONAL DETAILS AND/OR INFORMATION.

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONTINUOUSLY EMPLOYED AT ALL TIMES DURING CONSTRUCTION TO AVOID ADVERSE IMPACTS TO RECEIVING WATERS AND/OR ADJACENT PROPERTIES, STORM WATER RETENTION FACILITIES, STORM WATER STRUCTURES, AND STORM WATER CONVEYANCES UNTIL THE PROJECT AREA IS FULLY STABILIZED.

2. THE PROJECT CONTRACTOR IS ENJOINED TO MAINTAIN AND FOLLOW THE SCHEDULE CONTAINED IN THE FOLLOWING DOCUMENTS: A. GUIDE TO SOUND LAND AND WATER MANAGEMENT (DEP, 1988) AND ANY SUBSEQUENT AMENDMENTS.

3. ANY SEDIMENT TRACKED AND/OR DEPOSITED ONTO ADJACENT RIGHTS-OF-WAY, ROADWAYS, ADJACENT PROPERTIES, ETC. SHALL BE IMMEDIATELY REMOVED OR CLEANED UP BY THE PROJECT CONTRACTOR.

4. A TEMPORARY CONSTRUCTION ENTRANCE STABILIZED WITH LIMEROCK AND/OR GRAVEL SHALL BE ESTABLISHED AT THE PROJECT SITE.

5. ALL WATER POLLUTION PROTECTION PLAN (SWPPP) MAY BE IN EFFECT FOR THIS PROJECT. IF SO, INSPECTION REPORTS ARE REQUIRED TO BE COMPLETED AT LEAST ONCE A WEEK AND/OR WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.50 INCHES OR GREATER.

6. UPON COMPLETION OF CONSTRUCTION AND/OR FINAL STABILIZATION OF THE PROJECT SITE, ANY TEMPORARY SEDIMENT AND EROSION CONTROL SHALL BE REMOVED.

Diagram illustrating the trench for filter fabric installation. The trench is 6' MAX. long. The filter fabric is 18" wide and 8" high. The filter fabric conforms with SEC. 985 FDOT. The flap is trenched in perpendicular. The ground level is indicated. A MIN. dimension is shown for the trench depth.

NOTE: CONTRACTOR TO INSTALL AT COMMENCEMENT OF CONSTRUCTION AS SHOWN AS: \_\_\_\_\_ SF \_\_\_\_\_

DEMOLITION & SEDIMENT AND EROSION CONTROL PLAN

STATE ROAD NO. 235 (100' R/W)  
(STATE OF FLORIDA - STATE ROAD DEPARTMENT  
RIGHT OF WAY MAP SECTION 26110-2502)

NOTE:  
WETLAND LINE MARKED BY DAVID W. HALL,  
PH.D. ON FEBRUARY 28, 2019.

GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft.

|                                   |
|-----------------------------------|
| DATE:<br>JUNE 05, 2019            |
| DRAWN BY:<br>CRAIG R. HEDGECOCK   |
| CHECKED BY:<br>CRAIG R. HEDGECOCK |
| DRAWING NO.<br>GRANITE SP5        |

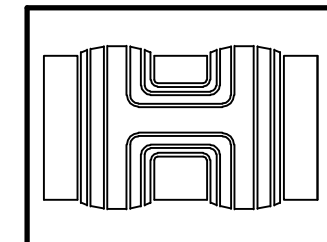
**CRAIG R. HEDGECOCK**  
ENGINEERS - PLANNERS - SURVEYORS  
27 N.W. 48TH BOULEVARD  
DAINESVILLE, FL 32607 (352) 377-9928

5.

**NOT VALID UNLESS SIGNED AND SEALED BELOW**

SITE PLAN

PREPARED FOR: IVAN KOLOMYIKO  
TAX PARCEL NUMBER: 03129-001-000  
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



**SHEET**  
**6 OF 10**



- LEGEND:
- (R) RECORD MEASUREMENT  
(F) FIELD MEASUREMENT  
ID. IDENTIFICATION  
R/W RIGHT-OF-WAY  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
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N: NORTHING (STATE PLANE COORDINATE)  
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○ FIBER-OPTIC MARKER  
⊗ GAS MARKER  
⊙ GUY ANCHOR  
⊕ FIRE HYDRANT  
⊞ MITERED END SECTION  
— SIGN (AS INDICATED)  
▽ TELEPHONE PEDESTAL  
⊞ WATER METER  
⊞ WOOD POWER POLE  
⊞ SANITARY SEWER MANHOLE  
— FENCE LINES  
— OVERHEAD ELECTRIC LINES  
— UNDERGROUND WATER LINES  
— UNDERGROUND STORM WATER LINES  
— GAS UNDERGROUND GAS LINES

## SITE DATA:

5880 SQ.FT. BUILDING OR 8.6% [FAR=0.086]  
8061 SQ.FT. PARKING OR 11.5%  
740 SQ.FT. SIDEWALK/DUMPSTER OR 1.0%  
55450 SQ.FT. OPEN SPACE/RETENTION OR 78.9%  
70131 SQ.FT. TOTAL SITE OR 1.610 AREAS ±

## NOTE:

- Upon completion of the installation, the contractor shall request an inspection by the design professional. A Landscape and Irrigation As-Built Certification shall be signed and sealed by the design professional.
- Tree location photograph or aerial for 3 heritage (>30" diameter) and 20 regulated (>10" diameter) trees existing on site.
- All vegetative materials identified in the Florida Exotic pest councils list of invasive plant species, as amended, shall be removed at time of development. Sugarberry to remain, not on list.
- All trees and plants to be Florida grade #1 or better as defined by the Florida Grades and Standards, latest edition.
- Florida Friendly Landscaping practices have been incorporated in the Landscape and Irrigation plan by use of native plant species, drip irrigation and water use groupings.
- See plan details sheet for maintenance plan.

## TREE CREDIT TABLE

Heritage trees, refer to Heritage trees & regulated trees to remain plan sheet

| COMMON NAME  | BOTANICAL NAME     | QTY | DBH | HEALTH | CREDITS |
|--------------|--------------------|-----|-----|--------|---------|
| 1. LIVE OAK  | QUERCUS VIRGINIANA | 1   | 6"  | GOOD   | 1       |
| 2. LIVE OAK  | QUERCUS VIRGINIANA | 1   | 9"  | GOOD   | 1       |
| 3. LIVE OAK  | QUERCUS VIRGINIANA | 2   | 10" | GOOD   | 2       |
| 4. LIVE OAK  | QUERCUS VIRGINIANA | 1   | 12" | GOOD   | 3       |
| 5. LIVE OAK  | QUERCUS VIRGINIANA | 3   | 14" | GOOD   | 9       |
| 6. LIVE OAK  | QUERCUS VIRGINIANA | 1   | 16" | GOOD   | 3       |
| 7. LIVE OAK  | QUERCUS VIRGINIANA | 4   | 18" | GOOD   | 12      |
| 8. LIVE OAK  | QUERCUS VIRGINIANA | 1   | 19" | GOOD   | 3       |
| 9. LIVE OAK  | QUERCUS VIRGINIANA | 1   | 21" | GOOD   | 6       |
| 10. LIVE OAK | QUERCUS VIRGINIANA | 1   | 22" | GOOD   | 6       |
| 11. LIVE OAK | QUERCUS VIRGINIANA | 1   | 23" | GOOD   | 6       |
| 12. LIVE OAK | QUERCUS VIRGINIANA | 1   | 24" | GOOD   | 6       |
| 13. LIVE OAK | QUERCUS VIRGINIANA | 1   | 26" | GOOD   | 6       |
| 14. LIVE OAK | QUERCUS VIRGINIANA | 3   | 29" | GOOD   | 18      |
| 15. LIVE OAK | QUERCUS VIRGINIANA | 1   | 34" | GOOD   | 12      |
| 16. LIVE OAK | QUERCUS VIRGINIANA | 1   | 36" | GOOD   | 12      |
| 17. LIVE OAK | QUERCUS VIRGINIANA | 1   | 41" | GOOD   | 20      |
|              |                    | 25  |     |        | 126     |

TREES REMAINING: (total = 25 , CREDITS = 126)

TREES REMOVED: (total = 3)  
12", 14" and 24" OAK  
TREE REPLACEMENT MITIGATION = 50" REQUIRED REPLACEMENT - 31.5" (25% OF CREDITS) = 18.5"  
REQUIRED NEW TREES

## LANDSCAPE LEGEND

| SYMBOL                                                                             | QTY                                                             | BOTANICAL NAME          | COMMON NAME       | SIZE AND SPECIFICATIONS                         | NATIVE              |
|------------------------------------------------------------------------------------|-----------------------------------------------------------------|-------------------------|-------------------|-------------------------------------------------|---------------------|
| SHADE TREES                                                                        |                                                                 |                         |                   |                                                 |                     |
|   | 8                                                               | QUERCUS VIRGINIANA      | LIVE OAK          | 8' HT., 2" CAL. MIN., 30'OC MIN.                | Y                   |
|   | 12                                                              | ACER RUBRUM             | RED MAPLE         | 8' HT., 2" CAL. MIN., 30'OC MIN.                | Y                   |
| UNDERSTORY                                                                         |                                                                 |                         |                   |                                                 |                     |
|  | 15                                                              | CERCIS CANADENSIS       | RED BUD           | 5' HT., 1-1/2" MIN. CAL., 15 GAL. MIN.          | Y                   |
|  | 16                                                              | BETULA NIGRA            | RIVER BIRCH       | 5' HT., 1-1/2" MIN. CAL., 15 GAL. MIN.          | Y                   |
| BUFFER SHRUBS                                                                      |                                                                 |                         |                   |                                                 |                     |
|  | 75                                                              | ILICIIUM PARVIFLORUM    | OCALA ANISE       | 3 GAL., 3' O.C. 24" HT, MIN., 36" ht in 3 yrs   | Y                   |
|  | 8                                                               | PODOCARPUS MACROPHYLLUS | PODOCARPUS        | 3 GAL., 3' O.C. 24" HT, MIN.                    | N                   |
|  | 30                                                              | VIBURNUM SP.            | SUSANQUA VIBURNUM | 3 GAL., 3' O.C. 24" HT, MIN., 6' HT. IN 3 YEARS | N                   |
| MULCH                                                                              |                                                                 |                         |                   |                                                 |                     |
| TYPE B PINE BARK (100 CY)                                                          |                                                                 |                         |                   |                                                 |                     |
| SOD                                                                                |                                                                 |                         |                   |                                                 |                     |
| ARGENTINE BAHIA- SOLID OR SEEDING SPRIGS                                           |                                                                 |                         |                   |                                                 |                     |
|  | TREE REMOVED                                                    |                         |                   |                                                 | INSTALL TREE PRO    |
|  | TREE PROTECTION BARRIER PER LDR CITY OF ALACHUA SECT 6.2.1 D.2. |                         |                   |                                                 | PER CITY OF ALACHUA |

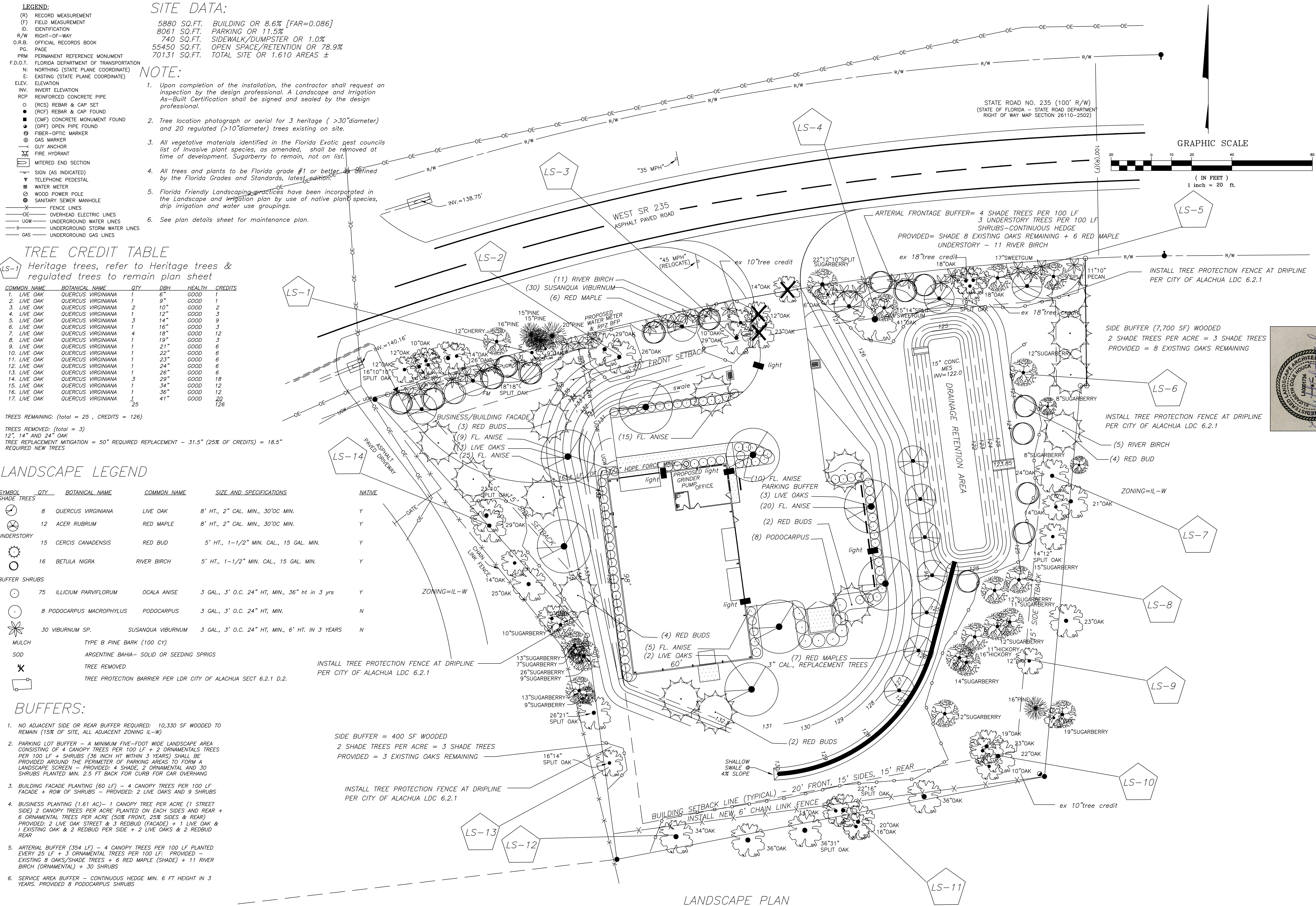
## BUFFERS:

- NO ADJACENT SIDE OR REAR BUFFER REQUIRED: 10,330 SF WOODED TO REMAIN (15% OF SITE, ALL ADJACENT ZONING IL-W)
- PARKING LOT BUFFER - A MINIMUM FIVE-FOOT WIDE LANDSCAPE AREA CONSISTING OF 4 CANOPY TREES PER 100 LF + 2 ORNAMENTAL TREES PER 100 LF + SHRUBS (36 INCH HT WITHIN 3 YEARS) SHALL BE PROVIDED AROUND THE PERIMETER OF PARKING AREAS TO FORM A LANDSCAPE SCREEN - PROVIDED: 4 SHADE, 2 ORNAMENTAL AND 30 SHRUBS PLANTED MIN. 2.5 FT BACK FOR CURB FOR CAR OVERHANG
- BUILDING FACADE PLANTING (60 LF) - 4 CANOPY TREES PER 100 LF FACADE + ROW OF SHRUBS - PROVIDED: 2 LIVE OAKS AND 9 SHRUBS
- BUSINESS PLANTING (1.61 AC) - 1 CANOPY TREE PER ACRE (1 STREET SIDE) 2 CANOPY TREES PER ACRE PLANTED ON EACH SIDES AND REAR + 6 ORNAMENTAL TREES PER ACRE (50% FRONT, 25% SIDES & REAR) PROVIDED: 2 LIVE OAK STREET & 3 REDBUD (FACADE) + 1 LIVE OAK & 1 EXISTING OAK & 2 REDBUD PER SIDE + 2 LIVE OAKS & 2 REDBUD REAR
- ARTERIAL BUFFER (354 LF) - 4 CANOPY TREES PER 100 LF PLANTED EVERY 25 LF + 3 ORNAMENTAL TREES PER 100 LF: PROVIDED - EXISTING 8 OAKS/SHADE TREES + 6 RED MAPLE (SHADE) + 11 RIVER BIRCH (ORNAMENTAL) + 30 SHRUBS
- SERVICE AREA BUFFER - CONTINUOUS HEDGE MIN. 6 FT HEIGHT IN 3 YEARS. PROVIDED 8 PODOCARPUS SHRUBS

SIDE BUFFER = 400 SF WOODED  
2 SHADE TREES PER ACRE = 3 SHADE TREES  
PROVIDED = 3 EXISTING OAKS REMAINING

INSTALL TREE PROTECTION FENCE AT DRIPLINE  
PER CITY OF ALACHUA LDC 6.2.1

## LANDSCAPE PLAN



DATE: 1/14/19  
DRAWN BY: ELIZABETH C. HOUCK  
CHECKED BY: ELIZABETH C. HOUCK  
SHEET NO. 19-101

ELIZABETH C. HOUCK  
LANDSCAPE ARCHITECTURE, LLC  
SITE PLANS \* CONSULTATION \* CONSTRUCTION DOCUMENTS  
(352) 875-5201 (CELL)  
LCH28@verizon.net

REVISIONS:  
per DRT comments 2/25/19  
parking/drainage rev 5/31/19  
final review 7/1/19  
building 2 8/15/19

NOT VALID UNLESS SIGNED AND SEALED - 7/23/19  
ELIZABETH C. HOUCK, P.L.A. AS/LA - DATE  
LA # 00001734 - FLORIDA

LANDSCAPE PLAN  
PREPARED FOR: IVAN KOLOMYIKO  
TAX PARCEL NUMBER: 03129-001-000  
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SHEET  
7 OF 10



- LEGEND:**  
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FENCE LINES  
OVERHEAD ELECTRIC LINES  
UGW UNDERGROUND WATER LINES  
S UNDERGROUND STORM WATER LINES  
GAS UNDERGROUND GAS LINES

#### IRRIGATION KEY

- ☒ AUTOMATIC CONTROLLER (ELECTRIC) IN LOCK BOX, PROVIDE ELECTRIC W/ RAIN SENSOR  
HB HOSE BIB  
----- SCH.40 PVC SLEEVE.  
----- SCHEDULE 40 PVC MAINLINE  
----- CLASS 160 LATERAL LINE, SIZED AS SHOWN, TYP. LATERAL PIPE 1/2"  
● ZONE CONTROL VALVE (LOW FLOW + PRESSURE REGULATOR)  
ooo BACKFLOW PREVENTER  
● XERI-BUG EMITTER, 2 GPH 30 PSI  
Coverage  
● HUNTER MP ROTATOR SPRAY HEADS, 30 PSI, 180d LOW VOLUME NOZZLES, 8 FT. RADIUS = 0.34 GPM ON 12" RISERS  
5 X 15 FT. SIDE STRIP= 0.65 GPM ON 12" RISERS  
1 1 5 -G.P.M  
----- VALVE SIZE  
----- ZONE

#### IRRIGATION REQUIREMENTS

1. TYPE OF AUTOMATED SYSTEM = ELECTRIC CONTROLLER IN OUTDOOR LOCKING CABINET OR INDOORS.
2. TYPE AND SIZE OF ELECTRICAL WIRE = TO BE DETERMINED AT FOR VALVES
3. BACKFLOW PREVENTION DEVICE = FEBCO 850 DOUBLE CHECK OR PER COUNTY REQUIREMENTS
4. REQUIRED OPERATING PRESSURE = 30 PSI / 20 GPM
5. DESIGN OPERATING PRESSURE OF IRRIGATION SYSTEM = 30 PSI
6. PLACEMENT OF RAIN SENSOR WILL BE MOUNTED IN OPEN AREA CLOSE TO CONTROLLER LOCATION.
7. WATER REQUIREMENTS PER ZONE = PROVIDE 1/4" WATER PER ZONE/DAY (1-3/4"/WEEK), COMPLY WITH DISTRICT WATERING RESTRICTIONS  
BUBBLERS ZONES (EACH)= RUN TIME 15 MIN.,7 DAYS (FIRST YEAR)= 30 GALLONS/DAY  
SPRAY HEADS= RUN TIME 15 MIN.,7 DAYS (FIRST YEAR)= 540 GALLONS/DAY MAX.
8. SEE DETAIL SHEET FOR INSTALLATION SPECIFICATIONS AND DETAILS.

#### NOTES

1. METER TO HAVE A TOTALIZING WATER METER INSTALLED AT WATER SOURCE FOR IRRIGATION
2. NEW IRRIGATION PIPING MAY BE REVISED DEPENDING ON LAYOUT OF EXISTING PIPING
3. WATER SOURCE TO BE POTABLE WATER METER AND MAINLINE TO BE ADJUSTED TO CONNECT ZONE CONTROLLERS.
4. HUNTER MP ROTATOR HEADS USE 30% LESS WATER THAN CONVENTIONAL SPRAY HEADS DUE TO STREAM SPRAY SYSTEM  
A. A COMPLETE, SELF-CERTIFICATION CHECKLIST, AS WELL AS A CLEAR AND ACCURATE AS-BUILT SKETCH, HAVE BEEN SUBMITTED AND ACCEPTED BY THE CITY; AND  
B. THE FINAL INSPECTION AND LANDSCAPE/IRRIGATION RELEASE HAS BEEN RECEIVED OR THE CITY HAS CONDUCTED AND CERTIFIED A FINAL INSPECTION.
5. MODERATE WATER USE ZONE - ALL PORTIONS OF THE ZONE SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY WITHIN 100 LF, TO SUPPLEMENT NATURAL RAINFALL WHEN NEEDED FOR PLANT ESTABLISHMENT.
6. LOW WATER USE ZONES - ALL PORTIONS OF THE ZONE SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY WITHIN 50 LF, TO SUPPLEMENT NATURAL RAINFALL WHEN NEEDED FOR PLANT ESTABLISHMENT.
7. RAIN SENSOR DEVICE SHALL BE REQUIRED ON AUTOMATIC IRRIGATION SYSTEM.

#### BUBBLERS

1 3/4" 5

#### SPRAYS

2 1-1/4" 27

#### Moderate water zone

#### Low water zone

#### SPRAYS

#### BUBBLERS

#### Moderate water zone

#### Low water zone

#### SPRAYS

#### BUBBLERS

#### Moderate water zone

#### Low water zone

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#### Moderate water zone

#### Low water zone

#### SPRAYS

#### BUBBLERS

#### Moderate water zone

#### Low water zone



IRRIGATION NOTES

1. This schematic irrigation plan serves primarily as a guide. The Contractor shall be entirely responsible for proper coverage and operation of the systems, including changes from the plan as necessary to adjust for actual site conditions.
2. The Contractor shall be responsible for providing all labor, materials, and accessories required for complete irrigation systems meeting the performance requirements outlined herein.
3. All work shall be installed in accordance with the regulations of the local, county, or other governing authorities. Fees for all permits, inspections, and impact fees required shall be included as work required.
4. The water source shall be existing potable water meter. Design data shall be verified by the Contractor prior to installation.
5. A rain sensor device, Mini–Clik II, or approved equal, shall be installed for each controller installed.
6. All remote control valves, gate valves, ball valves, hose bibs and wire splices shall be installed in a suitable Ametek–type valve box of proper size as required for easy access to the valve. Valve boxes shall have a sump of 1 cf of gravel. Valve boxes shall be set flush and sloped with the surrounding grade.
7. All PVC pipe in the system less than 2” O.D. except risers, shall be Class 160 PSI Polyvinyl Chloride solvent weld pipe conforming to the ASTM–D2466, Type 1, requirements, NSF approved.
8. All PVC pipe in the system greater or equal to 2” O.D. and fittings shall be Schedule 40, Type 1, NSF approved conforming to the ASTM–D2466 requirements.
9. All wiring, if required, shall be U.L. U.F. wiring. A separate power wire shall be installed from the controller to each individual valve. Wiring shall be installed with main lines where possible; when not, it shall be installed in conduit. Waterproof wire connectors shall be used for controller wiring. Provide pressure compensating devices as necessary to reduce misting.

10. Verify the presence of all sleeving before commencing work. Where piping must pass under existing concrete or pavement, it shall be jacked or jetted where possible. Only if impossible to get in place without cutting pavement, permission will be given by the Owner to cut paving. If this is necessary, all cutting and replacing of the paving to match the existing shall be included under this section of the specifications.

11. All PVC piping and wiring shall be installed in the trenches with a minimum of 12” of cover and a maximum depth of 24”, except where specific permission is obtained from the Landscape Architect and/or Owner for less cover due to existing conditions. Where necessary because of landscaping, cover shall be as deep as required.

12. All flex pipe shall be buried to a depth of at least 4” (or covered with 3” of mulch) except where the tubing daylights over newly planted rootballs.

13. All emitters and flood bubblers shall be installed at the rootball and be minimally visable above the mulch.

14. The Contractor shall warrant the installation workmanship for a period of one year from date of job completion and retainage release. The Contractor shall further see to the fulfillment of all manufacturer’s warranties and shall provide an Owner’s Manuals. A reproducible as–built copied from the original showing all dimensioned system components shall be required for final job acceptance.

15. Irrigation System to include backflow device and to be designed at 100% coverage using meter water supply. Rainsensor to be installed at controller.

Table 1. Watering schedule for newly planted trees and shrubs

| Weeks after planting: | Watering frequency: |
|-----------------------|---------------------|
| 1–2                   | Daily               |
| 3–12                  | Every 2–3 days      |
| Until established*    | Weekly              |

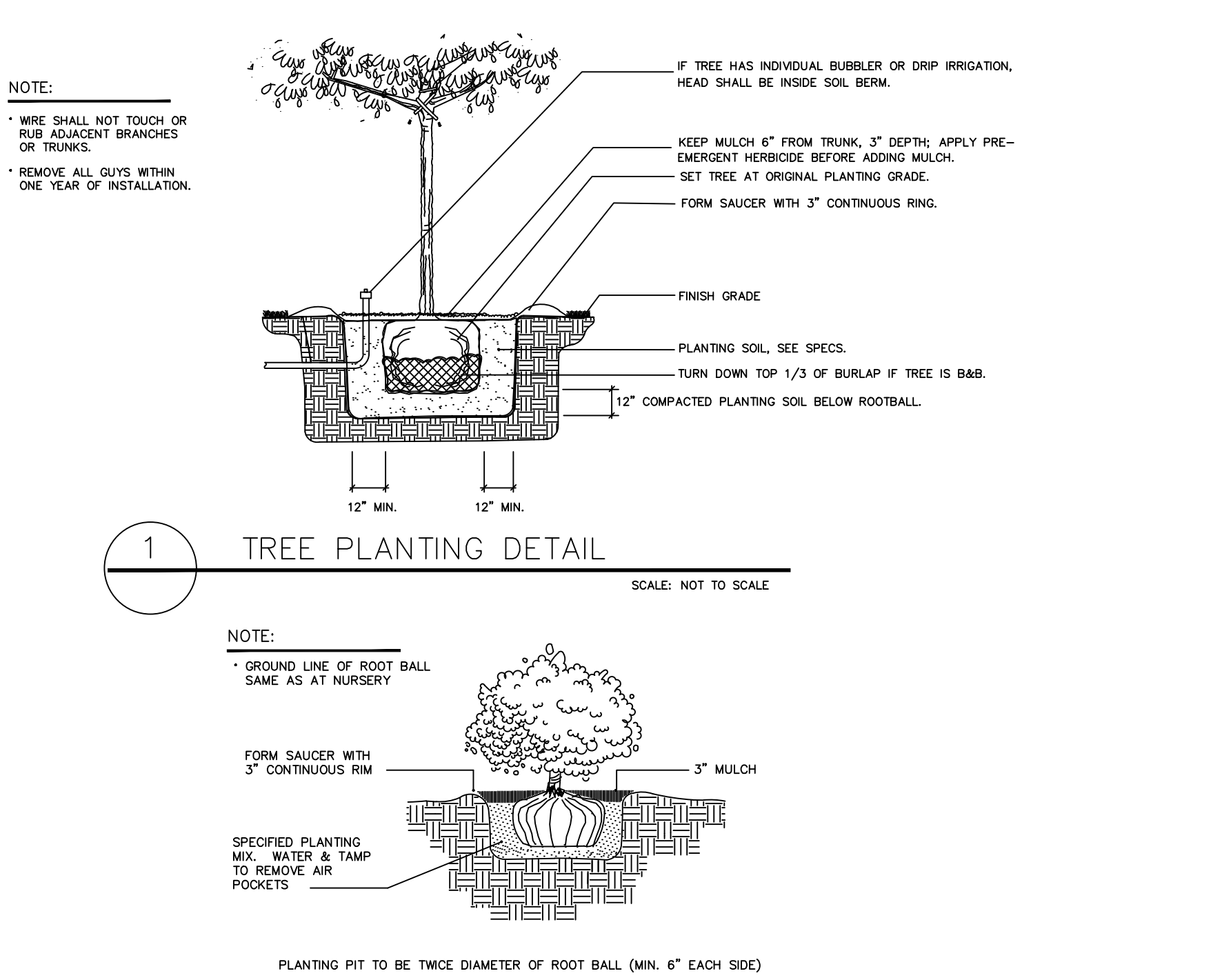
\* See Table 2 for tree establishment time. Shrubs establish in 1–2 years.

Newly planted shrubs are considered established when their root spread equals the spread of the above–ground canopy. Establishment times for trees increases with tree size. Trunk caliper at planting time can be used to determine the time it takes for roots to establish (Table 2).

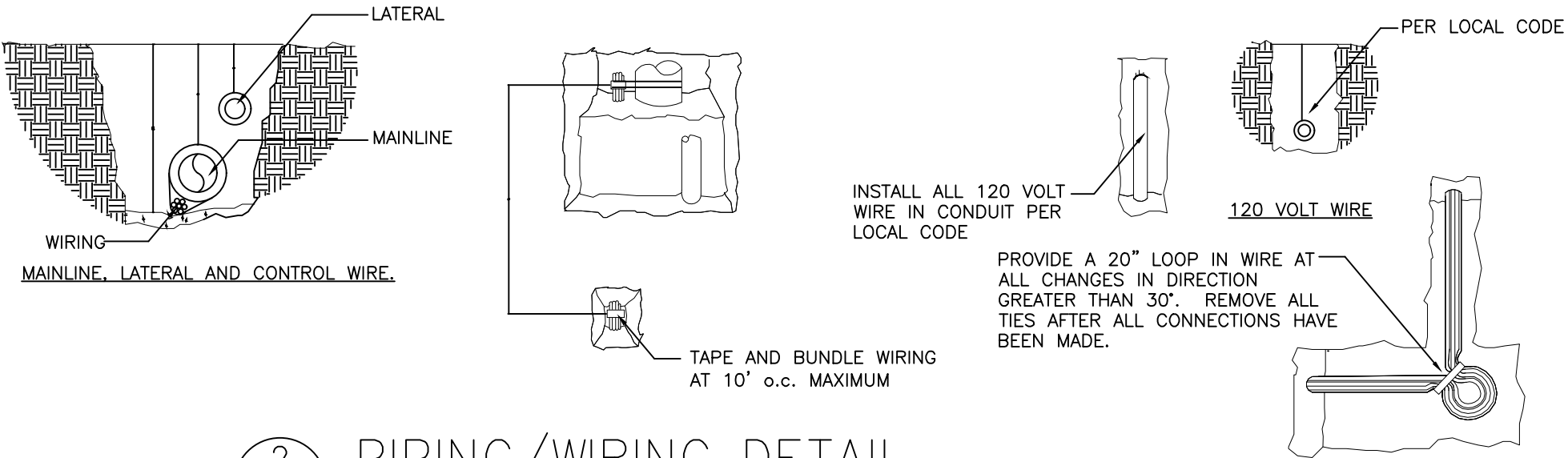
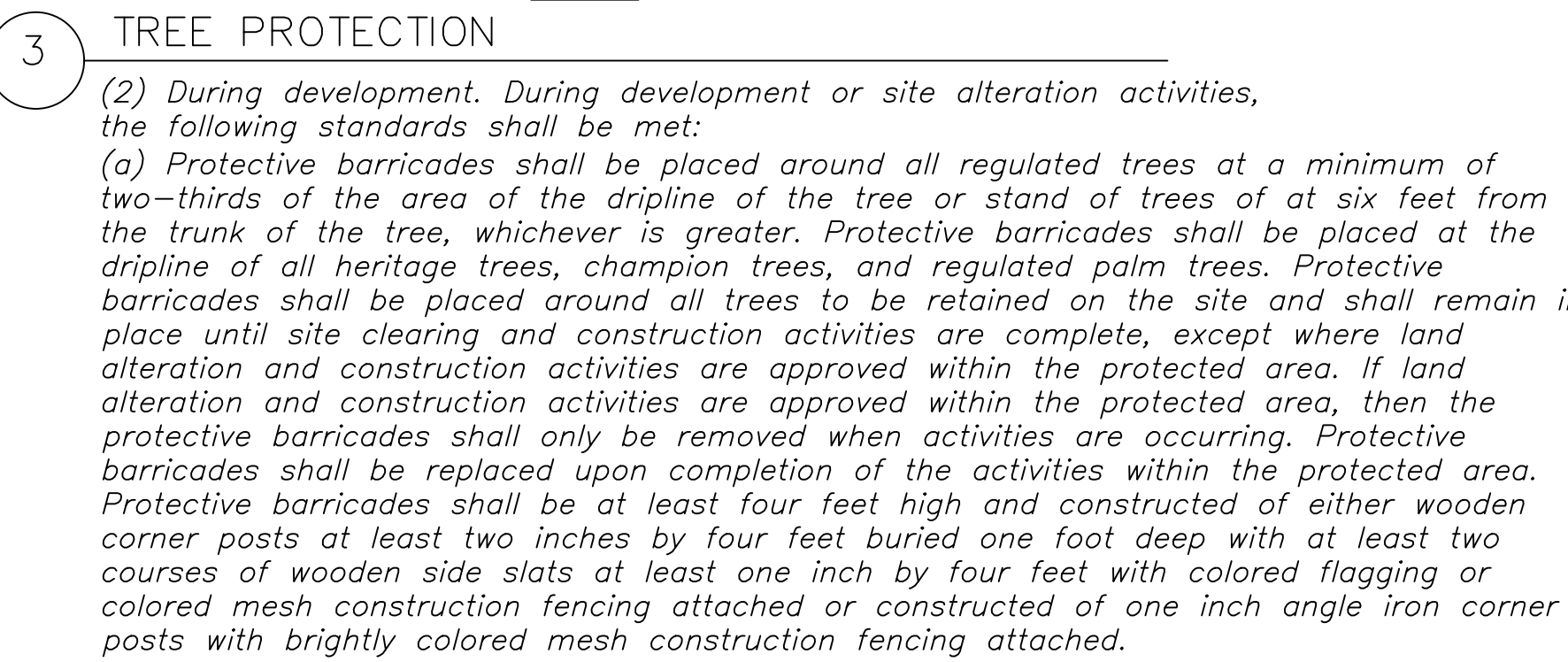
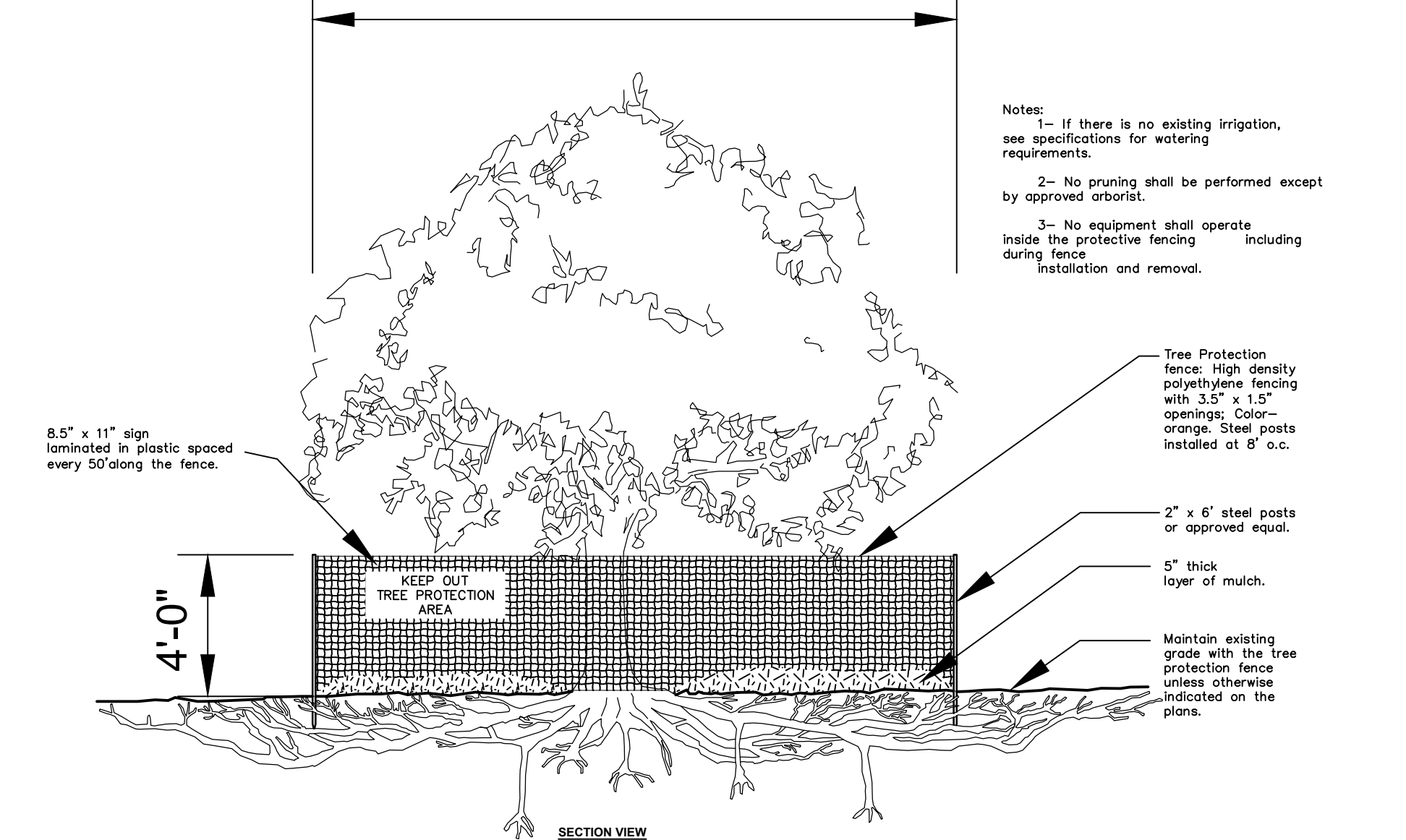
Table 2. Establishment time and watering volume for newly planted trees.

| Caliper (inches) | Root establishment time for trees (years) | Water applied during each irrigation (gal.) |
|------------------|-------------------------------------------|---------------------------------------------|
| 1                | 1.5                                       | 1–1.5                                       |
| 2                | 3                                         | 2–3                                         |
| 3                | 4.5                                       | 3–4.5                                       |
| 4                | 6                                         | 4–6                                         |
| 5                | 7.5                                       | 5–7.5                                       |
| 6                | 9                                         | 6–9                                         |

\*apply 1–1 1/2 gallons per inch of stem caliper at each watering



Crown drip line or other limit of Tree Protection area.



DETAILS PLAN

LANDSCAPE NOTES

1. All plants shall be Florida No. 1 or better, as outlined under Grades and Standards for Nursery Plants, Division of Plant Industries, State of Florida, latest edition.
2. All work shall be performed in accordance with standard and accepted nursery practices in a workmanlike manner.
3. The Landscape Contractor shall be responsible for finish grading all areas of the site. Rough grade will be within 2” of finish grade. The Landscape Contractor shall be responsible for any grade disturbed by his work.
4. The Landscape Contractor shall be responsible for the thorough removal of existing weeds and grass in the areas to be planted, including application(s) of appropriate herbicides before and after plant installation.
5. Soil used for planting shall consist of two parts of the existing soil and one part domestic peat moss (or sandy fill in heavy soils), mixed with two lbs. fertilizer per cubic yard. Fertilizer shall be SLOW RELEASE for new plantings.
6. Terra–Sorb, or approved equal, shall be incorporated into the planting soil of all trees in sandy soils only at the following rates:

15 gallon containers = one (3 oz.) Handy Pac  
30 gallon containers = two (3 oz.) Handy Pacs  
Up to 3” caliper = one (3 oz.) Handy Pac  
4” to 5” caliper = two (3 oz.) Handy Pacs  
Broadcast 1/2 throughout the planting pit; mix 1/2 with backfill.

All plant beds shall be top–dressed with 3” of pine bark nuggets.

7. The Landscape Architect reserves the right to field locate or review flagged locations of any or all plant material.

8. All balled and burlapped trees shall be hardened–off at the supplier’s for a minimum of 30 days prior to shipping. All suppliers must be approved by the Landscape Architect prior to delivery and installation of the trees; any tree which shows signs of stress shall be replaced immediately at no charge to the Owner.

9. All trees will be staked per detail sheet or by another method approved by the Landscape Architect. Mulched tree rings shall encompass guys.

10. No substitutions shall be permitted without prior approval from the Landscape Architect.

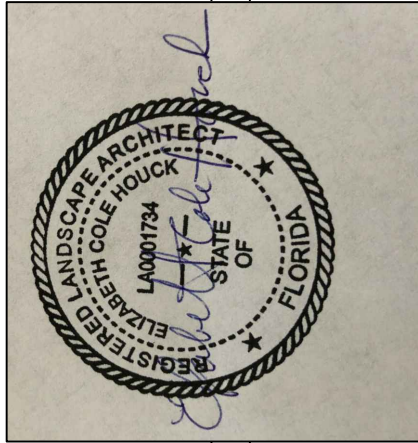
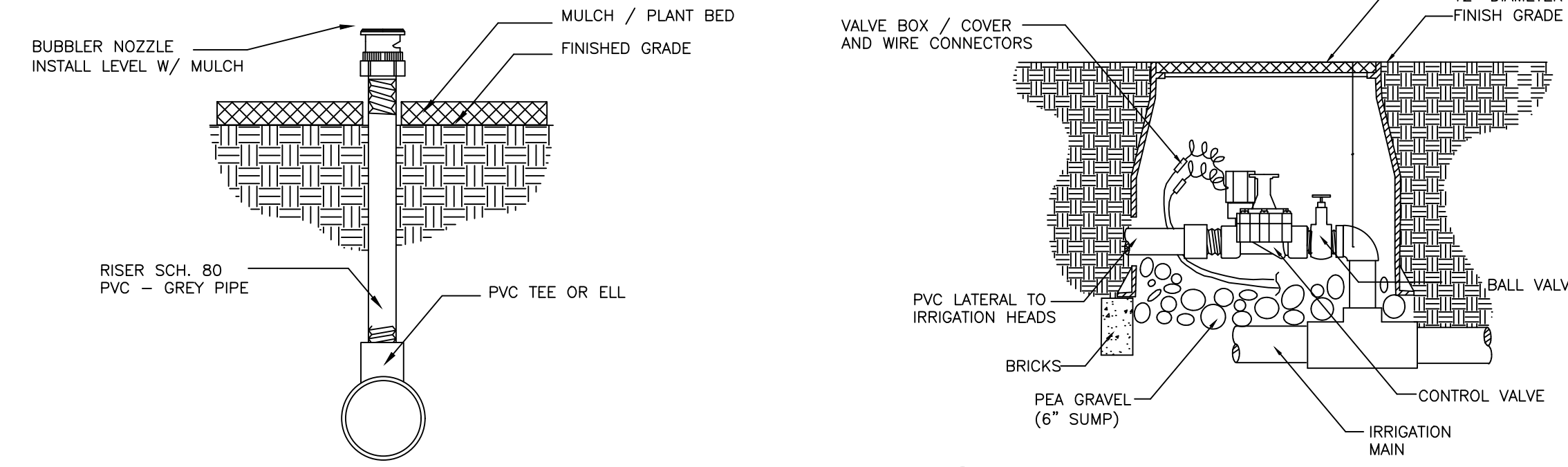
11. Guaranty (from time of job completion and retainage release):

Trees and shrubs = 1 year

12. MAINTENANCE – remove tree guys after one year, inspect trees 7 shrubs for viability, replace any dead or diseased trees and shrubs.

MAINTENANCE NOTES

1. IRRIGATION SYSTEM SHALL BE CHECKED FOR COVERAGE, ADJUSTED AND REPAIRED FOR OPERATION PER WEEK DURING DRY PERIODS, MAY BE CHECKED PER MONTH DURING RAINY SEASON. RESETTNG THE SCHEDULE TO BE PER SEASON ACCORDING TO THE WATER MANAGEMENT WATERING GUIDELINES.
2. PLANT BEDS AND TREE RINGS TO BE RE–MULCHED ONCE PER YEAR, TAKING CARE TO REMOVE OLD MULCH, NOT TO ADD MULCH WITHIN 6 INCHES OF THE TRUNK BASE FLARE. TRIM DEAD BRANCHES BY ARBORIST, REMOVE DEAD SHRUB BRANCHES AND PRUNE FLOWERING SHRUBS PER RECOMMENDED HORTICULTURAL PRACTICES. MECHANICALLY PULL WEEDS FROM BEDS, NO CHEMICAL SPRAYS.
3. FERTILIZE TREES ONCE YEAR, IN SPRING, WITH SLOW RELEASE FERTILIZER AT RECOMMENDED AMOUNT AND APPLICATION BY MANUFACTURER AND TREE SPECIES.
4. FERTILIZE SHRUBS ONCE YEAR, IN SPRING, WITH SLOW RELEASE FERTILIZER AT RECOMMENDED AMOUNT AND APPLICATION BY MANUFACTURER AND SPECIES.
5. SOD IS ARGENTINE BAHIA, NO FERTILIZATION IS REQUIRED. MOW HEIGHT TO 3" MIN.



|                                   |                                 |
|-----------------------------------|---------------------------------|
| DATE:<br>1/14/19                  | DRAWN BY:<br>ELIZABETH C. HOUCK |
| CHECKED BY:<br>ELIZABETH C. HOUCK | DRAWING NO.<br>19-101           |

ELIZABETH C. HOUCK  
LANDSCAPE ARCHITECTURE, LLC  
SITE PLANS \* CONSULTATION \* CONSTRUCTION DOCUMENTS  
(850) 865-5991 (CELL)  
LCHS2@outlet

|                                 |
|---------------------------------|
| REVISIONS:                      |
| per DRT comments<br>2/25/19     |
| parking/drainage rev<br>5/31/19 |

NOT VALID UNLESS SIGNED AND SEALED – 7/13/19  
ELIZABETH C. HOUCK, F.L.A. A.S.L.A. – DATE  
LA # 0001754 – FLORIDA

DETAIL PLAN  
PREPARED FOR: IVAN KOLOMYKO  
TAX PARCEL NUMBER: 03129-001-000  
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA





| Photometric Statistics |        |        |        |        |         |         |
|------------------------|--------|--------|--------|--------|---------|---------|
| Description            | Symbol | Avg    | Max    | Min    | Max/Min | Avg/Min |
| PARKING AND ENTRY ROAD | +      | 1.7 fc | 3.5 fc | 0.6 fc | 5.8:1   | 2.8:1   |
| PROPERTY LINE          | +      | 0.0 fc | 0.9 fc | 0.0 fc | N/A     | N/A     |
| SIDEWALK               | +      | 2.6 fc | 3.9 fc | 1.7 fc | 2.3:1   | 1.5:1   |
| DRIVEWAY               | +      | 1.7 fc | 3.3 fc | 0.6 fc | 5.5:1   | 2.8:1   |

| FIXTURE SCHEDULE                                                                    |       |     |                |                       |                                                                                                        |                                                    |                 |      |                 |
|-------------------------------------------------------------------------------------|-------|-----|----------------|-----------------------|--------------------------------------------------------------------------------------------------------|----------------------------------------------------|-----------------|------|-----------------|
| Symbol                                                                              | Label | QTY | Manufacturer   | Catalog Number        | Description                                                                                            | Lamp                                               | Lumens per Lamp | LLF  | Mounting Height |
|  | PL3   | 2   | PHILIPS GARDCO | ECF-S-32L-530-NW-G2-3 | EcoForm Area LED ECF - Small, 32 LED's, 4000K CCT, TYPE 3 OPTIC, No Shield                             | (2) LEDGINE SLD LIGHT ARRAY(S) DRIVEN AT 530mA     | 6715            | 0.81 | 15 ft           |
|  | W     | 3   | PHILIPS STONCO | LPW32-7               | LytePro 32 LED Medium Wall Sconce CAST GRAY ENAMEL ALUMINUM AND PLASTIC HOUSING, CLEAR GLASS ENCLOSURE | 32 WHITE LEDS WITH CLEAR PLASTIC OPTICS BELOW EACH | 6911            | 0.81 | 15 ft           |



GENERAL NOTES

- HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
- FIXTURES WILL BE CONTROLLED WITH PHOTOCELL AND OPERATE DUSK-TO-DAWN.
- POLES SHALL BE LOCATED MINIMUM 24" BEHIND CURB AND SHALL BE PROVIDED WITH CONCRETE POLE BASE.
- PHOTOMETRIC PLAN TO ACT AS BASIS OF DESIGN ONLY. CONSTRUCTION DOCUMENTS PROVIDED SEPARATELY.

HUNTER DESIGN AND CONSULTING, INC.  
735 ARLINGTON AVE N, STE 308  
ST. PETERSBURG, FL 33701  
352-238-6366  
FLORIDA CA #31946, PE #76961

KOLOMYIKO  
SITE LIGHTING PLAN  
alachua, FLORIDA

| PROJECT INFORMATION |             |
|---------------------|-------------|
| PROJECT NUMBER:     | 19002       |
| DRAFTED:            | K. NORTHUTT |
| DESIGNED:           | K. NORTHUTT |
| REVIEWED:           | K. HUNTER   |
| ISSUE DATE:         | 7/2/19      |
| REVISIONS           |             |
|                     |             |
|                     |             |
|                     |             |

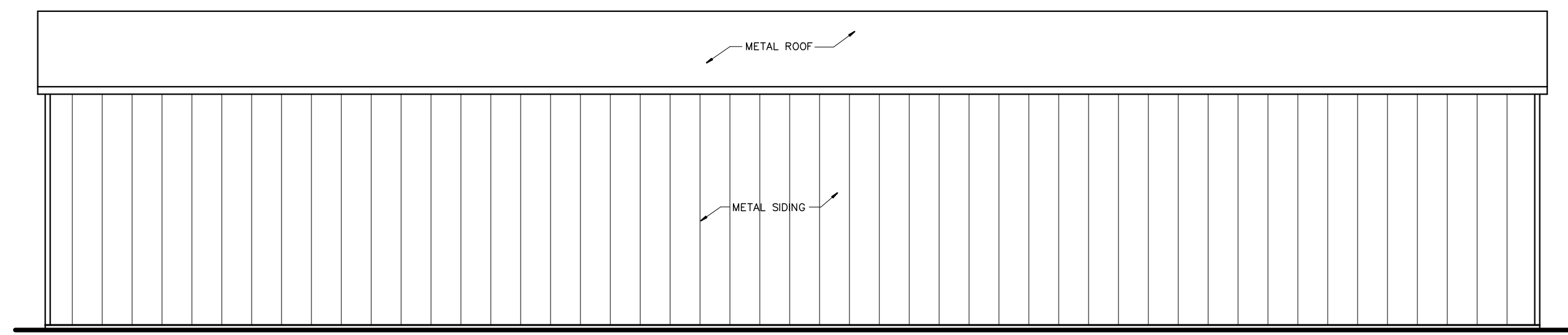




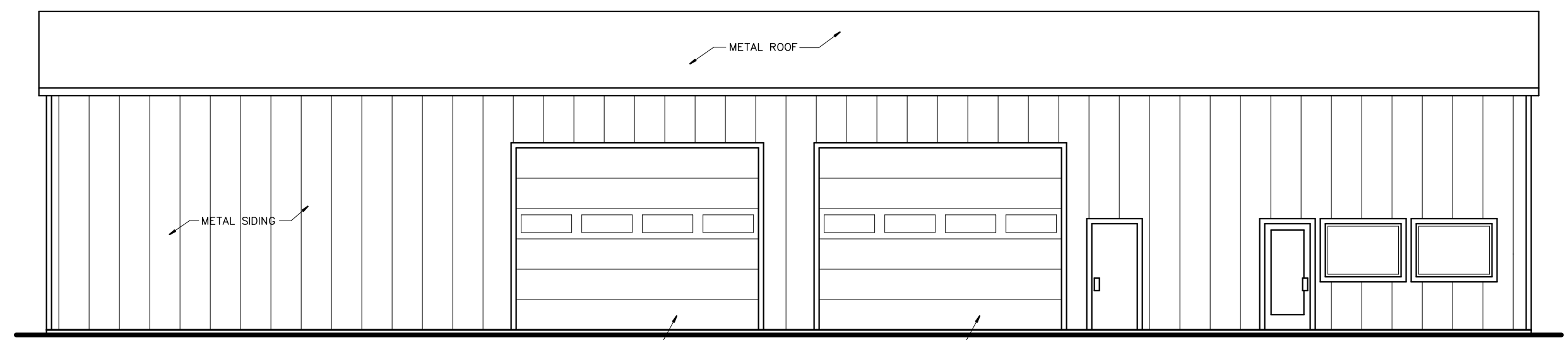




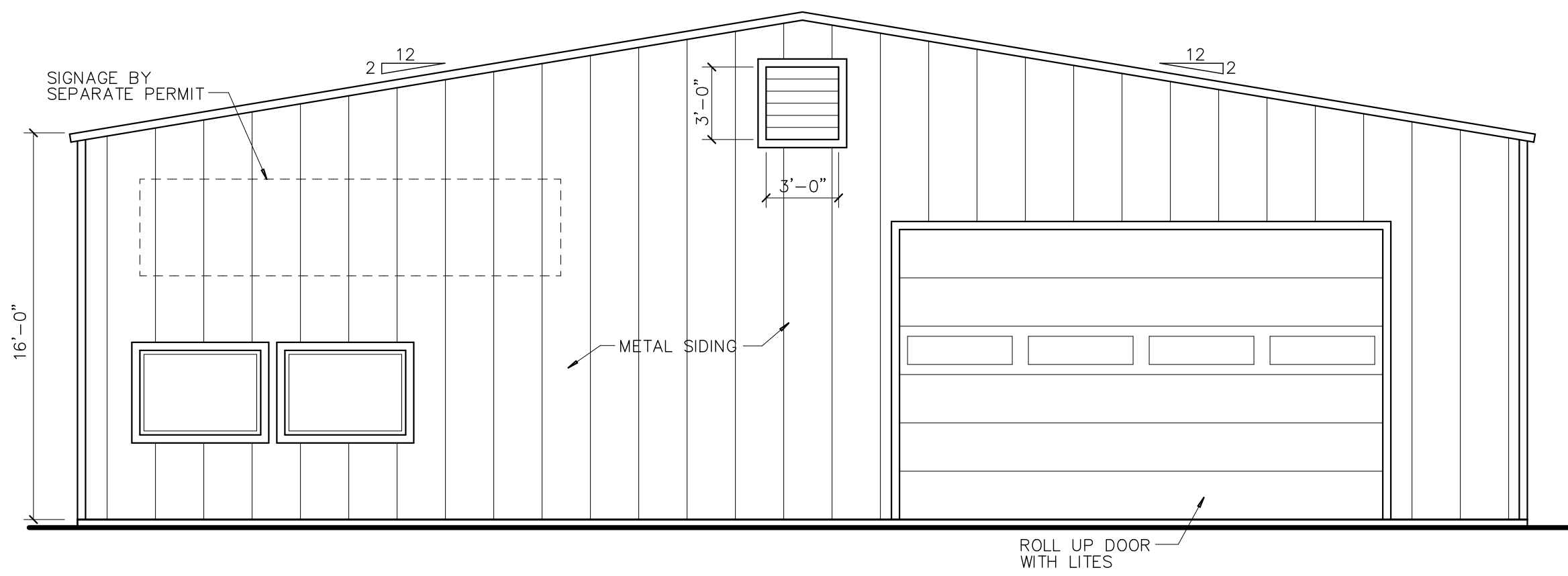




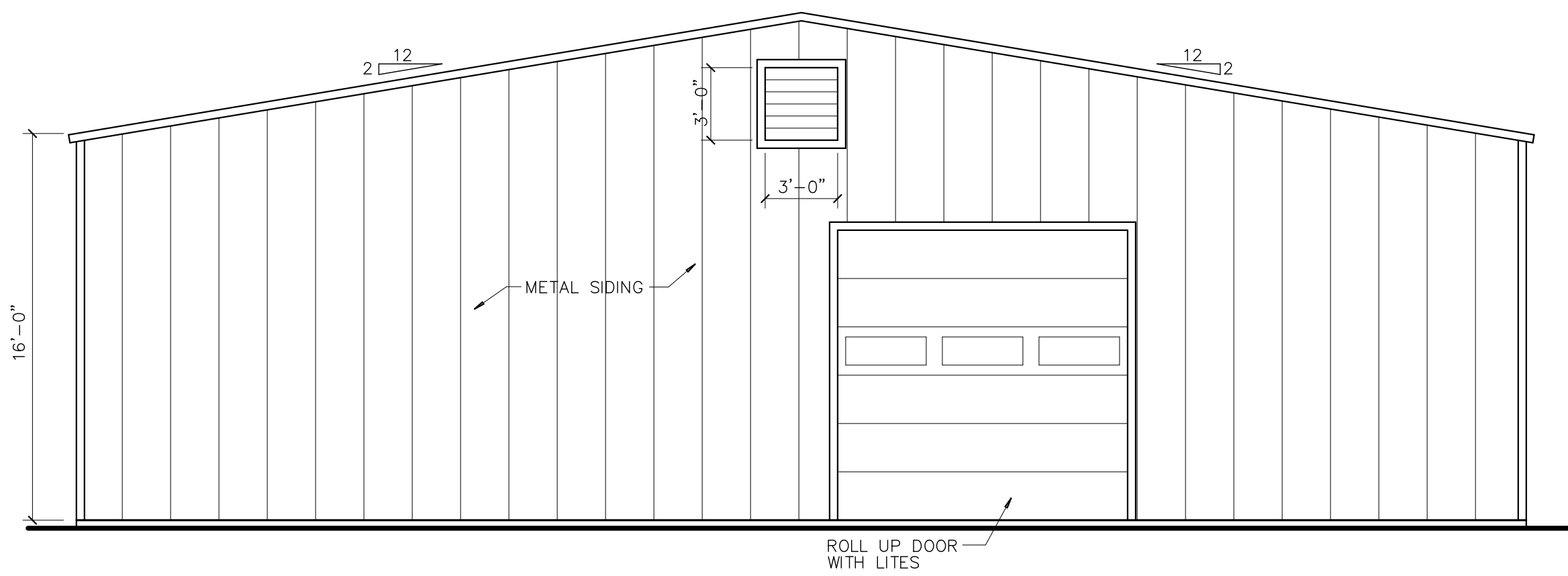
WEST ELEVATION  
1/8"=1'-0"



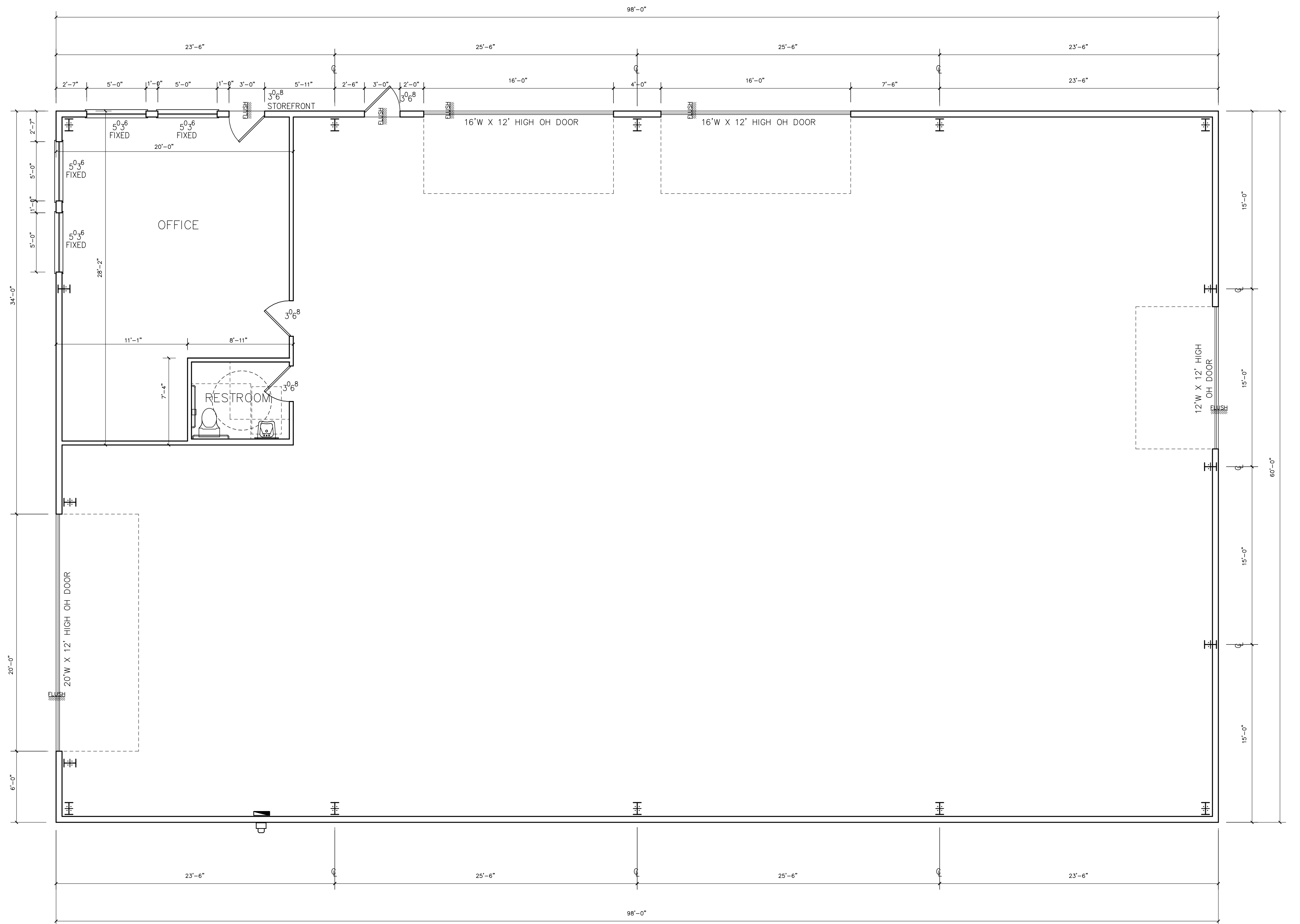
EAST ELEVATION  
1/8"=1'-0"



NORTH ELEVATION  
3/16"=1'-0"



SOUTH ELEVATION  
3/16"=1'-0"



FLOOR PLAN  
3/16"=1'-0"



BOUNDARY AND TOPOGRAPHIC SURVEY

TAX PARCEL #03129-001-000

SECTION 11, TOWNSHIP 08 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

| CURVE TABLE |            |                            |              |            |                            |
|-------------|------------|----------------------------|--------------|------------|----------------------------|
| CURVE #     | LENGTH     | RADIUS                     | DELTA        | TANGENT    | CHORD BEARING AND DISTANCE |
| C-1         | 354.43'(F) | 1223.26'(R)<br>1223.26'(F) | 16°36'03"(F) | 178.46'(F) | S78°57'18"W 353.19'(F)     |
| C-2         | 6.79'(F)   | 1223.26'(R)<br>1223.26'(F) | 00°19'05"(F) | 3.40'(F)   | S70°29'44"W 6.79'(F)       |
| C-3         | 39.20'(F)  | 1223.26'(R)<br>1223.26'(F) | 01°50'09"(F) | 19.60'(F)  | S88°10'24"W 39.19'(F)      |

| LINE TABLE |                           |
|------------|---------------------------|
| LINE #     | LINE BEARING AND DISTANCE |
| L1         | S89°30'W 20.00'(R)        |
| L2         | S82°15'W 25.00'(R)        |
| L3         | S82°15'W 25.00'(R)        |
| L4         | N89°17'04"E 3.14'(F)      |

LEGEND:

- (R) RECORD MEASUREMENT  
(F) FIELD MEASUREMENT  
ID. IDENTIFICATION  
R/W RIGHT-OF-WAY  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
PRM PERMANENT REFERENCE MONUMENT  
F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION  
N: NORTHING (STATE PLANE COORDINATE)  
E: EASTING (STATE PLANE COORDINATE)  
ELEV. ELEVATION  
INV. INVERT ELEVATION  
RCP REINFORCED CONCRETE PIPE  
VCP VITRIFIED CLAY PIPE  
PVC POLYVINYL CHLORIDE PIPE  
WETLAND FLAG DESIGNATION  
(RCS) REBAR & CAP SET  
(RCF) REBAR & CAP FOUND  
(CMF) CONCRETE MONUMENT FOUND  
(OPF) OPEN PIPE FOUND

- FIBER-OPTIC MARKER  
○ GAS MARKER  
○ GUY ANCHOR  
○ FIRE HYDRANT  
○ MITERED END SECTION  
○ SIGN (AS INDICATED)  
○ TELEPHONE PEDESTAL  
○ CABLE TELEVISION BOX  
○ WATER VALVE  
○ WATER METER  
○ WOOD POWER POLE  
(MSS) SANITARY SEWER MANHOLE  
○ FENCE LINES  
○ OVERHEAD ELECTRIC LINES  
○ UNDERGROUND WATER LINES  
○ UNDERGROUND STORM WATER LINES  
○ GAS UNDERGROUND GAS LINES

SURVEYOR'S NOTES:

1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED AND ON LAND DESCRIPTIONS OF RECORD AS SHOWN ON THIS SURVEY, ALL BEING OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. BEARINGS ARE BASED ON NAD83 FLORIDA STATE PLANE, NORTH ZONE U.S. FOOT AS ESTABLISHED BY TRIMBLE "VRS NOW" SURVEY NETWORK.
3. THE RECORDED LAND DESCRIPTION FOR PARCELS 1 & 2 APPEAR IN ERROR. THE PREPARED LAND DESCRIPTION IS BASED ON FOUND MONUMENTATION AND ADJOINING PROPERTY LAND DESCRIPTIONS OF RECORD.
4. THE DIGITAL SIGNATURE AND SEAL AS SHOWN ON THIS SURVEY ARE ONLY VALID FOR THIS ELECTRONIC PDF SURVEY FILE.
5. THE PRINTED SURVEY AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. UNLESS NOTED, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED FOR THIS SURVEY.
7. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
8. ONLY ABOVE GROUND UTILITIES WERE LOCATED FOR THIS SURVEY.
9. NORTH ARROW IS BASED ON BEARING STRUCTURE.
10. CERTIFICATION IS NOT TRANSFERABLE.
11. THE PURPOSE OF THIS SURVEY IS TO SHOW BOUNDARY INFORMATION AND IMPROVEMENTS. IT IS NOT TO BE USED FOR ARCHITECTURAL, ENGINEERING, DESIGN OR CONSTRUCTION PURPOSES.
12. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
13. COPIES AND ELECTRONIC FILES OF THIS SURVEY ARE ONLY AVAILABLE TO THE CLIENT FOR 90 DAYS FROM THE DATE OF SIGNATURE. AFTER 90 DAYS, A MINIMUM FEE OF 50% OF THE ORIGINAL SURVEY COST WILL BE ASSESSED.
14. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
15. THIS SURVEY WAS PREPARED WITHOUT THE PRIVILEGE OF TITLE OR OWNERSHIP INFORMATION, AND AS SUCH IS SUBJECT TO ANY AND ALL LAND RIGHTS THAT AN ACCURATE TITLE SEARCH WILL REVEAL. THIS SURVEYOR IS NOT LIABLE FOR ANY ERRORS CAUSED BY LACK OF THIS INFORMATION OR OMISSIONS FROM THIS SURVEY THAT SAID TITLE RESEARCH WOULD REVEAL.

FLOOD ZONE:

IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.I.R.M. PANEL No. 140 OF 640, COMMUNITY PANEL No. "120664 0140 D" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.

CERTIFY SURVEY TO:  
IVAN KOLOMYIKO  
GALINA KOLOMYIKO

DATE OF FIELD WORK: 12-10-2018,  
01-02-2019, 03-20-2019  
DATE OF DRAWING: 04-01-2019  
DATE OF SIGNATURE:  
REVISION: 01-07-2019 (ADDED ADDITIONAL  
INFORMATION WEST TO SANITARY SEWER MANHOLE)  
REVISION: 04-01-2019 (ADDED ADDITION  
TOPOGRAPHIC INFORMATION AND WETLANDS)

SCALE: 1" = 30'  
BAR IS ONE INCH ON  
ORIGINAL DRAWING  
0 1"  
IF NOT ONE INCH ON  
THIS SHEET, ADJUST  
SCALES ACCORDINGLY

PAGE 1 OF 1  
DATE: 04-01-2019  
DRAWN BY: GUY  
FIELD BOOK: 377/37-38; 377/64;  
383/01  
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SURVEYING, LLC. LB NO. 7996

PROFESSIONAL SURVEYOR & MAPPER FLA.CERT. 5339  
JOB NO. 18687  
ACAD FILE: 19-18687-2

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DEREN  
LAND SURVEYING



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 STORM WATER 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 STORM WATER FROM CONSTRUCTION SITES. THIS DOCUMENT ESTABLISHED A STORM WATER POLLUTION PREVENTION PLAN FOR THE SITE AND IS ORGANIZED TO CORRESPOND TO PART V OF FDEP DOCUMENT NO. 62-621.300(4)(c). FDEP FORM 62-621.300(4)(B) IS TO BE SUBMITTED IN CONJUNCTION WITH THIS DOCUMENT.

II. SITE DESCRIPTION

COUNTY: ALACHUA  
SECTION/TOWNSHIP/RANGE: SECTION 11, TOWNSHIP 08 SOUTH, RANGE 18 EAST  
COUNTY PARCEL NO.: 03129-001-000  
LATITUDE AND LONGITUDE: 29°48'12"/82°29'26"  
STREET ADDRESS: SOUTHERLY SIDE OF THE 14000 BLOCK OF WEST SR 235  
PROJECT AREA: 1.610 ACRES  
SITE LOCATION MAP: SEE BOTTOM RIGHT HAND PORTION OF SHEET

A. NATURE OF CONSTRUCTION ACTIVITY

THE PROPOSED DEVELOPMENT IS THE CONSTRUCTION OF A OFFICE/INDUSTRIAL BUILDING WITH ASSOCIATED PARKING, LOADING, DRAINAGE, AND UTILITY IMPROVEMENTS.

B. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES.

1. PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION FENCING SHALL BE INSTALLED AND ALL EXISTING STORM DRAINAGE SWALES AND INLETS SHALL BE PROTECTED IN ACCORDANCE WITH FDOT INDEX NO. 102.
2. THE CONSTRUCTION ENTRANCE SHALL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF SITE TRACKING OF SEDIMENTS.
3. THE STORM WATER TREATMENT BASIN(S) SHALL BE EXCAVATED.
4. IF SUITABLE, THE EXCAVATED SOIL MAY BE UTILIZED AS FILL FOR ONSITE GRADING THAT IS DEPICTED IN THE CONSTRUCTION DRAWINGS.
5. THE SITE SHALL BE CLEARED AND CRUBBED OF UNWANTED VEGETATION.
6. THE PERMANENT PAVEMENT AREAS SHALL BE ROUGH GRADED.
7. THE UNDERGROUND UTILITIES AND STORM WATER PIPING SHALL BE INSTALLED.
8. THE PERMANENT PAVEMENT SUBGRADE WILL BE COMPACTED, A LIMESTONE BASE INSTALLED, FOLLOWED BY AN OVERLAY OF THE PERMANENT PAVEMENT.
9. UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORM DRAIN SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.
10. ALL DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED. GRASS SEEDING RATES AND MIXTURES SHALL BE PER THE FDOT INDEX NO. 104. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.

C. SITE DEVELOPMENT DATA:

TOTAL SITE AREA: 1.610 ACRES  
IMPERVIOUS AREA: 0.386 ACRES  
TOTAL RETENTION AREA (ONSITE): 0.115 ACRES  
TOTAL OPEN SPACE (INCLUDES STORMWATER MANAGEMENT FACILITY AREAS): 1.270 ACRES

D. SOIL CONDITIONS AND STORM WATER QUALITY

SITE SOILS, BASED UPON THE NRCS MAPS, PRIMARILY CONSISTS OF ARENTS. THE WATER QUALITY FOR THE SITE IS PROVIDED VIA DRY RETENTION FACILITIES.

| POST DRAINAGE AREA | POST DEVELOPMENT AREA (ACRES) | POST DEVELOPMENT RUNOFF FACTOR (CN/C) | IMPERVIOUS AREA (ACRES) | BASIN TYPE    | BASIN STORAGE CAPACITY (ACRE-FEET) | 100-YEAR FLOOD ELEVATION (FEET) |
|--------------------|-------------------------------|---------------------------------------|-------------------------|---------------|------------------------------------|---------------------------------|
| 1                  | 1.214                         | 55.5                                  | 0.386                   | DRY RETENTION | 0.226                              | 123.98                          |

E. SITE MAP

SEE BOTTOM RIGHT HAND PORTION OF SHEET

F. STORM WATER OUTFALL LOCATION & RECEIVING WATER BODY

29°48'12"/82°29'26" ALACHUA COUNTY

III. CONTROLS TO REDUCE POLLUTION

AS OUTLINED IN THE WATER MANAGEMENT DISTRICT 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 ONSITE. IF SITE CONDITIONS ARE SUCH THAT ADDITIONAL CONTROL MEASURES ARE REQUIRED OTHER THAN THAT IS SPECIFIED IN THE EROSION AND SEDIMENTATION CONTROL PLAN, THEN THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES. SECTION IV BELOW PROVIDES DETAILS ON THE SPECIFIC CONTROL MEASURES TO REDUCE STORM WATER POLLUTION.

IV. EROSION & SEDIMENT CONTROLS

A. STABILIZATION PRACTICES

AS DEPICTED ON THE EROSION & SEDIMENTATION CONTROL PLAN, TYPE III SILT FENCING SHALL PROTECT ALL DRAINAGE STRUCTURES AND SHALL BUFFER AREAS WITH POTENTIAL TO CONTRIBUTE OFFSITE RUNOFF. EXISTING TREES TO REMAIN ON SITE SHALL BE PROTECTED BY TREE BARRICADE FENCING. AS INDICATED IN THE WATER MANAGEMENT DISTRICT PERMIT, 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 AFTER CONSTRUCTION IN THOSE AREAS HAS TEMPORARILY OR PERMANENTLY CEASED. AS SPECIFIED IN THE EROSION AND SEDIMENTATION CONTROL PLAN, UPON COMPLETION OF CONSTRUCTION, ALL BASINS SHALL BE SCRAPED CLEAN OF ACCUMULATED SEDIMENT AFTER COMPLETION OF CONSTRUCTION. GRASS SEEDING RATES AND MIXTURES SHALL BE PER THE FDOT INDEX NO. 104. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.

B. STRUCTURE PRACTICES

AS DEPICTED IN THE MASTER DRAINAGE PLAN, THE STORM WATER MANAGEMENT PLAN WILL BE CONSTRUCTED COMPOSED OF DRAINAGE CONVEYANCES AND/OR WATER RETENTION/DETENTION FACILITIES TO PREVENT EROSION DURING CONSTRUCTION SILT FENCING SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS. ALL EXISTING STORM DRAINS AND DRAINAGE SWALES SHALL BE PROTECTED ACCORDING TO FDOT INDEX NO. 102 UNTIL CONSTRUCTION IS COMPLETE.

C. DRAINAGE LOCATIONS THAT SERVE AREAS WITH LESS THAN 10 DISTURBED ACRES.

AS SPECIFIED IN THE "SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES", THE SITE'S DRAINAGE RETENTION FACILITIES SHALL BE ROUGH GRADED AT COMMENCEMENT OF CONSTRUCTION, THEREFORE, NO ADDITIONAL SEDIMENT TRAP BASINS ARE NECESSARY TO PROVIDE SEDIMENT STORAGE ONSITE DURING CONSTRUCTION. AS SHOWN ON THE MASTER DRAINAGE PLAN, THE PROPOSED STORM WATER DRAIN SYSTEM WILL PREVENT OFF-SITE EROSION DURING CONSTRUCTION. BY COMPLETION OF CONSTRUCTION, THE BASIN 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

V. STORM WATER MANAGEMENT

A. BEST MANAGEMENT PRACTICES

AFTER CONSTRUCTION, THE STORM WATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE SPECIFIED MAINTENANCE NOTES IN THE ENGINEERING REPORT AND WATER MANAGEMENT DISTRICT PERMIT. SPECIFICALLY, THE SWALES AND/OR RETENTION BASINS SHALL BE MOWED REGULARLY, STORM PIPES AND STRUCTURES WILL BE INSPECTED SEMI-ANNUALLY AND CLEANED ANNUALLY, BASIN 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 BASINS NOT PERFORM AS DESIGNED.

B. VELOCITY DISSIPATION DEVICES

IF SHOWN ON THE DRAINAGE PLANS, CONVEYANCE SWALES AND/OR STRUCTURES MAY HAVE ENERGY DISSIPATION DEVICES WHERE NECESSARY TO CONTROL THE DISCHARGE VELOCITIES. FINAL MAINTENANCE OF THE SITE'S STORM WATER MANAGEMENT SYSTEM WILL BE THE RESPONSIBILITY OF THE OWNER(S) OF THE SITE OR ITS SUCCESSORS AND ASSIGNS.

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS.

A. WASTE DISPOSAL

THE CONTRACTOR SHALL PROVIDE LITTER COLLECTION CONTAINERS WITHIN THE PROJECT BOUNDARIES DURING CONSTRUCTION. THE CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIALS AND/OR CONSTRUCTION DEBRIS IN ACCORDANCE WILL ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.

B. DUST CONTROL

TO PREVENT OFFSITE VEHICULAR TRACKING OF SEDIMENTS AND DUST GENERATION, A STABILIZED ENTRANCE SHALL BE ESTABLISHED BY THE SITE CONTRACTOR PER THE EROSION AND SEDIMENTATION CONTROL PLAN.

C. EXISTING VERSUS PROPOSED POTABLE AND SANITARY SEWER SYSTEMS

REFER TO THE SITE UTILITIES SHEET(S) FOR POTABLE WATER AND SEWER FACILITIES.

D. FERTILIZER & PESTICIDES

THE USE OF FERTILIZER AND PESTICIDES ON THE PROJECT SITE WILL BE DEPICTED ON THE LANDSCAPE SHEETS AND THE FDOT INDEX NO. 104 TO SUPPORT THE GROWTH OF THE PROPOSED VEGETATION. ESTABLISHING THE VEGETATION WILL AID IN THE STABILIZATION OF THE PROJECT SITE AND REDUCE EROSION. APPLICATION RATES FOR THE FERTILIZERS AND PESTICIDES SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS TO GUARD AGAINST OVER USE, WHICH CAN LEAD TO VIOLATIONS OF STATE AND/OR LOCAL WATER QUALITY STANDARDS.

E. TOXIC MATERIAL

THE CONSTRUCTION SITE WILL BE IN FULL COMPLIANCE WITH STATE AND FEDERAL REQUIREMENTS. IN ADDITION, THE SITE SHALL BE IN COMPLIANCE WITH ANY MORE STRINGENT LOCAL HAZARDOUS MATERIALS MANAGEMENT CODES WHICH MAY ADDRESS STORAGE AND USE OF TOXIC MATERIALS LESS IN VOLUME THAN THE STATE THRESHOLD REQUIREMENTS.

VII. APPROVED STATE & LOCAL PLANS

THE CONSTRUCTION DRAWINGS FOR THE PROJECT WERE APPROVED AND PERMITTED BY THE FOLLOWING AGENCIES:

CITY OF ALACHUA  
STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

A. CONSTRUCTION ACTIVITY DISCHARGES

IN ACCORDANCE WITH THIS PLAN, THE DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES SHALL BE THRU THE PROPOSED STORM WATER CONVEYANCE SYSTEM.

B. CHANGES TO THE POLLUTION PREVENTION PLAN

THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE AMENDED TO REFLECT ANY APPLICABLE CHANGE IN A STATE, REGIONAL, OR LOCAL PERMIT FOR WHICH THE PERMITEE RECEIVES WRITTEN NOTICE. WHEN WRITTEN NOTICE IS RECEIVED, THE PERMITEE SHALL PROVIDE A RE-CERTIFICATION OF THIS POLLUTION PREVENTION PLAN, WHICH HAS BEEN REVISED TO ADDRESS SUCH CHANGES.

C. ALTERNATIVE PERMIT REQUIREMENTS

NO ALTERNATIVE PERMIT REQUIREMENTS ARE REQUESTED.

VIII. 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. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM SILT FENCING WHEN IT HAS REACHED ONE-FORTH OF THE HEIGHT OF THE SILT FENCE.

IX. 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 EVENT THAT IS GREATER THAN 0.50 INCHES. THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AT THE SITE TO MONITOR AND DOCUMENT RAINFALL EVENTS IN EXCESS OF 0.50 INCHES. 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. A COPY OF SAME MAY BE PROVIDED BY THE OWNER OR ENGINEER. MORE SPECIFICALLY, THE INSPECTION SHALL ENSURE THE FOLLOWING:

A. DISTURBED AREAS

ALL DISTURBED AREAS AND AREAS USED FOR MATERIAL STORAGE SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE STORM WATER SYSTEM. THE STORM WATER 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 OFFSITE SEDIMENT TRACKING.

B. MAINTENANCE PERFORMANCE

BASED UPON 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. A COPY OF WHICH MAY BE PROVIDED BY THE OWNER OR ENGINEER. THIS FORM IS CREATED TO SUMMARIZE THE SCOPE OF THE INSPECTION, THE NAME AND QUALIFICATION OF THE INSPECTOR, THE DATE OF INSPECTION, OBSERVATIONS, AND THE ACTIONS TAKEN TO CORRECT NONCOMPLIANCE WITH THE PROVISIONS OF THIS PLAN. THE PERMITEE SHALL RETAIN ALL INSPECTION REPORTS FOR A PERIOD OF THREE YEARS FROM THE DATE WHEN CONSTRUCTION IS COMPLETE OR WHEN THE SITE IS COMPLETELY STABILIZED. A COPY OF THIS PLAN SHALL BE RETAINED AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

X. NON-STORMWATER DISCHARGES

IN ADDITION TO STORM WATER RUNOFF, THIS PLAN APPLIES TO RUNOFF FROM IRRIGATION OPERATIONS AND CONSTRUCTION PRACTICES. THIS PLAN DOES NOT PERTAIN TO DISCHARGES FROM FIRE FIGHTING ACTIVITIES.

XI. CONTRACTORS CERTIFICATION

THE CONTRACTOR OR SUBCONTRACTORS SHALL PHOTOCOPY AND COMPLETE THIS FORM. IT SHALL BE PROVIDED TO THE OWNER AND KEPT ON FILE PURSUANT TO SECTION XII REGARDING RECORDS RETENTION.

Responsible Authority Certification  
Stormwater Pollution Prevention Plan

KOLOMYIKO

SITE: KOLOMYIKO SITE PLAN  
CITY OF ALACHUA, FLORIDA

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manages the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

NAME (RESPONSIBLE AUTHORITY) \_\_\_\_\_ DATE \_\_\_\_\_

Certification Statement  
Stormwater Pollution Prevention Plan

KOLOMYIKO

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.

SITE: KOLOMYIKO  
ALACHUA COUNTY, FLORIDA

CONTRACTING FIRM: \_\_\_\_\_  
NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
TELEPHONE NUMBER \_\_\_\_\_

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 hereunder.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
ADDRESS \_\_\_\_\_ DATE \_\_\_\_\_

XII. RETENTION OF RECORDS

THE PERMITEE IS REQUIRED TO RETAIN ALL REPORTS REQUIRED BY THIS PERMIT, INCLUDING SWPP PLANS, AND RECORDS OF ALL DATES USED TO COMPLETE THE NOTICE OF INTENT (NOI) TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE (3) YEARS FROM THE DATE OF FINAL STABILIZATION.

XIII. NOTICE OF TERMINATION

NOTICE OF TERMINATION:

1. WHEN THE SITE HAS BEEN FINALLY STABILIZED AND ALL STORM WATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THIS PERMIT ARE ELIMINATED (SEE BELOW FOR THE DEFINITION OF FINAL STABILIZATION), THE PERMITEE OF THE FACILITY SHALL SUBMIT A NOTICE OF TERMINATION, ON DEPARTMENT FORM 52-621.300(6), THAT IS SIGNED IN ACCORDANCE WITH PART VII.C OF THIS PERMIT WITHIN 14 DAYS OF FINAL STABILIZATION OF THE SITE.

2. ELIMINATION OF STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY MEANS THAT ALL DISTURBED SOILS AT THE IDENTIFIED FACILITY 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 STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES FROM THE IDENTIFIED SITE THAT ARE AUTHORIZED BY THIS GENERIC PERMIT HAVE OTHERWISE BEEN ELIMINATED.

3. WHEN CONSTRUCTION AND FINAL STABILIZATION OF THE PROJECT HAS BEEN COMPLETED AND ALL SEDIMENTATION CONTROL DEVICES HAVE BEEN REMOVED.

THE PERMITEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE FOLLOWING ADDRESS:

NPDES STORM WATER NOTICES CENTER, MS# 2510  
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION  
2600 BLAIR STONE ROAD  
TALLAHASSEE, FLORIDA 32399-2400

Stormwater Pollution Prevention Plan Inspection Report Form

Inspections must occur at least once a week and within 24 hours of the end of a storm event that is 0.50 inches or greater.

Project Name: KOLOMYIKO FDEP NPDES Stormwater Identification Number: FLR10

| Location | Rain data | Type of control (see below) | Date installed / modified | Current Condition (see below) | Corrective Action / Other Remarks |
|----------|-----------|-----------------------------|---------------------------|-------------------------------|-----------------------------------|
|          |           |                             |                           |                               |                                   |
|          |           |                             |                           |                               |                                   |
|          |           |                             |                           |                               |                                   |
|          |           |                             |                           |                               |                                   |
|          |           |                             |                           |                               |                                   |
|          |           |                             |                           |                               |                                   |

Condition Code: G = Good M = Marginal, needs maintenance or replacement soon P = Poor, needs immediate maintenance or replacement  
C = Needs to be cleaned O = Other

| Control Type Codes      |                                         |                                      |                                   |
|-------------------------|-----------------------------------------|--------------------------------------|-----------------------------------|
| 1. Silt Fence           | 10. Storm drain inlet protection        | 19. Reinforced soil retaining system | 28. Tree protection               |
| 2. Earth dikes          | 11. Vegetative buffer strip             | 20. Gabion                           | 29. Detention pond                |
| 3. Structural diversion | 12. Vegetative preservation area        | 21. Sediment Basin                   | 30. Retention pond                |
| 4. Swale                | 13. Retention Pond                      | 22. Temporary seed / sod             | 31. Waste disposal / housekeeping |
| 5. Sediment Trap        | 14. Construction entrance stabilization | 23. Permanent seed / sod             | 32. Dam                           |
| 6. Check dam            | 15. Perimeter ditch                     | 24. Mulch                            | 33. Sand Bag                      |
| 7. Subsurface drain     | 16. Curb and gutter                     | 25. Hay Bales                        | 34. Other                         |
| 8. Pipe slope drain     | 17. Paved road surface                  | 26. Geotextile                       |                                   |
| 9. Level spreaders      | 18. Rock outlet protection              | 27. Rip-rap                          |                                   |

Inspector Information:

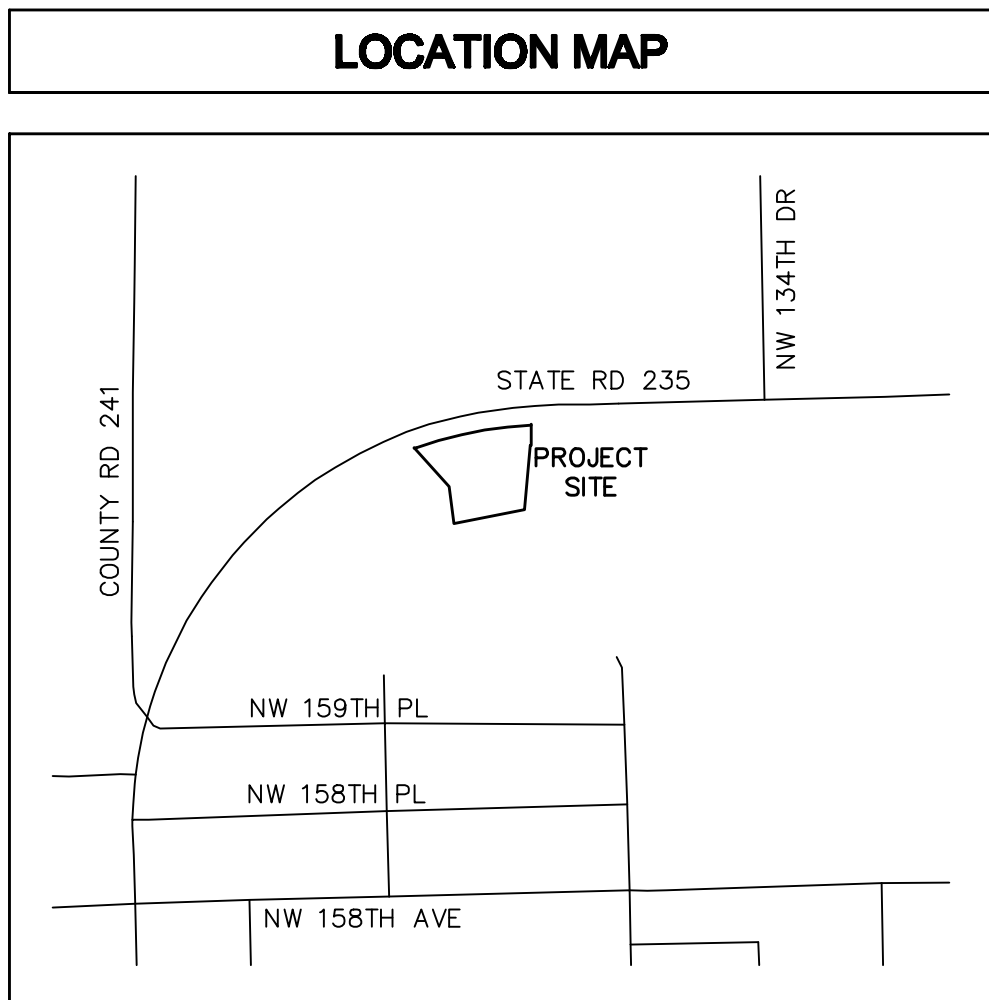
Name \_\_\_\_\_ Qualification \_\_\_\_\_  
Date \_\_\_\_\_

The above signature also shall certify that this facility is in compliance with the Stormwater Pollution Prevention Plan and the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities if there are not any incidents of non-compliance identified above.  
\*\*\*\*\*

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Name (Responsible Authority) \_\_\_\_\_ Date \_\_\_\_\_

1



(NOT TO SCALE)

|                    |                              |                                |                             |
|--------------------|------------------------------|--------------------------------|-----------------------------|
| DATE: MAY 29, 2019 | DRAWN BY: CRAIG R. HEDGECOCK | CHECKED BY: CRAIG R. HEDGECOCK | DRAWING NO: KOL0MYIKO CSWPP |
|--------------------|------------------------------|--------------------------------|-----------------------------|

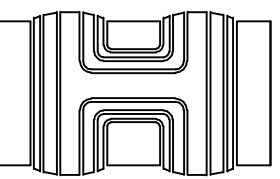
CRAIG R. HEDGECOCK  
ENGINEERS - PLANNERS - SURVEYORS  
27 N.W. 48TH BOULEVARD  
GAINESVILLE, FL 32607 (352) 377-9928

REVISIONS:

NOT VALID UNLESS SIGNED AND SEALED BELOW

STORMWATER POLLUTION PREVENTION PLAN

PREPARED FOR: IVAN & GALLINA KOLOMYIKO  
PARCEL IDENTIFICATION NO: 03129-001-000  
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



SHEET  
1 OF 1



FLORIDA FIRE PREVENTION CODE NFPA 1

18.5.3 Buildings Other than Detached One- and Two-Family Dwellings. Fire hydrants shall be provided for buildings other than detached one- and two-family dwellings 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 ft (122 m).
- (2) The maximum distance between fire hydrants shall not exceed 500 ft (152 m).

APPROX. LOCATION EXISTING 8" TEE & 2-8" GATE VALVES CONNECT TO EAST 8" GATE VALVE.

140 LF OF 8" C900 PVC WATER MAIN WITH RESTRAINED JOINTS VIA OPEN TRENCH MINIMUM DEPTH OF 36" AND INSTALL A NEW FIRE HYDRANT (RELOCATE EXISTING BLOWOFF)

PROPOSED FIRE HYDRANT ASSEMBLY 10'± FROM END & PARALLEL WITH MAIN

RELOCATED BLOWOFF & SAMPLE POINT CAP END

WEST SR 235 ASPHALT PAVED ROAD

ASPHALT PAVED DRIVEWAY

CHAIN LINK FENCE

DRAINAGE RETENTION AREA

5880 SQ.FT. SINGLE STORY TYPE III=B

60'

INSTALL NEW 6' CHAIN LINK FENCE

FLORIDA FIRE PROTECTION CODE

16.4.3.1.3.1 Completion of the water mains and hydrants may be on an alternate schedule approved by the fire official.

| Cross Reference of Building Construction Types                          |         |        |         |         |         |          |          |         |         |
|-------------------------------------------------------------------------|---------|--------|---------|---------|---------|----------|----------|---------|---------|
| (Table 18.4.5.1 Construction Types Designation Per NFPA 220; NFPA 5000) |         |        |         |         |         |          |          |         |         |
| NFPA 220 NFPA 5000                                                      | I(443)* | I(332) | II(222) | II(111) | II(000) | III(211) | III(200) | IV(2HH) | V(111)  |
| IBC/FBC                                                                 | I-A     | I-B    | ---     | II-A    | II-B    | III-A    | III-B    | IV      | V-A     |
| SBC                                                                     | I       | II     | ---     | IV 1-hr | IV unsp | V 1-hr   | V unsp   | VI 1-hr | VI unsp |
| UBC                                                                     | ---     | I FR   | II FR   | II 1-hr | II N    | III 1-hr | III N    | IV HT   | V 1-hr  |
| BNBC                                                                    | 1A      | 1B     | 2A      | 2B      | 3A      | 3B       | 4        | 5A      | 5B      |

Table 18.4.5.1.2

| Fire Flow Requirements for Buildings.                                       |                    |                  |                              |              |                |                       |
|-----------------------------------------------------------------------------|--------------------|------------------|------------------------------|--------------|----------------|-----------------------|
| Table 18.4.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings |                    |                  |                              |              |                |                       |
| Fire Area ft² (<0.0929 for m²)                                              |                    |                  |                              |              |                |                       |
| I(443), I(332), II(222)1                                                    | II(111), III(211)1 | IV(2HH), V(111)1 | II(000), III(200), III(000)1 | V(000)1      | Fire Flow gpm1 | Flow Duration (hours) |
| 0-22,700                                                                    | 0-12,700           | 0-8,200          | 0-5,900                      | 0-3,600      | 1,500          | 2                     |
| 22,701-30,200                                                               | 12,701-17,000      | 8,201-10,900     | 5,901-7,900                  | 3,601-4,800  | 1,750          |                       |
| 30,201-38,700                                                               | 17,001-21,800      | 10,901-12,900    | 7,901-9,800                  | 4,801-6,200  | 2,000          |                       |
| 38,701-48,300                                                               | 21,801-24,200      | 12,901-17,400    | 9,801-12,600                 | 6,201-7,700  | 2,250          |                       |
| 48,301-59,000                                                               | 24,201-33,200      | 17,401-21,300    | 12,601-15,400                | 7,701-9,400  | 2,500          |                       |
| 59,001-70,900                                                               | 33,201-39,700      | 21,301-25,500    | 15,401-18,400                | 9,401-11,300 | 2,750          |                       |

NFPA NEEDED FIRE FLOW = 1500 GPM

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

FIRE DEPARTMENT ACCESS AND WATER SUPPLY

|                                |
|--------------------------------|
| DATE: MAY 29, 2019             |
| DRAWN BY: CRAIG R. HEDGECOCK   |
| CHECKED BY: CRAIG R. HEDGECOCK |
| DRAWING NO. 000001 SPS         |

CRAIG R. HEDGECOCK  
ENGINEERS - PLANNERS - SURVEYORS  
27 N.W. 48TH BOULEVARD  
GAINESVILLE, FL 32607 (352) 377-9928

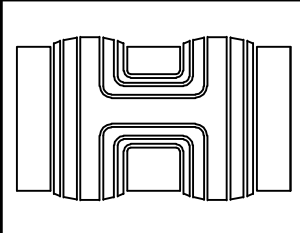
|                    |
|--------------------|
| REVISIONS:         |
| DATE: AUG 14, 2019 |
| REVISION: BUC. ABA |

NOT VALID UNLESS SIGNED AND SEALED BELOW

CRAIG R. HEDGECOCK, P.E./PSM DATE: P.E. NO. 24851 - P.S.M. NO. 3506 - FLORIDA

SITE PLAN

PREPARED FOR: IVAN KOLOMYKO  
TAX PARCEL NUMBER: 03129-001-000  
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



SHEET  
1 OF 1





# City of Alachua

## Planning & Community Development Department Staff Report

**Planning & Zoning Board Hearing Date:** November 12, 2019  
**Quasi-Judicial Hearing**

**SUBJECT:** A request for a Site Plan for the construction of a  $\pm 5,880$  square foot light manufacturing facility with employee and customer parking, storm water management facility improvements, paving, grading, landscaping and associated utility infrastructure

**APPLICANT/AGENT:** Craig Hedgecock, P.E., P.S.M.

**PROPERTY OWNER:** Ivan and Galina Kolomyiko

**LOCATION:** 14000 Block of West SR 235, south of SR 235, east of intersection of SR 235 and CR 241

**PARCEL ID NUMBER:** 03129-001-000

**FLUM DESIGNATION:** Industrial

**ZONING:** ILW (Light and Warehouse Industrial)

**OVERLAY:** NA

**ACREAGE:**  $\pm 1.61$  acres

**PROJECT PLANNER:** Adam Hall, AICP

**RECOMMENDATION:** Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the four (4) conditions provided in Exhibit "A" of this Staff Report.

**RECOMMENDED MOTION:** *Based upon 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 Site Plan, subject to the four (4) conditions provided in Exhibit "A" and on page 20 of the November 12, 2019 Staff Report to the Planning & Zoning Board.*

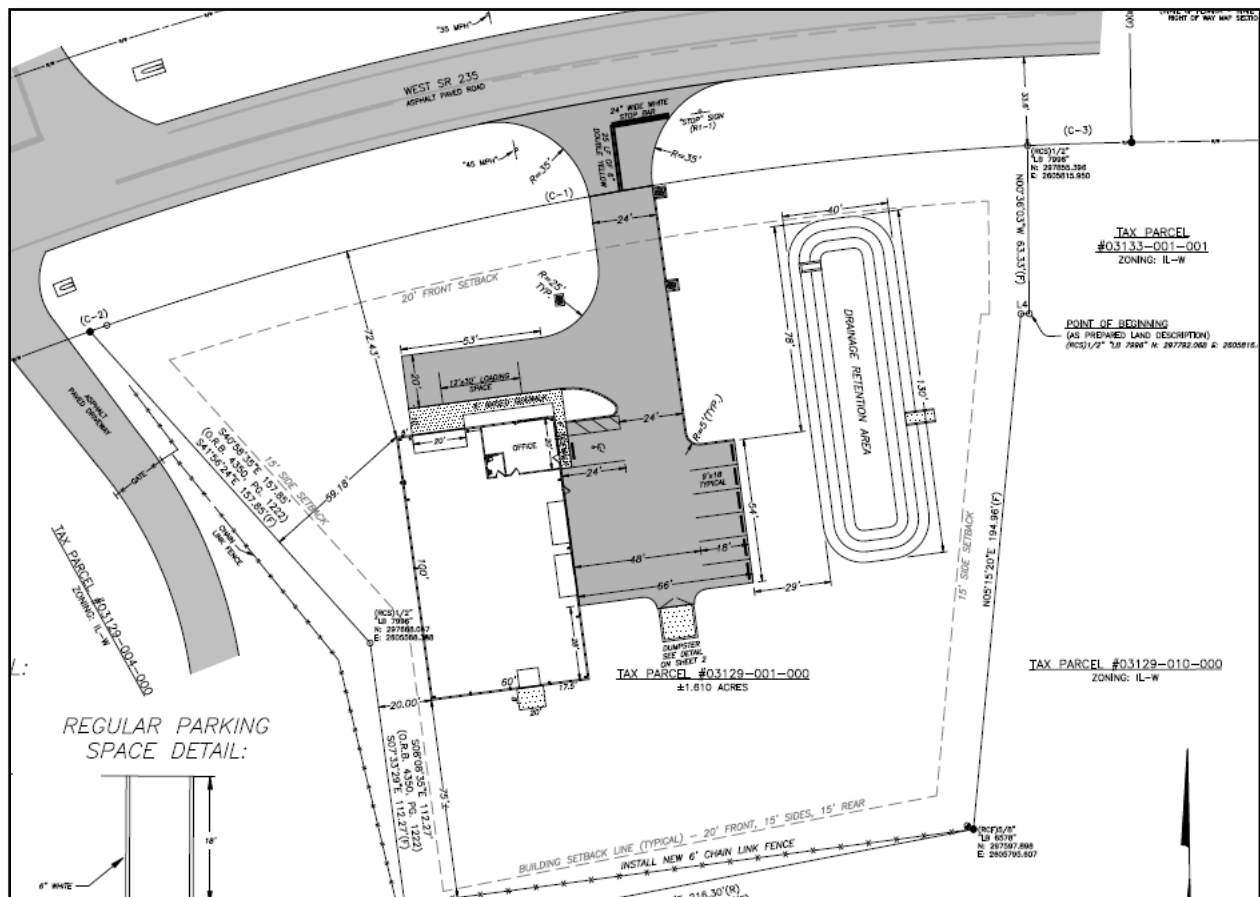
## SUMMARY

The proposed site plan is a request by Craig Hedgecock, P.E., P.S.M., applicant and agent for Ivan and Galina Kolomyiko, property owners, for the construction of a ±5,880 square foot light manufacturing building with employee and customer parking, storm water management facility improvements, paving, grading, landscaping and associated utility infrastructure. The proposed use is countertop manufacturing, which involves customizing unfinished slabs of materials such as marble and granite for use in kitchens and bathrooms.

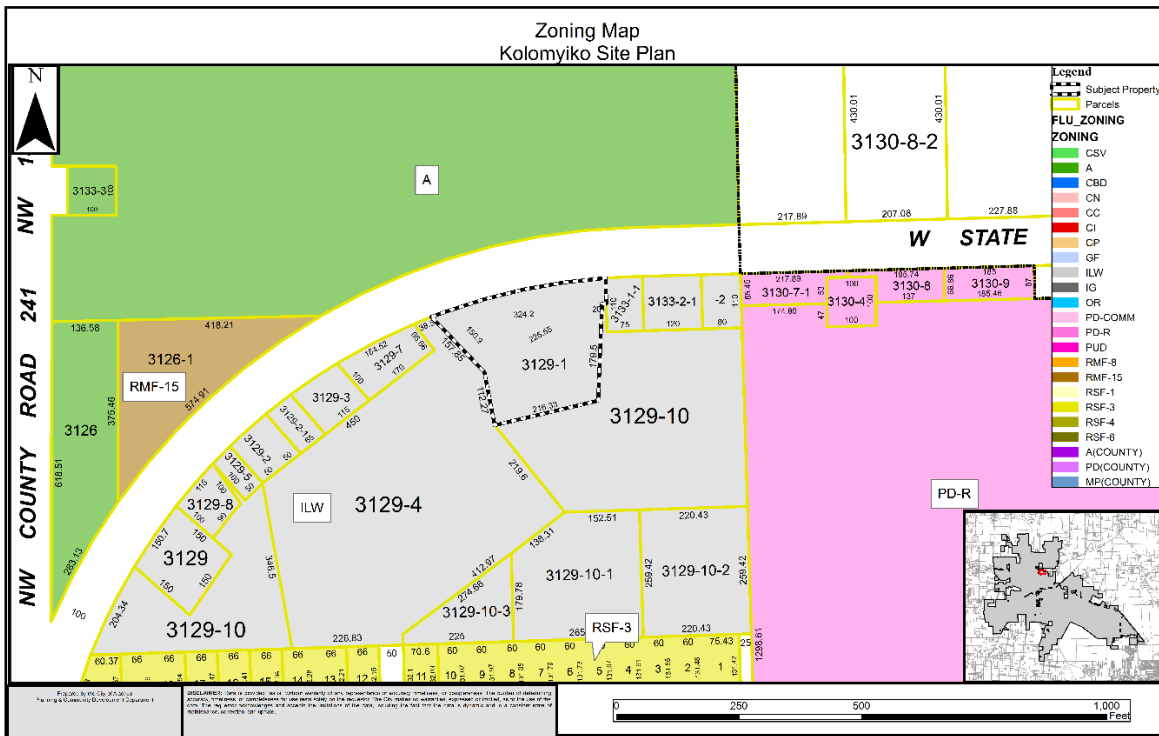
The subject property is ±1.61 acres in area and is located in the 14000 Block of West SR 235, south of SR 235, and east of intersection of SR 235 and CR 241. Access to the subject property would be provided by one (1) ingress/egress drives directly onto SR 235. An FDOT Access/Driveway permit is required; the applicant must apply for any other permits separately.

The proposed development will convey the development's stormwater runoff to a proposed stormwater system located to the east of the proposed new structure, which will also require a permit from the Suwannee River Water Management District.

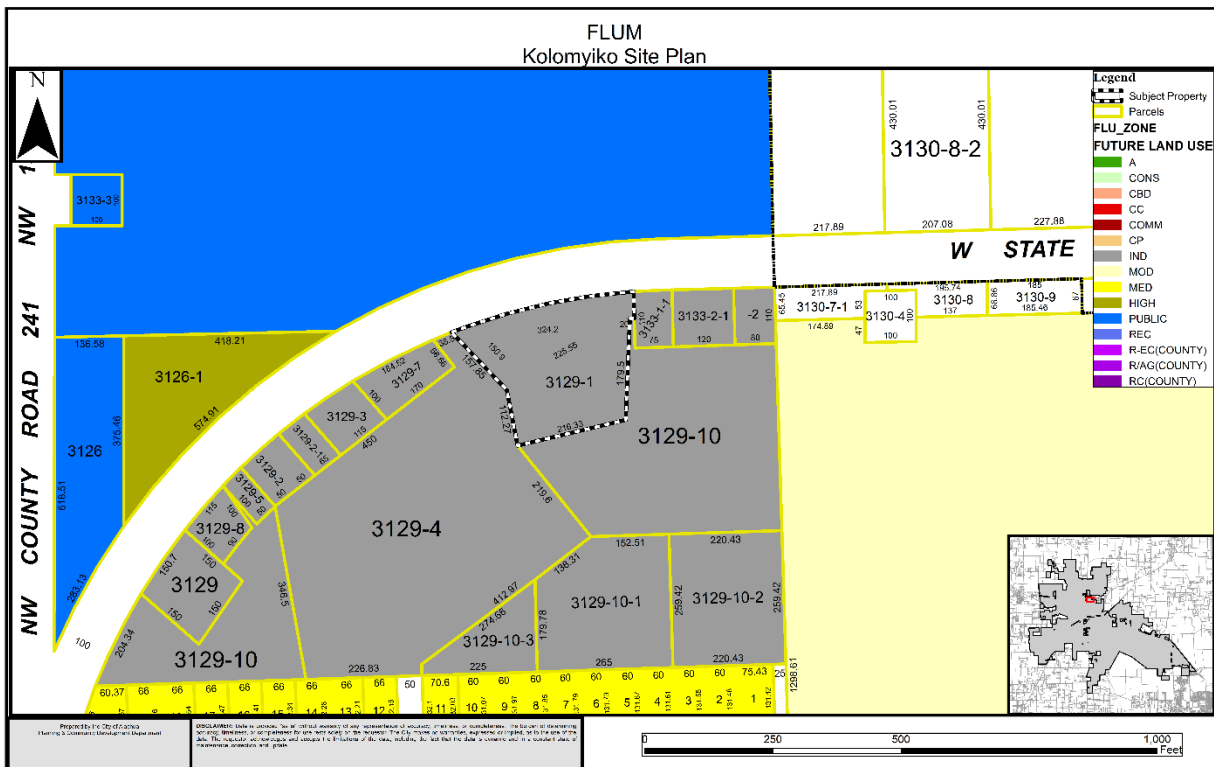
### Illustration 1. Site Plan Excerpt



**Map 1. Subject Property with Zoning**



**Map 2. Subject Property with Future Land Use**





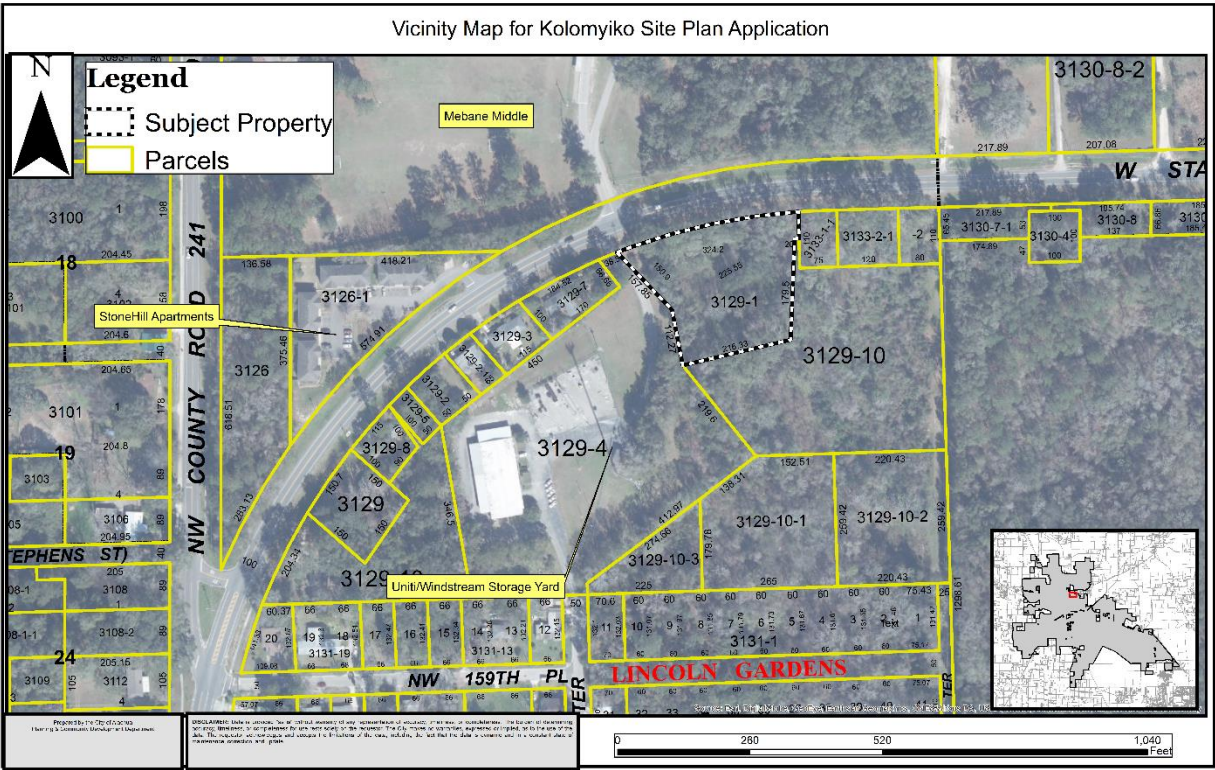
# SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 3 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. It 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     | Educational Facility/ Mebane Middle School | Public              | A                  |
| South     | Industrial / Uniti Fiber                   | Industrial          | ILW                |
| East      | Vacant Industrial                          | Industrial          | ILW                |
| West      | Single Family Residential and Industrial   | Industrial          | ILW                |

**Map 3. 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. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held on December 13, 2018 at the Alachua Branch Library. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by one individual from the public. A copy of the notice materials for Neighborhood Meeting has been provided by the applicant and is included within the application materials.

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

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 2025:

The City of Alachua 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.

#### **Objective 1.5:** Industrial

The City of Alachua shall establish one industrial district: Industrial. This district 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.a:** Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

***Evaluation and Findings of Consistency with Goal 1, Objective 1.5, and Policy 1.5.a:*** The subject property has an Industrial FLUM Designation. The zoning of the subject property is Light and Warehouse Industrial (ILW), which permits light manufacturing.

**Policy 1.5.d:** The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and 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;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

***Evaluation and Findings of Consistency with Policy 1.5.d:*** The applicant has demonstrated through the site plan, application, and supporting documentation that each of these sub-policies have been sufficiently addressed.

**Objective 2.4:** Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

**Policy 2.4.a:** Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.



**Policy 2.4.b:** Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

***Evaluation and Findings of Consistency with Objective 2.4 and Policies 2.4.a and 2.4.b:*** The site plan includes a landscaping plan which demonstrates that the proposed development will comply with all applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations.

**Objective 2.5:** Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

**Policy 2.5.a:** There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

***Evaluation and Findings of Consistency with Objective 2.5 and Policy 2.5.a:*** The site plan indicates that the subject property will include 1.35 acres of open space (50.03% of the site), exceeding the minimum 10% open space requirement.

**Objective 5.1:** Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

***Evaluation and Findings of Consistency with Objective 5.1:*** An environmental conditions and site suitability analysis has been provided in this report, and indicates that the development will not adversely affect natural features.

**Objective 5.2:** Availability of facilities and services: The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

**Policy 5.2.a:** All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

***Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a:*** An analysis of the development's impact to public facilities has been provided within this report. This analysis demonstrates that the development will not adversely affect the level of service (LOS) standard of any monitored public facilities.

**Policy 9.1:** Any new development within a Commercial or Industrial Future Land Use Map Designation within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

***Evaluation and Findings of Consistency with Policy 9.1:*** The proposed development will connect to potable water and wastewater facilities.

## **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 and Findings of Consistency with Objective 1.1:*** An analysis of the development's impacts to transportation facilities is provided within this report. The development will not adversely affect the level of service for transportation facilities.

**Policy 1.3.a:** The City shall establish minimum and maximum parking standards in order to avoid excessive amounts of underutilized parking areas.

**Policy 1.3.d:** The City shall require landscaping within parking areas, with an emphasis on canopy trees. The City shall consider establishing incentives for landscaping in excess of minimum standards.

**Policy 1.3.g:** The City shall require spaces to accommodate persons with physical disabilities as required by the Americans with Disabilities Act.

***Evaluation and Findings of Consistency with Objective 1.1 and Policies 1.3.a, 1.3.d,, and 1.3.g:*** The site plan complies with the applicable standards of Section 6.1, Off-street parking and loading standards, of the City's Land Development Regulations. Required landscaping materials and pedestrian crossings and connections will be provided within parking areas. The site plan also provides the minimum number of required accessible parking spaces.

## **Community Facilities & Natural Groundwater Aquifer Recharge Element**

**Policy 1.1.d:**

The City hereby establishes the following level of service standards for sanitary sewer facilities:

Levels of Service

- a. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- 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. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.
- c. System capacity: If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders 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 and Findings of Consistency with Policy 1.1.d:*** An analysis of the development's impacts to sanitary sewer facilities is provided within this report. The development will not adversely affect the level of service for sanitary sewer facilities.

**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:

3. A gravity wastewater system, wastewater pumping station, or force main exists within  $\frac{1}{4}$  mile of the property line of any residential subdivision with 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 can be accessed 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 and Findings of Consistency with Policy 1.2.a:*** The proposed development is located within the City's utility service area and will connect to the City's wastewater system.

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

| <u>FACILITY TYPE</u> | <u>LEVEL OF SERVICE STANDARD</u> |
|----------------------|----------------------------------|
| Solid Waste Landfill | .73 tons per capita per year     |



***Evaluation and Findings of Consistency with Objective 2.1.a:*** An analysis of the development's impacts to solid waste facilities is provided within this report. The development will not adversely affect the level of service for solid waste facilities.

**Objective 3.1:** Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water 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  $\frac{1}{4}$  mile 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 can be accessed 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 and Findings of Consistency with Policy 4.1.b:*** The proposed development is located within the City's utility service area and will connect to the City's potable water system.

**Policy 4.1.c:** The City establishes 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. Plant expansion shall be planned in accordance with Florida Administrative Code.
3. System Capacity: If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 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 and Findings of Consistency with Objective 4.1.c:*** An analysis of the development's impacts to potable water facilities is provided within this report. The development will not adversely affect the level of service for potable water facilities.

## **Conservation & Open Space Element**

### Policy 1.2.a:

The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

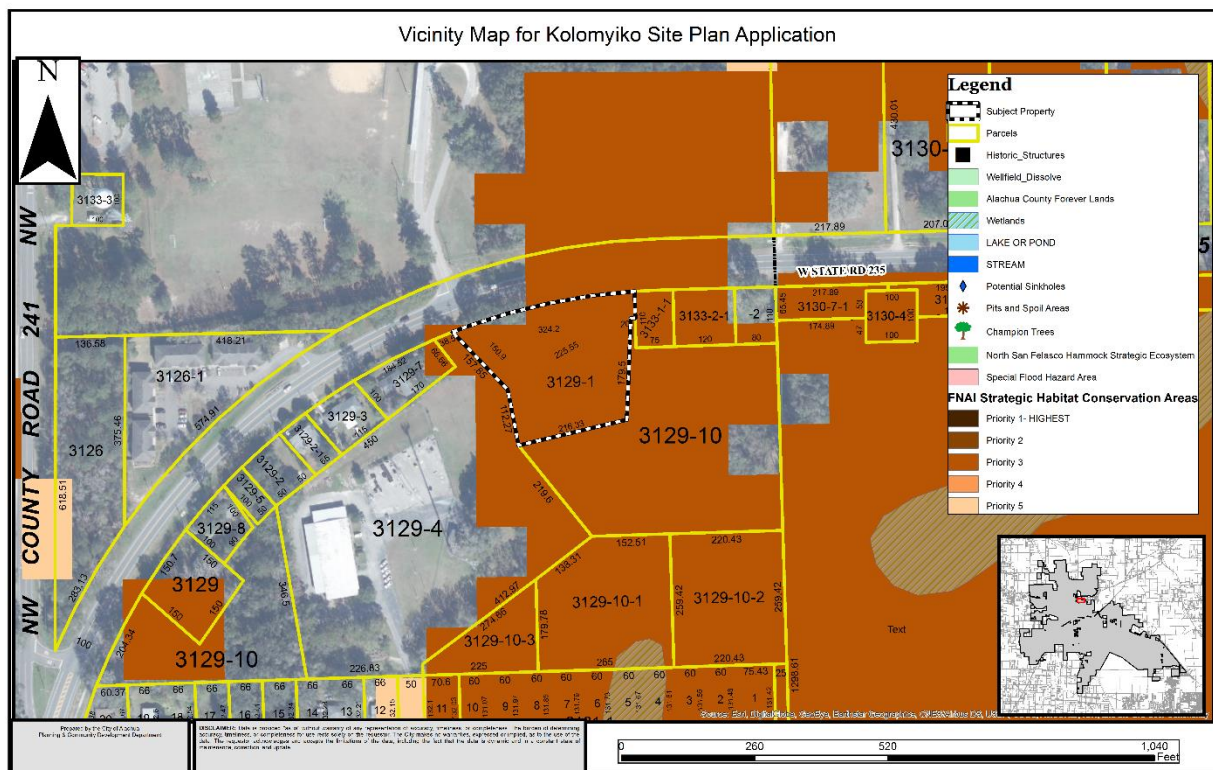
### Policy 1.3.e:

The City's land use designations shall offer the best possible protection to threatened and endangered species.

***Evaluation and Findings of Consistency with Policy 1.2.a and 1.3.e:*** The subject property does not contain any environmentally sensitive lands, and is not located adjacent to large tracts of land or land designated for conservation. The development therefore will encourage development practices which provide for the protection of native communities and ecosystems.

## ENVIRONMENTAL CONDITIONS ANALYSIS

### Map 4. Environmental Features



### Wetlands

According to best available data, there are no wetlands located on the subject property. If any wetlands are identified on the subject property at a later time, these areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs). As there are wetlands located within the immediate vicinity, a condition has been added that the applicant must provide delineation

demonstrating that all applicable standards of the Comprehensive Plan and LDRs have been met.

**Evaluation:** No wetlands have been identified on subject property therefore, there are no issues related to wetland protection.

### **Strategic Ecosystems**

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987. 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. The subject property is not located within or adjacent to a Strategic Ecosystem.

**Evaluation:** The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will not adversely impact any Strategic Ecosystem(s) identified within the ecological inventory report.

### **Regulated Plant & Animal Species**

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. 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:** No species identified as endangered, threatened, or of special concern are known to exist on the subject property. While the FNAI PNA data layer does indicate that there are areas classified as potentially having habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. 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**

Each soil type found on the subject property is identified below. 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 very lower infiltration rates and therefore a higher runoff potential.

Based on previous reports of the site being used as an informal waste disposal area, the Florida Department of Environmental Protection conducted an inspection in March of 2010. The inspection failed to confirm that the site was a previous informal waste disposal site (historic promiscuous dumping) and the property owner was required to remove all current exposed solid waste. Some construction materials were encountered near surface during geotechnical investigation, but was not significant enough to warrant special concern by the geotechnical engineer. As a condition of site plan approval, if solid waste materials are encountered during site development, the applicant must notify the City and FDEP in order to ensure materials are addressed in accordance with all applicable state and local rules and regulations.

**Table 2. Soils**

| Soil Type                                            | Hydrologic Group | Drainage Class          | Small Commercial Buildings | % of Subject Property (may not total to 100% due to rounding) |
|------------------------------------------------------|------------------|-------------------------|----------------------------|---------------------------------------------------------------|
| Fort Meade fine sand, 0 to 5 percent slopes          | A                | Well drained            | Not Limited                | 17.2                                                          |
| Millhopper sand, 0 to 5 percent slopes               | A                | Moderately well drained | Not Limited                | 9.9                                                           |
| Millhopper-Urban land complex, 0 to 5 percent slopes | A                | Moderately well drained | Not Limited                | 1.9                                                           |
| Arents, 0 to 5 percent slopes                        | A                | Well drained            | Not Limited                | 58.9                                                          |
| Bivans sand, 5 to 8 percent slopes                   | C/D              | Poorly drained          | Very Limited               | 12.1                                                          |

**Evaluation:** A majority of the site (87.9%) has no limitations for small commercial buildings and the proposed structure will not be placed in the area of the site that is limited for small commercial buildings, therefore, no concerns related to soil suitability.

### **Flood Potential**

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

**Evaluation:** The subject property is located in Flood Zone X (areas determined to be outside of the 500-year floodplain), therefore there are no issues related to flood potential.

### **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. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

**Evaluation:** There are no geologic features located on the subject property which indicate an increased potential for karst sensitivity.

### **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:** The subject property is not located within a City of Alachua wellhead 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 subject property does not contain any historic structures as determined by the State of Florida and the Alachua County Historic Resources Inventory. Additionally, the subject property is not located within the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

**Evaluation:** There are no issues related to historic structures or markers.

## **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 to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E.) An evaluation and findings of the application'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 Comprehensive Plan**

The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.

**Evaluation & Findings:** An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

**(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 ILW (Light and Warehouse Industrial), which permits the light industrial use. The site plan proposes a new ±5,880 square foot light manufacturing use (counter top finishing) with employee parking, storm water management facility improvements, paving, grading, and associated utility infrastructure.

**(3) Zone District Use-Specific Standards**

The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.

**Evaluation & Findings:** There are no use-specific standards for light industrial uses.

**(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 be in compliance with all relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1*, Off Street Parking & Loading Standards, *Section 6.2*, Tree Protection/Landscape/Xeriscape Standards, *Section 6.3*, Fencing Standards, *Section 6.4*, Exterior Lighting Standards, *Section 6.7*, Open Space Standards, *Section 6.8*, Design Standards for Business Uses, and *Section 6.9*, Environmental Protection Standards. Compliance with the relevant provisions of the aforementioned LDR sections is demonstrated within the Site Plan.



**(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 is proposed as a part of this site plan application, therefore, no issues related to subdivision standards.

**(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 is consistent with all other 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. The site currently is surrounded by wooded areas and immediately adjacent to areas zoned ILW. However, there are lands within 500 feet zoned for residential use. To mitigate any future potential impacts, additional landscaping in form of five additional understory trees were required along the eastern portion of the property.

***COMPLIANCE WITH SECTION 6.8, DESIGN STANDARDS FOR BUSINESS USES***

Section 6.8 of the City's Land Development Regulations (LDRs) establishes design standards for business uses. The standards established within Section 6.8.2 apply to business use types, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet or unless otherwise exempted within Subsection 6.8.1(B.). Uses exempt from the design standards pursuant to Subsection 6.8.1(B) include use types within the industrial services, manufacturing and production, warehouse and freight movement, waste-related services, and wholesale sales use categories, except when all or a portion of a building utilized for one of these uses is located within 500 feet of US Highway 441 right-of-way. The standards established within Section 6.8.3 apply to single tenant retail sales and services uses greater than 20,000 square feet.

The proposed development is classified as a "manufacturing and production use type", but is not located within 500 feet of the right-of-way of US Highway 441, and therefore not subject to the requirements of Section 6.8.

**PUBLIC FACILITIES IMPACT**

**Traffic Impact**

**Table 4. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

| Segment Number <sup>2, 3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Segment Description         | Lanes | Functional Classification | Area Type | LOS |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-------|---------------------------|-----------|-----|
| 9 (109/4109)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | SR 235 (From US 441 to NCL) | 2/U   | Major Collector           | COMM      | D   |
| <sup>1</sup> Source: City of Alachua Comprehensive Plan, Transportation Element.<br><sup>2</sup> For developments generating fewer than 1,000 trips, affected roadway segments are identified as those located partially or wholly within ½ mile of the development's ingress/egress [Section 2.4.14(H)(2) of the LDRs.]<br><sup>3</sup> FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. |                             |       |                           |           |     |

**Table 5. Trip Generation<sup>1</sup>**

| Land Use                                                                                                                                                                                                                                                                                                                                     | AADT (Enter/Exit) <sup>2</sup> | AM Peak Hour (Enter/Exit) <sup>2</sup> | PM Peak Hour (Enter/Exit) <sup>2</sup> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------|----------------------------------------|
| General Light Industrial<br>(ITE Code 110)                                                                                                                                                                                                                                                                                                   | 29<br>(29/29)                  | 5<br>(4/1)                             | 5<br>(1/4)                             |
| Total Trips                                                                                                                                                                                                                                                                                                                                  | 29<br>(29/29)                  | 5<br>(4/1)                             | 5<br>(1/4)                             |
| <sup>1</sup> Source: ITE Trip Generation, 10th Edition.<br><sup>2</sup> Formulas: ITE Code 110– AADT –4.96 trips per 1,000 sf gfa x 5.88 ksf (50% entering/50% exiting); AM Peak Hour – .92 trips per 1,000 sf gfa x 5.88 ksf (87% entering/13 % exiting); PM Peak Hour – .83 trips per 1,000 sf gfa x 5.88 ksf (18 % entering/ 82% exiting) |                                |                                        |                                        |

**Table 6a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)**

| Traffic System Category                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | SR 235 (From US 441 to NCL) <sup>1</sup> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| Average Annual Daily Trips                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                          |
| Maximum Service Volume <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 14,400                                   |
| Existing Traffic <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 7,537                                    |
| Reserved Trips <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 32                                       |
| Available Capacity <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 6,831                                    |
| Increase/Decrease in Daily Trips Generated by Development <sup>5</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 29                                       |
| <b>Residual Capacity After Development's Impacts<sup>6</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>6,802</b>                             |
| <sup>1</sup> FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.<br><sup>2</sup> Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.<br><sup>3</sup> Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).<br><sup>4</sup> Source: City of Alachua July 2019 Development Monitoring Report.<br><sup>5</sup> Trip Distribution: SR235 - 100%<br><sup>6</sup> The application is for a Final Development Order. Facility capacity and concurrency will be reserved. |                                          |

**Table 6b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM Peak Hour)**

| Traffic System Category                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SR 235 (From US 441 to NCL) <sup>1</sup> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| Maximum Service Volume <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1,290                                    |
| Existing Traffic <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 716                                      |
| Reserved Trips <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 2                                        |
| Available Capacity <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 572                                      |
| Increase/Decrease in PM Peak Hour Trips Generated by Development <sup>5</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 5                                        |
| <b>Residual Capacity After Development's Impacts<sup>6</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>567</b>                               |
| <sup>1</sup> <i>FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.</i><br><sup>2</sup> <i>Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.</i><br><sup>3</sup> <i>Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).</i><br><sup>4</sup> <i>Source: City of Alachua July 2019 Development Monitoring Report.</i><br><sup>5</sup> <i>Trip Distribution - SR 235 -100%</i><br><sup>6</sup> <i>The application is for a Final Development Order. Facility capacity and concurrency will be reserved.</i> |                                          |

**Evaluation:** The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the demand generated by the development is acceptable.

## Potable Water Impacts

**Table 7. Potable Water Impacts**

| System Category                                                                                                                                                                                                                                    | Gallons Per Day |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Current Permitted Capacity <sup>1</sup>                                                                                                                                                                                                            | 2,300,000       |
| Less Actual Potable Water Flows <sup>1</sup>                                                                                                                                                                                                       | 1,295,603       |
| Reserved Capacity <sup>1</sup>                                                                                                                                                                                                                     | 86,978          |
| Available Capacity                                                                                                                                                                                                                                 | 917,419         |
| Projected Potable Water Demand from Application <sup>3</sup>                                                                                                                                                                                       | 75              |
| <b>Residual Capacity</b>                                                                                                                                                                                                                           | <b>917,344</b>  |
| <b>Percentage of Permitted Design Capacity Utilized</b>                                                                                                                                                                                            | <b>60.12%</b>   |
| <i>Sources:</i><br><sup>1</sup> <i>City of Alachua July 2019 Development Monitoring Report.</i><br><sup>2</sup> <i>Source: Chapter 64E-6, Florida Administrative Code; Formula: 125% of wastewater demand =15 gpd per employee = 60 x 1.25= 75</i> |                 |

**Evaluation:** The impacts generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the demand generated by the development is acceptable.

## Sanitary Sewer Impacts

**Table 8. Sanitary Sewer Impacts**

| System Category                                                                                                                                                                                                | Gallons Per Day |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Treatment Plant Current Permitted Capacity <sup>1</sup>                                                                                                                                                        | 1,500,000       |
| Less Actual Treatment Plant Flows <sup>1</sup>                                                                                                                                                                 | 729,000         |
| Reserved Capacity <sup>1</sup>                                                                                                                                                                                 | 82,760          |
| Available Capacity                                                                                                                                                                                             | 688,240         |
| Projected Sanitary Sewer Demand from Application <sup>2</sup>                                                                                                                                                  | 60              |
| <b>Residual Capacity</b>                                                                                                                                                                                       | <b>688,180</b>  |
| <b>Percentage of Permitted Design Capacity Utilized</b>                                                                                                                                                        | <b>54.12%</b>   |
| <i>Sources:</i><br><sup>1</sup> City of Alachua July 2019 Development Monitoring Report.<br><sup>2</sup> Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gp employee per day = 4 x 15 = 60 gpd |                 |

**Evaluation:** The impacts generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the demand generated by the development is acceptable.

### **Solid Waste Impacts**

**Table 9. Solid Waste Impacts**

| System Category                                                                                      | Pounds Per Day | Tons Per Year |
|------------------------------------------------------------------------------------------------------|----------------|---------------|
| Demand from Existing Development <sup>1</sup>                                                        | 40,620.00      | 7,413.15      |
| Reserved Capacity <sup>2</sup>                                                                       | 7,408.14       | 1,351.99      |
| Demand Generated by Application <sup>2</sup>                                                         | 71             | 13            |
| New River Solid Waste Facility Capacity <sup>4</sup>                                                 | 50 years       |               |
| Sources:                                                                                             |                |               |
| 1 City of Alachua July 2019 Development Monitoring Report.                                           |                |               |
| 2 Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996 |                |               |

**Evaluation:** The impacts generated by the development will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the demand generated by the development is 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 (LOS) 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 (LOS) of public school facilities.



**EXHIBIT “A”**  
**TO**  
**KOLOMYIKO; IVAN AND GALINA KOLOMYIKO**  
**SITE PLAN**  
**STAFF REPORT**

**CONDITIONS:**

1. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
2. The applicant agrees it shall provide Public Utilities Easements as depicted on the Site Plan. Public Utilities Easements as depicted on the Site Plan shall be approved by the City and recorded in the Public Records of Alachua County prior to applying for a building permit. The applicant shall incur all costs associated with the preparation and recordation of such Public Utilities Easements.
3. If, during site development, any waste disposal area or landfill is discovered, the applicant shall immediately inform the City’s Code Enforcement Officer and the Florida Department of Environmental Protection’s Solid Waste Section and ensure any further disturbance is completed in accordance with all applicable local, state, and federal regulations or guidelines.
4. The applicant agrees that Conditions 1-3 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 development shall comply with Conditions 1 -3 as stated herein.

**EXHIBIT “B”  
TO  
IVAN AND GALINA KOLOMYIKO**

**SITE PLAN  
STAFF REPORT**

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



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

October 28, 2019

Craig Hedgecock, P.E.  
27 NW 48<sup>th</sup> Boulevard  
Gainesville, FL 32607

Also submitted electronically to [chedgecock@cox.net](mailto:chedgecock@cox.net).

RE: Notice of Hearing to be Scheduled for Kolomyiko Site Plan

Dear Mr Hedgecock:

On October 20, 2019 the City of Alachua received your updated application for the above referenced project.

Based on review of the materials submitted, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, seven (7) full size sets of site plans, and a digital copy of all materials in PDF format on a CD *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **November 12, 2019** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than **Thursday, October 31, 2019**. Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com).

Sincerely,

Adam Hall, AICP  
Planner

c: Kathy Winburn, AICP, Planning Director  
Justin Tabor, AICP, Principal Planner  
File

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**RE: Correspondence Regarding Kolomyiko Site Plan**

---

**From :** Brian Green <bgreen@AlachuaCounty.US>  
**Subject :** RE: Correspondence Regarding Kolomyiko Site Plan  
**To :** Adam Hall <ad\_hall@cityofalachua.org>

Mon, Oct 28, 2019 10:24 AM

8 attachments

Justin

I have no comment.

**Brian Green**

Plans Review- Inspector, Fire Rescue  
PO Box 5038, Gainesville, FL 32627-5038  
352.384.3103 (office) 352.494-3140 (cell)



---

**From:** Adam Hall <ad\_hall@cityofalachua.org>  
**Sent:** Thursday, October 24, 2019 8:23 AM  
**To:** Brian Green <bgreen@AlachuaCounty.US>  
**Cc:** John Adler <jadler@alachuacounty.us>  
**Subject:** Fwd: Correspondence Regarding Kolomyiko Site Plan

Brian:

For the Kolomyiko project, Public Services has indicated, as shown in the email below that the site can receive 1,603 gpm. The applicant has reduced the size of the building from 6,000 square feet to 5,880 square feet. According to the applicant, this reduces the required fire flow from 1,750 to 1,500 gpm. See sheet 6 of the attached document.

Please let me know if this is acceptable.

Thank you!

Adam Hall  
City of Alachua

---

**From:** "Thomas Ridgik" <[th\\_ridgik@cityofalachua.org](mailto:th_ridgik@cityofalachua.org)>  
**To:** "Eiman Abbas" <[ei\\_abbas@cityofalachua.org](mailto:ei_abbas@cityofalachua.org)>  
**Cc:** "Adam Hall" <[ad\\_hall@cityofalachua.org](mailto:ad_hall@cityofalachua.org)>, "Rodolfo Valladares" <[ro\\_valladares@cityofalachua.org](mailto:ro_valladares@cityofalachua.org)>, "Harry Dillard" <[hdillard@cityofalachua.org](mailto:hdillard@cityofalachua.org)>





# City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

October 17, 2019

Craig Hedgecock, P.E.  
27 NW 48<sup>th</sup> Boulevard  
Gainesville, FL 32607

Also submitted electronically to [chedgecock@cox.net](mailto:chedgecock@cox.net).

## **RE: Kolomyiko (Site Plan)-Outstanding DRT Comments**

Dear Mr Hedgecock:

On September 30, 2019 the City of Alachua received your revised application for the approval of a Site Plan for the Kolomyiko Site Plan project, which proposes the construction of a ±6,000 square foot light manufacturing building on a ±1.61 acre subject property (Parcel No. 03129-001-000). The application was first submitted on January 31, 2019. A Development Review Team meeting was held on February 25, 2019 to discuss the application deficiencies.

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on **Monday, November 4, 2019**. 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 address the following insufficiencies:

### ***Deficiencies to be Addressed***

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations. Where applicable, new comments are noted.

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

2. The applicant must comply with the revised comments provided by the Public Services Department in a memo titled "Kolomyiko Fire Test of Sept 18th" dated October 16, 2019 and attached to this letter.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP  
Planner

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



# City of Alachua

**ADAM BOUKARI**  
CITY MANAGER

**RODOLFO VALLADARES, P.E.**  
PUBLIC SERVICES DIRECTOR

## INTER-OFFICE COMMUNICATION

**DATE:** 10/16/2019

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

**Justin Tabor, AICP**  
Principal Planner

**Adam Hall, AICP**  
Planner

**FROM:** **Rodolfo Valladares, P.E.**  
Public Services Director

**Tom Ridgik, P.E.**  
Engineering Supervisor

*Tom Ridgik*  
*10/16/2019*

**RE:** **Kolomyiko Fire Test of Sept 18th**

Public Services has reviewed the Fire Flow Test Data (Sept 18<sup>th</sup> test) for the Kolomyiko Site Plan project and offer the following comments.

| NO. | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1   | <p><b>Test Summary</b></p> <p>A fire flow test was conducted by W.W. Gay on Sept. 18<sup>th</sup> to determine whether there is adequate fire flow for the Kolomyiko project.</p> <p>Results are attached. The results indicated that actual flow during the test was 1555 gpm. Adjusted for a residual pressure of 20 psig, the predicted flow is 2381 gpm, which far exceeds the fire flow requirement of 1750 gpm.</p> |
| 2.  | <p><b>Test Limitations</b></p> <p>In addition to the test data, Public Services also reviewed the hydraulic network and have concluded that the “residual” hydrant is not appropriate. That’s because the residual hydrant (near school) is downstream the “flowed” hydrant. Instead, the “residual” hydrant must be upstream the “flowed” hydrant.</p>                                                                   |

| NO.                    | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.                     | <p><b>Is a valid Fire Flow retest even possible?</b></p> <p>Strictly speaking for a fire flow test to be valid, the “residual” hydrant should be upstream the “flowed” hydrant. As shown by the attached sketch, there is no hydrant in the upstream branch that can serve as the “residual” hydrant.</p> <p>As an alternative, a faucet in the StoneHill Town Homes could serve as the upstream “residual” hydrant. But this faucet is relatively close to the “flowed” hydrant so there may be insufficient friction loss to accurately estimate the residual pressure.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 4.                     | <p><b>Can the fire flow at 20 psig residual pressure be estimated from the City’s hydraulic model?</b></p> <p>Yes, the City’s hydraulic model estimates a flow of 1770 gpm at a 20 psig residual. This flow exceeds the 1750 gpm fire flow requirement. Please note that there is little margin of error, especially given that the City’s hydraulic model is not fully calibrated.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 5.                     | <p><b>Can the fire flow at the proposed location of the new hydrant be estimated?</b></p> <p>Yes, the fire flow at the proposed new hydrant at a residual pressure of 20 psig can be estimated once the hydraulic model is modified to include the new line installed as part of the Kolomyiko project.</p> <p>The City is currently working on this, although there are scheduling conflicts. It is thought that the estimated fire flow for the proposed hydrant can be determined during the week of October 21<sup>st</sup>.</p> <p>Until the simulation has been completed, it is not known if the estimated fire flow at 20 psig for the proposed hydrant will be greater than 1770 gpm. There are two factors at play. Fire flow will tend to increase because the proposed hydrant elevation is about 10 ft. lower than the elevation of the “flowed” hydrant tested on Sept 18<sup>th</sup>. On the other hand, there will be increased friction loss through the new pipe path leading to the proposed hydrant.</p> |
|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>END OF COMMENTS</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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

cc: Justin Tabor – AICP Planner  
 Harry Dillard – Lead Engineering Technician



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**Re: Kolomyiko Site -Second Review**

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**From :** Robert Walpole <walpole@chw-inc.com>  
**Subject :** Re: Kolomyiko Site -Second Review  
**To :** Adam Hall <ad\_hall@cityofalachua.org>  
**Cc :** April O'Neal <aprilo@chw-inc.com>

Tue, Jul 16, 2019 11:35 AM

 1 attachment

Yes if fire flow is ok we will have no further comments.

**ROBERT J. WALPOLE, PE** | President  
t: (386) 518-5164 | c: (352) 339-2859  
e: [walpole@chw-inc.com](mailto:walpole@chw-inc.com)  
w: [www.chw-inc.com](http://www.chw-inc.com)



JACKSONVILLE.GAINESVILLE.OCALA  
PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION.

Sent from iphone

On Jul 16, 2019, at 10:13 AM, Adam Hall <[ad\\_hall@cityofalachua.org](mailto:ad_hall@cityofalachua.org)> wrote:

Robert, here are Craig's responses to the previous comments. If you think advisable, we can wait until after they complete the fire flow study to do final review.

<93005203.70000002>

Adam Hall  
City of Alachua

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**From:** "Robert Walpole" <[walpole@chw-inc.com](mailto:walpole@chw-inc.com)>  
**To:** "Adam Hall" <[ad\\_hall@cityofalachua.org](mailto:ad_hall@cityofalachua.org)>  
**Cc:** "April O'Neal" <[aprilo@chw-inc.com](mailto:aprilo@chw-inc.com)>  
**Sent:** Monday, July 15, 2019 3:04:47 PM  
**Subject:** RE: Kolomyiko Site -Second Review

Adam



# City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

July 1, 2019

Craig Hedgecock, P.E.  
27 NW 48<sup>th</sup> Boulevard  
Gainesville, FL 32607

*Also submitted electronically to [chedgecock@cox.net](mailto:chedgecock@cox.net) .*

## **RE: Kolomyiko (Site Plan)-Outstanding DRT Comments**

Dear Mr Hedgecock:

On June 11, 2019 the City of Alachua received your revised application for the approval of a Site Plan for the Kolomyiko Site Plan project, which proposes the construction of a ±6,000 square foot light manufacturing building on a ±1.61 acre subject property (Parcel No. 03129-001-000). The application was first submitted on January 31, 2019. A Development Review Team meeting was held on February 25, 2019 to discuss the application deficiencies.

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on **Thursday, July 11, 2019**. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF (or cloudlink/ FTP link) of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. 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 address the following insufficiencies (begins on next page):

## ***Deficiencies to be Addressed***

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations. Where applicable, new comments are noted.

### ***C. Development Standards***

5. Section 6.2- Tree protection/landscape/xeriscape standards
  - q. **NEW COMMENT-** The added parking lot area located in front of the structure also requires a row of hedges/ shrubs that must attain a height of 36” within 3 years in order to meet the parking lot perimeter buffer standards as set forth in Section 6.2.2 (D)(2)(b)(iv)c.
4. Section 6.4- Exterior lighting Standards
  - d. Clarify mounting height/ units.  
**NEW COMMENT-** The units/ height are still not clarified. There are numerical values given in the mounting height box, but Staff cannot determine the units (inches, cm, and where measured from).

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

1. The applicant must address the comments provided by CHW, Inc in an email dated 06/25/19 (attached to this memo).
2. The applicant must comply with comments provided by the Public Services Department in an undated memo titled “Utility Extension Plan, Kolomyiko, dated June 5, 2019” and attached to this letter.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP  
Planner

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



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

### INTER-OFFICE COMMUNICATION

**DATE:**

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

**Justin Tabor, AICP**  
Principal Planner

**Adam Hall, AICP**  
Planner

**FROM:** **Rodolfo Valladares, P.E.**  
Public Services Director

**Tom Ridgik, P.E.**  
Engineering Supervisor

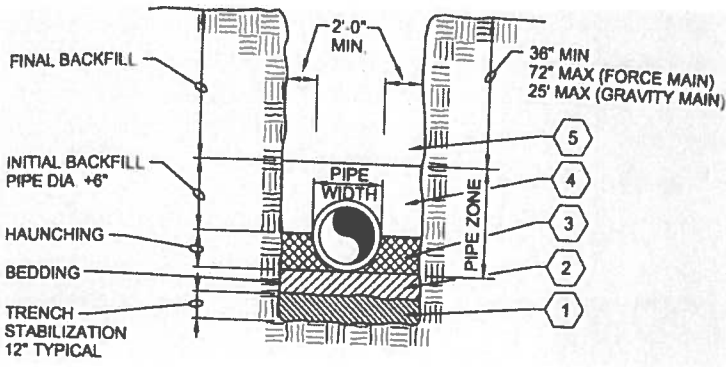
TR

**RE:** **Utility Extension Plan, Kolomyiko, dated June 5, 2019**

Public Services have reviewed the Utility Extension, Kolomyiko, Construction Plans dated June 5, 2019 and offer the following comments. Review was specific to the Public Services Utilities.

| NO. | COMMENTS                                                                                                                                                                |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1   | <u>General</u><br>The submitted plans are rated <b>Revise and Resubmit</b> . Please address the comments listed below.                                                  |
| 2.  | <u>General:</u><br>Please prepare a legend sheet that calls out all line legends, symbols and abbreviations that are shown on Sheet 1.                                  |
| 3.  | <u>Water Transmission:</u> Sheet 3 shows tracer wires on various details. On Sheet 1, please call out tracer wires for all UGW lines installed as part of this project. |
| 4.  | <u>Water Transmission:</u> Although Detail 420 is a CoA standard detail, please update it as shown below:                                                               |



| NO. | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |  <p>NOTES:</p> <ol style="list-style-type: none"> <li>1. TRENCH STABILIZATION SHALL BE PROVIDED TO A DEPTH OF 12-INCHES. THE MATERIAL SHALL BE NO. 57 STONE.</li> <li>2. BEDDING SHALL BE A MINIMUM OF 6-INCHES AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR, AASHTO T-99.</li> <li>3. HUNCHING PORTION OF THE PIPE ZONE SHALL BE PLACED TO THE SPRINGLINE OF THE PIPE AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR ASSHTO T-99.</li> <li>4. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. FROM THE SPRINGLINE OF THE PIPE TO TWO (2) FEET ABOVE THE PIPE THE SOIL SHALL BE CAREFULLY BACKFILLED IN 6-INCH LIFTS AND THE SOIL CONSOLIDATED WITH THE HAND OPERATED TAMPING MACHINE (OR AS REQUIRED BY CITY, COUNTY, OR STAT INSPECTORS).</li> <li>5. FINAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. AFTER PLACEMENT AND COMPACTION OF THE INITIAL BACKFILL, THE BALANCE OF THE BACKFILL MATERIAL MAY BE MACHINE PLACED OR AS REQUIRED BY THE INSPECTOR AND SHALL NOT CONTAIN ANY ROCKS OR DEBRIS.</li> <li>6. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.</li> <li>7. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.</li> <li>8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. THE BOTTOM OF THE TRENCH SHALL NOT BE EXCAVATED BELOW THE SPECIFIED GRADE. IF UNDERCUTTING OCCURS, THE BOTTOM OF THE TRENCH SHALL BE BROUGHT UP TO THE ORIGINAL GRADE WITH APPROVED MATERIAL AND THOROUGHLY COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.</li> <li>9. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.</li> </ol> |
| 5.  | <p><u>Electrical:</u></p> <p>Sheet 1: CoA will provide the electrical transformer and related electrical work, whose installed cost will be backcharged to the Contractor. Please add the following note to the Proposed Electrical Transformer:</p> <p>Notes:</p> <ol style="list-style-type: none"> <li>1. CoA will furnish and install the electrical transformer. The installed cost shall be back-charged to the Contractor.</li> <li>2. During construction, the Contractor shall prepare load calculations and then submit them to CoA.</li> <li>3. CoA will furnish and install the conduit and conductors from the overhead line to</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

| NO.                    | COMMENTS                                                                                                                                                                                                                                            |
|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                        | the transformer. The installed cost shall be back-charged to the Contractor.                                                                                                                                                                        |
| 6.                     | <u>Water Transmission:</u><br>Rather than as shown, instead route the new UGW line from the fire hydrant line to the Kolomyioko property. This is as per Plan Comment 15 in memorandum from R. Walpole, CHW to Justin Tabor, CoA, dated 02/19/2019. |
| <b>END OF COMMENTS</b> |                                                                                                                                                                                                                                                     |

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

cc: Justin Tabor – AICP Planner  
 Harry Dillard – Lead Engineering Technician

**Kolomyiko Site -Second Review**

---

**From :** Robert Walpole <walpole@chw-inc.com>

Tue, Jun 25, 2019 10:26 AM

**Subject :** Kolomyiko Site -Second Review

**To :** Adam Hall <ad\_hall@cityofalachua.org>

**Cc :** April O'Neal <aprilo@chw-inc.com>

Adam

I have reviewed the resubmitted plans and supporting documentation provided and offer the following:

Since CHW was not involved in several meetings with Public Services and the applicant we can't opine on the utility redesign and will leave that to the City PS office.

In response to the Fire Flow a condition of approval should be for the applicant to provide a fire flow test illustrating the available FF meets the required FF before the final staff approval. The response indicates the City will perform the test which is generally not done. Typically the applicant hires a private contractor to perform the test with the City and EOR witnessing the test.

City standards require 2 fire hydrants per 2.3.7.f of the Engineering Standards. The applicant did not address the requirement.

All other prior comments have been addressed.

**ROBERT J. WALPOLE, PE** | President

t: (386) 518-5164 | c: (352) 339-2859

e: [walpole@chw-inc.com](mailto:walpole@chw-inc.com)

w: [www.chw-inc.com](http://www.chw-inc.com)

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This message has been scanned for viruses and dangerous content by [MailScanner](#), and is believed to be clean.

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# DEVELOPMENT REVIEW TEAM SUMMARY

**PROJECT NAME:** Kolomyiko

**APPLICATION TYPE:** Site Plan

**APPLICANT/AGENT:** Craig Hedgecock, P.E.

**PROPERTY OWNER:** Ivan and Galina Kolomyiko

**DRT MEETING DATE:** February 25, 2019

**DRT MEETING TYPE:** Applicant

**FLUM DESIGNATION:** Industrial

**ZONING:** ILW

**OVERLAY:** N/A

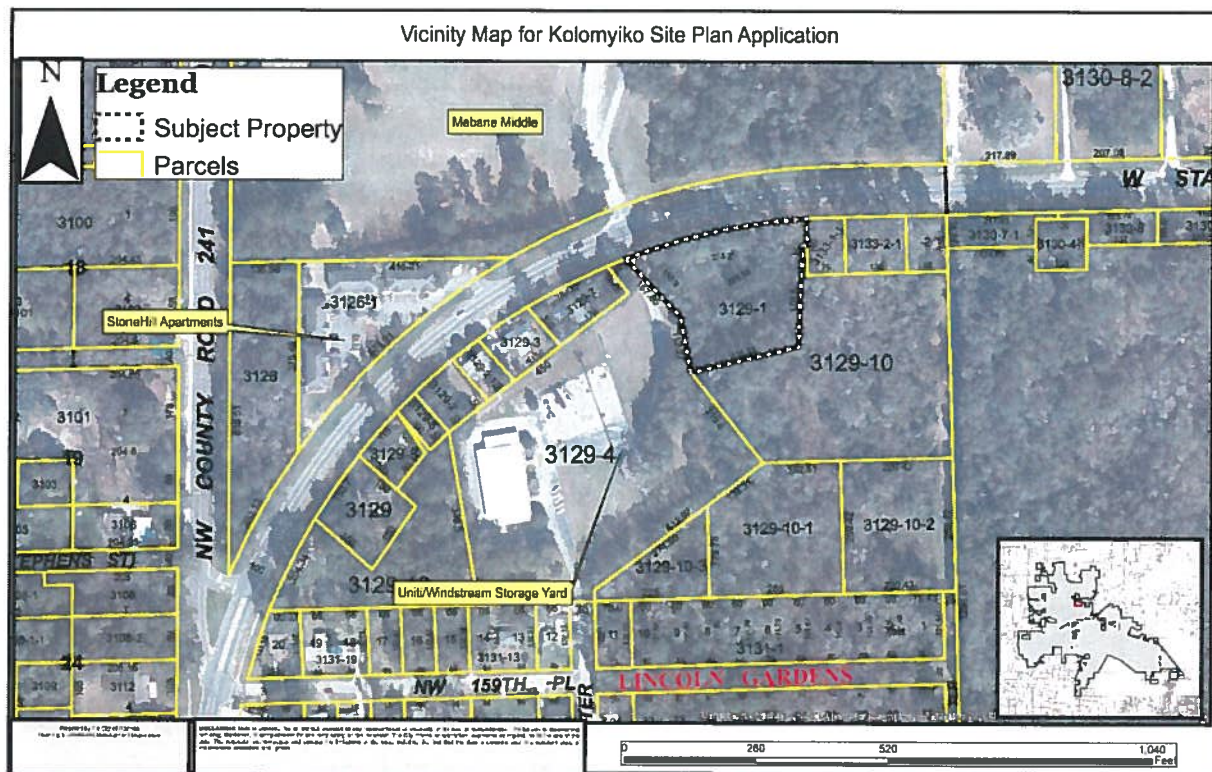
**DEVELOPMENT AREA ACREAGE:** ± 1.58 acres

**PARCEL:** 03129-001-000

**PROJECT LOCATION:** East of Intersection of CR 241 and SR 235, south of Mebane Middle School, east of Stone Hill Apartments

**PROJECT SUMMARY:** A request for a Site plan for a new ±6,000 square foot building with associated paving, grading, landscaping, and utility infrastructure improvements

**RESUBMISSION DUE DATE:** All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Thursday, March 7, 2019.**





## ***Deficiencies to be Addressed***

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations.

### ***A. Comprehensive Plan Consistency***

1. Policy 1.5.d – Soil mapping indicates the presence of soil type “Arents; 0 to 5 percent slopes”. This soil is described as having potential for development limitations because of its composition. Please provide referenced geotechnical report demonstrating site is suitable for proposed development.

### ***B. Concurrency Impact Analysis***

1. Please demonstrate that level of service will not be degraded for water and wastewater facilities.
2. Please demonstrate that the level of service will not be degraded for solid waste facilities.

### ***C. Development Standards***

1. Section 6.1, Parking and Loading Standards
  - a. Per Section 6.1.4 (B), light industrial parking is calculated at 1 space per 350 square feet of office space and 1 space per 1,000 square feet of other space. Please revise parking calculation. Additional spaces not anticipated to be required.
  - b. Per Section 6.1.5 (A), an off street loading space must be provided. Please provide a space dimensioned on the plan that complies with this Section.
2. Section 6.2- Tree protection/landscape/xeriscape standards
  - a. Please identify any regulated trees removed during recent clearing operation and if a tree removal permit had been obtained.
  - b. Per Section 6.2.1 (G)(1)(a), an aerial or ground photograph of all regulated, heritage, or champion trees to be preserved must be provided.
  - c. Please include entire text of 6.2.1 (D)(2)(a) for tree protection fence note or provide detail on landscape details sheet.
  - d. Three trees used for tree credit not identified on plan (2 18” oaks, & 1 10” oak).
  - e. As shown on Sheet 7 of 10, three oaks are proposed to be removed (12”, 14”, and 23” oak). Per Section 6.2.1 (D) (1), new trees must be installed to replace trees. Up to 25% of the tree credits can be used to meet the mitigation requirement. Trees located off the subject property cannot be counted towards tree credits.
  - f. On Sheet 6 of 10, an additional tree is shown to be removed in approximate location of proposed storm water inlet. This tree is not identified on Sheet 7. Please address.
  - g. Note 2 on landscape plan (Sheet 7 of 10) states no champion, heritage, or regulated trees exist on site. Please correct.
  - h. Per Section 6.2.2 (D)(1)(d)(iii), a row of shrubs is required along western building façade.
  - i. Per Section 6.2.2(D)(2)(b), 7 additional shrubs required in landscape island adjacent to HC parking space.
  - j. Per Section 6.2.2(D)(2)(b)(iv), 1 additional canopy tree is required to the east of the parking lot. This tree must be located adjacent to parking area.

- k. Per Section 6.2.2 (D)(2)(b)(iv), 1 additional understory tree must be located to the north of parking lot. This tree must be located adjacent to parking area.
  - l. Depending on perimeter buffer type option used for northern perimeter buffer, 14 additional shrubs required or an evergreen hedge.
  - m. If using buffer option 1, 2 more understory trees required along west perimeter.
  - n. If using option 1, 4 more understory trees required along eastern perimeter.
  - o. 1 additional understory tree required to meet arterial screening requirement. Tree credits cannot be used to meet this requirement.
  - p. Section 6.2.3 (C), please identify purpose of large door on front of building. Screening standards may apply.
- 3. Section 6.3- Fencing Standards
    - a. Please provide specifications for fence proposed for rear property line.
    - b. Plan indicates that proposed fence will be installed off-site on adjacent property. City cannot consider development of property not subject to this application. Please address.
  - 4. Section 6.4- Exterior lighting Standards
    - a. Please provide cut sheets for proposed lighting fixtures.
    - b. Per Section 6.4.4(F), light fixtures that are 60 watts or more shall have full cut-off lenses or hoods. This would apply to pole mounted lighting type currently proposed.
    - c. In order to verify compliance with Section 6.4.4 (A), please provide cut sheets for all wall mounted lights shown on architectural plans.
    - d. Clarify mounting height/ units.
  - 5. Section 6.6.3 – Residential Protection Standards
    - a. Please address standards for Residential Protection found in Section 6.6.3 (A). Please provide analysis of proposed uses impacts to surrounding properties. Additional landscaping shall be required on eastern portion of property between parking lot and property line to mitigate potential noise originating with use. Please provide an additional 5 (five) understory trees between parking lot and eastern property line (tree credits cannot be used to satisfy this requirement).

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

- 1. The applicant must address the comments provided by Brian Green, Alachua County Fire Rescue in an email dated 02/11/19 (attached to this memo).
- 2. The applicant must address the comments provided by CHW, Inc in a letter dated 02/19/19 (attached to this memo).
- 3. The applicant must comply with any comments provided by the Public Services Department.

**E. Miscellaneous/General Issues**

- 1. Please complete Countywide Wetland Protection Code Self-Certification Form and submit to Alachua County Environmental Protection Department (please contact Alachua County EPD directly should you have any questions regarding this form). A hard copy has been attached, but can be completed at <http://alachuacounty.us/Depts/epd/Pages/WetlandsProtection.aspx>.
- 2. On Sheet 1 of 10, update Soil type to include all soils present on the subject property.

**ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 5:00 PM ON THE RESUBMISSION DATE OF THURSDAY, MARCH 7, 2019.**

# MEMORANDUM

City of Alachua

19-0064.01



To: Justin Tabor, AICP  
From: Robert Walpole, PE  
Date: 02/19/2019  
RE: Kolomyiko Site

The following are our comments on the applications, reports, and plans provided by Craig Hedgcock, PE to the city on January 31, 2019.

## Applications/Reports

1. Fire Flow Requirements should be submitted separately from plans with the available fire flow provided. Verification that the required 1750 GPM is met is required.
2. The concurrency analysis is inadequate and shall be revised to look at the proposed impacts in conjunction with available capacity and reserved capacity for roads, water, sewer, and solid waste.
3. The consistency with the city of Alachua comprehensive plan is inadequate. Numerous responses are that there "should be" or "shouldn't be" required. The applicant should specifically address these elements with definite responses and evidence of compliance. i.e, provide a lighting plan that complies, a sign location that complies, buffering/landscape plans that comply.
4. A stormwater management report shall be submitted with a complete geotechnical report signed and sealed.
5. A liftstation design report shall be submitted signed and sealed
6. Provide evidence of compliance with policy 1.5.d for industrial developments.
7. Provide evidence of application to FDOT for both ROW Utility Permit and Driveway Application.

## Plans

1. While not a specific code requirement. A cover sheet that incorporates ALL regulatory requirements would make the very cluttered site plan easier to review and approve.
2. Label each setback individually and label all buffers on all sheets.
3. HC parking spaces per code are 12'X20'- correct the plans and label all spaces with depth and width.
4. Label the dumpster and mechanical equipment and screening; provide appropriate details on the site plan not paving grading and drainage plan.
5. Driveway access should have the following:
  - a. Radius appropriate for an Industrial use (I.E. 50 ft);
  - b. A culvert under w/ appropriate end treatments;
  - c. Connect to the travel lane by removal of the shoulder and heavy-duty asphalt to travel lane;
  - d. Appropriate turn lanes tapers, etc. as required by FDOT;
  - e. Given the super elevation, illustrate appropriate site triangles and certify access in this super elevated curve is appropriate.
6. Loading zones per 6.1.5 and 6.1.7 shall be 12ft X 30 ft and label on the plans.
7. Illustrate 2% max slope in any direction in the HC spot-add van accessible placard to detail and correct detail to be 10'X 20' to meet city code on sheet.
8. Severe cutting/swale to the west property line will affect the adjacent trees. Revise grading accordingly.
9. A large portion of the driveway is untreated by the grading plan despite the fact that the basin is some 6 feet lower. Revise grading to treat all disturbed and impervious areas.
10. Grading along the driveway entrance impacts the existing trees and grading shall be revised to stay out of the root plate or remove the trees.
11. Illustrate the drainage area to the DRA on sheet 2 of 10.
12. Revise DRA contours not to have 90 angles at corners, this is not constructible nor aesthetically pleasing and stage areas are over stated with this approach. Provide DHW for the DRA and illustrate 1 foot of free board to meet SRWMD requirements for bermed facilities.



13. The utility plan is inadequate and should be updated to comply with the City of Alachua 2017 Design and Construction Standards for Water and Sewer. The plan lacks sufficient detail to illustrate separations and compliance. I.e., notes, details, and design requirements are missing from the plans. The engineer should familiarize themselves with city standards and provide a plan that is compliant. The plan requires further review upon a complete submittal.
14. Provide plan and profile for all forcemains per city standards. Refer to this entire section 2.4.4. for the design including no forcemains less than four inches. Note a meeting with Public Services will be required as the city will not maintain this forcemain and FDOT will not allow a private forcemain in the public right of way.
15. The potable water connection is unclear. It appears to open cut on an adjacent property with no easement shown, no restoration proposed, and no pipe size. In addition, it appears to be a City owned potable line extension with meters placed on the subject parcel. A meeting with public services will be required to define this extension and the 8" proposed on the north side of the road. CHW recommends the potable service be provided off the 8" extension by directional bore to avoid water quality issues off the 8" North extension. See proposed acceptable design.
16. Fire Hydrants per 2.3.7.f shall be 1 per every 1000 gpm or 2 fire hydrants for this project. The first shall be 500 ft as the truck travels to the most remote portion of the building, the second at 1000 ft. Revise plan and extend the 8" per the mark up to comply.
17. Coordinate with City of Alachua for electric design and show transformers and conduits as required for site design with appropriate P.U.E.
18. Illustrate site lighting poles and coordinate with other utilities and landscaping on all sheets.
19. Label the liftstation as private and illustrate compliance with FDEP requirements by virtue of adequate details.
20. A FDEP water extension permit will be required. Complete the application and coordinate with Harry Dillard for city information prior to submittal for the Directors' signature.
21. If the site disturbs more than 1 acre a complete SWPP plan is required. Sheet 6 of 10 is not a FDEP compliant SWPP plan. It lacks notes, details, and language required by FDEP.
22. The landscape plan should be revised to review conflicts with the forcemain water mains, services and lights.
23. The architect's plans illustrate door locations. These should be shown on all site plans for coordination. The North and South doors are concerning as swales and landscaping exist outside each. These North and South doors will not be able to be used for access to the building.
24. Fire Truck access must be verified. Alachua County & NFPA requires truck within 50 ft of the front door. As such an appropriate NFPA turn around for a fire truck would be required. This will also solve dumpster truck access as well. Provide truck turning templates or auto turn to illustrate compliance.



Zimbra

ad\_hall@cityofalachua.org

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**RE: Request for Review of Alchem Building Three and Kolomyiko Site Plans**

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**From :** Brian Green <bgreen@AlachuaCounty.US>

Mon, Feb 11, 2019 01:16 PM

**Subject :** RE: Request for Review of Alchem Building Three and Kolomyiko Site Plans**To :** Adam Hall <ad\_hall@cityofalachua.org>

Adam,

I have reviewed the plans for Kolomyiko. I need some clarification on the schedule for the installation of the proposed fire hydrant.

*Brian Green*Alachua County Fire Rescue  
Life Safety / Investigative Branch  
Cell 352-494-3140  
Office 352-384-3103  
Fax 352-384-3157**From:** Adam Hall <ad\_hall@cityofalachua.org>**Sent:** Thursday, February 7, 2019 1:28 PM**To:** Keith Bennett <ke\_bennett@cityofalachua.org>; Brian Green <bgreen@AlachuaCounty.US>**Cc:** John Adler <jadler@alachuacounty.us>**Subject:** Request for Review of Alchem Building Three and Kolomyiko Site Plans**Importance:** High

Keith and Brian:

Please find a link to an electronic version of plans for the Alchem Building Three Site Plan here: [LINK](#). And a link the electronic version of Kolomyiko Site Plan here: [LINK](#).Please review and submit any comments by 4 PM on **Wednesday, February 20, 2019**. The Staff DRTs are scheduled for **Thursday, February 21, 2019** at 11 AM.

The Applicant DRT for the Kolomyiko Site Plan is scheduled for Monday, February 25, 2019 at 3 PM.

The Applicant DRT for the Alchem Building 3 Site Plan is scheduled for Monday, February 25, 2019 at 4 PM.

Keith, the applications can also be found on our shared drive.

If you have any questions or need more information, please feel free to give me a call or swing by my office.

Thank you!

--

Adam Hall, AICP | Planner | Office of Planning and Community Development  
City of Alachua | [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com) | Phone: 386.418.6121 | Direct: 386.418.6125

PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

## Development Review Team (DRT) Meeting

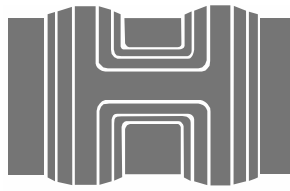
Project Name: Kolomyiko Site Plan

**Meeting Date:** February 25, 2019 (Applicant)

PLEASE PRINT CLEARLY

[illegible]





**CRAIG R. HEDGECK**  
ENGINEERS, PLANNERS, SURVEYORS

## **KOLOMYIKO SITE PLAN**

Alachua County Tax Parcel 03129-001-000  
City of Alachua, Alachua County, Florida

February 15, 2019

Adam Hall, AICP  
City of Alachua  
PO Box 9  
Alachua, FL 32616-0009

Dear Adam:

As you pointed out, the FDEP identifies the property as a “Solid Waste Facility”. Please see the attached “SOLID WASTE MAP” of the site created by Map Direct through the FDEP web portal showing same. Also attached is a copy of the “Florida Department of Environmental Protection Inspection Checklist” from March of 2010 concerning the property.

As you requested I contacted Jeff Schroer, Environmental Specialist with the Florida Department of Environmental Protection Solid Waste Section, to identify any permits or actions that may need to be taken through their office to address same.

Mr. Schroer responded via an ‘email’ dated February 14, 2019 that there is “No need for any permits from the Solid Waste perspective on this site.” Please see the attached ‘email’ thread between myself and Mr. Schroer.

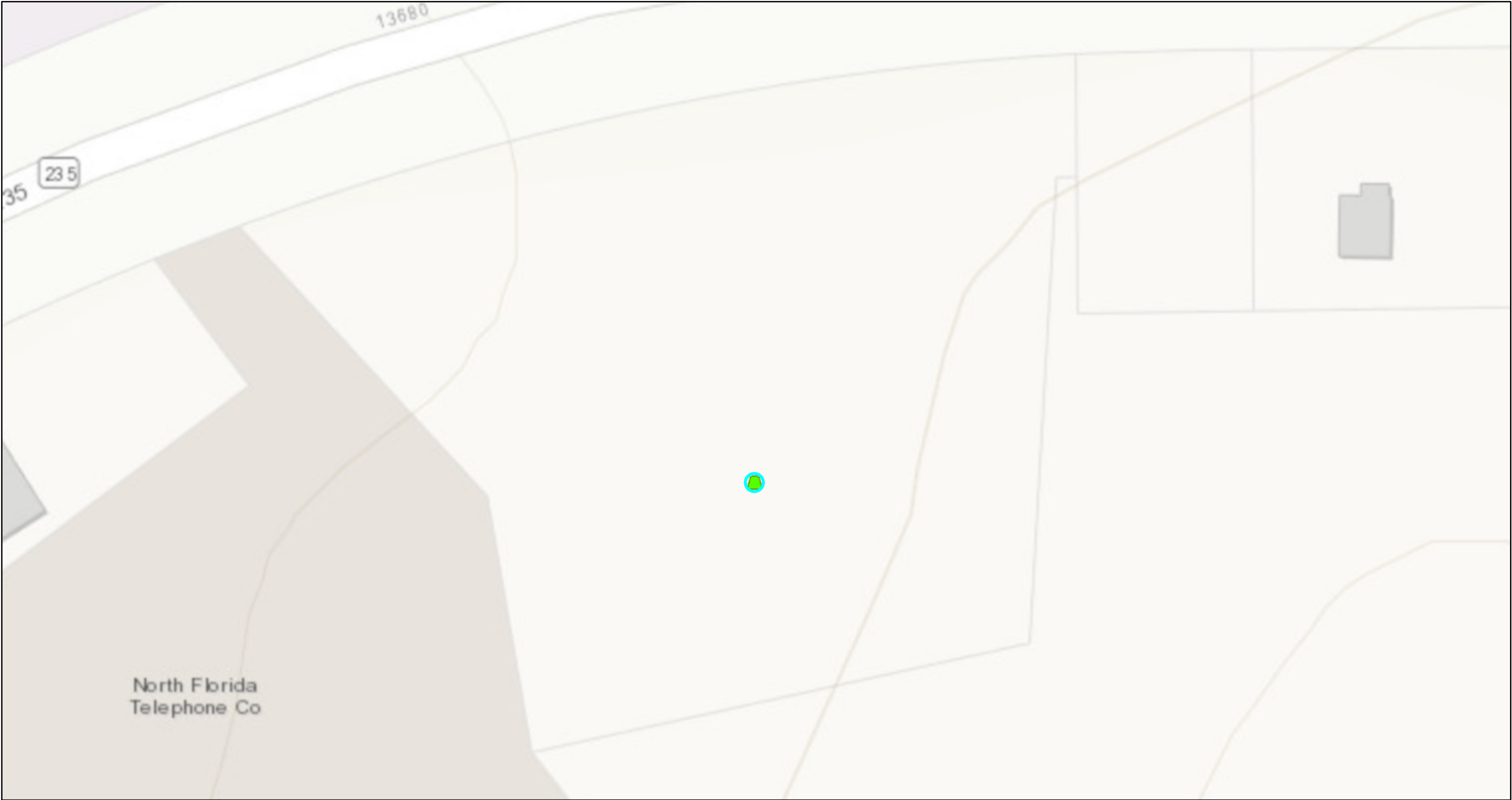
I trust that the information provided adequately addresses your concerns. However, if you have any questions and/or need any additional information, please do not hesitate to contact me.

Respectfully submitted,

Craig R. Hedgecock, PE/PSM  
Project Engineer

xc: Ivan Kolomyiko

# Solid Waste Map



February 10, 2019

Solid Waste Test Sites

- Gas Condensate Sample Point
- Leachate Collection Sample Point
- Monitor Well

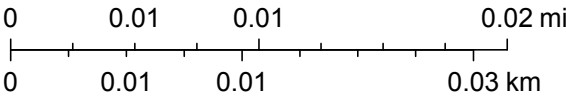
- Private Supply Well
- Public Supply Well
- Soil/Ash/ Sediment Sample

- Solid Waste Effluent Monitoring Point
- Solid Waste Influent Monitoring Point
- Surface Water Sample Point

Solid Waste Facilities

- Facility
- General Disposal Area
- Waste Processing Area

1:564



FDEP, DWM, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community



Florida Department of  
Environmental Protection  
Inspection Checklist

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**FACILITY INFORMATION:**

Facility Name: TAWANNA LUMPKINS  
On-Site Inspection Start Date: 03/25/2010  
On-Site Inspection End Date: 03/25/2010  
WACS No.: 98795  
Facility Street Address: 16401 NW 140TH STREET  
City: ALACHUA  
County Name: ALACHUA  
Zip: 32615

**INSPECTION PARTICIPANTS:**

(Include ALL Landfill and Department Personnel with Corresponding Titles)

Principal Inspector: Brian A. Durden, Inspector  
Other Participants: Neil Hornick, Inspector; No One Available, n/a

**INSPECTION TYPE:**

Complaint Investigation Inspection for Other Facilities - Unauthorized Disposal facility

**ATTACHMENTS TO THE INSPECTION CHECK LIST:**

This Cover Page to the Inspection Checklist may include any or all of the following attachments as appropriate.

SECTION 13.0 - COMPLAINT INVESTIGATIONS

Inspection Date: 03/25/2010

**SECTION 13.0 - COMPLAINT INVESTIGATIONS****Requirements:**

The requirements listed in this section provide an opportunity for the Department's inspector to indicate the conditions found at the time of the inspection. A "Not Ok" response to a requirement indicates either a potential violation of the corresponding rule or an area of concern that requires more attention. Both potential violations and areas of concern are discussed further at the end of this inspection report.

| Item No. | SOLID WASTE PROHIBITIONS (unless "grandfathered" in, see 62-701.300(18)) Completed                                                                                                                                                                                                                                                                               | Ok | Not Ok | Unk | N/A |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|--------|-----|-----|
| 13.1     | Unauthorized storing, processing, or disposing of solid waste except as authorized at a permitted solid waste management facility or a facility exempt from permitting under this chapter? 62-701.300(1)(a)                                                                                                                                                      | ✓  |        |     |     |
| 13.2     | Unauthorized storing, processing, or disposing of solid waste in a manner or location that causes air quality standards to be violated or water quality standards or criteria of receiving waters to be violated? 62-701.300(1)(b)                                                                                                                               | ✓  |        |     |     |
| 13.3     | Unauthorized disposal or storage prohibited, except yard trash, within 500 feet of a potable water well? 62-701.300(2)(b)                                                                                                                                                                                                                                        | ✓  |        |     |     |
| 13.4     | Unauthorized disposal or storage in a dewatered pit without liner or leachate controls? 62-701.300(2)(c)                                                                                                                                                                                                                                                         | ✓  |        |     |     |
| 13.5     | Unauthorized disposal or storage prohibited in any natural or artificial body of water including ground water and wetlands? (Does not apply to standing water after a storm event.) 62-701.300(2)(d)                                                                                                                                                             | ✓  |        |     |     |
| 13.6     | Unauthorized disposal or storage prohibited, except yard trash, within 200 feet of any natural or artificial body of water, including wetlands without permanent leachate controls, except impoundments or conveyances which are part of an on-site, permitted stormwater management system or on-site water bodies with no off-site discharge? 62-701.300(2)(e) | ✓  |        |     |     |
| 13.7     | Unauthorized storage or disposal on the right of way of any public highway, road or alley? 62-701.300(2)(f)                                                                                                                                                                                                                                                      | ✓  |        |     |     |
| 13.8     | Unauthorized open burning of solid waste prohibited except in accordance with Department requirements? 62-701.300(3)                                                                                                                                                                                                                                             | ✓  |        |     |     |
| 13.9     | Are the following unauthorized wastes or special wastes properly managed? (Check any that are Not OK)                                                                                                                                                                                                                                                            |    |        |     |     |
| 13.9.1   | CCA treated wood being ground into mulch, compost, or any wood product that is applied to the ground or burned 62-701.300(14)                                                                                                                                                                                                                                    | ✓  |        |     |     |
| 13.10    | Unauthorized storage or disposal of yard trash within 100 feet of potable water wells (except on-site), and/or 50 feet of water bodies? 62-701.300(12)                                                                                                                                                                                                           | ✓  |        |     |     |
| 13.11    | Waste tire prohibitions:                                                                                                                                                                                                                                                                                                                                         |    |        |     |     |
| 13.11.1  | Maintaining a waste tire site consisting of more than 1500 tires that is not an integral part of a permitted waste tire processing facility. 62-711.400(1)                                                                                                                                                                                                       | ✓  |        |     |     |
| 13.11.2  | Disposing of waste tires except as permitted at a permitted solid waste management facility. 62-711.400(2)                                                                                                                                                                                                                                                       | ✓  |        |     |     |
| 13.11.3  | Storing waste tires only as a part of a waste tire collection center, permitted waste tire processing facility, permitted solid waste management facility, or other exempt facility. 62-711.400(4)                                                                                                                                                               | ✓  |        |     |     |
| 13.11.4  | Contracting with only registered or exempt waste tire collectors for the transportation, disposal, or processing of more than 25 waste tires. 62-711.400(5)                                                                                                                                                                                                      | ✓  |        |     |     |

**COMMENTS:**

03/26/2010

Property is an alleged old dump used by the City of Alachua for C&DD disposal in the 50's - 60's. Conversation with City of Alachua Code Enf, Linnelle Stewart, whom indicated old dump assumption was based on hearsay and rumors, unsure as to the exact origin of the material located on the property. Site visit had limited access to the property due to fencing. View of property from street indicated no visible indications this was an old dump or disposal site and more likely the site may have been used for historic promiscuous dumping or other disposal activity in accordance with the rules and regulations in place at the time disposal occurred. no indication of contamination and very little exposed waste observed (tires, metal, plastic). During phone conversation of March 26, 2010 informed Code Enforcement to notify property owner that because site could not be confirmed as and "Old Dump" site waste could not be relocated on the property and all exposed



Inspection Date: 03/25/2010

waste should be placed into a dumpster and properly disposed of through a currently permitted disposal facility.

**ATTACHMENTS:**

photo 1

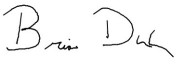


photo 2



Inspection Date: 03/25/2010

**Signed:**

|                                                                                   |                                  |             |
|-----------------------------------------------------------------------------------|----------------------------------|-------------|
| Brian A. Durden                                                                   | Inspector                        |             |
| <b>PRINCIPAL INSPECTOR NAME</b>                                                   | <b>PRINCIPAL INSPECTOR TITLE</b> |             |
|  | DEP                              | 3/26/2010   |
| <b>PRINCIPAL INSPECTOR SIGNATURE</b>                                              | <b>ORGANIZATION</b>              | <b>DATE</b> |

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|                                                                                   |                        |             |
|-----------------------------------------------------------------------------------|------------------------|-------------|
| Neil Hornick                                                                      | Inspector              |             |
| <b>INSPECTOR NAME</b>                                                             | <b>INSPECTOR TITLE</b> |             |
|  | DEP                    | 3/29/2010   |
| <b>INSPECTOR SIGNATURE</b>                                                        | <b>ORGANIZATION</b>    | <b>DATE</b> |

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|                                 |                             |  |
|---------------------------------|-----------------------------|--|
| No One Available                | n/a                         |  |
| <b>REPRESENTATIVE NAME</b>      | <b>REPRESENTATIVE TITLE</b> |  |
| NO SIGNATURE                    | n/a                         |  |
| <b>REPRESENTATIVE SIGNATURE</b> | <b>ORGANIZATION</b>         |  |

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NOTE: By signing this document, the Site Representative only acknowledges receipt of this Inspection Report and is not admitting to the accuracy of any of the items identified by the Department as "Not Ok" or areas of concern.

## CRAIG HEDGECK

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**From:** Schroer, Jeffrey [Jeffrey.Schroer@FloridaDEP.gov]  
**Sent:** Thursday, February 14, 2019 2:13 PM  
**To:** CRAIG HEDGECK  
**Subject:** RE: Permitting Inquiry

Craig,

No need for any permits from the Solid Waste perspective on this site.

Sincerely,

Jeff Schroer, Environmental Specialist  
Florida Department of Environmental Protection  
8800 Baymeadows Way West, Suite 100  
Jacksonville, FL 32256  
Phone: 904-256-1576  
email: [Jeffrey.Schroer@floridadep.gov](mailto:Jeffrey.Schroer@floridadep.gov)

---

**From:** CRAIG HEDGECK <[chedgecock@cox.net](mailto:chedgecock@cox.net)>  
**Sent:** Tuesday, February 12, 2019 9:41 AM  
**To:** Schroer, Jeffrey <[Jeffrey.Schroer@FloridaDEP.gov](mailto:Jeffrey.Schroer@FloridaDEP.gov)>  
**Cc:** 'Adam Hall' <[ad\\_hall@cityofalachua.org](mailto:ad_hall@cityofalachua.org)>; [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com); [Granitedecor@gmail.com](mailto:Granitedecor@gmail.com)  
**Subject:** Permitting Inquiry

Jeffrey:

I am preparing a site plan in the City of Alachua on the above attached site.

The site has been cleared of vegetation and there is no signs of trash, etc.

It was an "informal" dump at one time in the 50's-60's as I understand the history of same.

The proposed work will mostly involve filling the site not excavation of same.

The two (2) soil borings did not show any appreciable amount of trash except for some glass under the proposed building pad.

The City of Alachua wants to know whether or not any permitting from your agency is required.

Thanks!

Craig R. Hedgecock, PE/PSM  
27 NW 48th Boulevard  
Gainesville, FL 32607  
(352) 377-9928  
[chedgecock@cox.net](mailto:chedgecock@cox.net)





# City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

February 7, 2019

Craig Hedgecock, P.E.  
27 NW 48<sup>th</sup> Boulevard  
Gainesville, FL 32607

Also submitted electronically to [chedgecock@cox.net](mailto:chedgecock@cox.net).

RE: Conditional Application Acceptance for Kolomyiko Site Plan – Parcel No. 03129-001-000

Dear Mr. Hedgecock:

On January 31, 2019 the City of Alachua received your site plan application for the Kolomyiko Site Plan project, which proposes the construction of a ±6,000 square foot light manufacturing building on a ±1.61 acre subject property (Parcel No. 03129-001-000).

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, conditional upon submission of certain information found below.

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently 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.

Please address the following:

1. Concurrency Impact Analysis
  - a. Submission states that the proposed use will have a *de minimis* impact on public facilities. Article 10, of the City of Alachua Land Development Regulations provides a definition of *de minimis impact*. *De minimus impact* means “means an impact of not more than ten average daily trips on the affected road from an existing parcel of record, contiguous commonly-held parcels, or a development proposal unless the impact exceeds the adopted level of service of a designated hurricane evacuation route.” The proposed use will generate approximately 23 trips per day. Please provide a revised



concurrency impact analysis showing that the proposed use will not degrade the level of service for any public facility monitored for concurrency. A copy of the City's Development Monitoring Report has been sent under a separate email.

2. Other Agency Permits

- a. Referenced FDOT driveway permit not found in application package
- b. FDEP identifies property as a "Solid Waste Facility". Please coordinate with FDEP's Solid Waste Section to identify any permits or actions that may be need to be taken through their office to address.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 108 or via email at [ahall@cityofalachua.com](mailto:ahall@cityofalachua.com).

Sincerely,



Adam Hall, AICP  
Planner

c: Kathy Winburn, AICP, Planning Director  
Justin Tabor, AICP, Principal Planner  
File



THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

# Site Plan Application

Reference City of Alachua Land Development Regulations Article 2.4.9

## A. PROJECT

1. Project Name: Kolomyiko Site Plan
2. Address of Subject Property: 14000 Block of West SR 235
3. Parcel ID Number(s): 03129-001-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation: IND
6. Zoning Designation: IL-W
7. Acreage: 1.61

## B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Craig R. Hedgecock, PE/PSM Title: \_\_\_\_\_  
Company (if applicable): \_\_\_\_\_  
Mailing address: 27 NW 48th Boulevard  
City: Gainesville State: FL ZIP: 32607  
Telephone: 352-377-9928 FAX: \_\_\_\_\_ e-mail: chedgecock@cox.net
3. If the applicant is agent for the property owner\*:  
Name of Owner (title holder): Ivan & Galena Kolomyiko  
Mailing Address: 14317 NW 142nd Avenue  
City: Alachua State: FL ZIP: 32615

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

## C. ADDITIONAL INFORMATION

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

## D. ATTACHMENTS

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

- m. Location and size of any lakes, ponds, canals, or other waters and waterways.
- n. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and floor area ratio.
- o. Location of waste receptacles and detail of waste receptacle screening.
- p. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories:
  - i. Architectural plans and dimension plans which demonstrate compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs, including:
    - (a) Calculation of glazing of the front façade.
    - (b) Calculation of the area of ground floor façades subject to glazing.
    - (c) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
    - (d) Sufficient plan detail and calculations of each material utilized in each façade.
- q. For development consisting of a nonresidential use where a single tenant is greater than or equal to 20,000 square feet in area:
  - i. Architectural plans and dimension plans which demonstrate compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs, including:
    - (a) Calculation of glazing of the façades facing streets, residential uses, and vacant residential/agricultural land.
    - (b) Calculation of the area of ground floor façades subject to glazing.
    - (c) If glazing alternatives are used, calculation of area of alternative materials used.
    - (d) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
    - (e) Color architectural plans depicting the color of all materials used in the façade.
- r. For development consisting of one or more of the following: Multi-family residential; Hotel; or Mobile Home Park:
  - i. Tabulation of gross acreage.
  - ii. Tabulation of density.
  - iii. Number of dwelling units proposed.
  - iv. Location and percent of total open space and recreation areas.
  - v. Floor area of dwelling units.
  - vi. Number of proposed parking spaces.
  - vii. Street layout.
  - viii. Layout of mobile home stands (for mobile home parks only).
  - ix. City of Alachua Public School Student Generation Form.

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

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

**For commercial project Applications:**

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

Policy 1.3.d      Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
  
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

**For industrial project Applications:**

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

Policy 1.5.d

The City shall develop performance standards for industrial uses in order to address the following:

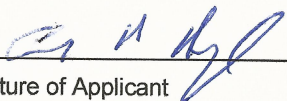
1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.



6. For Site Plans for Buildings Less than 80,000 Square Feet in Area: One (1) set of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.  
For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.
7. Neighborhood Meeting Materials, including:
  - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
  - ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and mailing labels or list of those who received written notice
  - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
8. Legal description with tax parcel number, separate from all other documentation on 8.5" x 11" paper.
9. Proof of ownership (i.e., copy of deed.)
10. Proof of payment of taxes.
11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.
12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
14. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review or additional reviews of the application beyond the initial engineering review fee will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

**All 14 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

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

  
 Signature of Applicant

\_\_\_\_\_  
 Signature of Co-applicant

Craig R. Hedgecock, PE/PSM

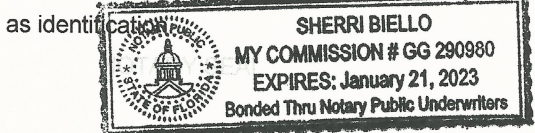
Typed or printed name and title of applicant

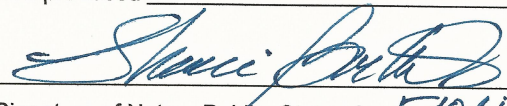
\_\_\_\_\_  
 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 30 day of JANUARY, 2018, by Craig R. Hedgecock

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



  
 Signature of Notary Public, State of Florida

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



# Authorized Agent Affidavit

## A. PROPERTY INFORMATION

Address of Subject Property: 14000 Block of West SR 235

Parcel ID Number(s): 03129-001-000

Acreage: 1.61

## B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Ivan & Galina Kolomyiko

Title: Owners

Company (if applicable): \_\_\_\_\_

Mailing Address: 14317 NW 142nd Avenue

City: Alachua

State: FL

ZIP: 32615

Telephone: 352-359-4965

FAX: \_\_\_\_\_

e-mail: granitedecor@gmail.com

## C. AUTHORIZED AGENT

Name: Craig R. Hedgecock, PE/PSM

Title: \_\_\_\_\_

Company (if applicable): \_\_\_\_\_

Mailing address: 27 NW 48th Boulevard

City: Gainesville

State: FL

ZIP: 32607

Telephone: 352-377-9928

FAX: \_\_\_\_\_

e-mail: chedgecock@cox.net

## D. REQUESTED ACTION:

Commercial Site Plan application.

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

Ivan Kolomyiko

Typed or printed name and title of applicant

Signature of Co-applicant

Galina Kolomyiko

Typed or printed name of co-applicant

State of Florida

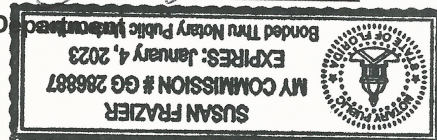
County of Alachua

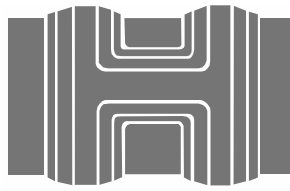
The foregoing application is acknowledged before me this 24<sup>th</sup> day of January, 2019, by Ivan Kolomyiko and Galina Kolomyiko who is/are personally known to me, or who has/have produced Florida Drivers License as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department  
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121  
Revised 9/30/2014





**CRAIG R. HEDGECK**  
ENGINEERS, PLANNERS, SURVEYORS

## **KOLOMYIKO SITE PLAN**

Alachua County Tax Parcel 03129-001-000  
City of Alachua, Alachua County, Florida

### **CONSISTENCY WITH THE CITY OF ALACHUA COMPREHENSIVE PLAN**

#### Policy 1.5.d

The following are my responses to the following criteria applicable when evaluating 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;

**RESPONSE:** Only one (1) commercial driveway is proposed to the site at the approximate mid point of the northerly property line. The existing ground drops off sharply easterly of the site and would not be suitable for a cross access driveway. The existing driveway to the properties west of the site is also not suitable for a cross access connection due to the existing “residential” building site accessing same.

2. Buffering from adjacent existing/potential uses;

**RESPONSE:** Due to the proposed “limited” coverage of the site and the proposed use of the site, buffering from adjacent existing/potential uses should not be required since there are plentiful existing trees, etc. remaining to provide a buffer to the adjoining properties.

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

**RESPONSE:** The proposed site design has approximately 82% open space. The “proposed” FAR is 0.086 while the “permitted” FAR is 0.75.

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

**RESPONSE:** The amount of pervious area is more than adequate to provide for the proposed stormwater management system to comply with the requirements of the Suwannee River Water Management District and/or Florida Department Environmental Protection.

5. Placement of signage;

**RESPONSE:** It is anticipated that only one (1) sign will be placed near the entrance to the site.

6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;

**RESPONSE:** The hours of operation for the business is 8 am to 5 pm, therefore site lighting will not be a problem. Due to the orientation of the building and/or parking area, there should be no off-site intrusion 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;

**RESPONSE:** The on-site parking layout and drive aisles adequately and safely provide for the anticipated needs of the business. There are a limited number of employees, three (3), and only limited customer trips to the site due to the nature of the business.

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

**RESPONSE:** Site landscaping will meet and/or exceed 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;

**RESPONSE:** There are no unique features and resources which may constrain site development.

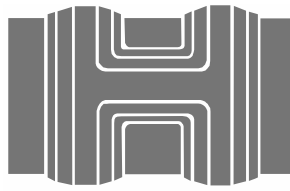
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.

**RESPONSE:** Due to the “limited” amount of proposed site improvements, performance based zoning requirements will not be necessary.

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

**RESPONSE:** The “proposed” FAR is 0.086 while the “permitted” FAR is 0.75.





**CRAIG R. HEDGECK**  
ENGINEERS, PLANNERS, SURVEYORS

## **KOLOMYIKO SITE PLAN**

Alachua County Tax Parcel 03129-001-000  
City of Alachua, Alachua County, Florida

### **CONCURRENCY IMPACT ANALYSIS**

Pursuant to Article 2.4.14 of the Land Development Regulations

Certificate of Concurrency Compliance.

**Purpose.** The purpose of this section is to provide a mechanism for reviewing applications for development approval to ensure that no development order is issued unless there is adequate public facility capacity for roads, sanitary sewer, solid waste, stormwater management, potable water, or recreation facilities.

**Level of service (LOS) standards.** The level of service (LOS) standards adopted for roads, sanitary sewer, solid waste, stormwater management, potable water, and recreation facilities are those adopted in the Comprehensive Plan, which is incorporated herein by reference.

This project will have a de minimis, or no impact on public facility levels of service as follows:

#### **Roads:**

At the time a development order is issued, the necessary facilities and services are in place or under construction.

The project will only generate 23 average daily trips (AADT) and five (5) PM peak hour trips so the proposed development's impact on West SR 235 is considered to be "de minimis" based upon FDOT thresholds. However, the traffic volume exceeds the City of Alachua threshold of 10 vtpd to be considered "de minimis".

Based upon the latest City of Alachua Development Monitoring Report dated January, 2019, the segment of SR 235 from US 441 to the north city limits of Alachua has a Comprehensive Plan MSV allowable AADT of 14,400 and allowable Peak Hour Trips totaling 1,290. The existing traffic plus projected and reserved trips for the highway segment totals 7,566 AADT with a peak hour total of 718 trips. Adding the projected trips from this development will increase the AADT to 7,589 and the peak hour trips to 723. The percentage of capacity utilized will total 52.70% of the AADT and 56.02% for the peak hour.

Therefore, the proposed use will not degrade the level of service of the roadway.

### **Sanitary Sewer/Potable Water:**

*Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.*

*Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.*

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

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

There will be an anticipated maximum of four (4) employees. Utilizing Table I of Chapter 64-E, FAC, "STANDARDS FOR ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS", the estimated sewage flow would be 15 gpd/employee or 60 gpd. The domestic wastewater will be discharged into the City Alachua wastewater system.

Based upon the latest City of Alachua Development Monitoring Report dated January, 2019, the "Treatment Plant Current Permitted Capacity" is 1,500,000 gallons per day. After subtracting "Actual Treatment Plant Flows" and "Projected Reservations & Reserved Capacity", the "Residual Capacity" is 434,369 gallons per day or 71.04% of the "Permitted Design Capacity". With this site included, the "Residual Capacity" will be 434,309 gallons per day.

Potable water demand during the countertop manufacturing process will be minimal as the process water will be reclaimed. Therefore, the projected potable water demand is estimated to be 75 gallons per day.

Based upon the latest City of Alachua Development Monitoring Report dated January, 2019, the "Current Permitted Capacity" is 2,500,000 gallons per day. After subtracting "Actual Potable Water Flows" and "Projected Reservations & Reserved Capacity", the "Residual Capacity" is 660,215 gallons per day or 71.30% of the "Permitted Design Capacity". With this site included, the "Residual Capacity" will be 660,140 gallons per day.

### **Stormwater Management:**

The project will qualify for a "Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces" from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.

The proposed on-site drainage retention area will provide the required water quality treatment volume.

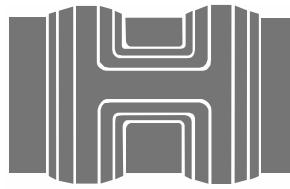
**Solid Waste:**

*Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.*

Waste from the manufacturing process is commercially recycled and does not enter the domestic waste stream and will be removed utilizing an on-site dumpster and “private” hauler.

Domestic waste will be minimal and will consist of only office paper, paper towels, personal lunch waste, etc. that will be disposed of utilizing a 66 gallon “residential” trash receptacle. It is assumed that the site will generate a maximum of 0.50 tons per year.

Based upon the latest City of Alachua Development Monitoring Report dated January, 2019, the “New River Solid Waste Facility Capacity” is 50 years. The “Existing Demand” and “Projected Reservations & Reserved Capacity” totals 9,602.10 tons per year. With this site included, the total will be 9,602.60 tons per year.



**CRAIG R. HEDGECK**  
ENGINEERS, PLANNERS, SURVEYORS

## **KOLOMYIKO SITE PLAN**

Alachua County Tax Parcel 03129-001-000  
City of Alachua, Alachua County, Florida

### **CONSISTENCY WITH THE CITY OF ALACHUA RESIDENTIAL PROTECTION STANDARDS**

#### **Sec. 6.6. - Infill standards.**

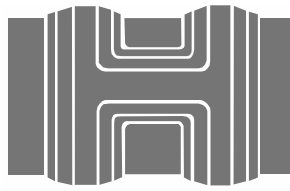
##### **6.6.3 Residential protection standards.**

(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.  
**Generally the hours of operation are from 8:00 am to 5:00 pm.**
- (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.  
**All activities will take place inside of an enclosed building.**
- (3) Placement of trash receptacles. Placement of trash receptacles.  
**Trash receptacles are located toward the rear of the site, enclosed, and the view of same from the adjacent existing residential properties blocked by the proposed building.**
- (4) Loading and delivery area. Location of loading and delivery areas.  
**Loading and delivery for the most part will be from the westerly side of the proposed building away from the residential properties.**
- (5) Lighting. Lighting location, intensity, and hours of illumination.  
**Lighting will be the minimum intensity required in the LDC and there will be no trespass lighting onto the adjacent residential properties.**
- (6) Placement of outdoor machines and activities. Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.  
**There will be no outdoor machines and activities.**



- (7) Additional landscaping and buffering to mitigate adverse impacts. Additional landscaping and buffering to mitigate adverse impacts.  
**Additional landscaping was required (and provided) along the eastern side of the property to add more buffering.**
- (8) Height restrictions. Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.  
**The height of the proposed building will preserve light and privacy and views of significant features from public property and rights-of-way due to it being placed a generous distance back from the public property.**
- (9) Preservation of natural lighting and solar access. Preservation of natural lighting and solar access.  
**Natural lighting and solar access will be preserved.**
- (10) Ventilation and control of odors and fumes. Ventilation and control of odors and fumes.  
**There will be no odors and fumes created.**
- (11) Paving and parking areas. Paving to control dust.  
**The area subject to vehicular traffic will be paved.**
- (12) Placement or configuration of site design. Placement or configuration of site design.  
**The site activities are placed towards the rear of the site.**
- (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 building will exceed the required minimum distance from same.**



**CRAIG R. HEDGECK**  
ENGINEERS, PLANNERS, SURVEYORS

## **MEMORANDUM**

TO: Adjoining Property Owners and Interested Other Parties

RE: Neighborhood Meeting

You are receiving this letter informing you of a Neighborhood Meeting to be held at 6:00 pm on December 27<sup>th</sup>, 2018 at the Alachua County Library District, Alachua Branch.

A "Conceptual Site Plan" for the project is attached.

### **PUBLIC NOTICE**

A Neighborhood Meeting will be held to discuss a City of Alachua Site Plan application on a 1.6±-acre site, (Alachua County Tax Parcel 03129-001-000), located on the south side of W. State Road 235 and 0.8± miles north and east of US 441. The application intent is to develop a commercial building.

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

Time:

6:00 pm on Thursday, December 27th, 2018

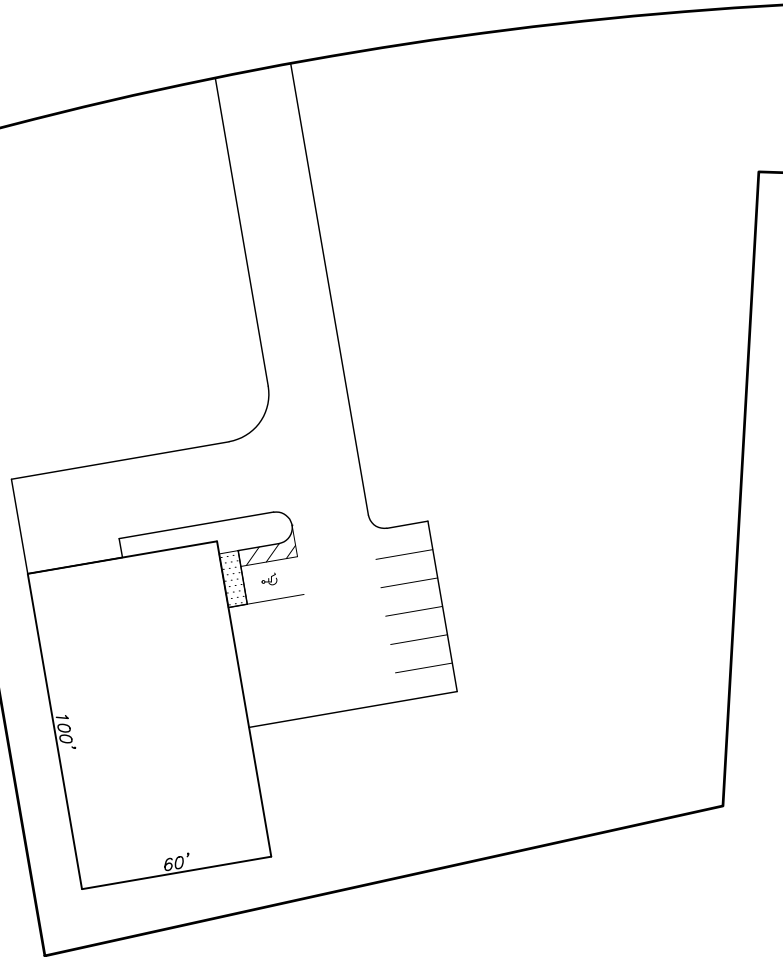
Location:

Alachua County Library District, Alachua Branch  
14913 NW 140th St  
Alachua, FL 32615

Contact:

Craig R. Hedgecock, PE/PSM  
Phone Number: (352) 377-9928  
[chedgecock@cox.net](mailto:chedgecock@cox.net)

WEST SR 235



# GRAPHIC SCALE

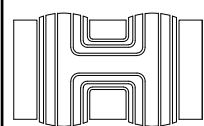


( IN FEET )  
1 inch = 60 ft.

## REVISIONS:

## CONCEPTUAL SITE PLAN

PREPARED FOR: IVAN KOLOMYIKO  
TAX PARCEL NUMBER: 03129-001-000  
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



## CRAIG R. HEDGECKOCK

ENGINEERS - PLANNERS - SURVEYORS  
27 N.W. 48TH BOULEVARD  
GAINESVILLE, FL 32607 (352) 377-9928

DATE:  
DECEMBER 10, 2018  
DRAWN BY:  
CRAIG R. HEDGECKOCK  
CHECKED BY:  
CRAIG R. HEDGECKOCK  
DRAWING NO.  
ALACHUA SP

**ADJOINING PROPERTY OWNERS MAILING LIST**

03133-000-000  
SCHOOL BOARD OF ALACHUA COUNTY  
620 EAST UNIVERSITY AVENUE  
GAINESVILLE, FL 32601

03126-0001-000  
GAINESVILLE HOUSING DEVELOPMENT  
AND MANAGEMENT CORPORATION  
1900 SE 4<sup>TH</sup> STREET  
GAINESVILLE, FL 32641

03130-007-000  
WINSTON L. & ANGELA DORITY  
13508 W STATE ROAD 235  
ALACHUA, FL 32615

03130-007-001 & 03135-000-000  
BENTLY TIMBER LLC  
16860 SILVER OAK CIRCLE  
DELRAY BEACH, FL 33445

03133-002-000 , 03133-002-001, & 03113-001-001  
WALLACE CAIN  
PO BOX 100  
ALACHUA, FL 32615

03129-010-000  
FRAZIER RAYLAN LIFE ESTATE  
PO BOX 52  
ALACHUA, FL 32616

03129-010-001 & 03129-010-002  
IRA JUDSON PHILPOT  
25323 N COUNTY RD UNIT 1491  
ALACHUA, FL 32615

03129-010-003  
ROBIN L. JONES  
3010 SW 23<sup>RD</sup> TER APT 80  
GAINESVILLE, FL 32608



03131-012-000  
R H & CARRIE POLLARD  
PO BOX 1183  
ALACHUA, FL 32616

03131-013-000  
IRENE YOUNG HEIRS  
PO BOX 885  
ALACHUA, FL 32616

03129-004-000  
CSL FLORIDA SYSTEM LLC  
BENTON BUILDING STE 300  
10802 EXECUTIVE CENTER DRIVE  
LITCKE ROCK, AR 72211

03129-002-000 & 03129-002-001  
TORREY CARL LEE  
PO BOX 334  
ALACHUA, FL 32616

03129-003-000  
JAMES & TATE JR  
13809 W STATE ROAD 235  
ALACHUA, FL 32615

03129-007-000  
NELLIE FRAZIER HUNT  
PO BOX 52  
ALACHUA, FL 32616

**INTERESTED PARTIES MAILING LIST**

Antoinette Endelicato  
5562 NW 93rd Avenue  
Gainesville FL 32653

Tamara Robbins  
PO Box 2317  
Alachua FL 32616

Dan Rhine  
288 Turkey Creek  
Alachua FL 32615

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

Tom Gorman  
9210 NW 59th Street  
Alachua FL 32653

Bonnie Flynn  
16801 NW 166th Drive  
Alachua FL 32615

Richard Gorman  
5716 NW 93rd Avenue  
Alachua FL 32653

Adam Boukari  
City Manager  
P.O. Box 9  
Alachua, FL 32616

Peggy Arnold  
410 Turkey Creek  
Alachua FL 32615

David Forest  
23 Turkey Creek  
Alachua FL 32615

President TCMOA  
1000 Turkey Creek  
Alachua FL 32615

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

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

Jeannette Hinsdale  
P.O. Box 1156  
Alachua FL 32616

Lynn Coullias  
7406 NW 126th Ave  
Alachua FL 32615

Lynda Coon  
7216 NW 126 Avenue  
Alachua FL 32615

## **PUBLIC NOTICE**

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Time: 6:00 pm on Thursday, December 27th, 2018

Location: Alachua County Library Dist., Alachua Branch  
14913 NW 140th St, Alachua, FL 32615

Contact: Craig R. Hedgecock, PE/PSM  
Phone Number: (352) 377-9928  
chedgecock@cox.net

(Published: Alachua County Today - December 13, 2018)

2 COL X 4 in

mentary School who  
d their artwork displayed  
the foyer at City Hall.  
Lauren Belgrade,  
e school's art teacher,  
lled out the names, each

communications equipment  
using public utility poles or  
communications hardware.  
The act was meant to  
make technology upgrades  
easier and provide more

fee up to \$150.

#### Gateway Overlay District

In other business,  
the Commission also  
gave initial approval to  
a request by city staff to

for Jan. 14, 2019.

#### Duke Energy Leases Vacant Lot

The Commission also  
approved a request to allow  
Duke Energy to rent vacant  
City property as a staging  
and construction area for  
projected upgrades they  
are making in the area. The  
property is a vacant 8.71-  
acre parcel that is fenced  
and immediately south of  
the electric substation parcel  
near the above ground  
water storage facility at  
the southern terminus of  
Northwest 104th Terrace.  
Duke will require the use  
of the temporary equipment  
and material storage

labor costs. Post-storm  
operations and related  
expenses consisted mostly  
of operating costs related  
to the removal of storm  
debris. Total costs claimed,  
including administrative  
time and labor, from FEMA  
total \$175,038. In order  
to receive reimbursement  
for expenses filed, the  
City entered into the  
Federally-Funded Subgrant  
Agreement with the Florida  
Department of Emergency  
Management.

# # #

Email rcarson@  
alachuatoday.com

## Obituaries

**Helen M. Lackey**  
Helen M. Lackey,  
9, of Alachua,  
Florida, passed away  
Saturday, Dec. 8 at  
Cypress Cove in  
Crystal River, Florida.  
She was a long-time  
member of Forest  
Grove Baptist Church  
and retired as a nurse  
from Dr. Thomas M.  
Trill's office.

husband, Edward  
Lackey. Survivors  
include daughter,  
Ellen Goerndt, Betty  
Baldree, Sue Wine,  
one grandson Arik  
Bishop, and two great-  
grandsons Brace and  
Capp Bishop.

Funeral services  
will be conducted at  
11 a.m., Friday, Dec.  
14 at Forest Grove  
Baptist Church, 22575  
N.W. 94th Avenue,

Alachua. Burial will  
be at Forest Grove  
Cemetery. Visitation  
will be Thursday, Dec.  
13, 6 p.m. - 8 p.m. at  
Evans Carter Funeral  
Home, 18724 High  
Springs Main Street,  
High Springs, Florida,  
386-454-2444.

**Obituaries:** Obituaries  
may be edited by  
*Alachua County Today*  
for style, space, and  
policy.

### St. Madeleine Catholic Church Wishes you a Merry Christmas

Worship with us

Advent Penance Service

Tuesday, December 18th at 7:00 p.m.

Christmas Mass

Monday, December 24th at 5:00 p.m. & 11:00 p.m.

Mary, the Holy Mother of God

Monday, December 31st at 5:00 p.m.

Tuesday, January 1st at 11:00 a.m.

Christmas Epiphany Party

Saturday, January 5th at 11:00 a.m.

17155 NW US HWY 441

High Springs, FL 32743

386-454-2358

[www.stmadeleinecatholicchurch.com](http://www.stmadeleinecatholicchurch.com)

## Alachua County Today

is your best source for local news - 386.462.3355

## CHILDRENS BOOK DROP

Please bring books your children have outgrown  
to Boukari Law, P.A. at 14804 Main Street,  
Alachua or

Bev's Burger Café, on 441, in High Springs.

**The Kiwanis Club of Santa Fe**

is collecting them for distribution to  
local disadvantaged children.

New or gently used condition, please.

If you need them picked up,  
please call (386) 462-7529

THANKS!!!

## PUBLIC NOTICE

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Contact: Craig R. Hedgecock, PE/PSM

Phone Number: (352) 377-9928

[chedgecock@cox.net](mailto:chedgecock@cox.net)

(Published: Alachua County Today - December 13, 2018)



ALACHUA COUNTY TODAY

Published Weekly

Alachua, Alachua County, FLORIDA

STATE OF FLORIDA

COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **ROBERT BOUKARI**, who on oath says that he (she) is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being **PUBLIC NOTICE - NEIGHBORHOOD MEETING**, was published in said newspaper in the issues of **December 13, 2018**.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

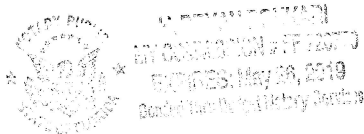
Sworn to and subscribed before me this **13th day of December, 2018** by **Robert Boukari**, who is personally known to me.



(Signature of Affiant)



(Signature of Notary Public)



# NEIGHBORHOOD MEETING

DECEMBER 27, 2018

KOLOMYIKO SITE PLAN

NAME

ADDRESS

email

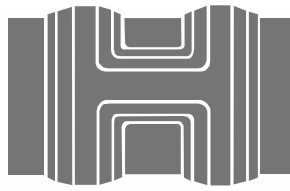
TELEPHONE

cell 352-538-0998

Winston Dority

13508 W SR 235 Aventura

wingash1950@aol.com



**CRAIG R. HEDGECK**  
ENGINEERS, PLANNERS, SURVEYORS

## **MEMORANDUM**

December 27, 2018

A Neighborhood Meeting was held to discuss a City of Alachua Site Plan application on a 1.6±-acre site, (Alachua County Tax Parcel 03129-001-000), located on the south side of W. State Road 235 and 0.8± miles north and east of US 441. The application intent is to develop a commercial building.

The purpose of the meeting was to inform the public about the nature of the proposal and seek their comments.

Time: 6:00 pm, Thursday, December 27th, 2018

Location: Alachua County Library District, Alachua Branch  
14913 NW 140th St, Alachua, FL 32615

### Meeting Summary:

Besides the engineering consultant and the petitioner, only one (1) other individual attended said meeting.

Winston Dority, 13508 W SR 235, Alachua, FL - winpooh1950@aol.com - (352) 538-0998

Mr. Dority erroneously thought that the location of the project was directly across the roadway from his home. After explaining to him that the recently "cleared" area was project location, he realized that it would not affect him. However, he did provide information about the project site as follows:

1. The speed of the traffic on West SR 235, particularly limerock trucks, is a problem.
2. The site was a former "dump" for the City of Alachua in the past.
3. Left turns out of the site may be a problem due to the speed of the traffic.

We shared the "work in progress" drawing sheets with Mr. Dority and he seemed to be satisfied with same.

9/14/2018 12:39 PM  
BOOK 4630 PAGE 377  
J.K. JESS IRBY, ESQ.

Clerk of the Court, Alachua County, Florida

ERECORDED Receipt # 850607  
Doc Stamp-Mort: \$0.00  
Doc Stamp-Deed: \$206.50  
Intang. Tax: \$0.00

Prepared by and Return to:  
Adams, Rothstein & Siegel, P.A.  
Simon D. Rothstein  
4417 Beach Boulevard, Suite 104  
Jacksonville, Florida 32207  
Our File Number: 18-0380

For official use by Clerk's office only

STATE OF FLORIDA )  
COUNTY OF LEON )  
)

**SPECIAL WARRANTY DEED**  
(Corporate Seller)

THIS INDENTURE, made this 13 day of September, 2018, between **CAPITAL CITY BANK, a Florida chartered commercial bank**, whose mailing address is: 2111 North Monroe Street, Tallahassee, Florida 32301, party of the first part, and **IVAN KOLOMYIKO and GALINA KOLOMYIKO, husband and wife**, Grantee, whose mailing address is: 14317 NW 142 Avenue, Alachua, Florida 32615, party of the second part,

**WITNESSETH:**

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party, its heirs and assigns, the following described property, to wit:

Parcel Id: 03129-001-000

**"PARCEL 1"**

Beginning at the Southwest corner of Section 11, Township 8 South, Range 18 East; thence run North 1 deg. 18 min. East 1008.1 feet; thence run North 83 deg. 17 min. East 978 feet to the Point of Beginning; thence run North 79 deg. 17 min. East 216.3 feet; thence run North 5 deg. 43 min. East 179.5 feet; thence run South 89 deg. 30 min. West 20 feet; thence run South 64 deg. 29 min. West 224.1 feet; thence run North 49 deg. 43 min. West 155.15 feet to the South Right of Way of State Road No. 235; thence run South 82 deg. 15 min. West along Right of Way 25 feet; thence run 25 deg. 29 min. East 157.85 feet; thence run South 7 deg. 54 min. East 113.3 feet to the Point of Beginning. All being and lying in the Southwest Quarter of Section 11, Township 8 South, Range 18 East, Alachua County, Florida.

**"PARCEL 2"**

Beginning at the Southwest corner of Section 11, Township 8 South, Range 18 East; thence run North 1° 18' East 1008.1' thence run North 83° 17' East 978' to the POB; thence run North 79° 17' East 216.3'; thence run North 5° 43' East 179.5; thence run South 89° 30' West 344.2 to the South



R/W of State Road No. 235, thence South 82° 15' West along said R/W 25'; thence run South 25° 29' East 157.85'; thence run South 7° 54' East 113.3' to the POB. All being and lying in the Southwest quarter of Section 11, Township 8 South, Range 18 East, Alachua County, Florida.

LESS AND EXCEPT properties in that certain Deed in OR Book 1037, page 222 of the Public Records of Alachua, more particularly described as follows: Beginning at the SW corner of Section 11, Township 8 South, Range 18 East; thence run N 1° 18' E 1008.1'; thence run N 83° 17' E, 978' to the POB; thence run N 79° 17' E 216.3'; thence run N 5° 43' E 179.5'; thence run S 89° 30' W 20'; thence run S 64° 29' W 224.1'; thence run N 49° 43' W 155.15' to the South R/W of State Road No. 235; thence S 82° 15' W along said R/W 25'; thence run S 25° 29' E 157.85'; thence run S 7° 54' E 113.3' to the POB. All being and lying in the SW quarter of Section 11, Township 8 South, Range 18 East, Alachua County, Florida.

"PARCEL 3"

That part of NW 1/4 of SW 1/4 lying South of Highway in Section 11, Township 8, Range 18, Alachua County, Florida. LESS AND EXCEPT properties in that certain Deed in OR Book 1315, page 79 more particularly described as follows: A tract of land situated in Section 11, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at a concrete monument located at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of the aforementioned Section 11, Township 8 South, Range 18 East for the Point of Beginning; thence run North 00 Deg. 09 Min. 33 Sec. West, along the East line of the West 1/2 of said Southwest 1/4 of Section 11, a distance of 65.45 feet to an iron pipe located at the intersection of said East line with the South right of way line of State Road No. 235 (100 foot right of way) thence run South 89 Deg. 23 Min. 44 Sec. West, along said right of way line, a distance of 200.00 feet to an iron pipe; thence run South 00 Deg. 09 Min. 33 Sec. East, parallel with said East line, a distance of 110.00 feet to an iron pipe; thence run North 89 Deg. 23 min. 44 Sec. East, parallel with said South right of way line of State Road No. 235, a distance of 200.00 feet to an iron pipe located on said East line; thence run North 00 Deg. 09 Min. 33 Sec. West, along said East line, a distance of 44.55 feet to the Point of Beginning, and

LESS AND EXCEPT properties in that certain Deed in OR Book 1575, page 969 more particularly described as follows: A tract of land situated in Section 11, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land begin more particularly described as follows: Commence at a concrete monument at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of the aforementioned Section 11, Township 8 South, Range 18 East for the point of reference and run N. 00° 09' 33" W. along the East line of the West 1/2 of said Southwest 1/4 of Section 11, a distance of 65.45 feet to an iron pipe at the intersection of said East line with the South right of way line of County Road No. 235 (100 foot right of way); thence run S. 89° 23' 44" W along said right of way line a distance of 200.00 feet to an iron pipe and the True Point of Beginning; thence continue S.

89°23'44" W., along said right of way line a distance of 75.00 feet; thence run S 00°09'33" E., a distance of 110.00 feet; thence run N. 89°23'44" East a distance of 75.00 feet; thence run N. 00°09'33" W, a distance of 110.00 feet to the True Point of Beginning.

**THE ABOVE DESCRIBED REAL PROPERTY IS SOLD AS-IS, WHERE-IS, WITH ALL FAULTS. SELLER MAKES NO REPRESENTATIONS, EXPRESSED OR IMPLIED, REGARDING THE CONDITION OF THE ABOVE-REFERENCED REAL PROPERTY.**

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

TO HAVE AND TO HOLD the same in fee simple forever.

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these presents the date set forth hereinabove.

Signed, sealed and delivered

in the presence of:

*Amanda Wyno*

Witness signature

*Amanda Wyno*

Print witness name

*James E. Ethridge*

Witness signature

*JAMES E. ETHRIDGE*

Print witness name

CAPITAL CITY BANK

By: *[Signature]*

Print Name: STERLING BRYANT

Title: Its Vice President

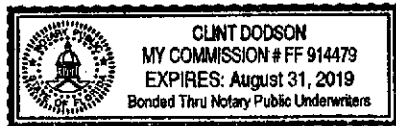
(Corporate Seal)

STATE OF FLORIDA  
COUNTY OF LEON

THE FOREGOING INSTRUMENT was acknowledged before me this 13<sup>th</sup> day of September, 2018, by STERLING BRYANT as Vice President of Capital City Bank, a Florida chartered commercial bank, on behalf of the bank, who is personally known to me or who has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary Public

Clint Dodson  
\_\_\_\_\_  
Print Notary Name



*LAND DESCRIPTION*  
*TAX PARCEL NO. 03129-001-000*

**LAND DESCRIPTION:** (PREPARED BY DEREN LAND SURVEYING) (AS-SURVEYED PERIMETER)

A PARCEL OF LAND LOCATED IN SECTION 11, TOWNSHIP 08 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"x4" CONCRETE MONUMENT (PRM 1772) MARKING THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE SOUTH 89°17'04" WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 11, A DISTANCE OF 275.00 FEET TO A 1/2" REBAR & CAP (LB 7996) ON THE WEST LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1575, PAGE 969 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND BEING THE POINT OF BEGINNING; THENCE, LEAVING SAID SOUTH LINE, NORTH 00°36'03" WEST, ALONG THE WEST LINE OF SAID PARCEL OF LAND, A DISTANCE OF 63.33 FEET TO A 1/2" REBAR & CAP (LB 7996) ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 235 (100 FOOT WIDE RIGHT-OF-WAY) AND BEING ON A CURVE CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 1223.26 FEET, A CENTRAL ANGLE OF 16°36'03", AND A CHORD BEARING AND DISTANCE OF SOUTH 78°57'18" WEST, 353.19 FEET; THENCE, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 354.43 FEET TO A 1/2" REBAR & CAP (LB 7996) ON THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG A CURVE HAVING A RADIUS OF 1223.26 FEET, A CENTRAL ANGLE OF 00°19'05", A CHORD BEARING AND DISTANCE OF SOUTH 70°29'44" WEST, 6.79 FEET, AND AN ARC DISTANCE OF 6.79 FEET TO A 1/2" REBAR & CAP (IDENTIFICATION ILLEGIBLE); THENCE, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 41°56'24" EAST, ALONG THE EAST LINE OF THAT PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 4350, PAGE 1222, A DISTANCE OF 157.85 FEET TO A 1/2" REBAR & CAP (LB 7996); THENCE CONTINUE ALONG SAID EAST LINE, SOUTH 07°33'29" EAST, A DISTANCE OF 112.27 FEET TO A 1/2" REBAR & CAP (IDENTIFICATION ILLEGIBLE); THENCE, LEAVING SAID EAST LINE, NORTH 79°02'25" EAST, A DISTANCE OF 216.40 FEET TO A 5/8" REBAR & CAP (LB 6578); THENCE NORTH 05°15'20" EAST, A DISTANCE OF 194.96 FEET TO A 1/2" REBAR & CAP (LB 7996) ON THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11; THENCE NORTH 89°17'04" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 3.14 FEET TO THE POINT OF BEGINNING. CONTAINING 1.61 ACRES, MORE OR LESS.



| ACCOUNT NUMBER | ESCROW CD | MILLAGE CODE |
|----------------|-----------|--------------|
| 03129 001 000  |           | 1700         |

APPLICABLE VALUES AND EXEMPTIONS BELOW

Unassigned Location RE

KOLOMYIKO IVAN & GALINA  
14317 NW 142ND AVE  
ALACHUA, FL 32615

BEG SW COR SEC N 1 DEG E 1008.1 FT N  
83 DEG E 978 FT  
See Additional Legal on Tax Roll

AD VALOREM TAXES

| TAXING AUTHORITY               | MILLAGE RATE | ASSESSED VALUE | EXEMPTION(S) | TAXABLE VALUE | TAXES LEVIED |
|--------------------------------|--------------|----------------|--------------|---------------|--------------|
| BOARD OF COUNTY COMMISSIONERS  |              |                |              |               |              |
| CNTY GENERAL                   | 8.2829       | 8,500          | 0            | 8,500         | 70.40        |
| ALACHUA CNTY LIBRARY DISTRICT  |              |                |              |               |              |
| LIBRARY GENERAL                | 1.2303       | 8,500          | 0            | 8,500         | 10.46        |
| SCHOOL BOARD OF ALACHUA COUNTY |              |                |              |               |              |
| SCHL CAP34 PROJECT (S01)       | 1.5000       | 8,500          | 0            | 8,500         | 12.75        |
| SCHL DISCRNRY & CN (S01)       | 0.7480       | 8,500          | 0            | 8,500         | 6.36         |
| SCHL GENERAL                   | 4.0160       | 8,500          | 0            | 8,500         | 34.14        |
| SCHOOL VOTED (S01)             | 1.0000       | 8,500          | 0            | 8,500         | 8.50         |
| SUWANNEE RIVER WATER MGT DIST  | 0.3948       | 8,500          | 0            | 8,500         | 3.36         |
| 17 CITY OF ALACHUA             | 5.3900       | 8,500          | 0            | 8,500         | 45.82        |

TOTAL MILLAGE 22.5620

AD VALOREM TAXES

\$191.79

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT [www.AlachuaCollector.com](http://www.AlachuaCollector.com) AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

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

COMBINED TAXES AND ASSESSMENTS \$275.13

If Paid By  
Please Pay **Jan 31, 2019**  
\$0.00

**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

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

1011889

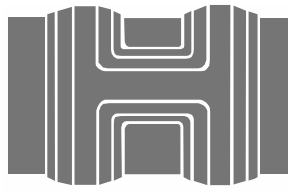
PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 5830 NW 34TH BLVD • GAINESVILLE, FL 32653-2115

| ACCOUNT NUMBER | SITUS                  | MESSAGE |
|----------------|------------------------|---------|
| 03129 001 000  | Unassigned Location RE |         |

KOLOMYIKO IVAN & GALINA  
14317 NW 142ND AVE  
ALACHUA, FL 32615

IF PAID BY PLEASE PAY  
☐ **Jan 31, 2019** \$0.00

☐
☐
☐
☐
☐



**CRAIG R. HEDGECK**  
ENGINEERS, PLANNERS, SURVEYORS

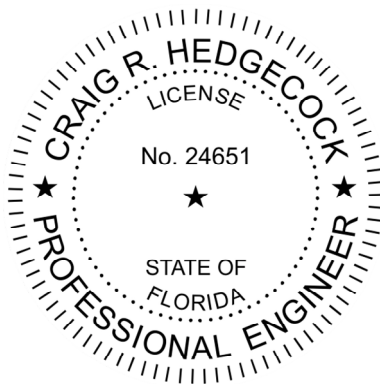
## **ENGINEERING REPORT**

**FOR**

## **KOLOMYIKO SITE PLAN**

TAX PARCEL NUMBER 03129-001-000  
14000 BLOCK OF WEST SR 235  
ALACHUA, FLORIDA

JUNE 03, 2019



Craig R. Hedgecock, State of Florida, Professional Engineer, License No. 24651  
This item has been electronically signed and sealed by Craig R. Hedgecock, PE  
on the date indicated using a SHA-1 authentication code.

Printed copies of this document are not considered signed and sealed and  
the SHA-1 authentication code must be verified on any electronic copies.

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**CRAIG R. HEDGECK, PE      DATE**  
**FLORIDA REGISTRATION NO. 24651**

## GENERAL PROJECT DESCRIPTION

THE PROJECT INVOLVES THE CONSTRUCTION OF A COMMERCIAL BUILDING ALONG WITH PARKING AND SURFACE WATER MANGEMENT FACILITIES FOR THE SITE LOCATED IN THE 14000 BLOCK OF WEST SR 2351 IN ALACHUA, FLORIDA. CURRENTLY THE SITE IS VACANT AND OPEN. THE SITE SLOPES TO THE EAST.

THE PROPOSED STORMWATER TREATMENT FACILITY WILL BE A “DRY RETENTION” SYSTEM TO TREAT THE RUNOFF FROM THE PROPOSED BUILDING AND PROPOSED PAVED PARKING AREA FOR THE SRWMD 100 YEAR/24 HOUR RAINFALL EVENT.

A “10-2 SELF-CERTIFICATION” WAS FILED WITH THE FDEP FOR THE PROJECT.

## ENGINEERING ANALYSIS

### DRAINAGE RETENTION SYSTEM:

THE CONTRIBUTING DRAINAGE AREA TO THE PROPOSED DRAINAGE RETENTION SYSTEM IS APPROXIMATELY 52,880± SQ.FT. (1.214 AC.).  
USE A COMPOSITE CN=55.5 FOR DESIGN PURPOSES.

THE SCS SOIL TYPE IS PRIMARILY ARENTS, HYDROLOGIC GROUP A.

THE REQUIRED TREATMENT VOLUME =  $[1" \times 52,880]/12 = 4407$  CU.FT.

### DRA VOLUME CALCULATIONS:

| STAGE | AREA | VOLUME        |
|-------|------|---------------|
| 122.0 | 1688 | 0             |
| 122.5 | 2179 | 967           |
| 123.0 | 2694 | 2185          |
| 123.5 | 3234 | 3667          |
| 124.0 | 3800 | 5425 [P=289'] |
| 124.5 | 4391 | 7473          |
| 125.0 | 5007 | 9823          |

PONDS Version 3.2.0274 INPUT:

$$L = \{(289/2) + \sqrt{[(289^2/4) - (4 \times 5425/2.0)]}\}/2 = 122.3'$$

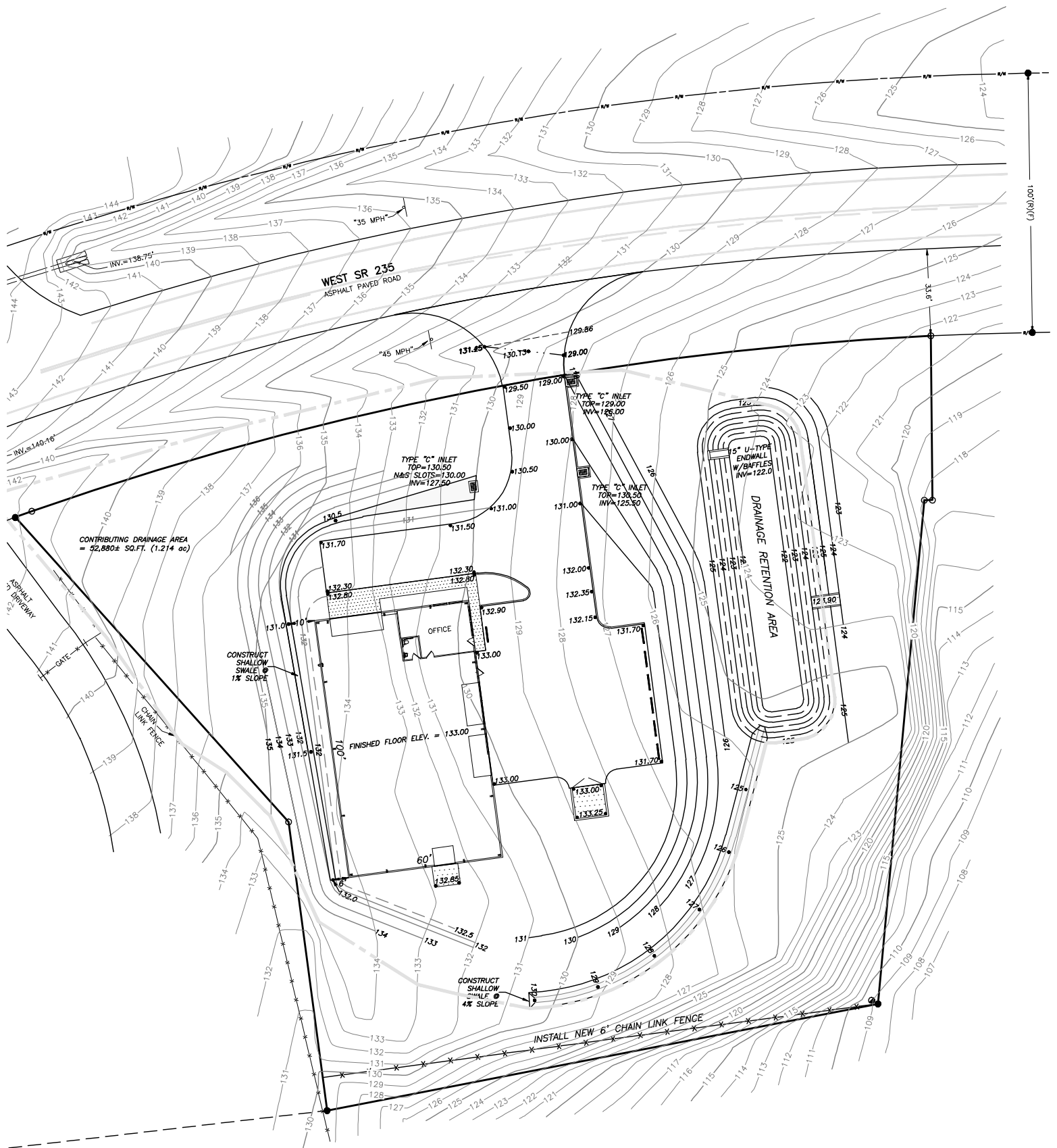
$$W = \{(289/2) - \sqrt{[(289^2/4) - (4 \times 5425/2.0)]}\}/2 = 22.2'$$

$$K_h = (22.8/2) = 11.4 \text{ feet/day} \quad K_v = (12.5/2) = 6.25 \text{ feet/day}$$

**[FACTOR OF SAFETY UTILIZED: 2]**

THE DESIGN HIGH WATER ELEVATION (SRWMD 100 YEAR/24 HOUR) = 123.98'  
THE REQUIRED WATER QUALITY VOLUME ELEVATION (1" OF RUNOFF) = 123.72'

THE POST-DEVELOPMENT RUNOFF VOLUME AND DISCHARGE RATE IS LESS THAN THE PRE-DEVELOPMENT RUNOFF VOLUME AND DISCHARGE RATE. THE BASIN RECOVERS VOLUME WITHIN 22.667 HOURS OF THE BEGINNING OF THE 100 YEAR/24 HOUR RAINFALL EVENT.



**PONDS Version 3.2.0274**  
**Retention Pond Recovery - Refined Method**  
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**Devo Seereeram, Ph.D., P.E.**

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**Project Data**

Project Name: KOLOMYIKO  
Simulation Description:  
Project Number:  
Engineer : Craig R. Hedgecock  
Supervising Engineer:  
Date: 05-17-2019

**Aquifer Data**

Base Of Aquifer Elevation, [B] (ft datum): 104.00  
Water Table Elevation, [WT] (ft datum): 111.00  
Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day): 11.40  
Fillable Porosity, [n] (%): 25.00  
Unsaturated Vertical Infiltration Rate, [Iv] (ft/day): 6.25  
Maximum Area For Unsaturated Infiltration, [Av] (ft<sup>2</sup>): 3800.0

**Geometry Data**

Equivalent Pond Length, [L] (ft): 122.3  
Equivalent Pond Width, [W] (ft): 22.2  
Ground water mound is expected to intersect the pond bottom

**Stage vs Area Data**

| Stage<br>(ft datum) | Area<br>(ft <sup>2</sup> ) |
|---------------------|----------------------------|
| 122.00              | 1688.0                     |
| 122.50              | 2179.0                     |
| 123.00              | 2694.0                     |
| 123.50              | 3234.0                     |
| 124.00              | 3800.0                     |
| 124.50              | 4391.0                     |
| 125.00              | 2007.0                     |



**Discharge Structures**

**Discharge Structure #1 is active as weir**

Structure Parameters

Description: Overflow

|                             |       |
|-----------------------------|-------|
| Weir elevation, (ft datum): | 123.9 |
| Weir coefficient:           | 3.13  |
| Weir length, (ft):          | 4     |
| Weir exponent:              | 1.5   |

Tailwater - disabled, free discharge

**Discharge Structure #2 is inactive**

**Discharge Structure #3 is inactive**

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**Scenario Input Data**

*Scenario 1 :: 100 Year/24 Hour Event*

Hydrograph Type:     Inline SCS  
Modflow Routing:     Routed with infiltration  
Repetitions:         1

Basin Area (acres)             1.214  
Time Of Concentration (minutes)   10.0  
DCIA (%)                     0.0  
Curve Number                 55.5  
Design Rainfall Depth (inches)   11.0  
Design Rainfall Duration (hours)   24.0  
Shape Factor                 UHG 484  
Rainfall Distribution             Suwanee River WMD 24 Hour

Initial ground water level (ft datum)   111.00 (default)

| Time After<br>Storm Event<br>(days) | Time After<br>Storm Event<br>(days) |
|-------------------------------------|-------------------------------------|
| 0.500                               | 3.000                               |
| 1.000                               |                                     |
| 1.500                               |                                     |
| 2.000                               |                                     |
| 2.500                               |                                     |

*Scenario 2 :: Water Quality - 1"*

Hydrograph Type:     Slug Load  
Modflow Routing:     Routed with infiltration

Treatment Volume (ft<sup>3</sup>)             4407

Initial ground water level (ft datum)   111.00 (default)

| Time After<br>Storm Event<br>(days) | Time After<br>Storm Event<br>(days) |
|-------------------------------------|-------------------------------------|
| 0.100                               | 2.000                               |
| 0.250                               | 2.500                               |
| 0.500                               | 3.000                               |
| 1.000                               | 3.500                               |
| 1.500                               | 4.000                               |

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**Scenario Input Data (cont'd.)**

*Scenario 3 :: Pre-Development*

|                                       |                           |
|---------------------------------------|---------------------------|
| Hydrograph Type:                      | Inline SCS                |
| • <b>Modflow Routing:</b>             | <b>Not routed</b>         |
| Repetitions:                          | 1                         |
| Basin Area (acres)                    | 1.214                     |
| Time Of Concentration (minutes)       | 10.0                      |
| DCIA (%)                              | 0.0                       |
| Curve Number                          | 39                        |
| Design Rainfall Depth (inches)        | 11.0                      |
| Design Rainfall Duration (hours)      | 24.0                      |
| Shape Factor                          | UHG 484                   |
| Rainfall Distribution                 | Suwanee River WMD 24 Hour |
| Initial ground water level (ft datum) | 111.00 (default)          |

No times after storm specified.

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**Sort-By-Category Report**

Scenarios Considered: 1 to 3

**Stage - Maximum**

| Rank | Scenario Number | Maximum Stage (ft datum) | Time (hours)  | Description             |
|------|-----------------|--------------------------|---------------|-------------------------|
| 1    | 1               | 123.979                  | 15.044        | 100 Yeeer/24 Hour Event |
| 2    | 2               | 123.720                  | 0.002         | Water Quality - 1"      |
| 3    | 3               | Not Available            | Not Available | Pre-Development         |

**Discharge - Rate - Maximum Positive**

| Rank | Scenario Number | Maximum Positive Discharge Rate (ft <sup>3</sup> /s) | Time (hours) | Description             |
|------|-----------------|------------------------------------------------------|--------------|-------------------------|
| 1    | 3               | 0.3644                                               | 12.022       | Pre-Development         |
| 2    | 1               | 0.2775                                               | 15.044       | 100 Yeeer/24 Hour Event |
| 3    | 2               | None                                                 | N.A.         | Water Quality - 1"      |

**Discharge - Cumulative Volume - Maximum Positive**

| Rank | Scenario Number | Maximum Positive Cumulative Discharge Volume (ft <sup>3</sup> ) | Time (hours) | Description             |
|------|-----------------|-----------------------------------------------------------------|--------------|-------------------------|
| 1    | 3               | 11619.1                                                         | 24.533       | Pre-Development         |
| 2    | 1               | 3973.0                                                          | 20.467       | 100 Yeeer/24 Hour Event |
| 3    | 2               | None                                                            | N.A.         | Water Quality - 1"      |

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**Summary of Results** :: Scenario 1 :: 100 Year/24 Hour Event

|                                       | Time<br>(hours) | Stage<br>(ft datum) | Rate<br>(ft <sup>3</sup> /s) | Volume<br>(ft <sup>3</sup> ) |
|---------------------------------------|-----------------|---------------------|------------------------------|------------------------------|
| Stage                                 |                 |                     |                              |                              |
| Minimum                               | 0.000           | 111.00              |                              |                              |
| Maximum                               | 15.044          | 123.98              |                              |                              |
| Inflow                                |                 |                     |                              |                              |
| Rate - Maximum - Positive             | 12.000          |                     | 0.7654                       |                              |
| Rate - Maximum - Negative             | None            |                     | None                         |                              |
| Cumulative Volume - Maximum Positive  | 24.533          |                     |                              | 22353.4                      |
| Cumulative Volume - Maximum Negative  | None            |                     |                              | None                         |
| Cumulative Volume - End of Simulation | 96.578          |                     |                              | 22353.4                      |
| Infiltration                          |                 |                     |                              |                              |
| Rate - Maximum - Positive             | 20.489          |                     | 3.8054                       |                              |
| Rate - Maximum - Negative             | None            |                     | None                         |                              |
| Cumulative Volume - Maximum Positive  | 24.533          |                     |                              | 18380.4                      |
| Cumulative Volume - Maximum Negative  | None            |                     |                              | None                         |
| Cumulative Volume - End of Simulation | 96.578          |                     |                              | 18380.4                      |
| Combined Discharge                    |                 |                     |                              |                              |
| Rate - Maximum - Positive             | 15.044          |                     | 0.2775                       |                              |
| Rate - Maximum - Negative             | None            |                     | None                         |                              |
| Cumulative Volume - Maximum Positive  | 20.467          |                     |                              | 3973.0                       |
| Cumulative Volume - Maximum Negative  | None            |                     |                              | None                         |
| Cumulative Volume - End of Simulation | 96.578          |                     |                              | 3973.0                       |
| Discharge Structure 1 - simple weir   |                 |                     |                              |                              |
| Rate - Maximum - Positive             | 15.044          |                     | 0.2775                       |                              |
| Rate - Maximum - Negative             | None            |                     | None                         |                              |
| Cumulative Volume - Maximum Positive  | 20.467          |                     |                              | 3973.0                       |
| Cumulative Volume - Maximum Negative  | None            |                     |                              | None                         |
| Cumulative Volume - End of Simulation | 96.578          |                     |                              | 3973.0                       |
| Discharge Structure 2 - inactive      |                 |                     |                              |                              |
| Rate - Maximum - Positive             | disabled        |                     | disabled                     |                              |
| Rate - Maximum - Negative             | disabled        |                     | disabled                     |                              |
| Cumulative Volume - Maximum Positive  | disabled        |                     |                              | disabled                     |
| Cumulative Volume - Maximum Negative  | disabled        |                     |                              | disabled                     |
| Cumulative Volume - End of Simulation | disabled        |                     |                              | disabled                     |
| Discharge Structure 3 - inactive      |                 |                     |                              |                              |
| Rate - Maximum - Positive             | disabled        |                     | disabled                     |                              |
| Rate - Maximum - Negative             | disabled        |                     | disabled                     |                              |
| Cumulative Volume - Maximum Positive  | disabled        |                     |                              | disabled                     |
| Cumulative Volume - Maximum Negative  | disabled        |                     |                              | disabled                     |
| Cumulative Volume - End of Simulation | disabled        |                     |                              | disabled                     |
| Pollution Abatement:                  |                 |                     |                              |                              |
| 36 Hour Stage and Infiltration Volume | N.A.            | N.A.                |                              | N.A.                         |
| 72 Hour Stage and Infiltration Volume | N.A.            | N.A.                |                              | N.A.                         |



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**Detailed Results (cont.d.)** :: Scenario 1 :: 100 Year/24 Hour Event

| Elapsed Time | Instantaneous Inflow Rate | Outside Recharge | Stage Elevation | Infiltration Rate | Combined Instantaneous Discharge | Cumulative Inflow | Cumulative Infiltration | Combined Cumulative |   |
|--------------|---------------------------|------------------|-----------------|-------------------|----------------------------------|-------------------|-------------------------|---------------------|---|
| 21.378       | 0.2106                    | 0.00000          | 122.61880       | 0.72803           | 0                                | 21020.150         | 15814.30000             | 3973.011            | S |
| 21.400       | 0.2103                    | 0.00000          | 122.60090       | 0.71716           | 0                                | 21036.990         | 15872.10000             | 3973.011            | S |
| 21.422       | 0.2101                    | 0.00000          | 122.58330       | 0.70670           | 0                                | 21053.800         | 15929.05000             | 3973.011            | S |
| 21.444       | 0.2100                    | 0.00000          | 122.56580       | 0.69663           | 0                                | 21070.610         | 15985.17000             | 3973.011            | S |
| 21.467       | 0.2099                    | 0.00000          | 122.54860       | 0.68691           | 0                                | 21087.400         | 16040.51000             | 3973.011            | S |
| 21.489       | 0.2098                    | 0.00000          | 122.53160       | 0.67753           | 0                                | 21104.180         | 16095.08000             | 3973.011            | S |
| 21.511       | 0.2098                    | 0.00000          | 122.51480       | 0.66847           | 0                                | 21120.970         | 16148.91000             | 3973.011            | S |
| 21.533       | 0.2098                    | 0.00000          | 122.49810       | 0.65972           | 0                                | 21137.750         | 16202.03000             | 3973.011            | S |
| 21.556       | 0.2098                    | 0.00000          | 122.48170       | 0.65125           | 0                                | 21154.530         | 16254.47000             | 3973.011            | S |
| 21.578       | 0.2098                    | 0.00000          | 122.46550       | 0.64305           | 0                                | 21171.320         | 16306.23000             | 3973.011            | S |
| 21.600       | 0.2099                    | 0.00000          | 122.44940       | 0.63511           | 0                                | 21188.100         | 16357.35000             | 3973.011            | S |
| 21.622       | 0.2099                    | 0.00000          | 122.43350       | 0.62741           | 0                                | 21204.890         | 16407.85000             | 3973.011            | S |
| 21.644       | 0.2099                    | 0.00000          | 122.41780       | 0.61995           | 0                                | 21221.690         | 16457.74000             | 3973.011            | S |
| 21.667       | 0.2100                    | 0.00000          | 122.40220       | 0.61270           | 0                                | 21238.480         | 16507.04000             | 3973.011            | S |
| 21.689       | 0.2100                    | 0.00000          | 122.38690       | 0.60567           | 0                                | 21255.280         | 16555.77000             | 3973.011            | S |
| 21.711       | 0.2100                    | 0.00000          | 122.37160       | 0.59883           | 0                                | 21272.090         | 16603.95000             | 3973.011            | S |
| 21.733       | 0.2101                    | 0.00000          | 122.35660       | 0.59218           | 0                                | 21288.890         | 16651.58000             | 3973.011            | S |
| 21.756       | 0.2101                    | 0.00000          | 122.34160       | 0.58572           | 0                                | 21305.700         | 16698.70000             | 3973.011            | S |
| 21.778       | 0.2101                    | 0.00000          | 122.32690       | 0.57943           | 0                                | 21322.510         | 16745.30000             | 3973.011            | S |
| 21.800       | 0.2102                    | 0.00000          | 122.31220       | 0.57330           | 0                                | 21339.320         | 16791.41000             | 3973.011            | S |
| 21.822       | 0.2102                    | 0.00000          | 122.29770       | 0.56734           | 0                                | 21356.130         | 16837.03000             | 3973.011            | S |
| 21.844       | 0.2102                    | 0.00000          | 122.28340       | 0.56152           | 0                                | 21372.950         | 16882.18000             | 3973.011            | S |
| 21.867       | 0.2103                    | 0.00000          | 122.26910       | 0.55586           | 0                                | 21389.770         | 16926.87000             | 3973.011            | S |
| 21.889       | 0.2103                    | 0.00000          | 122.25510       | 0.55033           | 0                                | 21406.600         | 16971.12000             | 3973.011            | S |
| 21.911       | 0.2103                    | 0.00000          | 122.24110       | 0.54493           | 0                                | 21423.420         | 17014.92000             | 3973.011            | S |
| 21.933       | 0.2104                    | 0.00000          | 122.22720       | 0.53967           | 0                                | 21440.250         | 17058.31000             | 3973.011            | S |
| 21.956       | 0.2104                    | 0.00000          | 122.21350       | 0.53453           | 0                                | 21457.080         | 17101.27000             | 3973.011            | S |
| 21.978       | 0.2104                    | 0.00000          | 122.19990       | 0.52951           | 0                                | 21473.920         | 17143.83000             | 3973.011            | S |
| 22.000       | 0.2105                    | 0.00000          | 122.18640       | 0.52459           | 0                                | 21490.750         | 17185.99000             | 3973.011            | S |
| 22.022       | 0.2090                    | 0.00000          | 122.17300       | 0.51975           | 0                                | 21507.530         | 17227.77000             | 3973.011            | S |
| 22.044       | 0.2043                    | 0.00000          | 122.15960       | 0.51491           | 0                                | 21524.060         | 17269.15000             | 3973.011            | S |
| 22.067       | 0.1941                    | 0.00000          | 122.14600       | 0.50998           | 0                                | 21540.000         | 17310.15000             | 3973.011            | S |
| 22.089       | 0.1796                    | 0.00000          | 122.13190       | 0.50491           | 0                                | 21554.940         | 17350.75000             | 3973.011            | S |
| 22.111       | 0.1639                    | 0.00000          | 122.11730       | 0.49972           | 0                                | 21568.690         | 17390.94000             | 3973.011            | S |
| 22.133       | 0.1493                    | 0.00000          | 122.10210       | 0.49443           | 0                                | 21581.210         | 17430.71000             | 3973.011            | S |
| 22.156       | 0.1369                    | 0.00000          | 122.08650       | 0.48913           | 0                                | 21592.660         | 17470.05000             | 3973.011            | S |
| 22.178       | 0.1280                    | 0.00000          | 122.07040       | 0.48387           | 0                                | 21603.250         | 17508.96000             | 3973.011            | S |
| 22.200       | 0.1217                    | 0.00000          | 122.05410       | 0.47870           | 0                                | 21613.240         | 17547.46000             | 3973.011            | S |
| 22.222       | 0.1173                    | 0.00000          | 122.03760       | 0.47365           | 0                                | 21622.800         | 17585.56000             | 3973.011            | S |
| 22.244       | 0.1140                    | 0.00000          | 122.02110       | 0.46873           | 0                                | 21632.050         | 17623.25000             | 3973.011            | S |
| 22.267       | 0.1116                    | 0.00000          | 122.00440       | 0.46350           | 0                                | 21641.080         | 17660.55000             | 3973.011            | S |
| 22.289       | 0.1099                    | 0.00000          | 121.97070       | 0.45702           | 0                                | 21649.940         | 17696.93000             | 3973.011            | S |
| 22.311       | 0.1087                    | 0.00000          | 121.93190       | 0.45081           | 0                                | 21658.690         | 17733.03000             | 3973.011            | S |
| 22.333       | 0.1079                    | 0.00000          | 121.89430       | 0.44491           | 0                                | 21667.350         | 17769.34000             | 3973.011            | S |
| 22.356       | 0.1072                    | 0.00000          | 121.85780       | 0.43927           | 0                                | 21675.950         | 17702.94000             | 3973.011            | S |
| 22.378       | 0.1068                    | 0.00000          | 121.82230       | 0.43380           | 0                                | 21684.510         | 17731.50000             | 3973.011            | S |
| 22.400       | 0.1064                    | 0.00000          | 121.78760       | 0.42846           | 0                                | 21693.040         | 17760.03000             | 3973.011            | S |
| 22.422       | 0.1062                    | 0.00000          | 121.75370       | 0.42322           | 0                                | 21701.550         | 17788.54000             | 3973.011            | S |
| 22.444       | 0.1060                    | 0.00000          | 121.72050       | 0.41805           | 0                                | 21710.040         | 17817.03000             | 3973.011            | S |
| 22.467       | 0.1059                    | 0.00000          | 121.68800       | 0.41292           | 0                                | 21718.510         | 17845.50000             | 3973.011            | S |
| 22.489       | 0.1058                    | 0.00000          | 121.65620       | 0.40783           | 0                                | 21726.980         | 17873.97000             | 3973.011            | S |
| 22.511       | 0.1058                    | 0.00000          | 121.62500       | 0.40277           | 0                                | 21735.450         | 17902.44000             | 3973.011            | S |
| 22.533       | 0.1057                    | 0.00000          | 121.59440       | 0.39775           | 0                                | 21743.910         | 17930.90000             | 3973.011            | S |
| 22.556       | 0.1057                    | 0.00000          | 121.56440       | 0.39275           | 0                                | 21752.370         | 17959.36000             | 3973.011            | S |
| 22.578       | 0.1058                    | 0.00000          | 121.53490       | 0.38776           | 0                                | 21760.830         | 17987.82000             | 3973.011            | S |
| 22.600       | 0.1058                    | 0.00000          | 121.50590       | 0.38277           | 0                                | 21769.290         | 18016.28000             | 3973.011            | S |
| 22.622       | 0.1058                    | 0.00000          | 121.47740       | 0.37777           | 0                                | 21777.750         | 18044.74000             | 3973.011            | S |
| 22.644       | 0.1058                    | 0.00000          | 121.44940       | 0.37278           | 0                                | 21786.210         | 18073.20000             | 3973.011            | S |
| 22.667       | 0.1058                    | 0.00000          | 121.42190       | 0.36779           | 0                                | 21794.680         | 18101.66000             | 3973.011            | S |
| 22.689       | 0.1058                    | 0.00000          | 121.39480       | 0.36280           | 0                                | 21803.140         | 18130.13000             | 3973.011            | S |
| 22.711       | 0.1058                    | 0.00000          | 121.36810       | 0.35781           | 0                                | 21811.600         | 18158.59000             | 3973.011            | S |
| 22.733       | 0.1058                    | 0.00000          | 121.34180       | 0.35282           | 0                                | 21820.070         | 18187.06000             | 3973.011            | S |
| 22.756       | 0.1058                    | 0.00000          | 121.31600       | 0.34783           | 0                                | 21828.530         | 18215.52000             | 3973.011            | S |
| 22.778       | 0.1058                    | 0.00000          | 121.29050       | 0.34283           | 0                                | 21837.000         | 18243.99000             | 3973.011            | S |
| 22.800       | 0.1058                    | 0.00000          | 121.26540       | 0.33784           | 0                                | 21845.470         | 18272.46000             | 3973.011            | S |
| 22.822       | 0.1058                    | 0.00000          | 121.24070       | 0.33285           | 0                                | 21853.930         | 18300.92000             | 3973.011            | S |
| 22.844       | 0.1059                    | 0.00000          | 121.21630       | 0.32786           | 0                                | 21862.400         | 18329.39000             | 3973.011            | S |
| 22.867       | 0.1059                    | 0.00000          | 121.19230       | 0.32286           | 0                                | 21870.870         | 18357.86000             | 3973.011            | S |
| 22.889       | 0.1059                    | 0.00000          | 121.16860       | 0.31787           | 0                                | 21879.340         | 18386.33000             | 3973.011            | S |
| 22.911       | 0.1059                    | 0.00000          | 121.14530       | 0.31288           | 0                                | 21887.810         | 18414.80000             | 3973.011            | S |
| 22.933       | 0.1059                    | 0.00000          | 121.12230       | 0.30789           | 0                                | 21896.280         | 18443.27000             | 3973.011            | S |
| 22.956       | 0.1059                    | 0.00000          | 121.09950       | 0.30290           | 0                                | 21904.750         | 18471.74000             | 3973.011            | S |
| 22.978       | 0.1059                    | 0.00000          | 121.07710       | 0.29791           | 0                                | 21913.230         | 18500.21000             | 3973.011            | S |
| 23.000       | 0.1059                    | 0.00000          | 121.05500       | 0.29291           | 0                                | 21921.700         | 18528.69000             | 3973.011            | S |

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**Summary of Results**    :: Scenario 2 :: Water Quality - 1"

|                                       | Time<br>(hours) | Stage<br>(ft datum) | Rate<br>(ft <sup>3</sup> /s) | Volume<br>(ft <sup>3</sup> ) |
|---------------------------------------|-----------------|---------------------|------------------------------|------------------------------|
| Stage                                 |                 |                     |                              |                              |
| Minimum                               | 0.000           | 111.00              |                              |                              |
| Maximum                               | 0.002           | 123.72              |                              |                              |
| Inflow                                |                 |                     |                              |                              |
| Rate - Maximum - Positive             | 0.002           |                     | 734.5000                     |                              |
| Rate - Maximum - Negative             | None            |                     | None                         |                              |
| Cumulative Volume - Maximum Positive  | 0.002           |                     |                              | 4407.0                       |
| Cumulative Volume - Maximum Negative  | None            |                     |                              | None                         |
| Cumulative Volume - End of Simulation | 96.000          |                     |                              | 4407.0                       |
| Infiltration                          |                 |                     |                              |                              |
| Rate - Maximum - Positive             | 0.002           |                     | 0.2520                       |                              |
| Rate - Maximum - Negative             | None            |                     | None                         |                              |
| Cumulative Volume - Maximum Positive  | 6.000           |                     |                              | 4143.7                       |
| Cumulative Volume - Maximum Negative  | None            |                     |                              | None                         |
| Cumulative Volume - End of Simulation | 96.000          |                     |                              | 4407.0                       |
| Combined Discharge                    |                 |                     |                              |                              |
| Rate - Maximum - Positive             | None            |                     | None                         |                              |
| Rate - Maximum - Negative             | None            |                     | None                         |                              |
| Cumulative Volume - Maximum Positive  | None            |                     |                              | None                         |
| Cumulative Volume - Maximum Negative  | None            |                     |                              | None                         |
| Cumulative Volume - End of Simulation | 96.000          |                     |                              | 0.0                          |
| Discharge Structure 1 - simple weir   |                 |                     |                              |                              |
| Rate - Maximum - Positive             | None            |                     | None                         |                              |
| Rate - Maximum - Negative             | None            |                     | None                         |                              |
| Cumulative Volume - Maximum Positive  | None            |                     |                              | None                         |
| Cumulative Volume - Maximum Negative  | None            |                     |                              | None                         |
| Cumulative Volume - End of Simulation | 96.000          |                     |                              | 0.0                          |
| Discharge Structure 2 - inactive      |                 |                     |                              |                              |
| Rate - Maximum - Positive             | disabled        |                     | disabled                     |                              |
| Rate - Maximum - Negative             | disabled        |                     | disabled                     |                              |
| Cumulative Volume - Maximum Positive  | disabled        |                     |                              | disabled                     |
| Cumulative Volume - Maximum Negative  | disabled        |                     |                              | disabled                     |
| Cumulative Volume - End of Simulation | disabled        |                     |                              | disabled                     |
| Discharge Structure 3 - inactive      |                 |                     |                              |                              |
| Rate - Maximum - Positive             | disabled        |                     | disabled                     |                              |
| Rate - Maximum - Negative             | disabled        |                     | disabled                     |                              |
| Cumulative Volume - Maximum Positive  | disabled        |                     |                              | disabled                     |
| Cumulative Volume - Maximum Negative  | disabled        |                     |                              | disabled                     |
| Cumulative Volume - End of Simulation | disabled        |                     |                              | disabled                     |
| Pollution Abatement:                  |                 |                     |                              |                              |
| 36 Hour Stage and Infiltration Volume | 36.000          | Dry                 |                              | 4407.0                       |
| 72 Hour Stage and Infiltration Volume | 72.000          | Dry                 |                              | 4407.0                       |

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**Detailed Results**    :: Scenario 2 :: Water Quality - 1"

| Elapsed Time | Instantaneous Inflow Rate | Outside Recharge | Stage Elevation | Infiltration Rate | Combined Instantaneous Discharge | Cumulative Inflow | Cumulative Infiltration | Combined Cumulative |      |
|--------------|---------------------------|------------------|-----------------|-------------------|----------------------------------|-------------------|-------------------------|---------------------|------|
| 0.000        | 734.5000                  | 0.00000          | 111.00000       | 0.00000           | 0                                | 0.000             | 0.00000                 | 0                   | N.A. |
| 0.002        | 734.5000                  | 0.00000          | 123.71990       | 0.25197           | 0                                | 4407.000          | 1.51190                 | 0                   | U/P  |
| 2.400        | 0.0000                    | 0.00000          | 123.09250       | 0.20383           | 0                                | 4407.000          | 1968.31500              | 0                   | U/P  |
| 6.000        | 0.0000                    | 0.00000          | 122.14950       | 0.10491           | 0                                | 4407.000          | 4143.71800              | 0                   | U/P  |
| 12.000       | 0.0000                    | 0.00000          | ----            | ----              | ----                             | 4407.000          | 4407.00000              | 0                   | dry  |
| 24.000       | 0.0000                    | 0.00000          | ----            | ----              | ----                             | 4407.000          | 4407.00000              | 0                   | dry  |
| 36.000       | 0.0000                    | 0.00000          | ----            | ----              | ----                             | 4407.000          | 4407.00000              | 0                   | dry  |
| 48.000       | 0.0000                    | 0.00000          | ----            | ----              | ----                             | 4407.000          | 4407.00000              | 0                   | dry  |
| 60.000       | 0.0000                    | 0.00000          | ----            | ----              | ----                             | 4407.000          | 4407.00000              | 0                   | dry  |
| 72.000       | 0.0000                    | 0.00000          | ----            | ----              | ----                             | 4407.000          | 4407.00000              | 0                   | dry  |
| 84.000       | 0.0000                    | 0.00000          | ----            | ----              | ----                             | 4407.000          | 4407.00000              | 0                   | dry  |
| 96.000       | 0.0000                    | 0.00000          | ----            | ----              | ----                             | 4407.000          | 4407.00000              | 0                   | dry  |

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**Summary of Results** :: Scenario 3 :: Pre-Development

|                                       | Time<br>(hours) | Stage<br>(ft datum) | Rate<br>(ft <sup>3</sup> /s) | Volume<br>(ft <sup>3</sup> ) |
|---------------------------------------|-----------------|---------------------|------------------------------|------------------------------|
| Stage                                 |                 |                     |                              |                              |
| Minimum                               | Not Available   | Not Available       |                              |                              |
| Maximum                               | Not Available   | Not Available       |                              |                              |
| Inflow                                |                 |                     |                              |                              |
| Rate - Maximum - Positive             | 12.022          |                     | 0.3644                       |                              |
| Rate - Maximum - Negative             | None            |                     | None                         |                              |
| Cumulative Volume - Maximum Positive  | 24.533          |                     |                              | 11619.1                      |
| Cumulative Volume - Maximum Negative  | None            |                     |                              | None                         |
| Cumulative Volume - End of Simulation | 24.578          |                     |                              | 11619.1                      |
| Infiltration                          |                 |                     |                              |                              |
| Rate - Maximum - Positive             | Not Available   |                     | Not Available                |                              |
| Rate - Maximum - Negative             | Not Available   |                     | Not Available                |                              |
| Cumulative Volume - Maximum Positive  | Not Available   |                     |                              | Not Available                |
| Cumulative Volume - Maximum Negative  | Not Available   |                     |                              | Not Available                |
| Cumulative Volume - End of Simulation | Not Available   |                     |                              | Not Available                |
| Combined Discharge                    |                 |                     |                              |                              |
| Rate - Maximum - Positive             | 12.022          |                     | 0.3644                       |                              |
| Rate - Maximum - Negative             | None            |                     | None                         |                              |
| Cumulative Volume - Maximum Positive  | 24.533          |                     |                              | 11619.1                      |
| Cumulative Volume - Maximum Negative  | None            |                     |                              | None                         |
| Cumulative Volume - End of Simulation | 24.578          |                     |                              | 11619.1                      |
| Discharge Structure 1 - inactive      |                 |                     |                              |                              |
| Rate - Maximum - Positive             | disabled        |                     | disabled                     |                              |
| Rate - Maximum - Negative             | disabled        |                     | disabled                     |                              |
| Cumulative Volume - Maximum Positive  | disabled        |                     |                              | disabled                     |
| Cumulative Volume - Maximum Negative  | disabled        |                     |                              | disabled                     |
| Cumulative Volume - End of Simulation | disabled        |                     |                              | disabled                     |
| Discharge Structure 2 - inactive      |                 |                     |                              |                              |
| Rate - Maximum - Positive             | disabled        |                     | disabled                     |                              |
| Rate - Maximum - Negative             | disabled        |                     | disabled                     |                              |
| Cumulative Volume - Maximum Positive  | disabled        |                     |                              | disabled                     |
| Cumulative Volume - Maximum Negative  | disabled        |                     |                              | disabled                     |
| Cumulative Volume - End of Simulation | disabled        |                     |                              | disabled                     |
| Discharge Structure 3 - inactive      |                 |                     |                              |                              |
| Rate - Maximum - Positive             | disabled        |                     | disabled                     |                              |
| Rate - Maximum - Negative             | disabled        |                     | disabled                     |                              |
| Cumulative Volume - Maximum Positive  | disabled        |                     |                              | disabled                     |
| Cumulative Volume - Maximum Negative  | disabled        |                     |                              | disabled                     |
| Cumulative Volume - End of Simulation | disabled        |                     |                              | disabled                     |
| Pollution Abatement:                  |                 |                     |                              |                              |
| 36 Hour Stage and Infiltration Volume | N.A.            | N.A.                |                              | N.A.                         |
| 72 Hour Stage and Infiltration Volume | N.A.            | N.A.                |                              | N.A.                         |

February 4, 2019  
Project No. 19-6696.01

Ivan and Galina Kolomyiko  
C/o Craig Hedgecock  
14317 NW 142<sup>nd</sup> Avenue  
Alachua, Florida 32615

Project: Proposed Drainage Retention Area and Structure, PID# 03129-001-000  
Alachua, Florida  
**Geotechnical Site Exploration**

Dear Mr. and Mrs. Kolomyiko:

As requested, Geo-Technologies, Inc. (Geo-Tech) has performed a site exploration at the project site. Services were conducted in accordance with our Proposal No. 9379 dated January 8, 2019.

The following report summarizes our findings, evaluations and recommendations. Generally accepted soils and foundation engineering practices were employed in the preparation of this report.

Proposed finish floor elevations and loading conditions had not been established at the time of this report. The design of building foundation systems for this project was not included in Geo-Tech's scope of services.

Geo-Tech appreciates the opportunity to provide our services for this project. Should you have any questions regarding the contents of this report or if we may be of further assistance, please do not hesitate to contact the undersigned.

Sincerely,



Matthew W. Holland  
Geotechnical Project Manager

MWH/CAH/jj





### **Purposes**

Purposes of this study were to explore the subsurface conditions in the proposed drainage retention and building areas and provide geotechnical engineering site preparation recommendations to guide design and construction of the drainage retention areas and building foundations systems.

### **Site Description**

The project site is located at PID# 03129-001-000 in Alachua, Florida. At the time of our site exploration, the project site was covered with native trees and grasses.

### **Exploration Program**

Field exploration services for the geotechnical exploration consisted of the following:

#### **Drainage Retention Area**

- One (1) direct push boring (A-1) to a depth of approximately twenty (20) feet below existing site grade in the proposed drainage retention area (ASTM D-6282). The Direct Push boring was performed on January 24, 2019.
- One (1) field horizontal and one (1) field vertical permeability tests in the proposed drainage retention areas. Permeability testing was performed on February 1, 2019.

#### **Building Area**

- One (1) Standard Penetration Test (SPT) boring (B-1) to a depth of approximately twenty (20) feet below existing site grade in the proposed building area (ASTM D-1586). The SPT boring was performed on January 24, 2019.

### **Sampling & Testing Descriptions**

#### **Direct Push Sampling**

Direct Push (DP) soil sampling method (ASTM D-6282) consists of advancing a sampling device into subsurface soils by applying static pressure, by applying impacts, or by applying vibration, or any combination thereof, to the above ground portion of the sampler extensions until sampler has been advanced to the desired sampling depth. The sampler is recovered from the borehole and the sample removed from the sampler. The sampler is cleaned and the procedure repeated for the next desired sampling interval.

Sampling can be continuous for full depth borehole logging or incremental for specific interval sampling. Samplers used can be protected type for controlled specimen gathering or unprotected for general soil specimen collection. Direct push methods of soil sampling are used for geologic investigation, soil chemical composition studies, and water quality investigations. Continuous sampling is used to provide a lithological detail of the subsurface strata and to gather samples for classification and index.

Samples recovered during performance of our direct push borings were visually classified in the field and were transported to our laboratory for further analysis.

### **Standard Penetration Testing**

A Standard Penetration Test (SPT) boring (ASTM D-1586) is defined as a standard split-barrel sampler driven into the soil by a one hundred and forty (140) pound hammer falling thirty (30) inches. The number of blows required to drive the sampler one (1) foot, after seating six (6) inches, is designated resistance, or "N"-Value is an index to soil strength and consistency.

Samples recovered during performance of our SPT borings were visually classified in the field and representative portions of the samples were placed in containers and transported to our laboratory for further analysis.

### **Findings**

#### **Drainage Retention Area**

The boring location and general subsurface conditions found in our soil boring A-1 is graphically presented on the soil profile in Appendix I. Horizontal lines designating the interface between differing materials found represent approximate boundaries. Transition between soil layers is typically gradual.

Soils found in our soil boring generally consisted of a surficial layer of fine sand approximately thirteen (13) feet thick underlain by clayey sand to the depths pushed.

Ground water table levels were not found at our boring locations at the time of drilling.

#### **Seasonal High Water Table Level**

The estimated seasonal high water table level was found at a depth of approximately thirteen (13) feet below existing site grade. The estimated seasonal high water table level is indicated on the soil profile at the appropriate depth.

#### **Confining Layer**

A confining layer was not found with the depth pushed.

#### **Permeability**

One (1) field horizontal and one (1) field vertical permeability tests were performed adjacent to our boring location at a depth of approximately four (4) feet below existing site grade. Resulting coefficients of horizontal and vertical permeability rates are noted on the soil profiles and in Table 1 below.

**Table 1 Results of Permeability Testing**

| Boring No. | Depth of Test<br>(feet) | K <sub>H</sub> Rate<br>(feet/day) | K <sub>V</sub> Rate<br>(feet/day) |
|------------|-------------------------|-----------------------------------|-----------------------------------|
| A-1        | 4.0                     | 22.8                              | 12.5                              |



Geo-Tech utilizes the U.S. Department of the Navy, Naval Facilities Engineering Command (1974) Standard methods for performing variable head tests to determine and calculate hydraulic conductivities.

Measured permeability rates should not be used for design purposes without an appropriate safety factor. Actual pond exfiltration rates will depend on many factors such as ground water mounding, pond bottom siltation, construction technique, and the amount of soil compaction during construction.

### **Building Area**

The boring location and general subsurface conditions found in our soil boring B-1 is graphically presented on the soil profile in Appendix I. Horizontal lines designating the interface between differing materials found represent approximate boundaries. Transition between soil layers is typically gradual.

Soils found at our boring location generally consisted of a surficial layer of medium dense to dense fine sand approximately thirteen and one-half (13½) feet thick underlain by medium dense clayey sand to the depths drilled.

Ground water table levels were not found at our boring locations at the time of drilling. In Geo-Tech's opinion, ground water levels are not expected to influence near surface construction. After periods of prolonged rainfall water may become perched above the clayey soils and deeper foundation systems may encounter a perched water condition.

## **Evaluations and Recommendations**

### **Building Area**

Based on the soil borings performed, the shallow fine sand soils appear to be suitable for conventional foundation systems. Geo-Tech recommends incorporating the following proof-rolling recommendations to compact the upper sands. In Geo-Tech's opinion, the clayey sand soils are at a depth that should not affect the near surface construction.

## **Recommended Site Preparation**

### **Building Area**

#### **Stripping and Grubbing**

The "footprint" of the proposed building, plus an additional horizontal margin of ten (10) feet, should be stripped of the existing vegetation, stumps, surface debris, or other deleterious materials as found. Expect clearing and grubbing to depths of about eight (8) to twelve (12) inches. Deeper clearing and grubbing depths may be encountered in heavily vegetated areas where major root systems are found. Actual depth(s) of stripping and grubbing must be determined by visual observation and judgment during the earthwork operation.

#### **Proof-Rolling**

Proof -rolling of the cleared surface is recommended to: 1) locate any soft areas or unsuitable surface or near surface soils; 2) increase the density of the near surface soils; and 3) prepare the

existing surface for the addition of fill soils (if required). Proof-rolling of the building areas should consist of at least ten (10) passes of a self-propelled static compactor. Each pass of the compactor should overlap the preceding pass by thirty (30) percent to insure complete coverage. If deemed necessary, in areas continuing to “yield,” remove all deleterious material and replace with a clean, compacted sand backfill. Proof-rolling should occur after cutting and before filling. Vibratory compaction equipment should not be used within one hundred (100) feet of neighboring structures.

### **Structural Fill Material**

Structural fill material should be free of organic material such as roots and/or vegetation. Geo-Tech recommends using sand fill with between three (3) to twelve (12) percent by dry weight of material passing the U.S. Standard No. 200 sieve size. All structural fill should be pre-qualified prior to importing and placing.

Upper fine sands found on site should meet these requirements and can be used if kept separate from the clayey soils during the earthwork phase of construction. Clayey soils are typically not used for structural fill due to inherent nature to retain moisture and the natural weight of the material makes compaction requirements difficult to achieve. However, the clayey soils can be utilized for other non-structural grading as desired.

### **Compaction of Fill Soils**

Structural fill should be placed in level lifts not thicker than twelve (12) inches (uncompacted). Each lift in the proposed building areas should be compacted to at least ninety-five (95) percent of the maximum density as determined by the Modified Proctor Test Method (ASTM D-1557) maximum dry density value. If hand-held compaction equipment is used, reduce the uncompacted lift thickness to six (6) inches. Filling and compaction operation should continue in lifts until the desired elevation is attained.

### **Foundation Support**

Foundations for the proposed structure may consist of shallow foundations placed on compacted engineered fill material. Such footings may be designed for maximum allowable soils contact pressures of two thousand five hundred (2,500) pounds per square foot. For purposes of confinement, exterior footings should be embedded at least twenty-four (24) inches below the lowest adjacent grade as measured to the base of the footing. Interior footings should be embedded a minimum of eighteen (18) inches below the lowest adjacent grade as measured to the base of the footing.

Moisture entry from the underlying subgrade soils should be minimized. An impervious membrane placed between the subgrade soils and floor slab will help to accomplish this. A polyethylene film (six [6] mil) is commonly used for this purpose. Care should be used so that the membrane is not punctured when placing reinforcing steel (or mesh) and concrete.

### **Quality Control**

Geo-Tech recommends establishing a comprehensive quality control program to insure that site preparation and foundation construction is conducted according to the plans and specifications. Materials testing and inspection services should be provided by Geo-Technologies, Inc. An



engineering technician should be on-site to monitor all stripping and grubbing, to verify that all deleterious materials have been removed.

Density testing should be performed during backfill and below all footings and floor slabs to check the required compaction. Field density values should be compared to laboratory proctor moisture-density results for each different natural and fill soil encountered.

Geotechnical engineering design does not end with the advertisement of construction documents. The design is an on going process throughout construction. Because of Geo-Tech's familiarity with the site conditions and the intent of the engineering design, we are most qualified to address problems that might arise during construction in a timely and cost effective manner.

### **Closure/General Qualifications**

This report has been prepared in order to aid evaluation of the project site and to assist various design professionals in the design of the drainage retention areas and building foundation systems. The scope is limited to the specific project and the location described herein, and our description of the project represents our understanding of the significant aspects relevant to soil and foundation characteristics. In the event that any changes in present project concepts as outlined in this report are planned, we should be informed so the changes can be reviewed and the conclusions of this report modified as necessary in writing by the soils and foundation engineer.

It is recommended that all construction operations dealing with earthwork and foundations be reviewed by our soil engineer to provide information on which to base a decision whether the design requirements are fulfilled in the actual construction. Evaluations and recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated on the Boring Location Map, and from any other information discussed in this report. This report does not reflect any variations, which may occur between these borings. In the performance of subsurface investigations, specific information is obtained at specific locations at specific times. Variations in soil and rock conditions exist on most sites between boring locations. Groundwater levels may also vary from time to time. The nature and extent of variations may not become evident until the course of construction. If variations then appear evident, it will be necessary for a re-evaluation of the recommendations of this report after performing on-site observations during the construction period and noting the characteristics of any variations.



# **APPENDIX I**

## **SOIL PROFILES**

## Log of Borehole: A-1

Project: DRA AND STRUCTURE, PID 03129-001-000, ALACHUA, FL

Project No: 19-6696.01.1

Boring Location: (SEE SITE PLAN)

Engineer: NJH/DAC

Client: IVAN & GALINA KOLOMYIKO

Enclosure: SITE PLAN

**GEO-TECH, INC.**

ENGINEERING CONSULTANTS

1016 SE 3rd Avenue

Ocala, Florida

352.694.7711

WWW.GEOTECHFL.COM

| Depth (ft) | Symbol | Description                                 | Depth/Elev. | Number | Remarks |
|------------|--------|---------------------------------------------|-------------|--------|---------|
| 0          |        | Ground Surface                              | 0.0         |        |         |
| 1          |        | <b>FINE SAND</b><br>BROWN FINE SAND (SP)    |             |        |         |
| 2          |        |                                             |             |        |         |
| 3          |        |                                             |             |        |         |
| 4          |        |                                             |             |        |         |
| 5          |        |                                             |             |        |         |
| 6          |        |                                             |             |        |         |
| 7          |        |                                             |             | 1      |         |
| 8          |        |                                             |             |        |         |
| 9          |        |                                             |             |        |         |
| 10         |        |                                             |             |        |         |
| 11         |        |                                             |             |        |         |
| 12         |        |                                             |             |        |         |
| 13         |        |                                             | 13.0        |        |         |
| 14         |        | <b>CLAYEY SAND</b><br>GRAY CLAYEY SAND (SC) |             |        |         |
| 15         |        |                                             |             |        |         |
| 16         |        |                                             |             |        |         |
| 17         |        |                                             |             | 2      |         |
| 18         |        |                                             |             |        |         |
| 19         |        |                                             |             |        |         |
| 20         |        |                                             | 20.0        |        |         |
| 21         |        | End of Borehole                             |             |        |         |
| 22         |        |                                             |             |        |         |

FIELD HORIZONTAL PERMEABILITY RATE AT APPROX. 4.0 FEET = 22.8 FEET/DAY  
FIELD VERTICAL PERMEABILITY RATE AT APPROX. 4.0 FEET = 12.5 FEET/DAY

ESHWTL AT APPROX. 13.0 FEET

CONFINING LAYER GREATER THAN DEPTH DRILLED

Ground Water Depth: NOT FOUND

Drill Date: JANUARY 24, 2019

Drilled By: GG/MC/JA

Drill Method: ASTM D-6282

Remarks: (SP) UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 1 OF 2

## Log of Borehole: B-1

Project: DRA AND STRUCTURE, PID 03129-001-000, ALACHUA, FL

Project No: 19-6696.01.1

Boring Location: (SEE SITE PLAN)

Engineer: NJH/DAC

Client: IVAN & GALINA KOLOMYIKO

Enclosure: SITE PLAN

**GEO-TECH, INC.**

ENGINEERING CONSULTANTS

1016 SE 3rd Avenue

Ocala, Florida

352.694.7711

WWW.GEOTECHFL.COM

| Depth (ft) | Symbol | Description                                                                                                  | Consistency  | Depth/Elev. | Number | Type | Blows/ft | Standard Penetration Test<br>N-Values |
|------------|--------|--------------------------------------------------------------------------------------------------------------|--------------|-------------|--------|------|----------|---------------------------------------|
| 0          |        | Ground Surface                                                                                               |              | 0.0         |        |      |          | 0 20 40 60 80 100                     |
| 0          |        | <b>FINE SAND</b><br>BROWN FINE SAND (SP) WITH<br>CLAEYY SAND, TILE, GLASS, WOOD,<br>ASPHALT AND METAL DEBRIS | HAND AUGERED |             |        |      |          |                                       |
| 1          |        |                                                                                                              |              |             |        |      |          |                                       |
| 2          |        |                                                                                                              |              |             |        |      |          |                                       |
| 3          |        |                                                                                                              |              |             |        |      |          |                                       |
| 4          |        |                                                                                                              |              |             |        |      |          |                                       |
| 5          |        |                                                                                                              | MEDIUM DENSE |             | 1      |      | 26       | 26                                    |
| 6          |        |                                                                                                              |              |             |        |      |          |                                       |
| 7          |        |                                                                                                              | DENSE        |             | 2      |      | 33       | 33                                    |
| 8          |        |                                                                                                              |              |             |        |      |          |                                       |
| 9          |        |                                                                                                              | MEDIUM DENSE |             | 3      |      | 12       | 12                                    |
| 10         |        |                                                                                                              |              |             |        |      |          |                                       |
| 11         |        |                                                                                                              |              |             |        |      |          |                                       |
| 12         |        |                                                                                                              |              |             |        |      |          |                                       |
| 13         |        |                                                                                                              |              | 13.5        |        |      |          |                                       |
| 14         |        | <b>CLAYEY SAND</b><br>GRAY CLAYEY SAND (SC)                                                                  | MEDIUM DENSE |             | 4      |      | 15       | 15                                    |
| 15         |        |                                                                                                              |              |             |        |      |          |                                       |
| 16         |        |                                                                                                              |              |             |        |      |          |                                       |
| 17         |        |                                                                                                              |              |             |        |      |          |                                       |
| 18         |        |                                                                                                              |              |             |        |      |          |                                       |
| 19         |        |                                                                                                              | MEDIUM DENSE |             | 5      |      | 19       | 19                                    |
| 20         |        |                                                                                                              |              | 20.0        |        |      |          |                                       |
| 21         |        | End of Borehole                                                                                              |              |             |        |      |          |                                       |
| 22         |        |                                                                                                              |              |             |        |      |          |                                       |

Ground Water Depth: NOT FOUND

Drill Date: JANUARY 24, 2019

Drilled By: GG/MC/JA

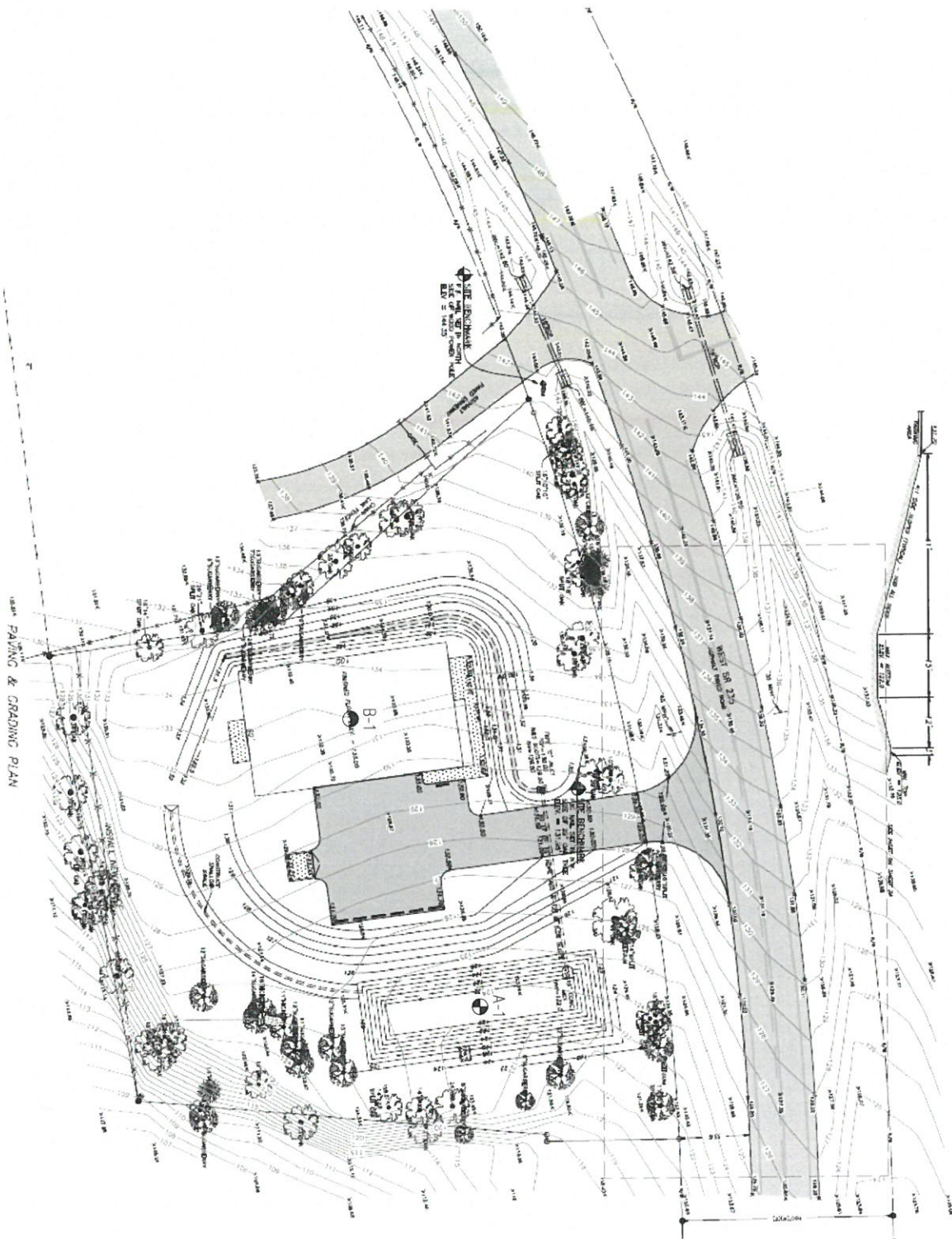
Drill Method: ASTM D-1586

Remarks: (SP) UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 2 OF 2

**APPENDIX II**  
**BORING LOCATION MAP**





- = APPROXIMATE DIRECT PUSH BORING LOCATION
- = APPROXIMATE STANDARD PENETRATION TEST (SPT) BORING LOCATION

IVAN & GALINA KOLOMYIKO  
PROPOSED DRAINAGE RETENTION AREA AND STRUCTURE  
PID NO. 03129-001-00  
ALACHUA COUNTY, FLORIDA

BORING LOCATION MAOP

**GEO-TECH, INC.**

■ GEOTECHNICAL ■ ENVIRONMENTAL  
■ CONSTRUCTION MATERIALS TESTING ■ GEOPHYSICAL EXPLORATION  
1016 SE 3rd AVENUE, OCALA, FLORIDA 34471 ~ (352) 694-7711

PROJECT NO.  
19-6696.01.1

SCALE: N.T.S.

DATE: 1-30-19

FIGURE: 1





FLORIDA DEPARTMENT OF  
Environmental Protection

Bob Martinez Center  
2600 Blair Stone Road  
Tallahassee, Florida 32399-2400

**Ron DeSantis**  
Governor

**Jeanette Nuñez**  
Lt. Governor

**Noah Valenstein**  
Secretary

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**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**

|                                                          |                                        |
|----------------------------------------------------------|----------------------------------------|
| <b>Owner(s)/Permittee(s):</b>                            | IVAN KOLOMYIKO                         |
| <b>File No:</b>                                          | 0372815001EG                           |
| <b>File Name:</b>                                        | INDUSTRIAL BUILDING SITE PLAN          |
| <b>Site Address:</b>                                     | 14000 West SR235<br>Alachua FL - 32615 |
| <b>County:</b>                                           | Alachua                                |
| <b>Latitude:</b>                                         | 29° 48' 11.3734"                       |
| <b>Longitude:</b>                                        | -82° 29' 27.606"                       |
| <b>Total Project Area:</b>                               | 1.610                                  |
| <b>Total Impervious Surface Area:</b>                    | 0.305                                  |
| <b>Approximate Date of Commencement of Construction:</b> | 04/01/2019                             |
| <b>Registered Florida Professional:</b>                  | Craig Hedgecock                        |
| <b>License No.:</b>                                      | 24651                                  |
| <b>Company:</b>                                          |                                        |

**Date:** January 31, 2019

**Craig Hedgecock** certified through the Department's Enterprise Self-Service Application portal that the project described above was designed by the above-named Florida registered professional to meet the following requirements:

- (a) The total project area involves less than 10 acres and less than 2 acres of impervious surface;
- (b) Activities will not impact wetlands or other surface waters;
- (c) Activities are not conducted in, on, or over wetlands or other surface waters;
- (d) Drainage facilities will not include pipes having diameters greater than 24 inches, or the hydraulic equivalent, and will not use pumps in any manner;
- (e) The project is not part of a larger common plan, development, or sale; and
- (f) The project does not:
  - 1. Cause adverse water quantity or flooding impacts to receiving water and adjacent lands;

- 2.Cause adverse impacts to existing surface water storage and conveyance capabilities;
- 3.Cause a violation of state water quality standards; or
- 4.Cause an adverse impact to the maintenance of surface or ground water levels or surface water flows established pursuant to s. 373.042 or a work of the district established pursuant to s. 373.086, F.S.

This certification was submitted before initiation of construction of the above project. The system is designed, and will be operated and maintained in accordance with applicable rules adopted pursuant to part IV of chapter 373, F.S. There is a rebuttable presumption that the discharge from such system will comply with state water quality standards. Therefore, construction, alteration, and maintenance of the stormwater management system serving this project is authorized in accordance with s.403.814(12), F.S.

In accordance with s. 373.416(2), F.S., if ownership of the property or the stormwater management system is sold or transferred to another party, continued operation of the system is authorized only if notice is provided to the Department within 30 days of the sale or transfer. This notice can be submitted to:

FDEP Northeast District  
8800 Baymeadows Way West  
Jacksonville, FL 32256

This certification was submitted along with the following electronic documents:

If you have submitted this certification as a Florida Registered Professional, you may wish to sign and seal this certification, and return a copy to the Department, in accordance with your professional practice act requirements under Florida Statutes.

I, Craig Hedgecock, License No. 24651, do hereby certify that the above information is true and accurate, based upon my knowledge, information and belief. In the space below, affix signature, date, seal, company name, address and certificate of authorization (if applicable).

This sealed certification may be submitted to the Department, either electronically (as an attachment in Adobe PDF or other secure, digital format) at [Erp.selfcerts@dep.state.fl.us](mailto:Erp.selfcerts@dep.state.fl.us), or as a hardcopy, at the postal address below:

FDEP Northeast District  
8800 Baymeadows Way West  
Jacksonville, FL 32256

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**DRIVEWAY/CONNECTION APPLICATION  
FOR ALL CATEGORIES****OFFICE USE ONLY**Application Number: 2019-A-291-00006Received By: One-Stop PermittingCategory: B - 21 to 600 VTPDDate: January 31, 2019  
FDOT STAFF (TYPE OR PRINT)Section/Mile Post: / 26110000/0.893State Road: 235Section/Mile Post: /State Road: **Instructions - To Applicant**

- Contact the Department of Transportation to determine what plans and other documents you are required to submit with your application.
- Complete this form (some questions may not apply to you) and attach all necessary documents and submit it to the Department of Transportation.
- For help with this form contact your local Maintenance or District Office.
  - Or visit our website at <https://www3.dot.state.fl.us/OneStopPermitting/Home.aspx> for the contact person and phone number in your area.
  - You may also email - [driveways@dot.state.fl.us](mailto:driveways@dot.state.fl.us)
  - Or call your District or local Florida Department of Transportation Office and ask for Driveway Permits.

Please print or type

**APPLICANT:****Check one:**☐ Owner ☐ Lessee ☐ Contract to PurchaseName: CRAIG HEDGECKResponsible Officer or Person: If the Applicant is a Company or Organization, Name: Ivan KolomyikoAddress: 27 NW 48th BoulevardCity, State: Gainesville, FloridaZip: 32607 Phone: (352) 377-9928 ext. \_\_\_\_\_ Fax: \_\_\_\_\_Email: chedgecock@cox.net**LAND OWNER:**(if not applicant)Name: Ivan & Galena KolomyikoIf the Applicant is a Company or Organization, Name: Address: 14317 NW 142nd AvenueCity, State: Alachua, FloridaZip: 32615 Phone: (352) 359-4965 ext. \_\_\_\_\_ Fax: \_\_\_\_\_Email: granitedecor@gmail.com

**AUTHORIZED REPRESENTATIVE:** If specified by Applicant to handle, represent, sign, and file the application -  
**NOTE:** A notarized letter of authorization must be provided with the Application

Name: Craig Hedgecock

Company Name: \_\_\_\_\_

Address: 27 NW 48th Boulevard

City, State: Gainesville, Florida

Zip: 32607 Phone: (352) 377-9928 ext. \_\_\_\_\_ Fax: \_\_\_\_\_

Email: chedgecock@cox.net

Address of property to be served by permit (if known):

Alachua County

If address is not known, provide distance from nearest intersecting public street (such as, 500 feet south of Main St.)

South of West SR 235 approximately 0.8 miles north and east of US 441 in Alachua

Check here if you are requesting a

☒ new driveway ☐ temporary driveway ☐ modification to existing driveway ☐ safety upgrade

Does the property owner own or have any interests in any adjacent property?

☒ No ☐ Yes, if yes - please describe:

Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property?

☒ No ☐ Yes, if yes - list them on your plans and indicate the proposed and existing access points.

Local Government Development Review or Approval Information:

Local Government Contact: Planner

Name: Adam Hall

Government Agency: City of Alachua

Phone #: (386) 418-6125 ext. \_\_\_\_\_

If you are requesting commercial or industrial access, please indicate the types and number of businesses and provide the floor area square footage of each. Use additional sheets if necessary.

| Business (Name and Type)                   | Square Footage | Business (Name and Type) | Square Footage |
|--------------------------------------------|----------------|--------------------------|----------------|
| 1. Alachua Granite and Granite Countertops | 6000           | 3.                       |                |
| 2.                                         |                | 4.                       |                |

If you are requesting a residential development access, what is the type (single family, apartment, townhouse) and number of units?

| Type | Number of Units |
|------|-----------------|
|      |                 |
|      |                 |

Provide an estimate of the daily traffic volume anticipated for the entire property at build out. (An individual single family home, duplex, or quad-plex is not required to complete this section).

Daily Traffic Estimate = 23 (Use the latest Institute of Transportation Engineers (ITE) [Trip Generation Report](#))

If you used the ITE Trip Generation Report, provide the land use code, independent variable, and reference page number.

| ITE Land Use Code | Independent Variable | ITE Report page number reference |
|-------------------|----------------------|----------------------------------|
| 140               |                      |                                  |

Check with the Florida DOT Office where you will return this form to determine which of the following documents are required to complete the review of your application.

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Plans should be 11" x 17" (scale 1" x 50')<br>Note: No plans larger than 24" x 36" will be accepted<br>a) Highway and driveway plan profile<br>b) Drainage plan showing impact to the highway right-of-way<br>c) Map and letters detailing utility locations before and after Development in and along the right of way<br>d) Subdivision, zoning, or development plans<br>e) Property map indicating other access, bordering roads and streets | f) Proposed access design<br>g) Parcel and ownership maps including easements (Boundary Survey)<br>h) Signing and striping plans<br>i) Traffic Control/Maintenance of Traffic plan<br>j) Proof of liability insurance<br>k) Traffic Impact Study<br>l) Cross section of roadway every 100' if exclusive turn lanes are required |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### Important Notices to Applicant Before Signing Application

##### The Department Reserves The Right To Change Traffic Features And Devices In Right Of Way At Any Time

Proposed traffic control features and devices in the right of way, such as median openings and other traffic control devices, are not part of the connection(s) to be authorized by a connection permit. The Department reserves the right to change these features and devices in the future in order to promote safety in the right of way or efficient traffic operations on the highway. Expenditure by the applicant of monies for installation or maintenance of such features or devices shall not create any interest in the maintenance of such features or devices.

##### Significant Changes In Property Use Must Undergo Further Review

If an access permit is issued to you it will state the terms and conditions for its use. Significant changes in the use as defined in Section 335.182(3), Florida Statutes, of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

##### All Information I Give Is Accurate

I certify that I am familiar with the information contained in this application and that to the best of my knowledge and belief, such information is true, complete and accurate.

##### Starting Work On The Driveway Connection After I Get My Permit Means I Accept All the Conditions In My Permit

I will not begin work on the connection until I receive my Permit and I understand all the conditions of the Permit. When I begin work on the connection, I am accepting all conditions listed in my Permit.

Applicant Name (Printed): CRAIG HEDGECK

Applicant's signature: CRAIG HEDGECK

Date



STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**DRAINAGE CONNECTION PERMIT**

**To be completed by DOT**

Drainage Connection Permit No. Temp: 0034756 Date \_\_\_\_\_

Received By One-Stop Permitting System Maintenance Unit \_\_\_\_\_

State Road No. \_\_\_\_\_ Work Program Project No. \_\_\_\_\_

Section No. \_\_\_\_\_ Construction Project No. \_\_\_\_\_

Milepost \_\_\_\_\_ Station \_\_\_\_\_

**Instructions for Drainage Connection Permit**

**Pursuant to 14-86.004(6), F.A.C. "The Drainage Connection Permit form serves as the application. Once approved by the Department, the form and supporting documents become the Drainage Connection Permit."**

The applicant shall submit four completed permit packages with original signatures. Each package shall include all required attachments. All required signed and sealed plans and supporting documentation shall be submitted on no larger than (11" X 17") multipurpose paper, unless larger plan sheets are requested by the reviewer. The package will include the following items. If an item does not apply to your project, indicate "Not Applicable" or "N/A."

| Included | Part       | Title                                                                  | Completed by:         | Special Instructions                                                            |
|----------|------------|------------------------------------------------------------------------|-----------------------|---------------------------------------------------------------------------------|
|          | 1          | Permit Information Sheet                                               | Applicant             |                                                                                 |
|          | 2          | Certification by a Licensed Professional                               | Licensed Professional | Signed and Sealed                                                               |
|          | 3          | Certification                                                          | Applicant             | Signature                                                                       |
|          | 4          | Owner's Authorization of a Representative                              | Owner                 | Signature                                                                       |
|          | 5          | Affidavit of Ownership or Control and Statement of Contiguous Interest | Owner                 | Signature                                                                       |
|          | 6          | Permit General Conditions                                              | FDOT                  |                                                                                 |
|          | 7          | Permit Special Conditions                                              | FDOT                  |                                                                                 |
|          | 8          | As-Built Certification                                                 | Licensed Professional | Signed and Sealed – Submit within 15 working days of completion of construction |
|          | Attachment | Legal Description                                                      |                       |                                                                                 |
|          | Attachment | Photographs of Existing Conditions                                     |                       |                                                                                 |
|          | Attachment | Location Map                                                           |                       |                                                                                 |
|          | Attachment | Grading Plan                                                           | Licensed Professional | Signed and Sealed                                                               |
|          | Attachment | Soil Borings                                                           |                       |                                                                                 |
|          | Attachment | Water Table / Percolation                                              |                       |                                                                                 |
|          | Attachment | Calculations                                                           |                       |                                                                                 |
|          | Attachment | CD with Electronic Files of all Submittal Items                        |                       | Scanned Images in pdf format                                                    |

Note: Different Licensed Professionals may complete parts of the permit package. For example the Licensed Professional signing and sealing the as-built certification may be different from the Licensed Professional who signed and sealed the calculations for the permit package.

**EXCEPTIONS:** Activities that qualify for an Exception are listed in Rule 14-86, F.A.C. A permit application to the Department is NOT required. However, if you desire verification whether the work qualifies for an exception, send a completed copy of this permit package with its requested information to the applicable FDOT District Office.

**PART 1 – Permit Information Sheet**Select one: ☐ Permit ☒ Exception**Pursuant to 14-86.002(2), F.A.C. "Applicant means the owner of the adjacent property or the owner's authorized representative."****Applicant**Select one: ☐ Property Owner ☒ Owner's Representative (Complete Part 4)Name: CRAIG HEDGECK

Title and Company: \_\_\_\_\_

Address: 27 NW 48th BoulevardCity: Gainesville State: Florida Zip: 32607Telephone: (352) 377-9928 ext. \_\_\_\_\_ FAX: \_\_\_\_\_ Email: chedgecock@cox.net**Property Owner (If not applicant)**Name: Ivan & Galina Kolomyiko

Title and Company: \_\_\_\_\_

Address: 14317 NW 142nd AvenueCity: Alachua State: Florida Zip: 32615Telephone: (352) 359-4965 ext. \_\_\_\_\_ FAX: \_\_\_\_\_ Email: granitedecor@gmail.com**Applicant's Licensed Professional**

Name: \_\_\_\_\_ Florida License Number: \_\_\_\_\_

Title and Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_ Email: \_\_\_\_\_

**Project Information:**

Project Name: \_\_\_\_\_

Location: SR 235

| STREET         | SR. NO.    | US HWY NO. | CITY |
|----------------|------------|------------|------|
| <u>Alachua</u> | <u>110</u> |            |      |

| COUNTY         | SECTION(S) | TOWNSHIP(S) | RANGE(S) |
|----------------|------------|-------------|----------|
| <u>Alachua</u> | <u>110</u> |             |          |

\*Geographic Coordinates: Latitude (DMS.SSS): 29.8035072163959 Longitude (DMS.SSS): -82.4917239443706

Horizontal Datum: (NAD 83 / \_\_\_\_\_ Adj.)

\* State Plane Coordinates: Northing 0 Easting: 0Projection Zone: ☐ Florida North ☐ Florida East ☐ Florida West

Coordinate shall be the center of the driveway intersection with FDOT R/W, or, if there is no driveway connection, near the center of the property line nearest the state highway.

\*Check with the FDOT Office for requirement.

Brief description of facility and proposed connection:

Construction of a 6000 sq.ft. industrial building, parking and loading area, and storm water drainage facility.

Site adjoins West SR 235 but drains away from same in the pre and post- development condition..

---

Briefly describe why this activity requires a Drainage Connection Permit (Include where the stormwater will discharge to FDOT right of way):

Qualifies for and exception..

**PART 2 – Certification by a Licensed Professional**

In accordance with Rule 14-86, Florida Administrative Code (F.A.C.), I hereby certify that the following requirements are and/or will be met.

This project has been designed in compliance with all applicable water quality design standards as required by state governmental agencies.

14-86.004(3)(f) (F.A.C.): Certification by a Licensed Professional that the complete set of plans and computations complies with one of the following Rules Sections:

☐ 14-86.003(2)(a) (F.A.C.), or ☒ 14-86.003(2)(b) (F.A.C). (check one)

I further certify that a National Pollutant Discharge Elimination System (NPDES) permit for stormwater discharges associated with industrial activity from construction sites

☐ is required ☒ is not required. (check one)

I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment.

This certification shall remain valid for any subsequent revision or submittal of plans, computation or other project documents by me.

Name of Licensed Professional: Craig R. Hedgecock, PE/PSM

Florida License Number: 24651

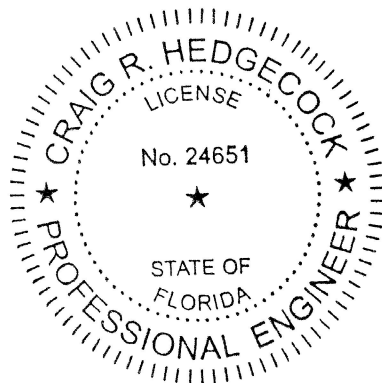
Company Name (if applicable): \_\_\_\_\_

Certificate of Authorization Number (if applicable): \_\_\_\_\_

Address: 27 NW 48th Boulevard

City: Gainesville State: Florida Zip: 32607

Telephone: 352-377-9928 Fax: \_\_\_\_\_ Email: chedgecock@cox.net



\_\_\_\_\_  
Signature of Licensed Professional

February 20, 2019

\_\_\_\_\_  
Date

(Affix Seal)

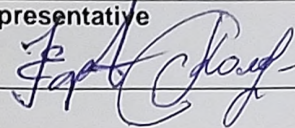


STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**DRAINAGE CONNECTION PERMIT**850-040-06  
ROADWAY DESIGN  
10/08  
Page 5 of 8**PART 3 – Certification by Applicant**

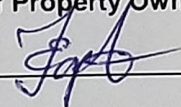
I hereby certify that the information in this submittal is complete and accurate to the best of my knowledge.

Applicant's Signature: \_\_\_\_\_ Date: February 20, 2019Name (Printed): CRAIG HEDGECK

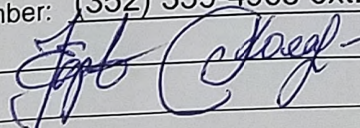
Title and Company: \_\_\_\_\_

Address: 27 NW 48th Boulevard, Gainesville, Florida 32607Phone Number: (352) 377-9928 ext. \_\_\_\_\_ E-mail address: chedgecock@cox.net**PART 4 – Owner's Authorization of a Representative**I (we), the owner, Ivan & Galina Kolomyiko , do hereby authorize the following person, or entity, as my representative:Name (Printed): CRAIG HEDGECK

Title and Company: \_\_\_\_\_

Address: 27 NW 48th Boulevard, Gainesville, Florida 32607Phone Number: (352) 377-9928 ext. \_\_\_\_\_ E-mail address: chedgecock@cox.net**Part 5 – Affidavit of Property Ownership or Control and Statement of Contiguous Interest**I, Ivan Kolomyiko , certify that I own or lawfully control the following described property:  
Alachua County Tax Parcel No. 03129-001-000  
City of Alachua, Florida

Does the property owner own or have any interests in any adjacent property?

☒ No ☐ Yes If yes, please describe. \_\_\_\_\_**Owner's Signature required for Parts 4 and/or 5**We will not begin on the drainage connection until I receive the Permit and I understand all the conditions of the Permit.  
When work begins on the connection, I am accepting all conditions listed in the Permit.Name (Printed): Ivan & Galina KolomyikoAddress: 14317 NW 142nd Avenue, Alachua, Florida 32615Phone Number: (352) 359-4965 ext. \_\_\_\_\_Signature:  Date: 02.20.2019



**PART 6 – Permit General Conditions**

1. This permit is a license for permissive use only and does not convey any property rights either in real estate or material, or any exclusive privilege and it does not authorize any injury to private property or invasion of private rights, or any infringement of Federal, State or local laws, rules or regulations; nor does it obviate the necessity of obtaining any required state or local approvals.
2. The drainage connection as authorized herein shall be constructed and thereafter maintained in accordance with the documents attached hereto and incorporated by reference herein. All work performed in the Department's right of way shall be done in accordance with the most current Department standards, specifications and the permit provisions. Such construction shall be subject to the inspection and approval of the Department, and the Department may at any time make such inspections as it deems necessary to assure that the drainage connection is in compliance with this permit.
3. The entire expense of construction within the Department right of way, including replacement of existing pavement or other existing features, shall be borne by the permittee.
4. The permittee shall maintain that portion of the drainage connection authorized herein located on permittee's property in good condition. The Department shall maintain that portion of the drainage connection authorized herein located within its right of way.
5. If the drainage connection is not constructed, operated or maintained in accordance with this permit, the permit may be suspended or revoked. In this event modification or removal of any portion of the drainage connection from the Department's right of way shall be at the permittee's expense.
6. The Department reserves the right to modify or remove the drainage connection to prevent damage or in conjunction with road improvements.
7. It is understood and agreed that the rights and privileges herein set out are granted only to the extent of the Department's right, title, and interest in the land to be entered upon and used by the permittee, and the permittee will, at all times, assume all risk of and indemnify, defend and save harmless the Department from and against any and all loss, damage, cost or expense arising in any manner on account of the exercise or attempted exercises by said permittee of these rights and privileges, regardless of the respective degrees of fault of the parties.
8. Utilities, including gas lines, may exist within the right of way. Prior to beginning work the permittee shall contact Sunshine State One Call of Florida, Inc at 811 or 800-432-4770, who will notify all utility owners near the scheduled project. The utility owners have two (2) full business days to provide locations of their respective facilities. The permittee shall be solely responsible for any damage to or conflicts with gas lines, utilities and/or third persons.
9. The permittee shall notify the Department of Transportation Maintenance Office located at \_\_\_\_\_ Phone \_\_\_\_\_ 48 hours in advance of starting any work on the drainage connection authorized by this permit and also 24 hours prior to any work within the Department's right of way. Construction of any work on the right of way shall be completed within \_\_\_\_\_ days after such notification. If such construction is not completed within \_\_\_\_\_ days after such notification, the permittee shall notify the Department of the anticipated completion date.
10. This permit shall expire if construction on the drainage connection is not begun within one year from the date of approval and if construction on the drainage connection is not completed by (Date) \_\_\_\_\_.
11. A permittee may request an extension of the Drainage Connection Permit expiration date by filing a written request for a permit time extension. All requests for time extensions must be received by the Department 15 working days prior to the expiration date.
12. All the provisions of this permit shall be binding on any assignee or successor in interest of the permittee.

**PART 7 – Permit Special Conditions – To be completed by FDOT**

The above request has been reviewed and has been found to meet the regulations as prescribed in Rule 14-86, F.A.C., and is hereby approved, subject to the following special conditions:

Department of Transportation:

Signature \_\_\_\_\_

Title \_\_\_\_\_ Date \_\_\_\_\_

**PART 8 – As-Built Certification**

Within 15 working days of completion of construction, you must send this certification to the Department office in which you filed your DOT Drainage Permit.

**1. STORM WATER FACILITY INFORMATION**

Permit No.: \_\_\_\_\_

Source (Project) Name: \_\_\_\_\_

Source Location: Street \_\_\_\_\_

City: \_\_\_\_\_ County: \_\_\_\_\_

Source Owner: \_\_\_\_\_

Owner Address: \_\_\_\_\_

**2. AS-BUILT CERTIFICATION**

I hereby certify that this storm water facility has been built substantially in accordance with the certified design plans, and that any substantial deviations (noted below) will not prevent the facility from functioning in compliance with the requirements of Chapter 14-86 F.A.C. when properly maintained and operated. These determinations have been based upon on-site observation of construction, scheduled and conducted by me or by a project representative under my direct supervision.

Name of Licensed Professional: \_\_\_\_\_

Florida License Number: \_\_\_\_\_

Company Name (if applicable): \_\_\_\_\_

Certificate of Authorization Number (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

\_\_\_\_\_  
Signature of Licensed Professional\_\_\_\_\_  
Date

(Affix Seal)

Substantial deviations from the approved plans and specifications (attach additional sheets if required).

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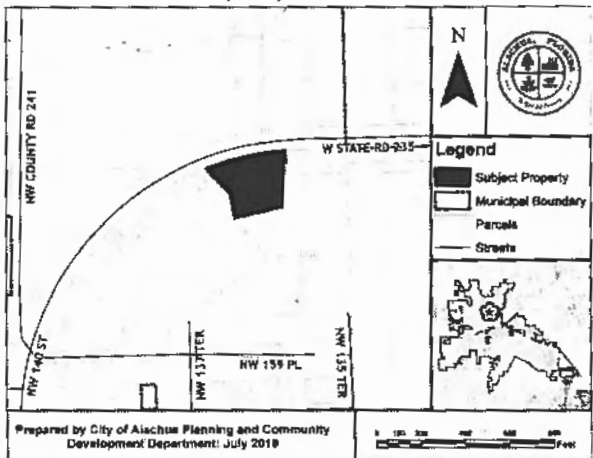
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# City of ALACHUA

## 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 November 12, 2019, 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 Craig Hedgecock, P.E., P.S.M. applicant and agent for Ivan & Galina Kolomyiko, property owners, for consideration of a Site Plan for the construction of a  $\pm 5,880$  square foot building, with associated paving, grading, infrastructure and landscaping improvements on a  $\pm 1.61$  acre subject property, located 14000 Block of West SR 235, south of SR 235, east of intersection of SR 235 and CR 241; Tax Parcel No. 03129-001-000; FLUM: Industrial; Zoning: Light and Warehouse Industrial (ILW).



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 101 at least 48 hours prior to the public hearing.



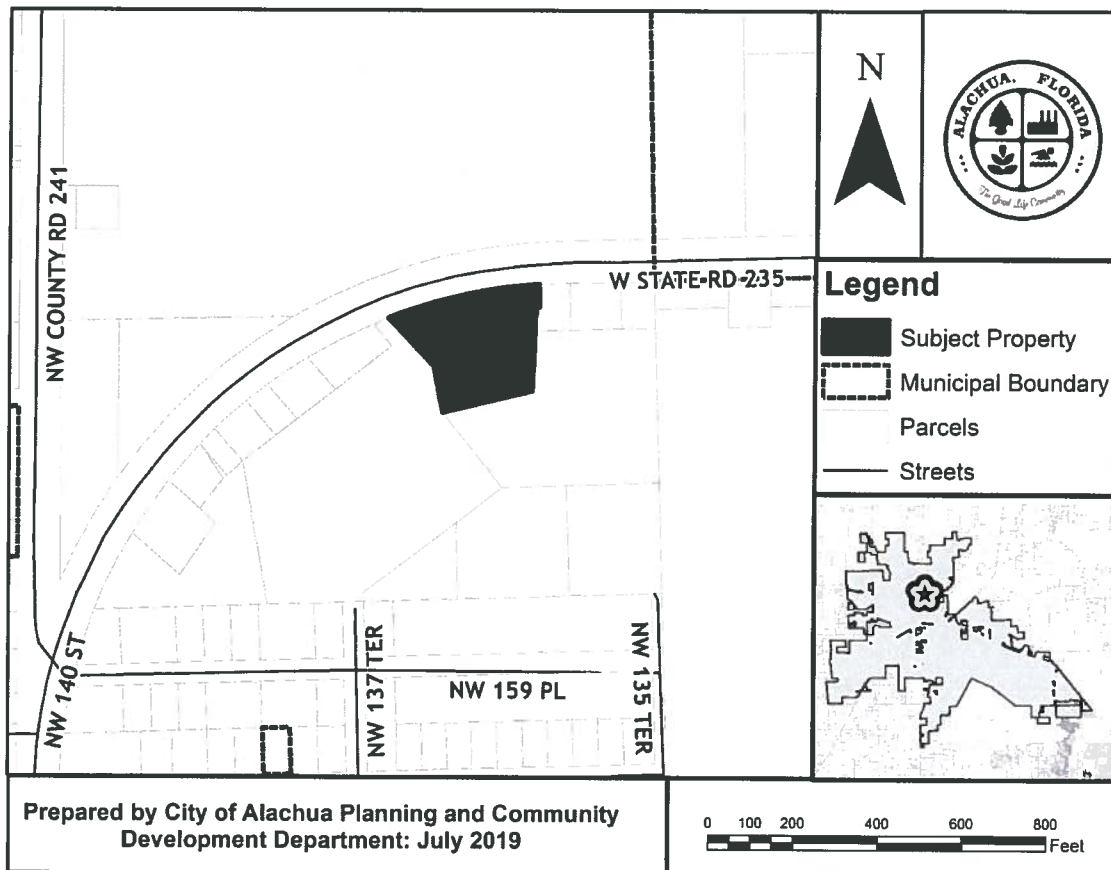
City of  
ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 10/28/2019  
(KC)

## NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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P.O. Box 9 ♦ Alachua, Florida 32616-0009  
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130



SCHOOL BOARD OF  
ALACHUA COUNTY  
620 EAST UNIVERSITY  
AVENUE  
GAINESVILLE, FL 32601

JAMES & TATE JR  
13809 W STATE ROAD 235  
ALACHUA, FL 32615

GAINESVILLE HOUSING  
DEVELOPMENT  
AND MANAGEMENT  
CORPORATION  
1900 SE 4<sup>TH</sup> STREET  
GAINESVILLE, FL 32641

NELLIE FRAZIER HUNT  
PO BOX 52  
ALACHUA, FL 32616

WINSTON L. & ANGELA  
DORITY  
13508 W STATE ROAD 235  
ALACHUA, FL 32615

BENTLY TIMBER LLC  
16860 SILVER OAK CIRCLE  
DELRAY BEACH, FL 33445

WALLACE CAIN  
PO BOX 100  
ALACHUA, FL 32615

FRAZIER RAYLAN LIFE  
ESTATE  
PO BOX 52  
ALACHUA, FL 32616

IRA JUDSON PHILPOT  
25323 N COUNTY RD 1491  
ALACHUA, FL 32615

ROBIN L. JONES  
3010 SW 23<sup>RD</sup> TER APT 80  
GAINESVILLE, FL 32608

CSL FLORIDA SYSTEM LLC  
BENTON BUILDING STE 300  
10802 EXECUTIVE CENTER  
DRIVE  
LITTLE ROCK, AR 72211

TORREY CARL LEE  
PO BOX 334  
ALACHUA, FL 32616

Antoinette Endelicato  
5562 NW 93rd Avenue  
Gainesville FL 32653

Lynn Coullias  
7406 NW 126th Ave  
Alachua FL 32615

Dan Rhine  
288 Turkey Creek  
Alachua FL 32615

Lynda Coon  
7216 NW 126 Avenue  
Alachua FL 32615

Tom Gorman  
9210 NW 59th Street  
Alachua FL 32653

Tamara Robbins  
PO Box 2317  
Alachua FL 32616

Richard Gorman  
5716 NW 93rd Avenue  
Alachua FL 32653

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

Peggy Arnold  
410 Turkey Creek  
Alachua FL 32615

Bonnie Flynn  
16801 NW 166th Drive  
Alachua FL 32615

David Forest  
23 Turkey Creek  
Alachua FL 32615

Adam Boukari  
City Manager  
P.O. Box 9  
Alachua, FL 32616

President TCMOA  
1000 Turkey Creek  
Alachua FL 32615

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

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

Jeannette Hinsdale  
P.O. Box 1156  
Alachua FL 32616

## AFFIDAVIT FOR POSTED LAND USE SIGN

I Adam Hall, POSTED THE LAND USE  
(Name)  
SIGN ON 11/28/19 FOR THE Kolomyiko Site Plan  
(Date) (State type of action and project name)  
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

  
(Signature)

One (1)  
(Number of signs)

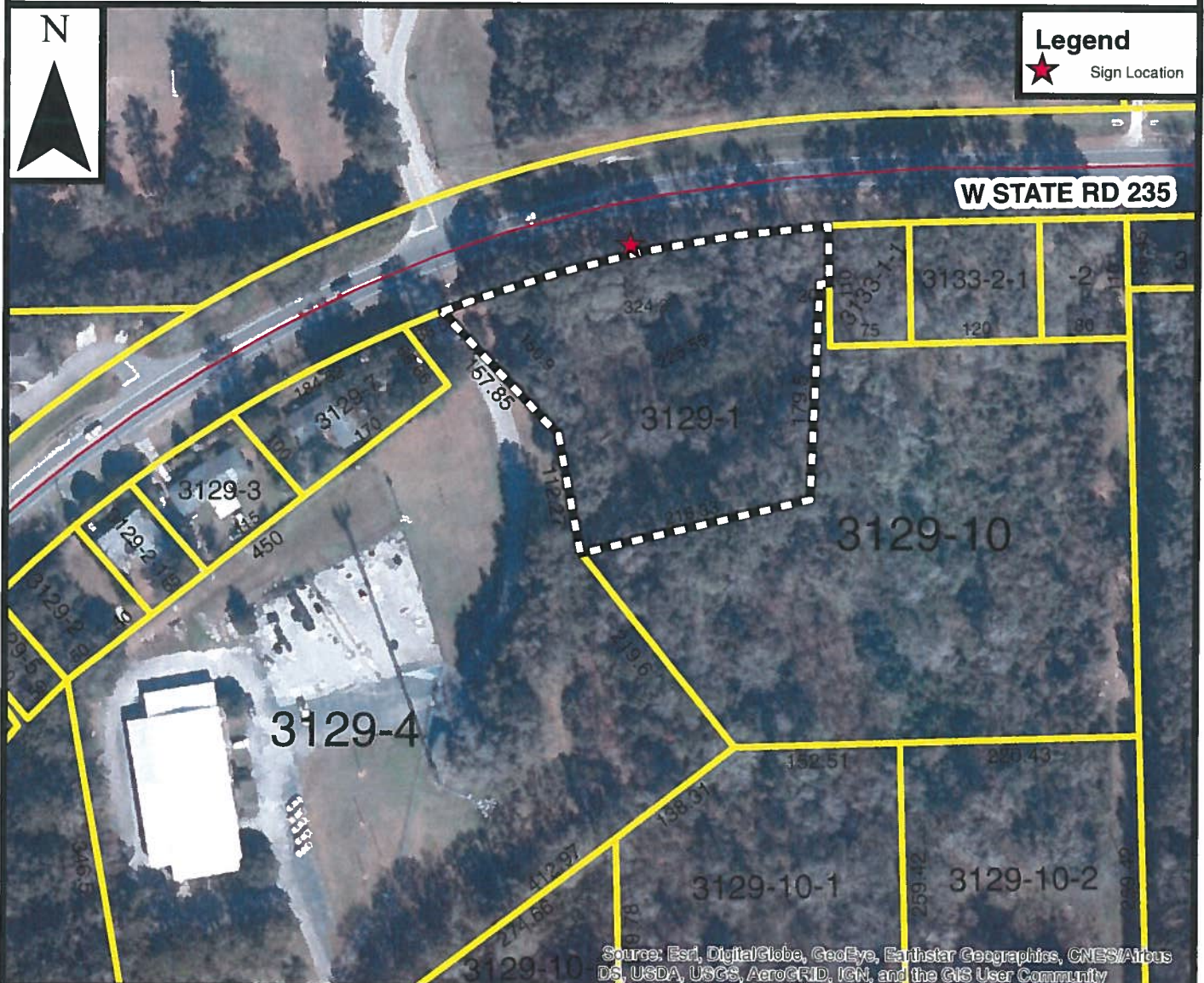
## IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

***Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.***

### Kolomyiko Site Plan

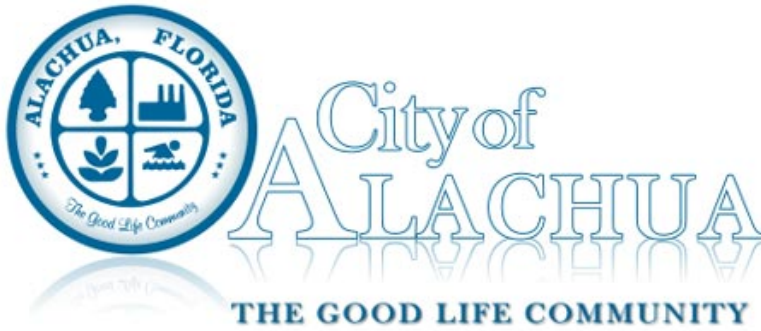


Prepared by the City of Alachua  
Planning & Community Development Department

Prepared October 2019

**DISCLAIMER:** Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

0 50 100 200  
Feet



## Board/Committee Agenda Item

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**MEETING DATE:** 11/12/2019

**SUBJECT:** Site Plan – Alachua Retail Center: A request by Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Om Namah Shivaay, LLC, property owner, for consideration of a Site Plan to construct a ±8,400 square foot commercial building with site improvements, on a ±1.24 acre subject property, located at 15405 NW US Highway 441 and at 15419 NW US Highway 441; Consisting of Tax Parcel Numbers 03583-000-000 and 03583-001-000; FLUM: Commercial; Zoning: Commercial Intensive (CI).

**PREPARED BY:** Justin Tabor, AICP

**RECOMMENDED ACTION:**

Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the seven (7) conditions provided in Exhibit “A” and located on page 20 of the November 12, 2019 Staff Report to the Planning & Zoning Board, upon making the following motion:

*Based upon 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 Site Plan, subject to the seven (7) conditions provided in Exhibit “A” and located on page 20 of the November 12, 2019 Staff Report to the Planning & Zoning Board.*

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### Summary

This application is a request by Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Om Namah Shivaay, LLC, property owner, for the consideration of a Site Plan to construct a ±8,400 square foot retail building, with associated utility infrastructure and site improvements. Proposed uses include ±3,575 square feet of general retail sales, a ±2,925 square foot liquor store, and a ±1,950 square foot restaurant.

The subject property is ±1.24 acres in size and is located north of NW US Highway 441 and NW 154<sup>th</sup> Avenue, south of NW 154<sup>th</sup> Place, and west of NW 142<sup>nd</sup> Terrace. There are two (2) existing buildings on the subject property, one of which is presently occupied by Express Lane Liquors. The second building is presently vacant, and was last occupied by Lady Bug Flowers. Parking will be provided to the south and east of the proposed building. Stormwater will be conveyed to three (3) on-site stormwater management facilities.

The Site Plan identifies two (2) “pods”. Pod 1 is comprised of most proposed site improvements, including the building, most parking areas and the designated loading area, two (2) of the three (3) stormwater management facilities, and waste receptacles. Pod 2 is comprised of a small part of the proposed parking areas, and the third stormwater management facility. The applicant has proposed redevelopment of the site in these two (2) pods in order to permit the existing occupant to continue operations while the site redevelopment occurs. The applicant has indicated the time to complete Pod 2 improvements is approximately 60 days. Staff has proposed a condition which would require all site improvements to be completed within 90 days of the completion of Pod 1 improvements.



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**ATTACHMENTS:**

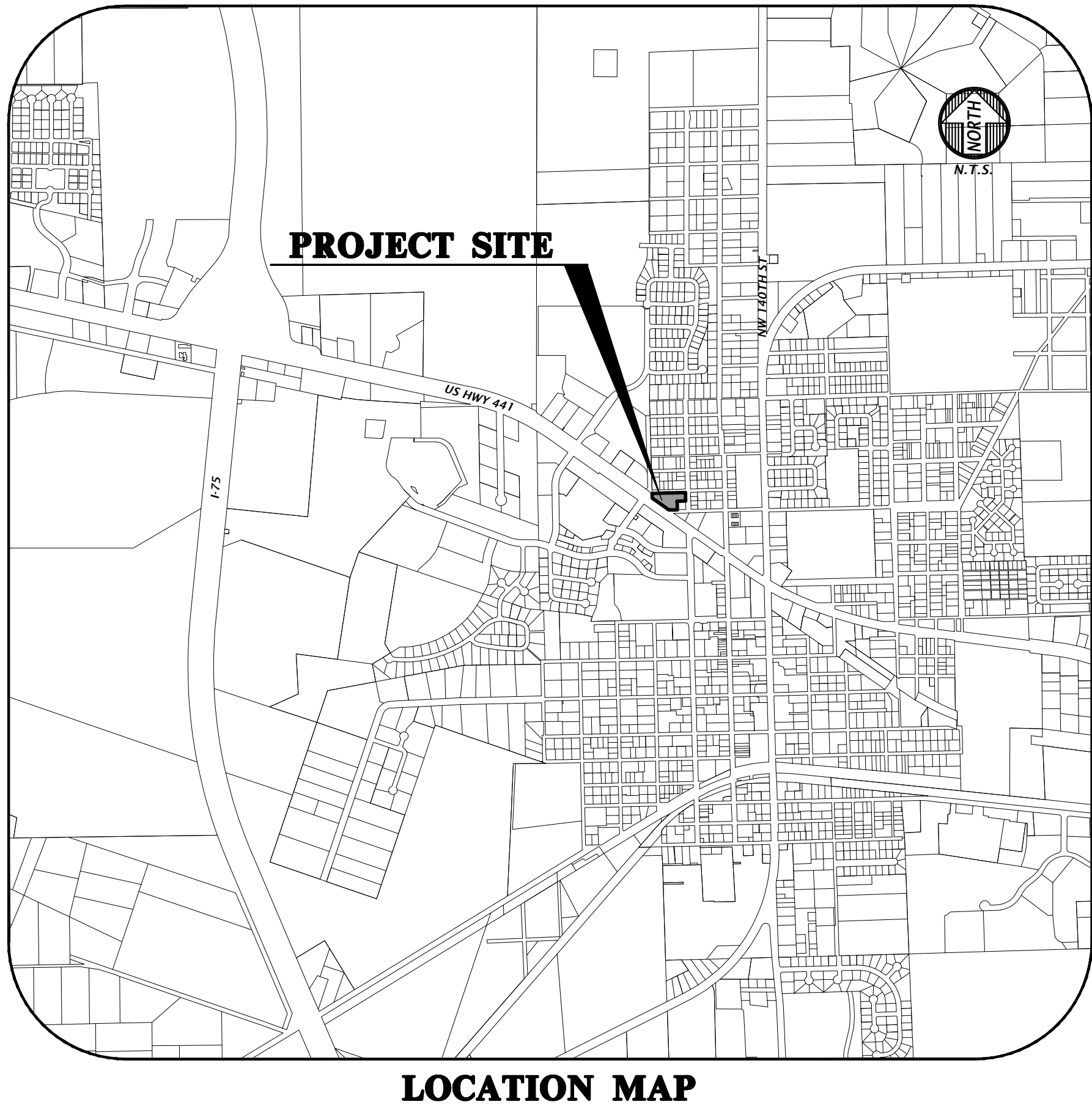
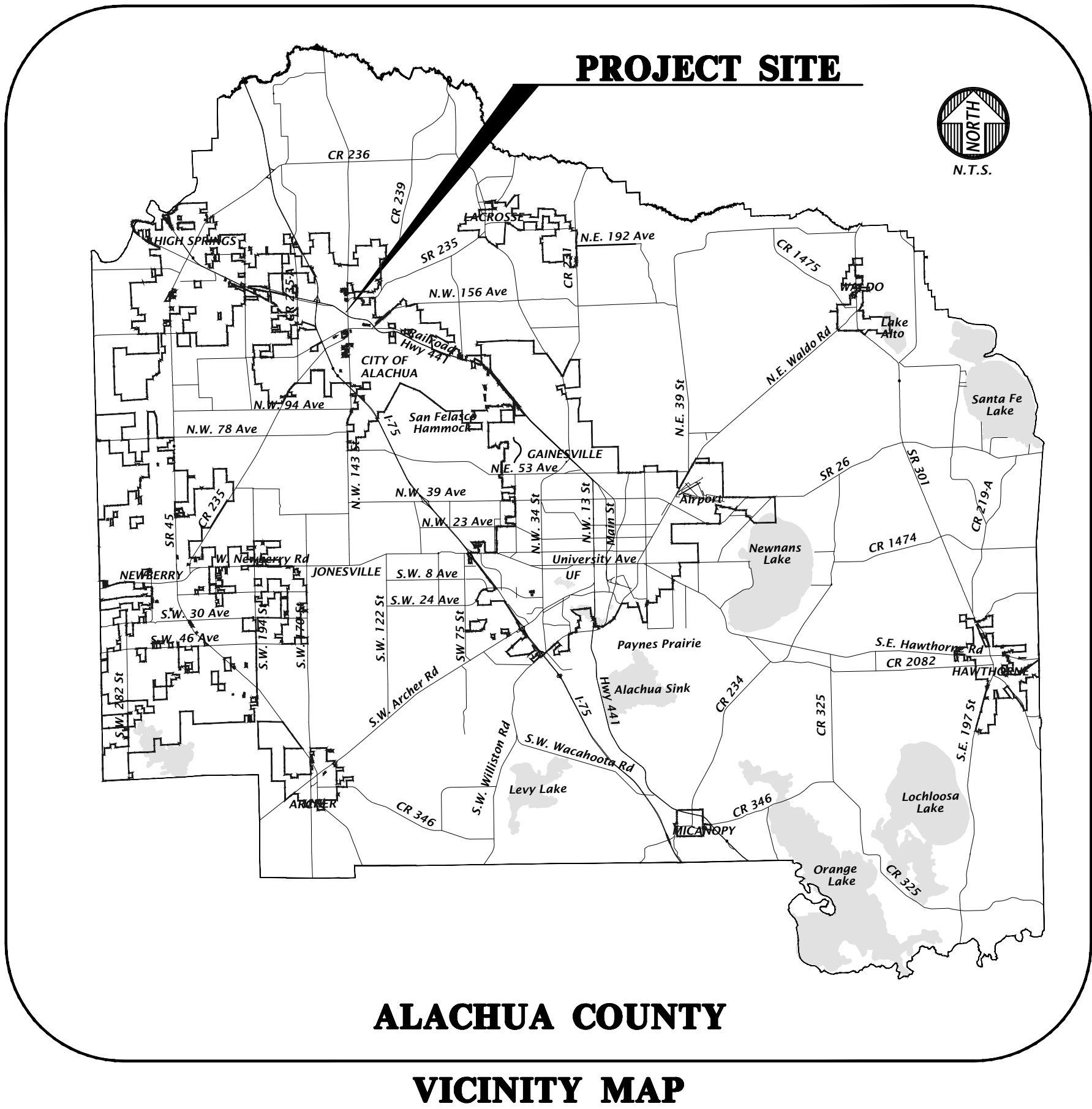
## Description

- ▣ Site Plan - Alachua Retail Center
- ▣ Staff Report & Staff Supporting Materials
- ▣ Application & Supporting Materials
- ▣ Public Notice Materials for the 11/1219 PZB Hearing

FINAL DEVELOPMENT PLANS  
FOR:  
ALACHUA RETAIL  
CITY OF ALACHUA

SECTION 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST

SUBMITTED TO:  
CITY OF ALACHUA  
SUWANNEE RIVER WATER MANAGEMENT DISTRICT  
FLORIDA DEPARTMENT OF TRANSPORTATION  
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



GENERAL NOTES

1. DEVELOPMENT DATA:
- PROPOSED DEVELOPMENT
- TOTAL SITE AREA = 54,014 S.F. 100.0% 1.24 ACRES  
TOTAL IMPERVIOUS AREA = 27,298 S.F. 50.5%  
OPEN SPACE = 18,665 S.F. 34.6%
- DESCRIPTION: THE PROPOSED PROJECT WILL CONSIST OF A COMMERCIAL RETAIL BUILDING WITH PROPOSED PARKING/ROADWAY INFRASTRUCTURE, UTILITIES, AND STORMWATER CONVEYANCE/PONDS.
- ZONING & LAND USE DESIGNATION:  
ZONING = COMMERCIAL INTENSIVE DISTRICT (C1)  
FUTURE LAND USE = COMMERCIAL
- FLOOR AREA = 8,450 SF  
FLOOR AREA RATIO (FAR) = 0.156
2. MINIMUM BUILDING / YARD SETBACKS ARE AS FOLLOWS:
- PRIMARY BUILDING
- FRONT: 20'  
SIDE: N/A  
REAR: 15  
MINIMUM LOT AREA: N/A  
MINIMUM LOT WIDTH: N/A  
MAX BUILDING HEIGHT: 65'  
MAX LOT COVERAGE: N/A
3. PARKING CALCULATIONS:
- REQUIRED PARKING SPACES
- RETAIL (1 SPACE PER 305 SF OF FLOOR SPACE) = 3,575 SF / 305 SF = 12 REQUIRED SPACES  
LIQUOR STORE (1 SPACE PER 400 SF OF FLOOR SPACE) = 2,925 SF / 400 SF = 7 REQUIRED SPACES  
RESTAURANT (1 SPACE PER 100 SF OF FLOOR SPACE) = 1,950 SF / 100 SF = 20 REQUIRED SPACES
- TOTAL REQUIRED SPACES = 39  
TOTAL PARKING SPACES PROVIDED = 41
- ACCESSIBLE PARKING REQUIRED SPACES = 2  
ACCESSIBLE PARKING SPACES PROVIDED = 2
- REQUIRED BICYCLE PARKING
- 1 SPACE PER 10 REQUIRED PARKING SPACE = 39 SPACES / 10 = 4 REQUIRED SPACES  
BICYCLE PARKING SPACES PROVIDED: 4
4. DATE OF BOUNDARY SURVEY:  
A BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED BY CHW AND DATED JULY 23, 2019.
5. UTILITIES:  
-POTABLE WATER SERVICE WILL BE TIED INTO THE EXISTING 8" WM LOCATED ON THE NORTH SIDE OF THE PROJECT WITHIN THE US 441 ROW.  
-SANITARY SEWER SERVICE WILL BE TIED INTO THE EXISTING 8" SANITARY SEWER MAIN LOCATED ON THE NORTH SIDE OF THE PROJECT WITHIN THE US 441 ROW.  
-ELECTRIC SERVICE WILL BE PROVIDED FROM EXISTING CITY OF ALACHUA ELECTRIC LOCATED ON THE NORTH SIDE OF THE PROJECT WITHIN THE US 441 ROW.  
-RECLAIM WATER SERVICE IS NOT AVAILABLE TO THE PROJECT SITE AT THE CURRENT TIME.
6. DRAINAGE:  
THE PROJECT PROPOSES THREE NEW STORMWATER MANAGEMENT FACILITIES (SMF-1, SMF-2 AND SMF-3) TO ACCOMMODATE THE PROPOSED CONSTRUCTION. THE SMFs WILL DISCHARGE TO THE EX. STORM INFRASTRUCTURE ON THE NORTH SIDE OF US 441.
7. NATURAL FEATURES:  
TOPOGRAPHY WILL SLOPE FROM NORTH TO SOUTH.
8. CONCURRENCY IMPACT ANALYSIS:  
SUBMITTED UNDER SEPARATE COVER
9. LEGAL DESCRIPTION: (OFFICIAL RECORDS BOOK 4625, PAGES 700 & 701)
- LOTS 1 THROUGH 14, BLOCK 9 OF GUINN, WILLIAMS & REEVES SURVEY OF THE TOWN OF ALACHUA, AS RECORDED IN PLAT BOOK C, PAGE 79A, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- LESS AND EXCEPT, LOT 4 THEREOF, AND COMMENCE AT THE SOUTHEAST CORNER OF LOT 14, BLOCK 9 OF GUINN, WILLIAMS & REEVES SURVEY OF THE TOWN OF ALACHUA, AS RECORDED IN PLAT BOOK C, PAGE 79A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, THENCE RUN SOUTH 88°49'30" WEST, 84.06 FEET, THENCE RUN NORTH 55° 56' WEST 58.77 FEET, THENCE RUN NORTH 34°04' EAST TO THE NORTHERN BOUNDARY OF LOT 13, THENCE RUN EAST ALONG THE NORTHERN BOUNDARY OF LOT 13 AND LOT 14 TO THE NORTHEAST CORNER OF LOT 14, THENCE RUN SOUTH 03°09' EAST, 100 FEET TO THE POINT OF BEGINNING, AND LOT 4, BLOCK 9 OF GUINN, WILLIAMS & REEVES SURVEY OF THE TOWN OF ALACHUA, AS RECORDED IN PLAT BOOK C, PAGE 79A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- ALSO LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE LANDS DESCRIBED IN DEED BOOK 240, PAGE 234, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- ALSO
- COMMENCE AT THE SOUTHEAST CORNER OF LOT 14, BLOCK 9 OF GUINN, WILLIAMS & REEVES SURVEY OF THE TOWN OF ALACHUA, AS RECORDED IN PLAT BOOK C, PAGE 79A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, THENCE RUN SOUTH 88°49'30" WEST, 84.06 FEET, THENCE RUN NORTH 55°56' WEST 58.77 FEET, THENCE RUN NORTH 34°04' EAST TO THE NORTHERN BOUNDARY OF LOT 13, THENCE RUN EAST ALONG THE NORTHERN BOUNDARY OF LOT 13 AND LOT 14 TO THE NORTHEAST CORNER OF LOT 14, THENCE RUN SOUTH 03°09' EAST, 100 FEET TO THE POINT OF BEGINNING, AND LOT 4, BLOCK 9 OF GUINN, WILLIAMS & REEVES SURVEY OF THE TOWN OF ALACHUA, AS RECORDED IN PLAT BOOK C, PAGE 79A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- OWNER  
OM NAMAHI SHIVAAY, LLC.  
5144 SW 82ND TERRACE  
GAINESVILLE, FL 32608
- ARCHITECT/CONTRACTOR  
BOB FILIPPI, ARCHITECT  
SCHERER CONSTRUCTION  
2504 NW 71ST PLACE  
GAINESVILLE, FL 32653
- SURVEYOR OF RECORD  
AARON H. HICKMAN, P.L.S.  
CHW  
11801 RESEARCH DRIVE  
ALACHUA, FL 32615  
(352) 331-1976
- LANDSCAPE ARCHITECT  
CAELI TOLAR, PLA  
CHW  
11801 RESEARCH DRIVE  
ALACHUA, FL 32615  
(352) 331-1976
- ENGINEER OF RECORD  
ROBERT J. WALPOLE, P.E.  
CHW  
11801 RESEARCH DRIVE  
ALACHUA, FL 32615  
(352) 331-1976
- PHOTOMETRIC  
TOM NIELSEN, PE  
MCVEIGH & MANGUM ENGINEERING, INC.  
9133 RG SKINNER PARKWAY  
JACKSONVILLE, FL 32256  
(904) 483-5200  
tnielsen@mcveighmangum.com

SHEET INDEX

| SHEET NUMBER | DESCRIPTION                                |
|--------------|--------------------------------------------|
| C0.00        | COVER SHEET AND INDEX                      |
| C0.10        | GENERAL NOTES                              |
| C0.11        | LEGEND                                     |
| I 01         | BOUNDARY AND TOPOGRAPHIC SURVEY            |
| C0.20        | STORMWATER POLLUTION PREVENTION PLAN NOTES |
| C0.21        | STORMWATER POLLUTION PREVENTION PLAN       |
| C0.30        | DEMOLITION AND TREE PROTECTION PLAN POD 1  |
| C0.31        | DEMOLITION AND TREE PROTECTION PLAN POD 2  |
| C1.10        | DETAILED HORIZONTAL CONTROL AND SITE PLAN  |
| C1.20        | ACCESSIBLE SITE PLAN AND DETAILS           |
| C2.10        | DETAILED GRADING AND DRAINAGE PLAN         |
| C2.20        | STORMWATER MANAGEMENT FACILITY DETAILS     |
| C2.21        | STORMWATER MANAGEMENT FACILITY DETAILS     |
| C2.30        | CONSTRUCTION DETAILS                       |
| C3.10        | DETAILED UTILITY PLAN                      |
| LS-1         | LANDSCAPE CALCULATIONS, SCHEDULE & NOTES   |
| LS-2         | LANDSCAPE PLAN                             |
| IR-1         | IRRIGATION PLAN                            |
| SL1.1        | PHOTOMETRIC PLAN                           |
| A0.1         | ARCHITECTURAL FLOOR                        |
| A0.2         | ARCHITECTURAL EXTERIOR ELEVATIONS          |



11801 Research Drive  
Alachua, Florida 32615  
(352) 331-1976  
www.chw-inc.com

CHW  
Professional Consultants

SCALE: N/A  
KEY: SCALE: 1" = 400' FOR THE ORIGINAL DRAWING  
0" = 1" FOR THE AS SHOWN ON THIS SHEET. ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BDI REVISIONS

DATE: 10/30/19  
PROJECT: CITY OF ALACHUA, SRWMD & FDOT  
PROJECT: CITY OF ALACHUA & FDOT  
PROJECT: CITY OF ALACHUA

CLIENT: SCHERER CONSTRUCTION, INC.  
PROJECT: ALACHUA RETAIL  
SHEET TITLE: COVER SHEET AND INDEX

DESIGNED BY: T. COVART  
DESIGNED BY: R.J. WALPOLE, P.E.  
QUALITY CONTROL: D.H. YOUNG, P.E.  
PROJECT NUMBER: 19-0128

ROBERT J. WALPOLE  
FL PE No. 58206  
SHEET NO: C0.00







|        |                                                           |       |                                                 |
|--------|-----------------------------------------------------------|-------|-------------------------------------------------|
|        | SYMBOLS                                                   |       | N                                               |
| -      | FEET (WHEN USED WITH LENGTHS)                             | N     | NORTH                                           |
| °      | DEGREES                                                   | N E   | NORTHING - EASTING                              |
| '      | MINUTES (WHEN USED WITH ANGLES)                           | N/A   | NOT APPLICABLE                                  |
| "      | SECONDS                                                   | NAVD  | NORTH AMERICAN VERTICAL DATUM OF 1988           |
| %      | PERCENT                                                   | NGVD  | NATIONAL GEODETIC VERTICAL DATUM OF 1929        |
| @      | AT                                                        | NO    | NUMBER                                          |
|        | A                                                         | NPDES | NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM |
| AASHTO | ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS | NTS   | NOT TO SCALE                                    |
| AC     | ACRES                                                     |       | O                                               |
| ADA    | AMERICAN WITH DISABILITIES ACT                            | OC    | ON CENTER                                       |
| ANSI   | AMERICAN NATIONAL STANDARDS INSTITUTE                     | OHW   | OVERHEAD WIRE                                   |
| ARCH   | ARCHITECT                                                 | ORB   | OFFICIAL RECORDS BOOK                           |
| ARV    | AIR RELEASE VALVE                                         | OSHA  | OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION   |
| ASTM   | AMERICAN SOCIETY FOR TESTING AND MATERIALS                |       | P                                               |
| AWWA   | AMERICAN WATER WORKS ASSOCIATION                          | PAVT  | PAVEMENT                                        |
|        | B                                                         | PE    | POLYETHYLENE                                    |
| BC     | BACK OF CURB                                              | PC    | POINT OF CURVATURE                              |
| BFP    | BACKFLOW PREVENTER                                        | PCC   | POINT OF COMPOUND CURVE                         |
| BLDG   | BUILDING                                                  | PERF  | PERFORATED                                      |
| BM     | BENCHMARK                                                 | PROP  | PROPOSED                                        |
| BMP    | BEST MANAGEMENT PRACTICE                                  | PT    | POINT OF TANGENCY                               |
| BOC    | BACK OF CURB                                              | PVC   | POLYVINYL CHLORIDE                              |
| BVCS   | BEGIN VERTICAL CURVE STATION                              | PVI   | POINT OF VERTICAL INTERSECTION                  |
| BVCE   | BEGIN VERTICAL CURVE ELEVATION                            |       | R                                               |
| BW     | BOTTOM OF WALL                                            | R     | RADIUS                                          |
| BSL    | BUILDING SETBACK LINE                                     | RCP   | REINFORCED CONCRETE PIPE                        |
|        | C                                                         | RPM   | RAISED REFLECTIVE PAVEMENT MARKER               |
| CATV   | CABLE TELEVISION                                          | RPZ   | REDUCED PRESSURE ZONE                           |
| CI     | CURB INLET                                                | RT    | RIGHT                                           |
| CIP    | CAST IRON PIPE                                            | RWM   | RECLAIMED WATER MAIN                            |
| CMP    | CORRUGATED METAL PIPE                                     | R/W   | RIGHT-OF-WAY                                    |
| CO     | CLEANOUT                                                  |       | S                                               |
| CONC   | CONCRETE                                                  | S     | SOUTH                                           |
| COORD  | COORDINATE                                                | SAN   | SANITARY                                        |
| CR     | COUNTY ROAD                                               | SHWE  | SEASONAL HIGH WATER ELEVATION                   |
| C/O    | CLEANOUT                                                  | SL    | SLOPE                                           |
|        | D                                                         | SP    | SUPERPAVE                                       |
| DBH    | DIAMETER AT BREAST HEIGHT                                 | SR    | STATE ROAD                                      |
| DE     | DRAINAGE EASEMENT                                         | SS    | SANITARY SEWER                                  |
| DEG    | DEGREE                                                    | ST    | STORM                                           |
| DIA    | DIAMETER                                                  | STA   | STATION                                         |
| DIP    | DUCTILE IRON PIPE                                         | STD   | STANDARD                                        |
| DWG    | DRAWING                                                   |       | T                                               |
|        | E                                                         | TCE   | TEMPORARY CONSTRUCTION EASEMENT                 |
| e      | RATE OF ELEVATION                                         | TEMP  | TEMPORARY                                       |
| E      | EAST                                                      | TOB   | TOP OF BANK                                     |
| EA     | EACH                                                      | TV    | TELEVISION                                      |
| EL     | ELEVATION                                                 | TW    | TOP OF WALL                                     |
| ELEV   | ELEVATION                                                 | TYP   | TYPICAL                                         |
| EOP    | EDGE OF PAVEMENT                                          |       | U                                               |
| EOR    | ENGINEER OF RECORD                                        | USF   | UNITED STATES FOUNDRY                           |
| ERCP   | ELLIPTICAL REINFORCED CONCRETE PIPE                       | USGS  | UNITED STATES GEOLOGICAL SURVEY                 |
| ESMT   | EASEMENT                                                  | UTIL  | UTILITY                                         |
| EVCs   | END VERTICAL CURVE STATION                                |       | V                                               |
| EVCE   | END VERTICAL CURVE ELEVATION                              | V     | VERTICAL                                        |
| EX     | EXISTING                                                  | VC    | VERTICAL CURVE                                  |
|        | F                                                         | VCP   | VERTIFIED CLAY PIPE                             |
| FAC    | FLORIDA ADMINISTRATIVE CODE                               |       | W                                               |
| FBR    | FLORIDA BEARING RATIO                                     | W     | WEST                                            |
| FC     | FRICTION COEFFICIENT                                      | W     | WATER                                           |
| FDEP   | FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION            | W/    | WITH                                            |
| FDOT   | FLORIDA DEPARTMENT OF TRANSPORTATION                      | WM    | WATER MAIN                                      |
| FFE    | FINISHED FLOOR ELEVATION                                  | WW    | WASTEWATER                                      |
| FH     | FIRE HYDRANT                                              | WWF   | WELODED WIRE FABRIC                             |
| FWHA   | FLORIDA HIGHWAY ADMINISTRATION                            |       |                                                 |
| FG     | 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                                                |       |                                                 |

**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**



FTP-20-06 (12" X 18") PER FDOT INDEX NO  
700-102



R1-1 "STOP" - SEE PLANS FOR SIZE

|          |                                                    |
|----------|----------------------------------------------------|
|          | EX. PROPERTY LINE                                  |
|          | LANDSCAPE BUFFER LINE                              |
|          | BUILDING SETBACK LINE                              |
|          | WETLAND LIMITS LINE                                |
|          | WETLAND SETBACK LINE                               |
|          | CENTER LINE                                        |
|          | EASEMENT LINE                                      |
|          | RIGHT-OF-WAY LINE                                  |
| SF — SF  | SILT FENCE LINE                                    |
| TB — TB  | 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. 17346 |
|          | WATERSHED DIVIDE                                   |
|          | EX. ELEVATION CONTOUR                              |
|          | PROPOSED CONTOUR                                   |
|          | EX. SPOT ELEVATION                                 |
|          | PROPOSED SPOT ELEVATION                            |
|          | DIRECTION OF SURFACE DRAINAGE FLOW                 |
|          | PROPOSED SWALE LINE                                |
| X — X    | EX. FENCE                                          |
|          | PROPOSED FENCE                                     |
| 12" PINE | EX. TREE (SIZE & TYPE)                             |
| 1234     | EX. TREE (TREE ID)                                 |
| 12" PINE | EX. TREE TO BE REMOVED (SIZE & TYPE)               |
| 1234     | EX. TREE TO BE REMOVED (TREE ID)                   |
|          | PROJECT BENCHMARK                                  |

**PROPOSED STORMWATER STRUCTURES DEPICTED BELOW ARE DRAWN PER FDOT SPECIFICATIONS AND TO SCALE WHEN SHOWN ON THE PLAN SHEETS.**

ST ST 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)**

TOP/RIM ELEV. LOCATION  
N-E LOCATION  
TOP/GRATE ELEV. LOCATION

**EX. STORMWATER MANHOLE**

PROPOSED 48" DIA. STORMWATER MANHOLE PER FDOT INDEX NO. 425-001 AND 425-010

**PROPOSED CIRCULAR AREA DRAIN**

TOP/GRATE ELEV. LOCATION

**PROPOSED SQUARE AREA DRAIN**

TOP ELEV. LOCATION  
N-E LOCATION  
TOP ELEV. LOCATION

**PROPOSED TYPE 1 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)**

TOP ELEV. LOCATION  
N-E LOCATION  
TOP ELEV. LOCATION

**PROPOSED TYPE 2 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)**

TOP ELEV. LOCATION  
N-E LOCATION  
TOP ELEV. LOCATION

**PROPOSED TYPE 3 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)**

TOP ELEV. LOCATION  
N-E LOCATION  
TOP ELEV. LOCATION

**PROPOSED TYPE 4 CURB INLET TOP PER FDOT INDEX NO. 425-020 (SEE PLANS FOR BOTTOM SPECIFICATION)**

TOP ELEV. LOCATION  
N-E LOCATION  
TOP ELEV. LOCATION

**PROPOSED TYPE 5 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)**

TOP ELEV. LOCATION  
N-E LOCATION  
TOP ELEV. LOCATION

**PROPOSED TYPE 6 CURB INLET TOP PER FDOT INDEX NO. 425-021 (SEE PLANS FOR BOTTOM SPECIFICATION)**

TOP/GRATE ELEV. LOCATION  
N-E LOCATION  
TOP/GRATE ELEV. LOCATION

**PROPOSED TYPE 9 CURB INLET TOP PER FDOT INDEX NO. 425-024 (SEE PLANS FOR BOTTOM SPECIFICATION)**

TOP/GRATE ELEV. LOCATION  
N-E LOCATION  
TOP/GRATE ELEV. LOCATION

**PROPOSED TYPE 'C' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)**

TOP/GRATE ELEV. LOCATION  
N-E LOCATION  
TOP/GRATE ELEV. LOCATION

**PROPOSED TYPE 'D' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)**

TOP/GRATE ELEV. LOCATION  
N-E LOCATION  
TOP/GRATE ELEV. LOCATION

**PROPOSED TYPE 'E' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)**

TOP/GRATE ELEV. LOCATION  
N-E LOCATION  
TOP/GRATE ELEV. LOCATION

**PROPOSED TYPE 'F' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)**

TOP/GRATE ELEV. LOCATION  
N-E LOCATION  
TOP/GRATE ELEV. LOCATION

**PROPOSED TYPE 'G' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-053 (SEE PLANS FOR BOTTOM SPECIFICATION)**

TOP/GRATE ELEV. LOCATION  
N-E LOCATION  
TOP/GRATE ELEV. LOCATION

**PROPOSED TYPE 'H' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 425-052 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)**

TOP/GRATE ELEV. LOCATION  
N-E LOCATION  
TOP/GRATE ELEV. LOCATION

**PROPOSED TYPE 'J' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 425-054 (SEE PLANS FOR BOTTOM SPECIFICATION)**

PIPE INV. LOCATION  
N-E LOCATION  
PIPE INV. ELEV. LOCATION

**PROPOSED U-TYPE CONCRETE ENDWALLS WITH GRATES PER FDOT INDEX NO. 430-010 (SEE PLANS FOR SIZE)**

PIPE INV. ELEV. LOCATION  
N-E LOCATION  
PIPE INV. ELEV. LOCATION

**PROPOSED FLARED END SECTION PER FDOT INDEX NO. 430-020 (SEE PLANS FOR SIZE)**

PIPE INV. ELEV. LOCATION  
N-E LOCATION  
PIPE INV. ELEV. LOCATION

**PROPOSED CROSS DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-021 (SEE PLANS FOR SIZE)**

PIPE INV. ELEV. LOCATION  
N-E LOCATION  
PIPE INV. ELEV. LOCATION

**PROPOSED SIDE DRAIN MITERED END SECTION PER FDOT INDEX NO. 430-022 (SEE PLANS FOR SIZE)**

**S-10 PROPOSED STORMWATER STRUCTURE ID TAG**

|                                                                                       |                                                                 |                                                                                       |   |                                                                                       |                               |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------------|---------------------------------------------------------------------------------------|---|---------------------------------------------------------------------------------------|-------------------------------|
|  | W                                                               |  | W |  | EX. POTABLE WATER MAIN        |
|  | P-W                                                             |                                                                                       |   |  | PROPOSED POTABLE WATER MAIN   |
|  | RCW                                                             |                                                                                       |   |  | EX. RECLAIMED WATER MAIN      |
|  | P-RCW                                                           |                                                                                       |   |  | 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)                         |                                                                                       |   |                                                                                       |                               |
|  | PROPOSED AIR RELEASE 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)                 |                                                                                       |   |                                                                                       |                               |

SS \_\_\_\_\_ EX. GRAVITY WASTEWATER MAIN

**P-WW** \_\_\_\_\_ PROPOSED GRAVITY WASTEWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)

FM \_\_\_\_\_ FM \_\_\_\_\_ EX. WASTEWATER FORCE MAIN

**P-FM** \_\_\_\_\_ PROPOSED WASTEWATER FORCE MAIN

N/E LOCATION  
RIM ELEV. LOCATION

EX. WASTEWATER MANHOLE

PROPOSED WASTEWATER MANHOLE

EX. WASTEWATER CLEANOUT

PROPOSED WASTEWATER CLEANOUT

PROPOSED WASTEWATER GREASE TRAP

M/H# 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)

PLUG VALVE AND BOX (WW FORCE MAIN)

PROPOSED PLUG VALVE AND BOX (WW FORCE MAIN)

EX. AIR RELEASE VALVE (WW FORCE MAIN)

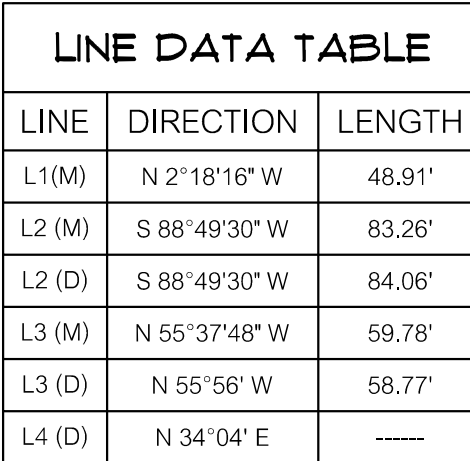
PROPOSED AIR RELEASE VALVE (WW FORCE MAIN)

**THE PROPOSED UTILITIES BELOW ARE DESIGNED BY OTHERS AND ARE DEPICTED FOR COORDINATION PURPOSES ONLY. REFER TO PLANS BY OTHERS FOR EXACT LOCATIONS, DIMENSION, AND DETAILS.**

|                                                                                                                   |                                |
|-------------------------------------------------------------------------------------------------------------------|--------------------------------|
| _____ P-ATT _____                                                                                                 | PROPOSED ATT&T LINE            |
| _____ BC _____ BC _____                                                                                           | EX. BURIED CABLE LINE          |
| _____ P-BC _____                                                                                                  | PROPOSED BURIED CABLE LINE     |
| _____ BTCL _____                                                                                                  | EX. BURIED TELEPHONE LINE      |
| _____ P-TEL _____                                                                                                 | PROPOSED TELEPHONE LINE        |
| _____ CATV _____                                                                                                  | EX. CABLE TELEVISION LINE      |
| _____ P-TV _____                                                                                                  | PROPOSED CABLE/TELEVISION LINE |
| _____ FO _____ FO _____                                                                                           | EX. FIBER OPTIC LINE           |
| _____ UGTEL _____                                                                                                 | EX. UNDERGROUND TELEPHONE LINE |
|  EX. TELEPHONE PEDESTAL        |                                |
|  EX. TELEVISION/CABLE PEDESTAL |                                |
| _____ CHW _____ CHW _____                                                                                         | EX. CHILLED WATER MAIN         |
| _____ <b>P-CHW</b> _____                                                                                          | PROPOSED CHILLED WATER MAIN    |
| _____ FIRE _____                                                                                                  | EX. FIRE MAIN                  |
| _____ <b>P-FIRE</b> _____                                                                                         | PROPOSED FIRE MAIN             |
| _____ IRR _____ IRR _____                                                                                         | EX. IRRIGATION LINE            |
| _____ <b>P-IRR</b> _____                                                                                          | PROPOSED IRRIGATION LINE       |
| _____ STEAM _____                                                                                                 | EX. STEAM LINE                 |
| _____ <b>P-STEAM</b> _____                                                                                        | PROPOSED STEAM LINE            |
| _____ P-CLAY _____                                                                                                | PROPOSED CLAY ELECTRIC LINE    |
| _____ E _____ E _____                                                                                             | EX. ELECTRIC LINE              |
| _____ P-E _____                                                                                                   | PROPOSED ELECTRIC LINE         |
| _____ EN _____ EN _____                                                                                           | EX. ENERGY LINE                |
| _____ P-LIGHT _____                                                                                               | PROPOSED PRIVATE LIGHTING LINE |
| _____ OHW _____ OHW _____                                                                                         | EX. OVERHEAD WIRE LINE         |
| _____ UGE _____ UGE _____                                                                                         | EX. UNDERGROUND ELECTRIC LINE  |
|  EX. LIGHT                   |                                |
|  EX. UTILITY POLE            |                                |
|  EX. UTILITY POLE            |                                |
|  EX. WOOD POWER POLE         |                                |
|  EX. GUY ANCHOR              |                                |
|  PROPOSED TRANSFORMER        |                                |
| _____ GAS _____ GAS _____                                                                                         | EX. GAS LINE                   |
| _____ P-GAS _____                                                                                                 | 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.





COMMENCE AT THE S04E04ST CORNER OF LOT 14, BLOCK 9 OF GUINN, WILLIAMS & REEVES SURVEY OF THE TOWN OF ALACHUA, AS RECORDED IN PLAT BOOK C, PAGE 79A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, THENCE RUN SOUTH 88°49'30" EAST, 84.06 FEET, THENCE RUN NORTH 55°56' WEST 58.77 FEET, THENCE RUN NORTH 34°04' EAST TO THE NORTHERN BOUNDARY OF LOT 13, THENCE RUN EAST ALONG THE NORTHERN BOUNDARY OF LOT 13 AND LOT 14 TO THE NORTHEAST CORNER OF LOT 14, THENCE RUN SOUTH 03°09' EAST, 100 FEET TO THE POINT OF BEGINNING, AND LOT 4, BLOCK 9 OF GUINN, WILLIAMS & REEVES SURVEY OF THE TOWN OF ALACHUA, AS RECORDED IN PLAT BOOK C, PAGE 79A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

1. BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF SOUTH 88°49' 30" WEST FOR THE SOUTH LINE OF THE SUBJECT PARCEL. SAID BEARING BEING IDENTICAL OF THE DEED OF RECORD.
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO THE ACTUAL UTILITIES IN THE GROUND. IF THE SERVICE HAS BEEN ABANDONED, THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS CAN BE DETERMINED FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
5. INFORMATION FROM FEDERAL, ENVIRONMENTAL 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.
6. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
7. 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.
8. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (NAD 83) OF 1985. THE MONUMENTATION DATA BASED ON NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION 775 G 1 WITH A PUBLISHED ELEVATION OF 71.62 FEET, NAVD 88.
9. ADDITIONAL POINTS MAY BE USED BY TURNING THE SVNODE PERS IN THE SUPPLIED DIGITAL FILE.

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD  
ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE  
0.2% ANNUAL CHANCE FLOODPLAIN, AS  
INTERPOLATED FROM F.I.R.M. PANEL NO.  
12001C0140D D. EFFECTIVE DATE: JUNE 16, 2006.

SHEET 1

SIGNATURE AND SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER







File Name: \\A\2019\19-0128\Engineering\DWG\Production\Drawings\19-0128 SWPP.dwg  
Title: Stormwater Pollution Prevention Plan  
Date: Oct 15, 2019 8:55pm  
User: ThomasC  
Plot Date: Oct 15, 2019 8:55pm  
Plot User: ThomasC

NGS BENCHMARK  
FOUND CONCRETE MONUMENT  
STAMPED "BM 1-75 G1"  
EL = (REFER TO SURVEY)

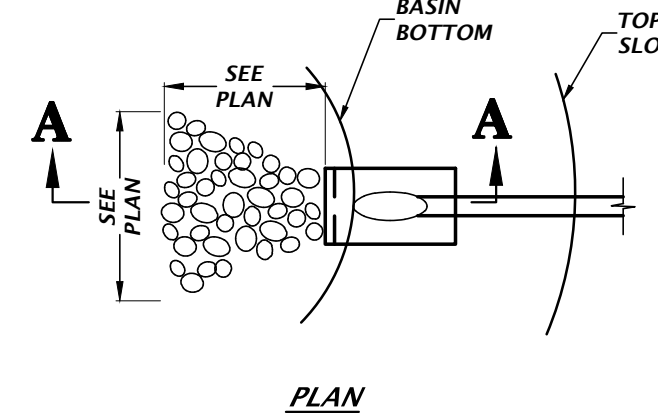
ER CATCH BASIN  
ATE = 69.52'  
8.85'  
32" (24" RCP)  
5.37' (24" RCP)

STORMWATER MANHOLE  
WIRE = 70.49'  
N INV. = 65.04' (24" RCP)  
SE INV. = 64.44' (30" RCP)  
SW INV. = 63.14' (36" RCP)

SANITARY SEWER MANHOLE  
NRE = 72.41'  
E INV. = 67.60' (8" VCP)  
SW INV. = 67.62' (8" VCP)  
NW INV. = 67.60' (8" VCP)

SANITARY SEWER MANHOLE  
NRE = 85.00'  
E INV. = 79.55' (8" VCP)  
S INV. = 65.65' (8" VCP)  
W INV. = 65.75' (8" VCP)

SITE BENCHMARK  
SET 1/2" STEEL ROD AND CAP  
STAMPED "TRAVERSE LB 5075"  
EL = (REFER TO SURVEY)



NOTES:

- ANCHOR FILTER FABRIC BY EXTENDING BEYOND RIPRAP AND BACKFILLING AS SHOWN ON DETAIL.
- RIPRAP SHALL NOT EXTEND ONTO SIDE SLOPES.
- ADJUST SHAPE OF APRON WHERE REQUIRED TO MATCH TOE OF SLOPE.
- BROKEN SLOPE IS NOT ACCEPTABLE.

## RIP-RAP EROSION PROTECTION

NTS

## BASEIN EROSION & SEDIMENTATION CONTROL

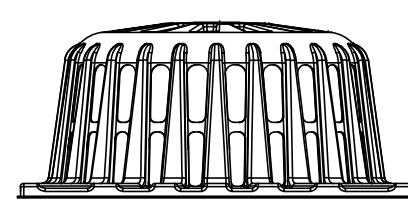
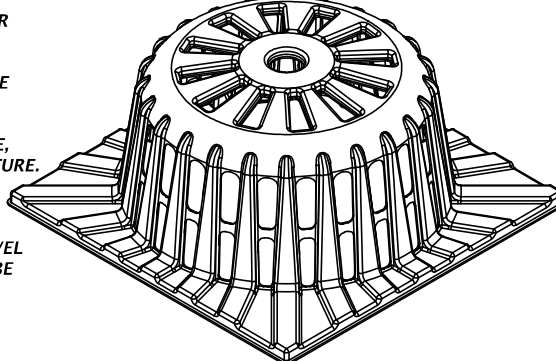
- SILT FENCING AND/OR STAKED HAYBALES SHALL BE CONSTRUCTED WHERE SHOWN ON THE DRAWINGS PRIOR TO STARTING CONSTRUCTION.
- ALL STORMDRAIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH FDOT STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL.
- THE DRAINAGE BASINS SHALL BE ROUGH GRADED PRIOR TO CONSTRUCTING THE LIMEROCK BASE. THE RETENTION BASINS SHALL BE FINE GRADED AND GRASSED PRIOR TO PAVING AND SITE CLEANUP.
- THE STORMDRAIN SYSTEM SHALL BE FLUSHED OUT TO REMOVE ALL ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.
- THE DRAINAGE BASIN BOTTOM SHALL BE SCRAPED CLEAN OF ALL ACCUMULATED SEDIMENT UPON COMPLETION OF CONSTRUCTION AFTER THE STORMDRAIN SYSTEM IS COMPLETELY FLUSHED OUT. THIS ACTIVITY SHALL ONLY OCCUR IN A DRY STATE.
- ALL DISTURBED AREAS IN THE CONSTRUCTION AREA SHALL BE COMPLETELY STABILIZED BY COMPLETION OF CONSTRUCTION. GRASS SEEDING RATES AND MIXTURES SHALL BE PER SECTION 570 OF THE STANDARD SPECIFICATIONS. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.
- REFER TO THE SWPPP PLAN FOR COMPLETE EROSION CONTROL MEASURES.
- WHERE POND TOP OF BANK IS IN CUT TO EXISTING GRADE, CONTRACTOR SHALL SOD 5-FT BEYOND TOP OF BANK FOR EROSION PROTECTION.

## STORMWATER POLLUTION PREVENTION LEGEND

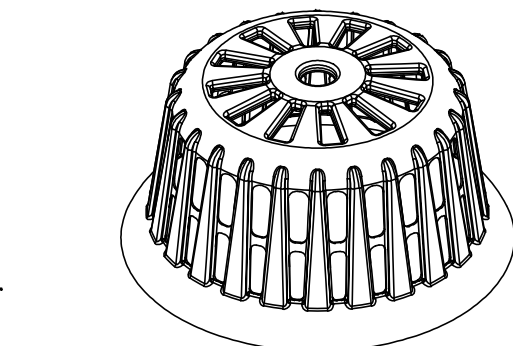
TS = TEMPORARY SEEDING  
PS = PERMANENT SEEDING  
SD = SOD STABILIZATION  
SF = SILT BARRIER  
IP = INLET PROTECTION  
OP = OUTLET PROTECTION  
CO = CONSTRUCTION ENTRANCE/EXIT

TYPICAL INSTALLATION SEQUENCE FOR SILT SAVER FRAME AND FILTER

- EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.
- PLACE THE FRAME ONTO THE INLET STRUCTURE, ENSURING PROPER SEATING OF FRAME TO STRUCTURE.
- SLIDE THE FILTER OVER THE FRAME.
- 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.
- 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.



## SILT-SAVER® DETAIL



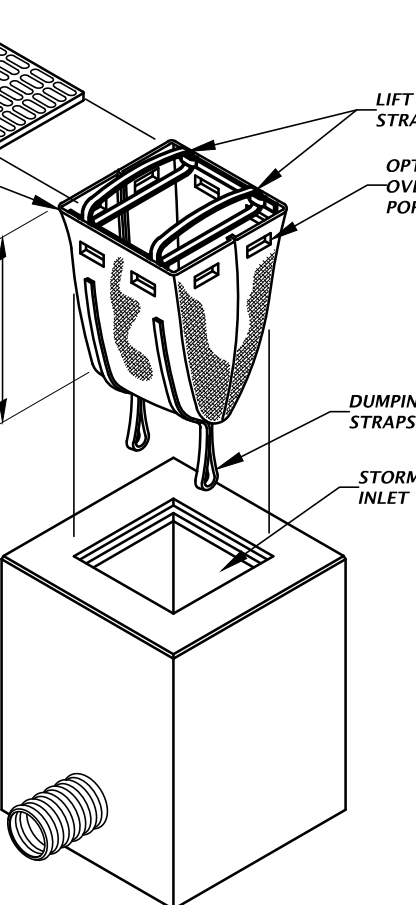
INSTALLATION:

- REMOVE THE GRATE FROM INLET. IF USING OPTIONAL OIL ABSORBENTS, PLACE ABSORBENT PILLION 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:

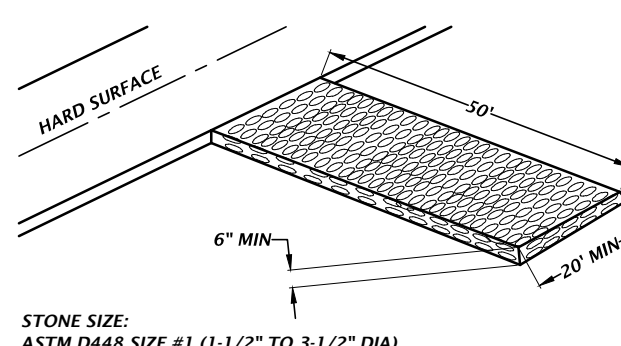
- REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY SACK™. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS, REPLACE ABSORBENT WHEN NEAR SATURATION.

## DANDY SACK™ DETAIL

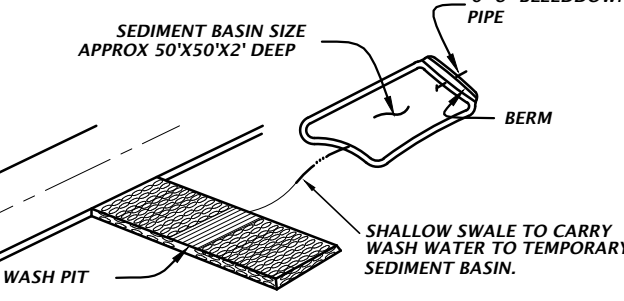
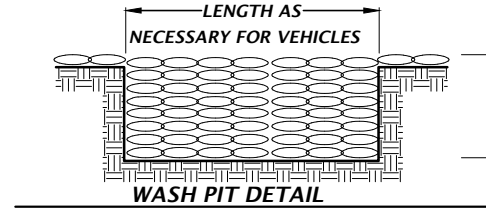


NOTE:

- CONSTRUCTION EXIT INSTALLATION SHALL REMOVE MUD/SOILS FROM TIRES TO PREVENT TRACKING ONTO PAVED ROADS.
- TOP DRESSING WITH 2" STONE MAY BE REQ'D AS DETERMINED BY THE USE AND FUNCTION OF THE SYSTEM.
- THE WASH PIT SHOULD BE INSTALLED IF THE STANDARD CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE SOILS AND WASHING IS REQ'D.



## TEMPORARY CONSTRUCTION EXIT DETAIL



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

CHW  
Professional Consultants

SCALE: 1"=20'  
BAR SCALE: 1"=20'  
0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'  
THIS SHEET, ADJUST  
SCALES ACCORDINGLY.

CONSTRUCTION/BDI REVISIONS

10/30/19 CITY OF ALACHUA, SRWMD & FDOT  
10/03/19 CITY OF ALACHUA & FDOT  
10/17/19 CITY OF ALACHUA

CLIENT: SCHEER CONSTRUCTION, INC.  
PROJECT: ALACHUA RETAIL  
SHEET TITLE: STORMWATER POLLUTION PREVENTION PLAN

DESIGNED BY: E. COWART  
CHECKED BY: R.J. WALPOLE, P.E.  
QUALITY CONTROL: D.H. YOUNG, P.E.  
PROJECT NUMBER: 19-0128

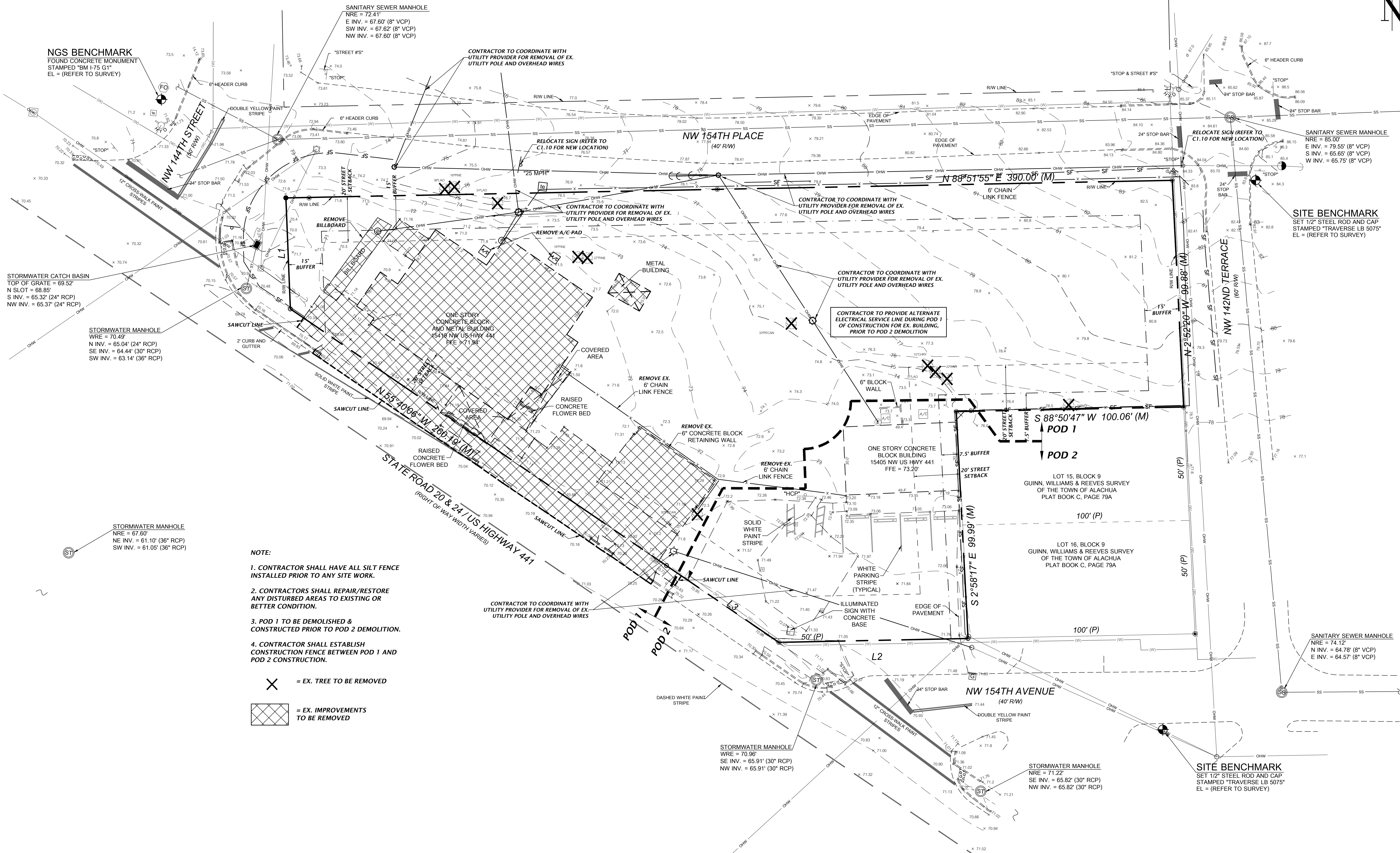
ROBERT J. WALPOLE

FL PE No. 58206  
SHEET NO.: C0.21



Tech: ThomasC Plot Date: Oct 15, 2019 9:08am Filename: \\A\2019\19-0128\Engineering\DWG\Production\19-0128.Dwg

A  
B  
C  
D

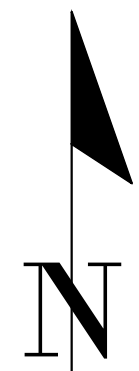


NOTE:

1. CONTRACTOR SHALL HAVE ALL SILT FENCE INSTALLED PRIOR TO ANY SITE WORK.
2. CONTRACTORS SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING OR BETTER CONDITION.
3. POD 1 TO BE DEMOLISHED & CONSTRUCTED PRIOR TO POD 2 DEMOLITION.
4. CONTRACTOR SHALL ESTABLISH CONSTRUCTION FENCE BETWEEN POD 1 AND POD 2 CONSTRUCTION.

✕ = EX. TREE TO BE REMOVED

▨ = EX. IMPROVEMENTS TO BE REMOVED

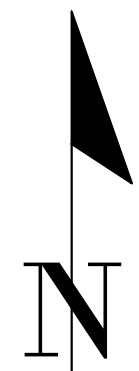
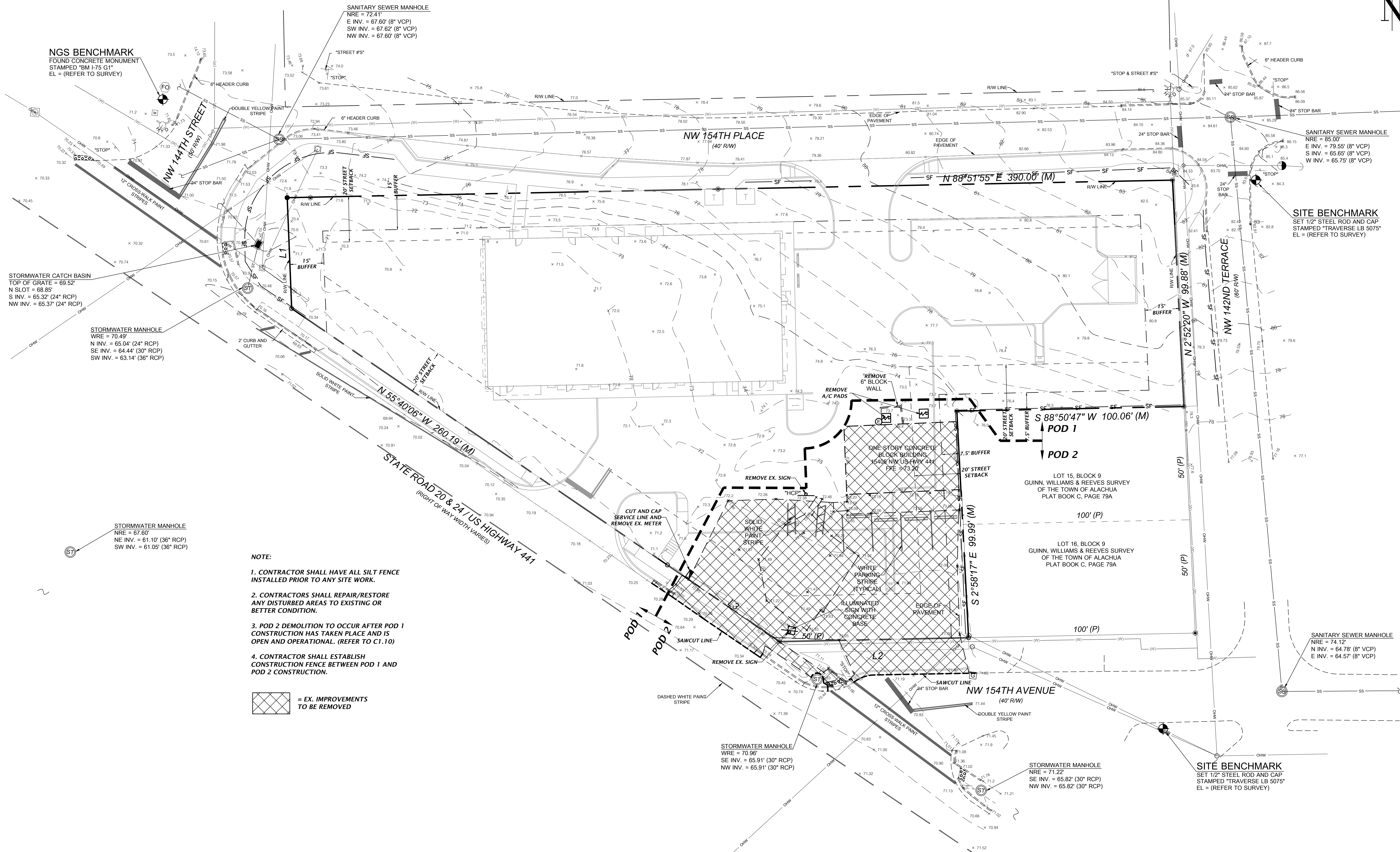


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| 11901 Research Drive<br>Alachua, Florida 32615<br>www.chw-inc.com<br>est. 1988 FLORIDA<br>CA-5075                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      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| <b>CHW</b><br>Professional Consultants                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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| REVISION SCALE<br>BAR SCALE<br>0' 1" 2' 4' 8' 16' 32' 64' 128' 256' 512' 1024' 2048' 4096' 8192' 16384' 32768' 65536' 131072' 262144' 524288' 1048576' 2097152' 4194304' 8388608' 16777216' 33554432' 67108864' 134217728' 268435456' 536870912' 1073741824' 2147483648' 4294967296' 8589934592' 17179869184' 34359738368' 68719476736' 137438953472' 274877906944' 549755813888' 1099511627776' 2199023255552' 4398046511104' 8796093022208' 17592186044416' 35184372088832' 70368744177664' 140737488355328' 281474976710656' 562949953421312' 1125899906842624' 2251799813685248' 4503599627370496' 9007199254740992' 18014398509481984' 36028797018963968' 72057594037927936' 144115188075855872' 288230376151711744' 576460752303423488' 1152921504606846976' 2305843009213693952' 4611686018427387904' 9223372036854775808' 18446744073709551616' 36893488147419103232' 73786976294838206464' 147573952589676412928' 295147905179352825856' 590295810358705651712' 1180591620717411303424' 2361183241434822606848' 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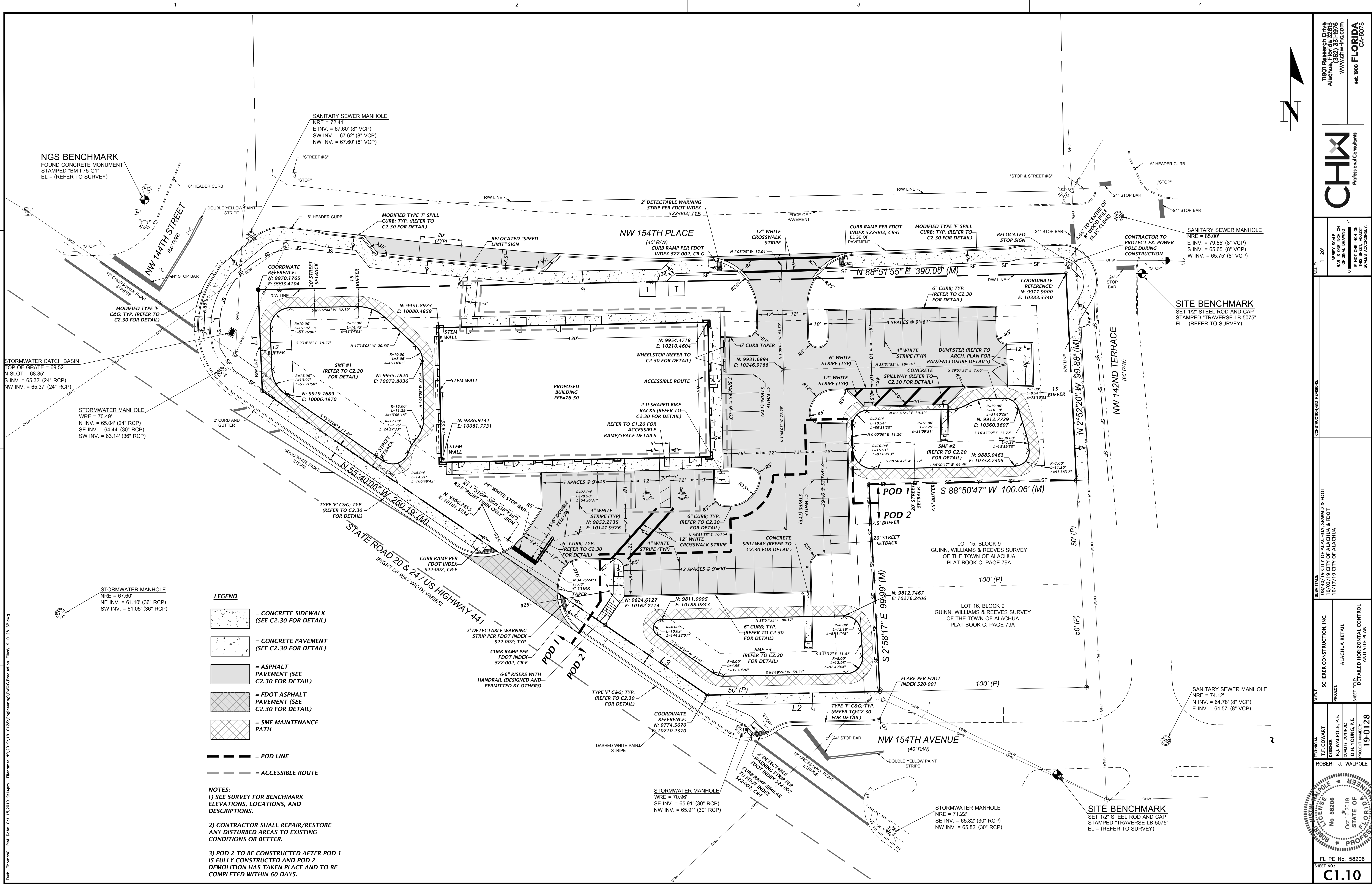
Technical: ThomasC Plot Date: Oct 15, 2019 9:01:11pm Filename: \\A:\2019\19-0128\Engineering\DWG\Production\Draw19-0128 DM-2.dwg

A  
B  
C  
D



|                                                                                             |                                                                                                                   |
|---------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>CHW</b><br>Professional Consultants                                                      |                                                                                                                   |
| 11901 Research Drive<br>Alachua, Florida 32615<br>(352) 331-1976<br>www.chw-inc.com         |                                                                                                                   |
| est. 1988 FLORIDA<br>CA-5075                                                                |                                                                                                                   |
| SCALE: 1"=20'                                                                               | VERIFY SCALE<br>BASED ON<br>ORIGINAL DRAWING<br>0" MEANS ONE INCH ON<br>THIS SHEET, ADJUST<br>SCALES ACCORDINGLY. |
| SHEET NO. 19-0128                                                                           |                                                                                                                   |
| PROJECT: ALACHUA RETAIL                                                                     |                                                                                                                   |
| CLIENT: SCHERER CONSTRUCTION, INC.                                                          |                                                                                                                   |
| DESIGNER: R.J. WALPOLE, P.E.                                                                |                                                                                                                   |
| QUALITY CONTROL: D.H. YOUNG, P.E.                                                           |                                                                                                                   |
| PROJECT NUMBER: 19-0128                                                                     |                                                                                                                   |
| SHEET TITLE: DEMOLITION SITE PLAN<br>POD 2                                                  |                                                                                                                   |
| ROBERT J. WALPOLE<br>Professional Engineer<br>No. 58206<br>Oct 16, 2019<br>STATE OF FLORIDA |                                                                                                                   |
| FL PE No. 58206<br>SHEET NO. 1                                                              |                                                                                                                   |
| <b>C0.31</b>                                                                                |                                                                                                                   |

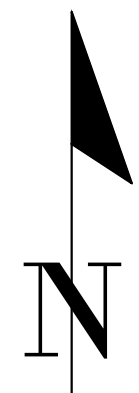




File Name: \\A:\2019\19-0128\Engineering\DWG\Production Files\19-0128 SP.dwg  
Title: ThomasC Plot Date: Oct 15, 2019 8:14pm

- LEGEND**
- [Pattern] = CONCRETE SIDEWALK (SEE C2.30 FOR DETAIL)
  - [Pattern] = CONCRETE PAVEMENT (SEE C2.30 FOR DETAIL)
  - [Pattern] = ASPHALT PAVEMENT (SEE C2.30 FOR DETAIL)
  - [Pattern] = FDOT ASPHALT PAVEMENT (SEE C2.30 FOR DETAIL)
  - [Pattern] = SMF MAINTENANCE PATH
  - [Line] = POD LINE
  - [Line] = ACCESSIBLE ROUTE

**NOTES:**  
1) SEE SURVEY FOR BENCHMARK ELEVATIONS, LOCATIONS, AND DESCRIPTIONS.  
2) CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER.  
3) POD 2 TO BE CONSTRUCTED AFTER POD 1 IS FULLY CONSTRUCTED AND POD 2 DEMOLITION HAS TAKEN PLACE AND TO BE COMPLETED WITHIN 60 DAYS.



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CA-5075

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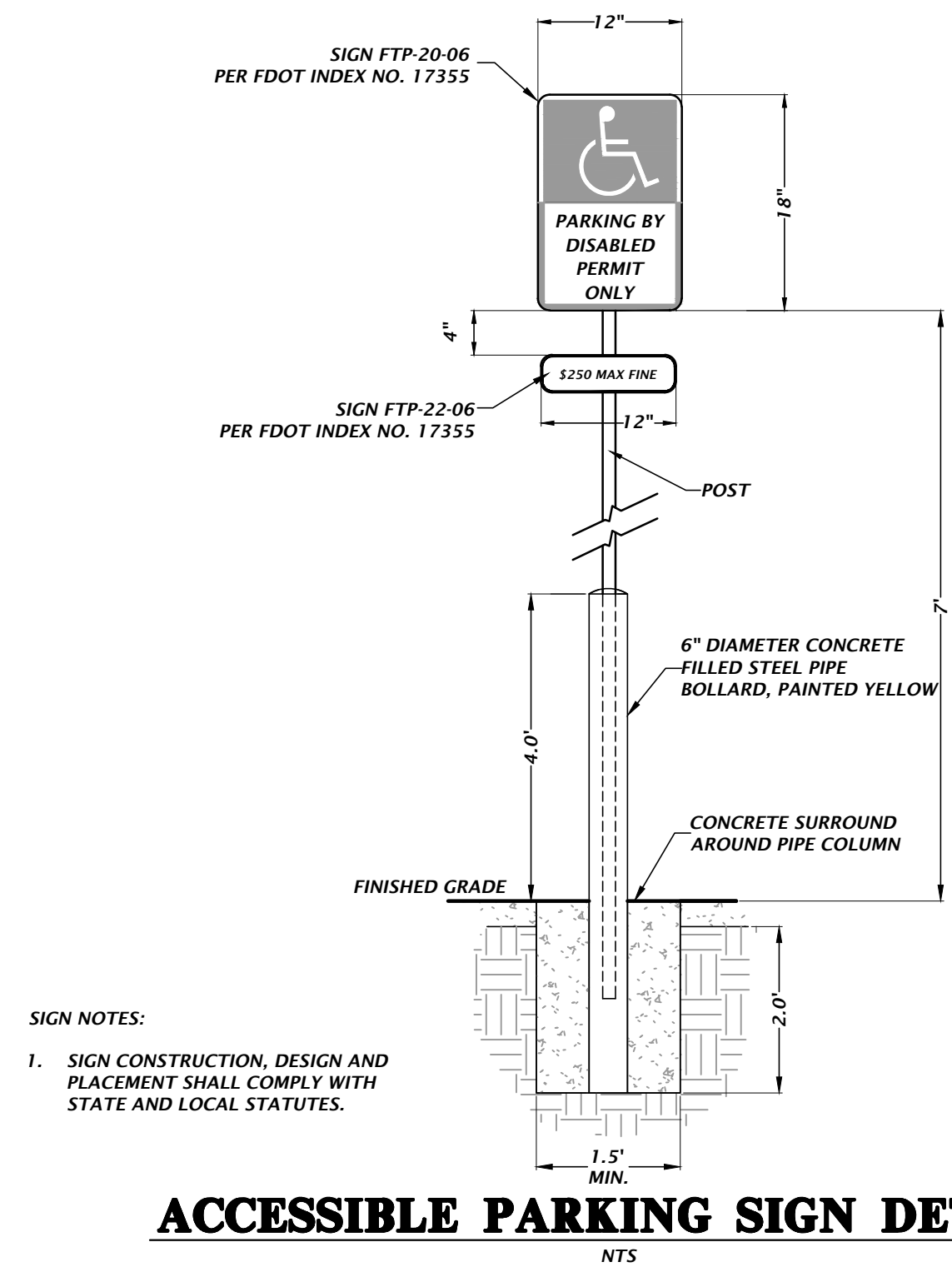
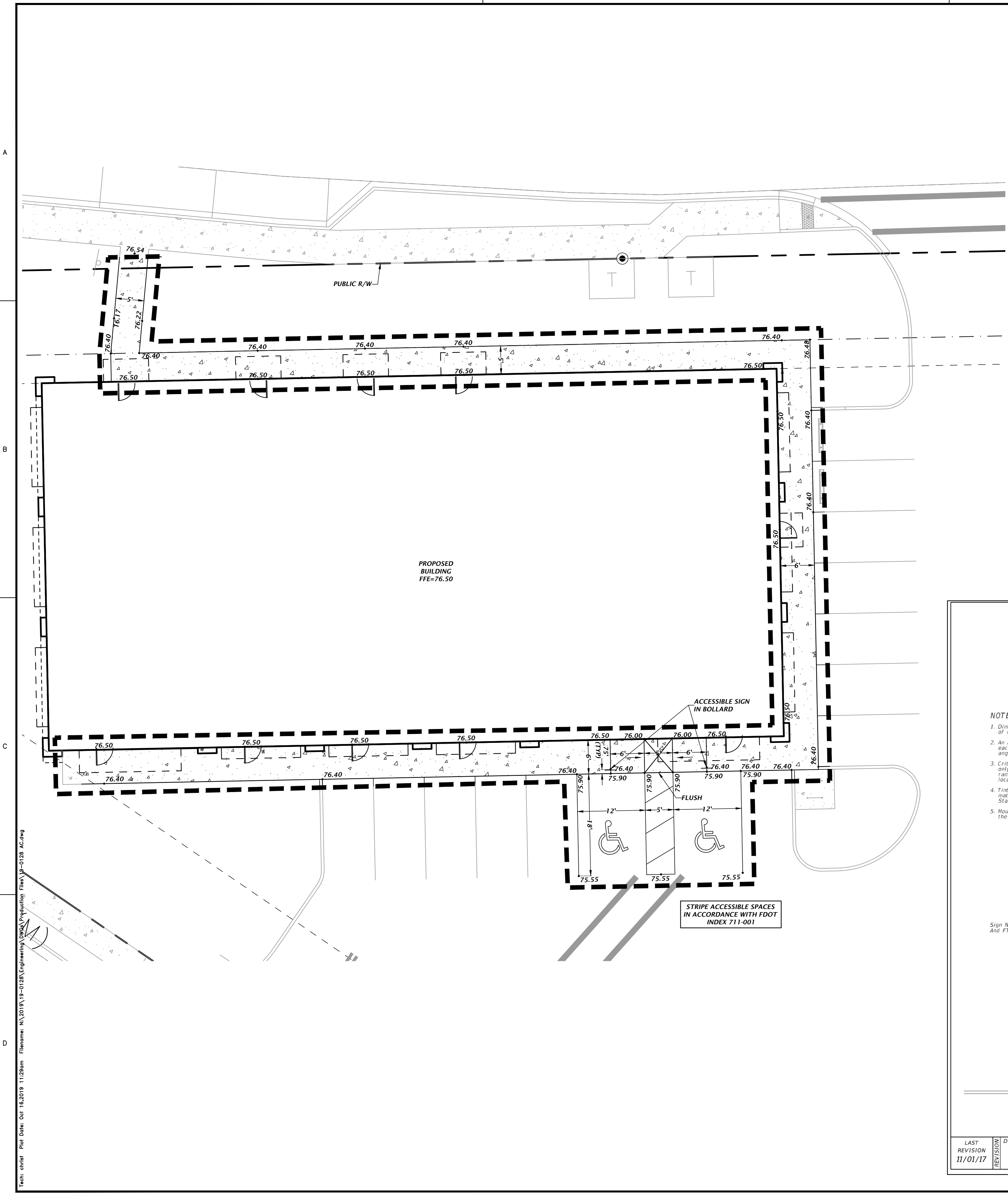
1"=20'  
VERTICAL SCALE  
BASED ON  
ORIGINAL DRAWING  
0"=100'  
HORIZONTAL SCALE  
BASED ON  
THIS SHEET. ADJUST  
SCALES ACCORDINGLY.

CONSTRUCTION/BD/REVISIONS

DATE: 10/17/19  
BY: J. WALPOLE  
PROJECT: ALACHUA RETAIL  
SHEET TITLE: DETAILED HORIZONTAL CONTROL AND SITE PLAN  
PROJECT NUMBER: 19-0128

FL PE No. 58206  
SHEET NO. **C1.10**



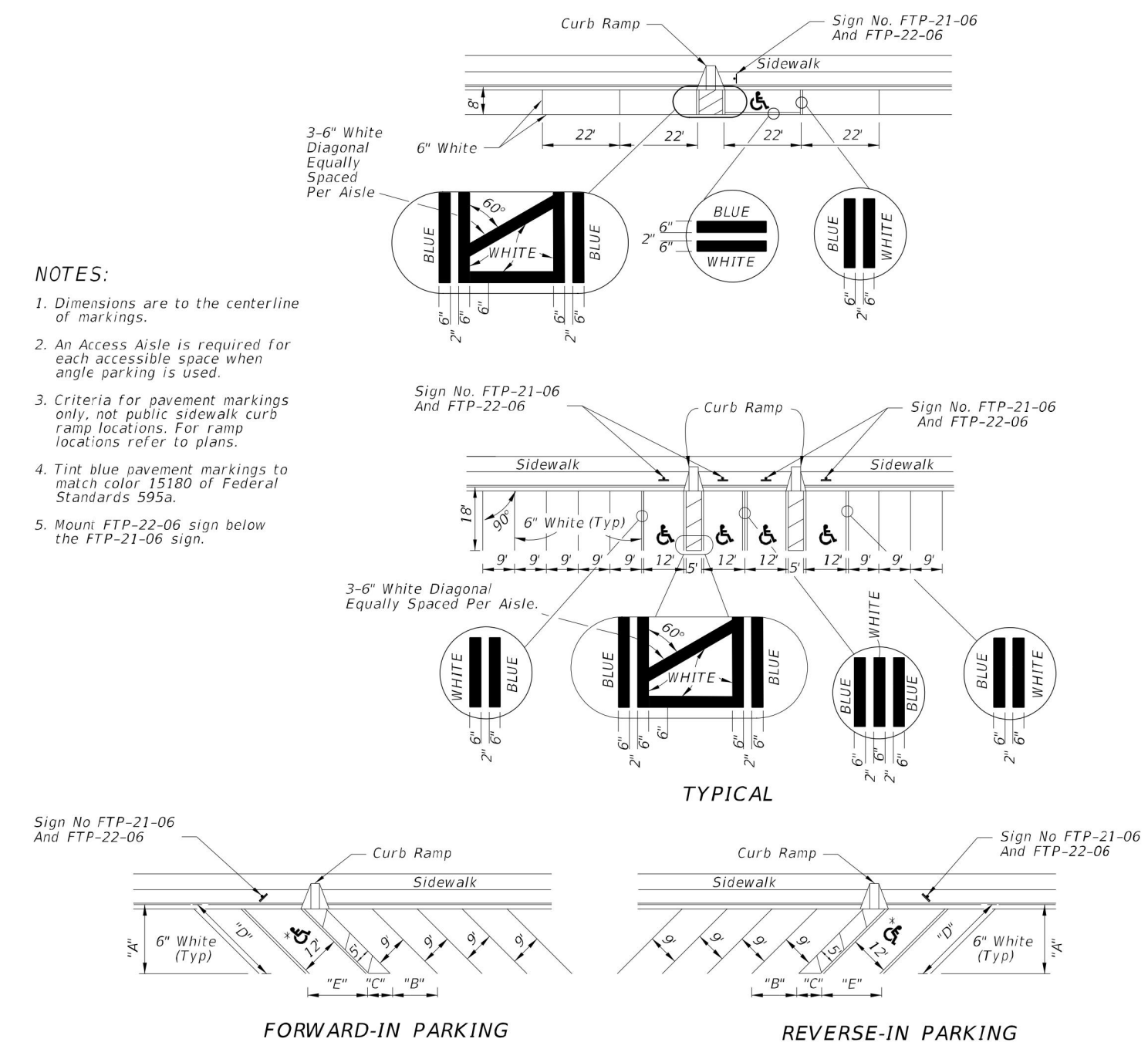


SIGN NOTES:  
1. SIGN CONSTRUCTION, DESIGN AND PLACEMENT SHALL COMPLY WITH STATE AND LOCAL STATUTES.

**ACCESSIBLE PARKING SIGN DETAIL**

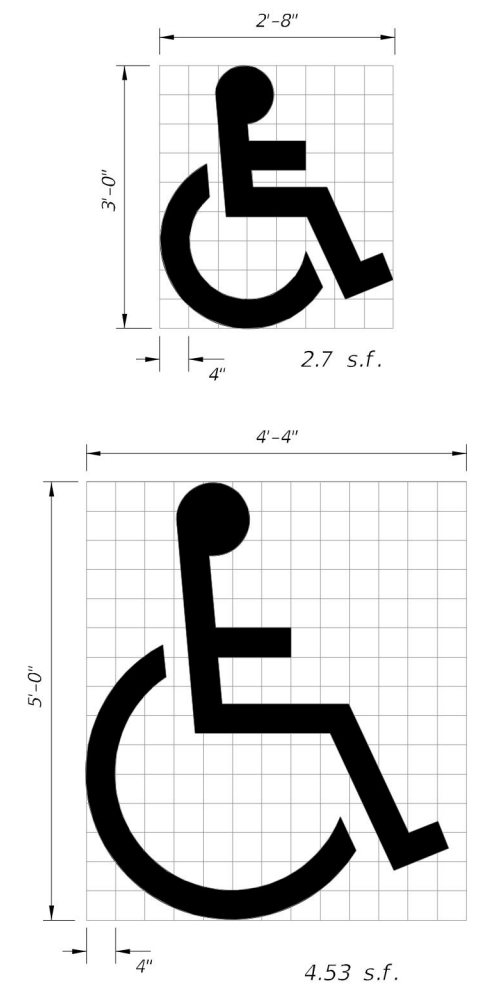
**NOTES:**

1. Dimensions are to the centerline of markings.
2. An Access Aisle is required for each accessible space when angle parking is used.
3. Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
4. Tint blue pavement markings to match color 15180 of Federal Standards 555a.
5. Mount FTP-22-06 sign below the FTP-21-06 sign.



\* FOR ACCESSIBLE MARKINGS - SEE ABOVE

| "DIMENSIONS" |        |        |       |        |
|--------------|--------|--------|-------|--------|
| "A"          | "B"    | "C"    | "D"   | "E"    |
| 45°          | 19'-1" | 12'-9" | 7'-0" | 27'-0" |
| 60°          | 20'-1" | 10'-5" | 9'-9" | 23'-2" |



Use of pavement symbol in accessible parking spaces is optional, when used the symbol shall be 3' or 5' high and white in color.

PAVEMENT MARKING FOR PARKING

UNIVERSAL SYMBOL OF ACCESSIBILITY

| LAST REVISION | DESCRIPTION | FY 2018-19 STANDARD PLANS | INDEX   | SHEET    |
|---------------|-------------|---------------------------|---------|----------|
| 11/01/17      |             |                           | 711-001 | 13 of 14 |

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PER SCALE  
BASED ON  
ORIGINAL DRAWING  
0 = 1" = 10'  
DO NOT SCALE DRAWING  
THIS SHEET, ADJUST  
SCALES ACCORDINGLY.

10/17/19 CITY OF ALACHUA, SRWMD & FDOT  
10/17/19 CITY OF ALACHUA & FDOT

CLIENT: SCHERER CONSTRUCTION, INC.  
PROJECT: ALACHUA RETAIL  
SHEET TITLE: ACCESSIBILITY SITE PLAN  
SHEET NUMBER: 19-0128

DESIGNED BY: T. COWART  
DESIGNED BY: R.J. WALPOLE, P.E.  
QUALITY CONTROL: D.H. YOUNG, P.E.  
PROJECT NUMBER: 19-0128

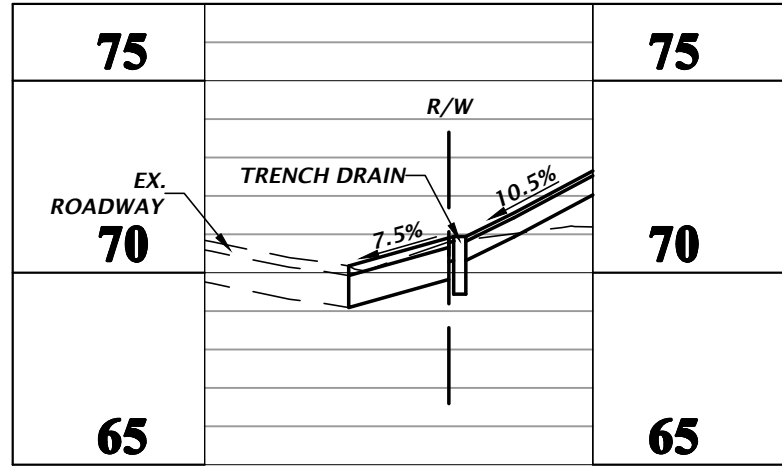
ROBERT J. WALPOLE  
Professional Engineer  
No. 58206  
Oct 16, 2019  
STATE OF FLORIDA

FL PE No. 58206  
SHEET NO.: **C1.20**



File name: \\A\2019\19-0128\Engineering\DWG\Production\19-0128 PG.dwg  
Title: Stormwater Catch Basin Detail  
Plot Date: Oct 15, 2019 8:20am  
User: ThomasC

A  
B  
C  
D



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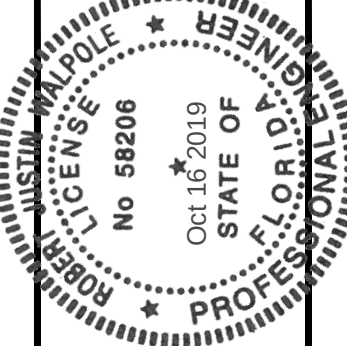
1" = 20'  
1" = 5'  
0" = 0'

CONSTRUCTION/REVISIONS

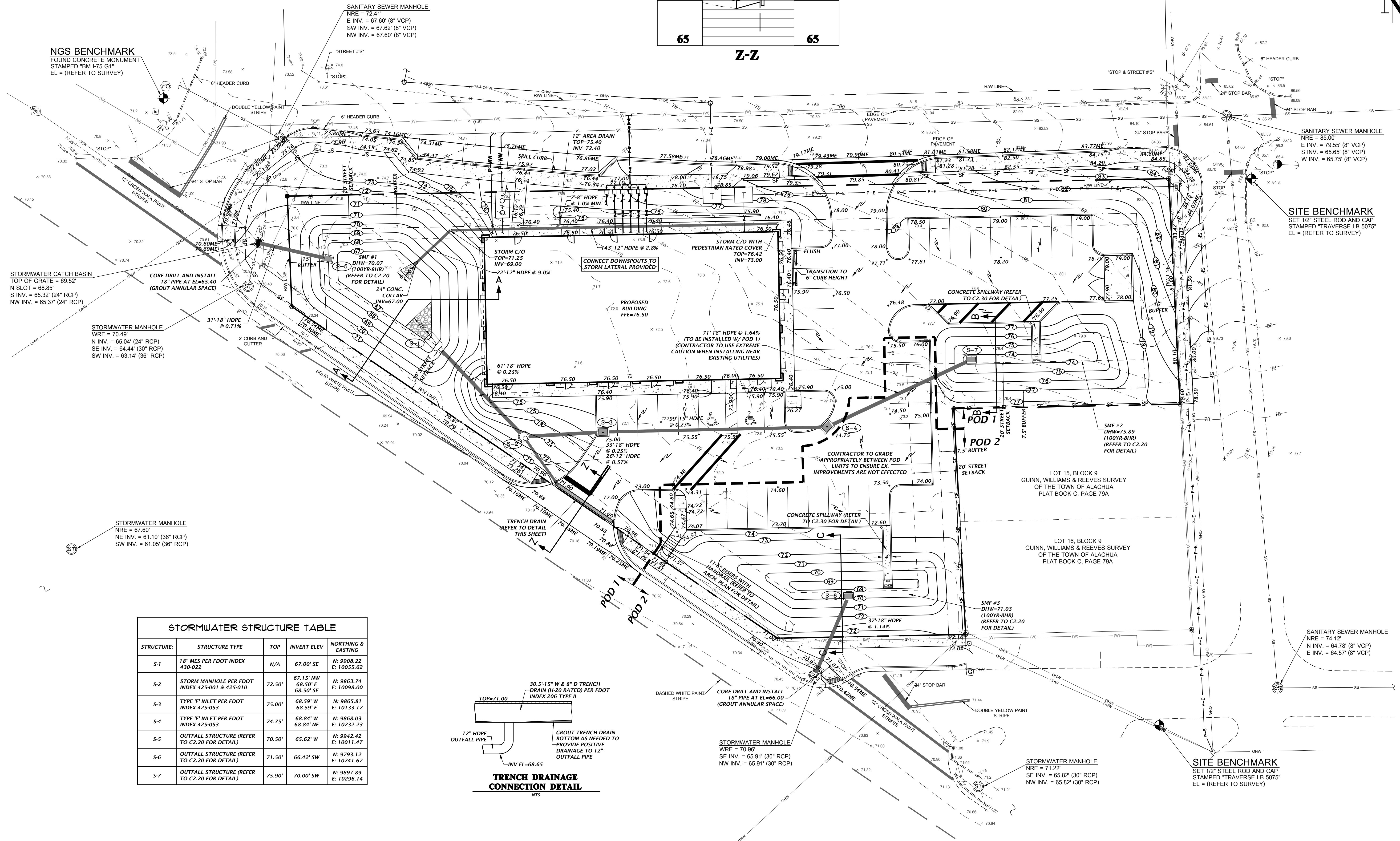
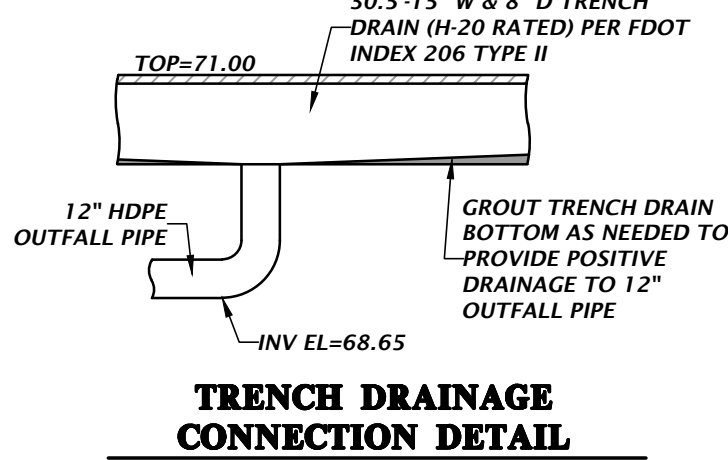
CLIENT: SHERER CONSTRUCTION, INC.  
PROJECT: ALACHUA RETAIL  
SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

DESIGNED BY: T. COVART  
CHECKED BY: R.J. WALPOLE, P.E.  
PROJECT NUMBER: 19-0128

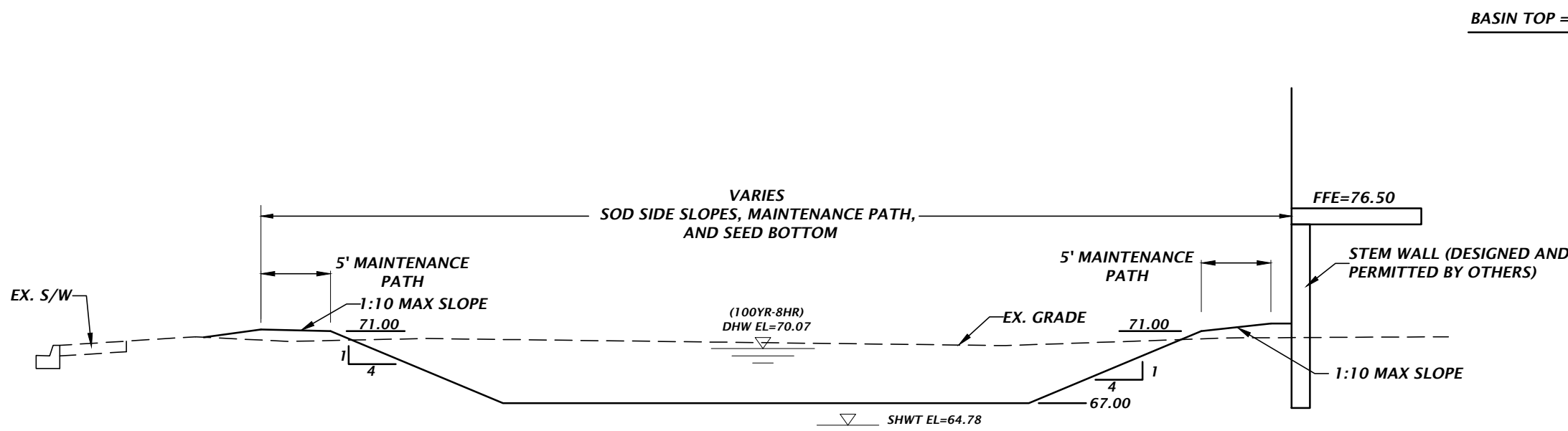
FL PE No. 58206  
SHEET NO. C2.10



| STORMWATER STRUCTURE TABLE |                                                |        |                       |                           |
|----------------------------|------------------------------------------------|--------|-----------------------|---------------------------|
| STRUCTURE                  | STRUCTURE TYPE                                 | TOP    | INVERT ELEV           | NORTHING & EASTING        |
| S-1                        | 18" MES PER FDOT INDEX 430-022                 | N/A    | 67.00' SE             | N: 9908.22<br>E: 10055.62 |
| S-2                        | STORM MANHOLE PER FDOT INDEX 425-001 & 425-010 | 72.50' | 67.15' NW<br>68.50' E | N: 9863.74<br>E: 10098.00 |
| S-3                        | TYPE 'F' INLET PER FDOT INDEX 425-053          | 75.00' | 68.59' W<br>68.59' E  | N: 9865.81<br>E: 10133.12 |
| S-4                        | TYPE 'F' INLET PER FDOT INDEX 425-053          | 74.75' | 68.84' W<br>68.84' NE | N: 9868.03<br>E: 10232.23 |
| S-5                        | OUTFALL STRUCTURE (REFER TO C2.20 FOR DETAIL)  | 70.50' | 65.62' W              | N: 9942.42<br>E: 10011.47 |
| S-6                        | OUTFALL STRUCTURE (REFER TO C2.20 FOR DETAIL)  | 71.50' | 66.42' SW             | N: 9793.12<br>E: 10241.67 |
| S-7                        | OUTFALL STRUCTURE (REFER TO C2.20 FOR DETAIL)  | 75.90' | 70.00' SW             | N: 9897.89<br>E: 10296.14 |

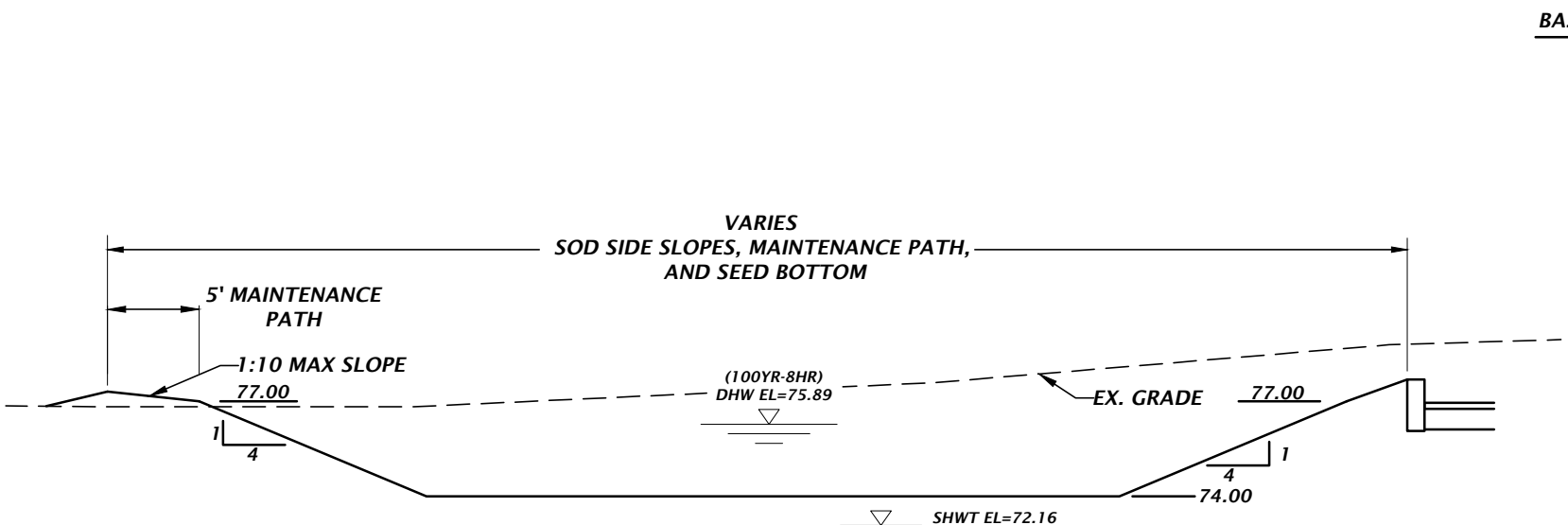






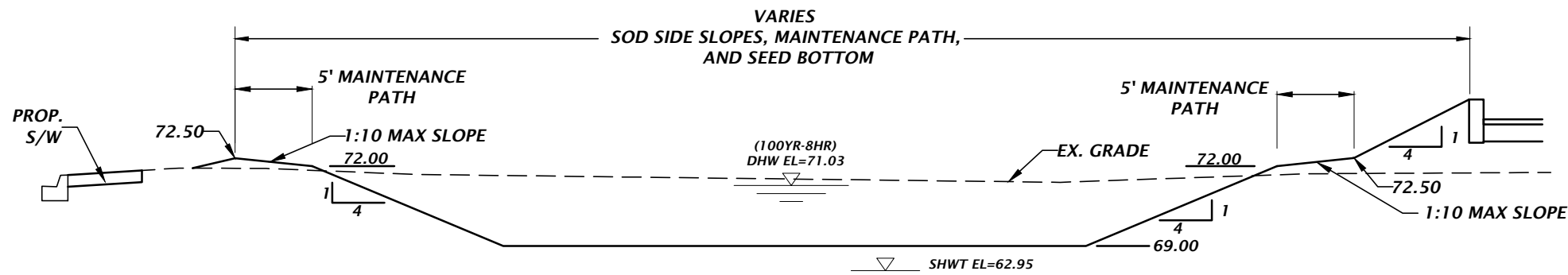
1. IF A CONTINUOUS LIMEROCK FORMATION IS ENCOUNTERED IN THE BASIN AREA CONTACT THE ENGINEER OF RECORD. THE LIMEROCK SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 3 FEET BEYOND THE BASIN UNDERCUT LIMITS.
2. IF A SOLUTION PIPE SINKHOLE DOES FORM IN THE STORMWATER BASIN, THEN THE SINKHOLE SHALL BE REPAIRED BY 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 PRESENT AT THE BASIN BOTTOM, WE RECOMMEND THESE SOILS BE UNDERCUT A MINIMUM OF 2 FEET AND BACKFILLED WITH THE ON-SITE SANDS AND SANDS WITH SILT HAVING A MAXIMUM OF 12 PERCENT SOIL FINES PASSING THE NO. 200 SIEVE.

**STORMWATER MANAGEMENT FACILITY #1  
CROSS SECTION A-A**



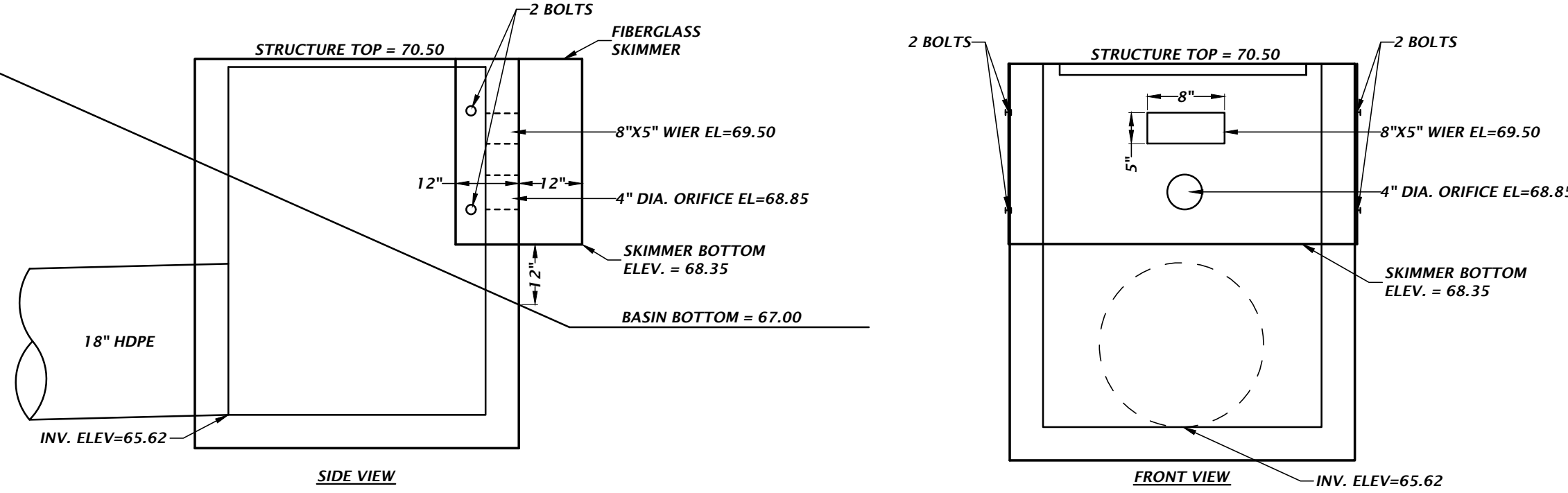
1. IF A CONTINUOUS LIMEROCK FORMATION IS ENCOUNTERED IN THE BASIN AREA CONTACT THE ENGINEER OF RECORD. THE LIMEROCK SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 3 FEET BEYOND THE BASIN UNDERCUT LIMITS.
2. IF A SOLUTION PIPE SINKHOLE DOES FORM IN THE STORMWATER BASIN, THEN THE SINKHOLE SHALL BE REPAIRED BY 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 PRESENT AT THE BASIN BOTTOM, WE RECOMMEND THESE SOILS BE UNDERCUT A MINIMUM OF 2 FEET AND BACKFILLED WITH THE ON-SITE SANDS AND SANDS WITH SILT HAVING A MAXIMUM OF 12 PERCENT SOIL FINES PASSING THE NO. 200 SIEVE.

**STORMWATER MANAGEMENT FACILITY #2  
CROSS SECTION B-B**

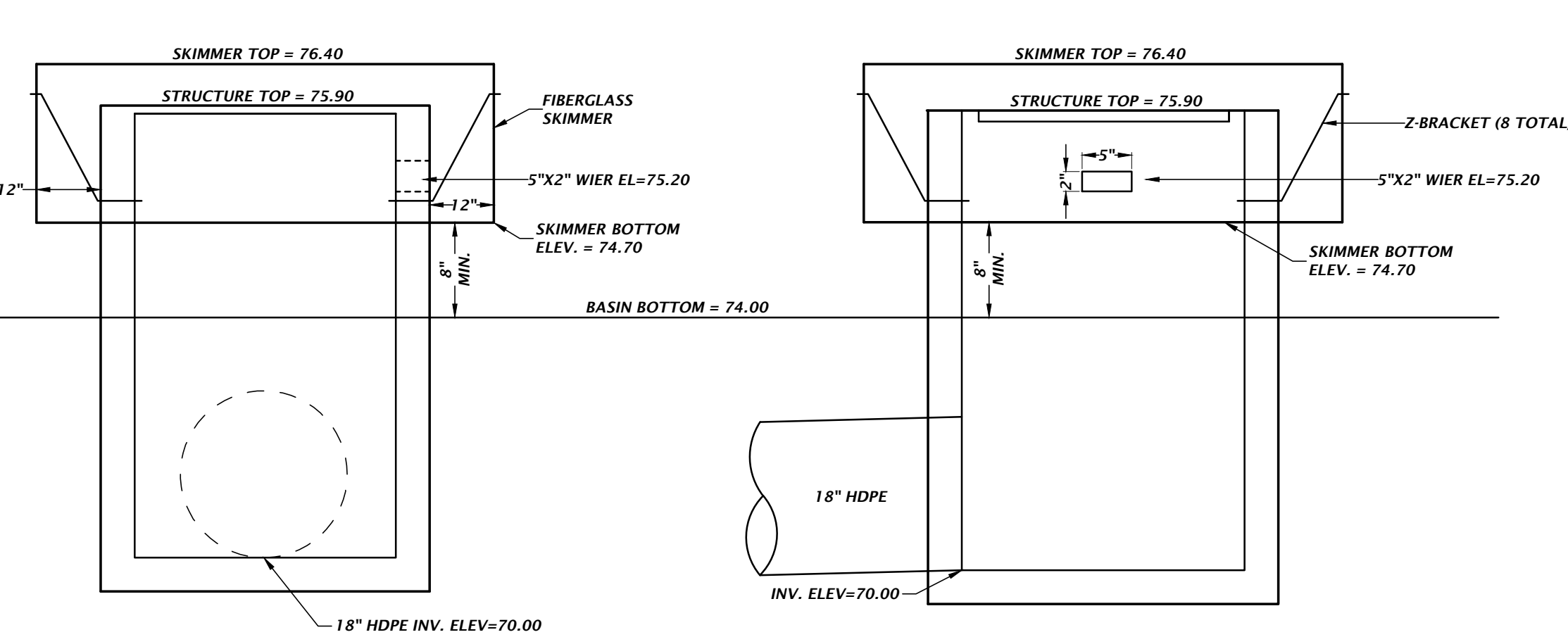


1. IF A CONTINUOUS LIMEROCK FORMATION IS ENCOUNTERED IN THE BASIN AREA CONTACT THE ENGINEER OF RECORD. THE LIMEROCK SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 3 FEET BEYOND THE BASIN UNDERCUT LIMITS.
2. IF A SOLUTION PIPE SINKHOLE DOES FORM IN THE STORMWATER BASIN, THEN THE SINKHOLE SHALL BE REPAIRED BY 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 PRESENT AT THE BASIN BOTTOM, WE RECOMMEND THESE SOILS BE UNDERCUT A MINIMUM OF 2 FEET AND BACKFILLED WITH THE ON-SITE SANDS AND SANDS WITH SILT HAVING A MAXIMUM OF 12 PERCENT SOIL FINES PASSING THE NO. 200 SIEVE.

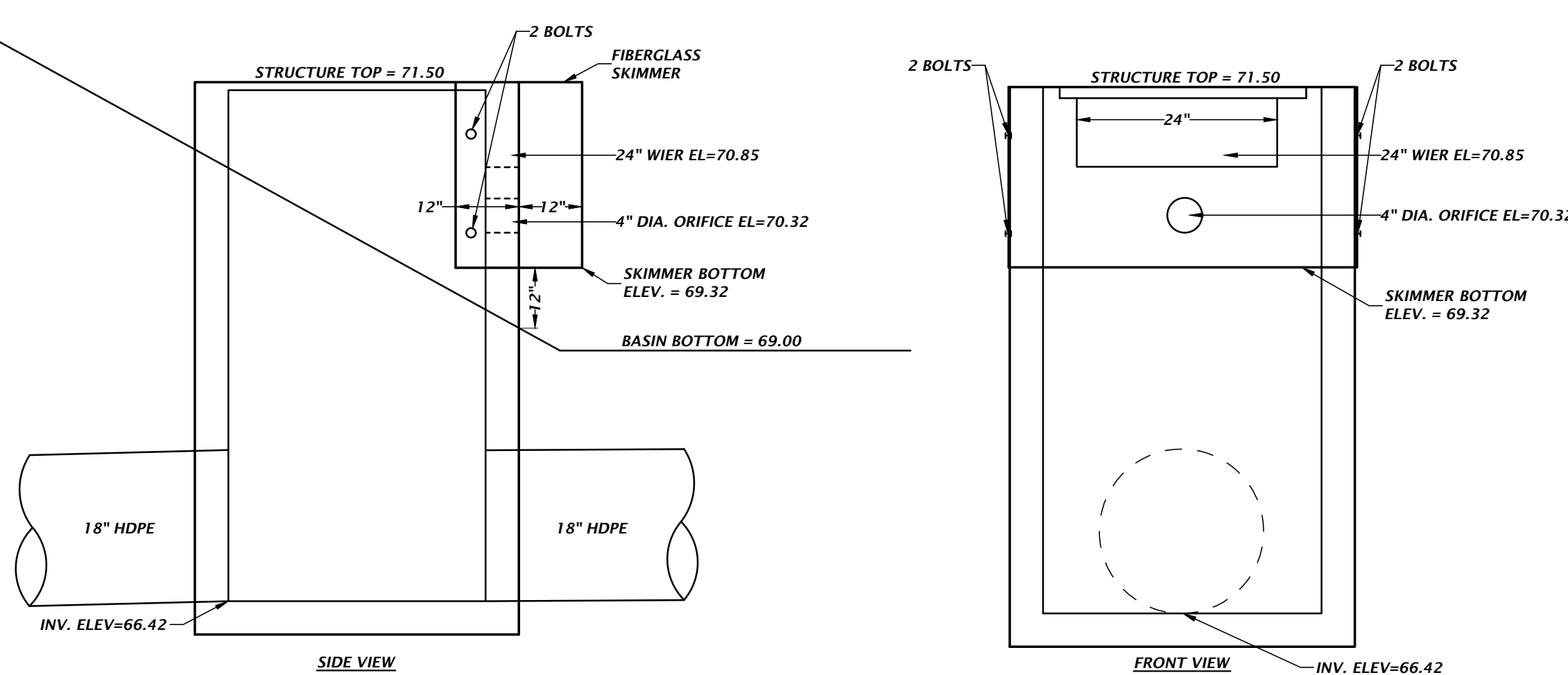
**STORMWATER MANAGEMENT FACILITY #3  
CROSS SECTION C-C**



**S-4; DRY RETENTION POND OUTFALL STRUCTURE  
MODIFIED FDOT TYPE 'C' INLET PER FDOT INDEX 425-052**



**S-7; DRY RETENTION POND OUTFALL STRUCTURE  
MODIFIED FDOT TYPE 'C' INLET PER FDOT INDEX 425-052**



**S-6; DRY RETENTION POND OUTFALL STRUCTURE  
MODIFIED FDOT TYPE 'C' INLET PER FDOT INDEX 425-052**

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Alachua, Florida 32615  
(352) 331-1976  
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SCALE: N/A  
PERMANENT SCALE ON ORIGINAL DRAWING  
0 INCHES = 1 FOOT  
THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/REV. REVISIONS

DATE: 10/17/19  
CITY OF ALACHUA, SRWMD & FDOT  
10/03/19 CITY OF ALACHUA & FDOT  
10/17/19 CITY OF ALACHUA

CLIENT: SCHEER CONSTRUCTION, INC.  
PROJECT: ALACHUA RETAIL  
SHEET TITLE: STORMWATER MANAGEMENT FACILITY DETAILS

DESIGNED BY: T.E. COWART  
CHECKED BY: R.J. WALPOLE, P.E.  
PROJECT NUMBER: 19-0128

ROBERT J. WALPOLE  
No. 58206  
Oct 16, 2019  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

FL PE No. 58206  
SHEET NO.: C2.20



A

B

C

D

\\chm\Projects\19-0128\Engineering\DWG\Production\19-0128 PG.dwg  
Title: ThomasC Plot Date: Oct 15, 2019 9:52:10pm  
Filename: \\chm\Projects\19-0128\Engineering\DWG\Production\19-0128 PG.dwg

## 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.

### MAINTENANCE

THE BASIN SHALL BE REGULARLY MOWED TO AVOID EXCESSIVE VEGETATION GROWTH. THE MOWING RATE SHALL BE AT A MINIMUM OF 12 TIMES PER YEAR, WITH MORE FREQUENT MOWING IN THE SUMMER MONTHS. BASIN SIDE SLOPES SHALL INITIALLY BE SODDED AND THE SOD MAINTAINED.

### 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

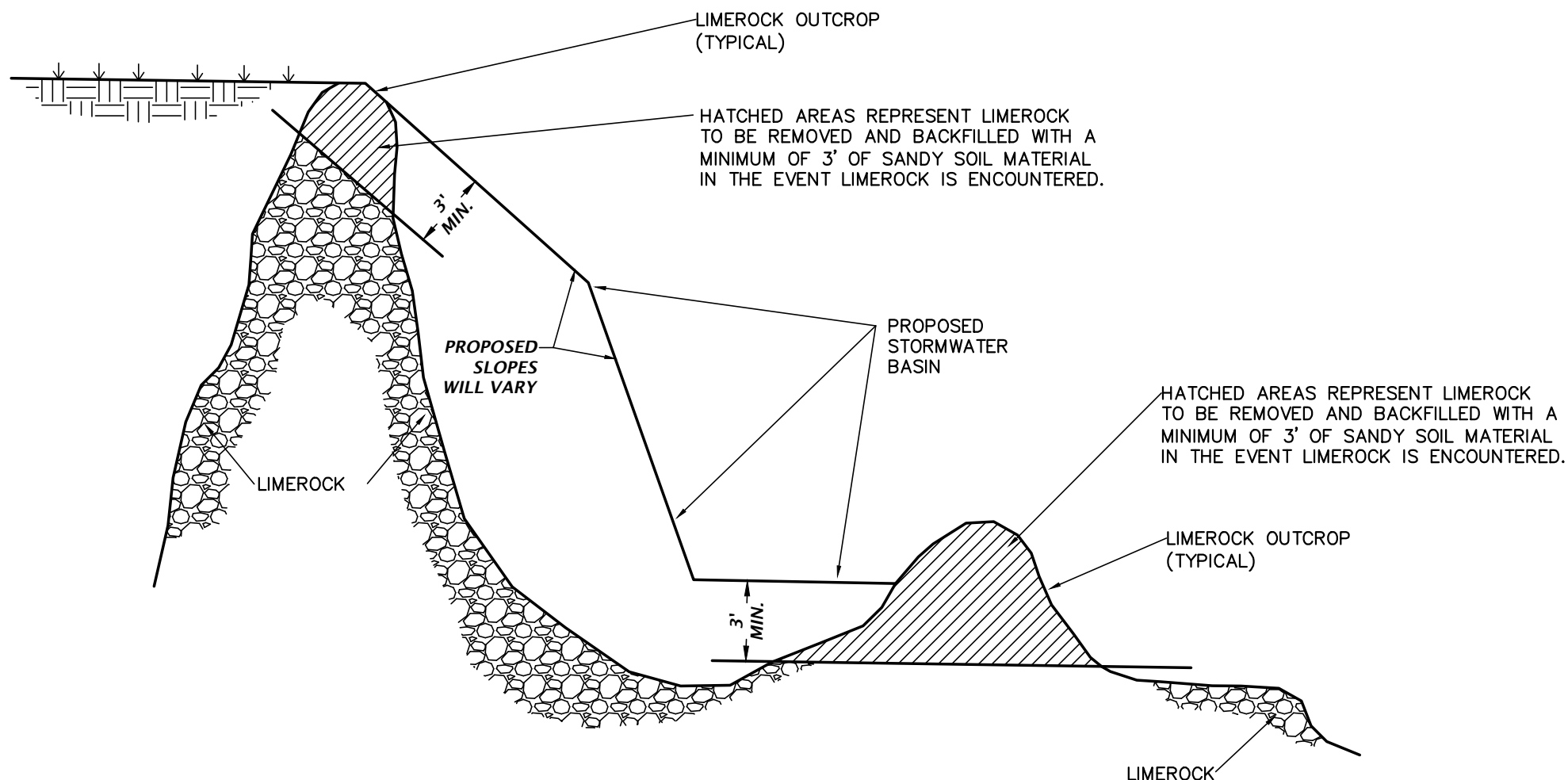
IF A CONTINUOUS LIMEROCK FORMATION IS ENCOUNTERED DURING EXCAVATION OF THE SWALES/BASIN OR IF A SINKHOLE FORMS IN THE AREA OF A DRAINAGE SWALE/BASIN THE ENGINEER OF RECORD SHALL BE NOTIFIED BY EITHER THE CONTRACTOR OR THE ESTABLISHED OPERATION AND MAINTENANCE ENTITY. THE ENGINEER OF RECORD SHALL INSPECT 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 (LIMEROCK 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.

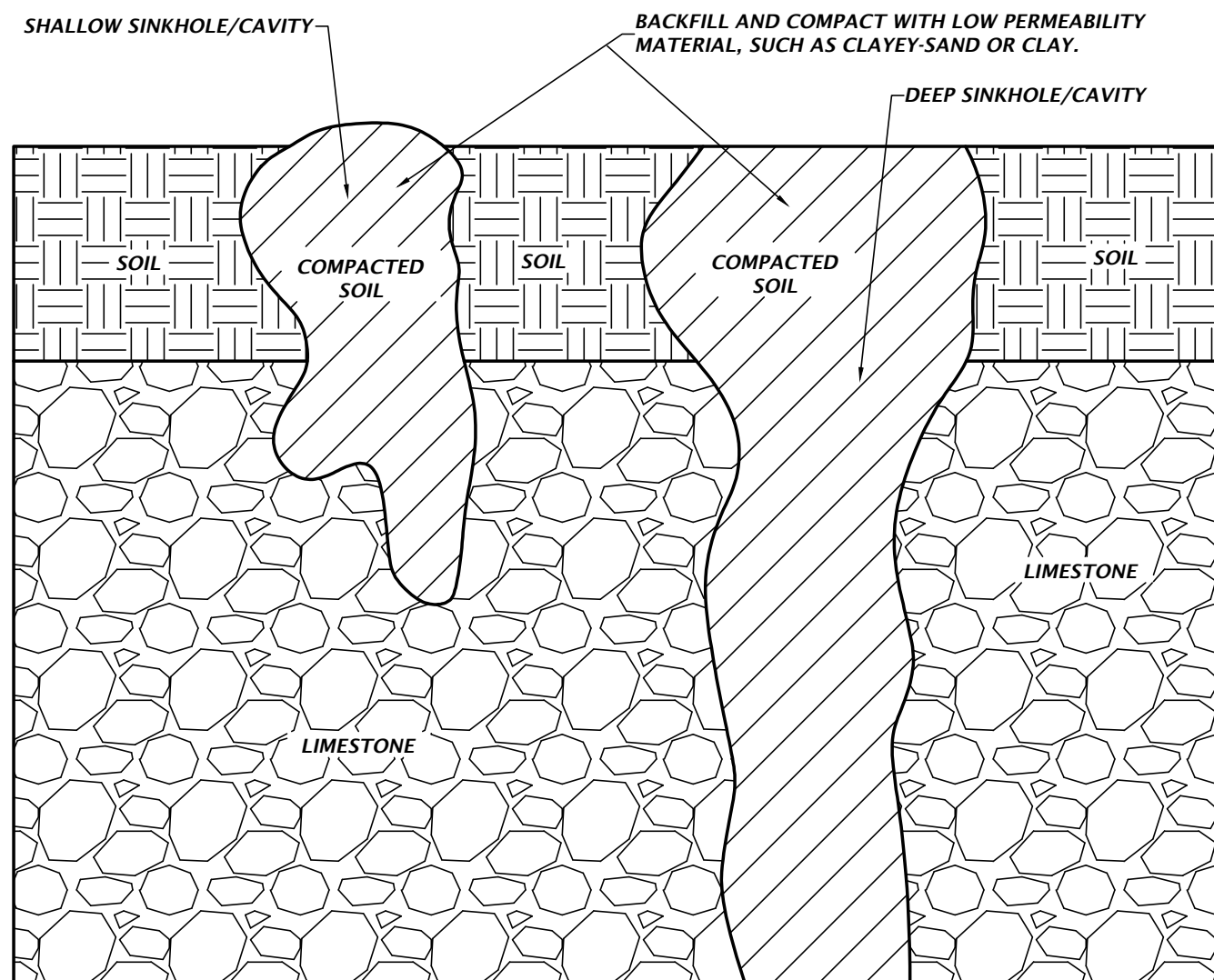
### OPERATION & MAINTENANCE ENTITY

### SCHERER CONSTRUCTION



## LIMEROCK OUTCROP REMOVAL DETAIL

NTS



## SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL

NTS

11901 Research Drive  
Alachua, Florida 32615  
(352) 331-1976  
www.chw-inc.com  
est. 1988 FLORIDA  
CA-5075

**CHW**  
Professional Consultants

SCALE: N/A  
PERMANENT SCALE: 1" = 10' (AS SHOWN ON ORIGINAL DRAWING)  
TEMPORARY SCALE: 1" = 10' (AS SHOWN ON THIS SHEET, ADJUST SCALES ACCORDINGLY)

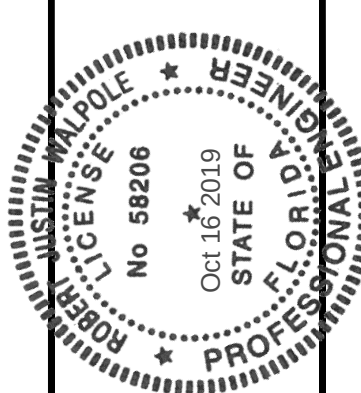
CONSTRUCTION/REVISIONS

DATE: 10/17/19  
BY: J. WALPOLE  
REVISION: 19-0128

CLIENT: SCHERER CONSTRUCTION, INC.  
PROJECT: ALACHUA RETAIL

DESIGNER: T. COVART  
DESIGNER: R.J. WALPOLE, P.E.  
QUALITY CONTROL: D.H. YOUNG, P.E.  
PROJECT NUMBER: 19-0128

ROBERT J. WALPOLE

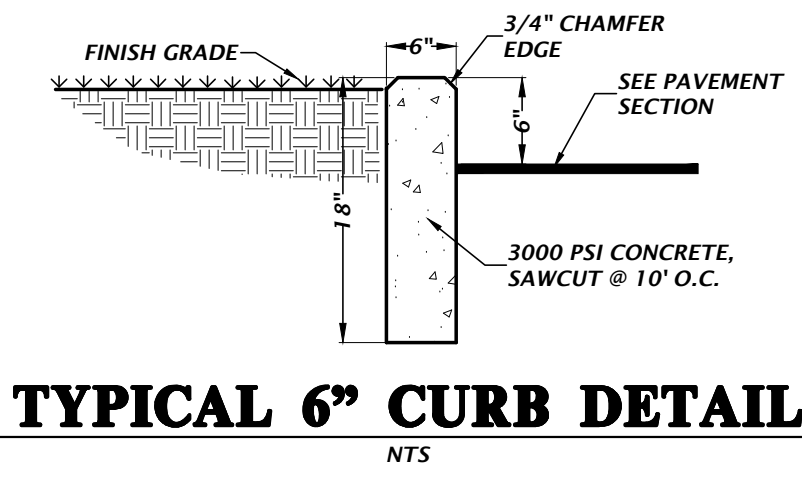


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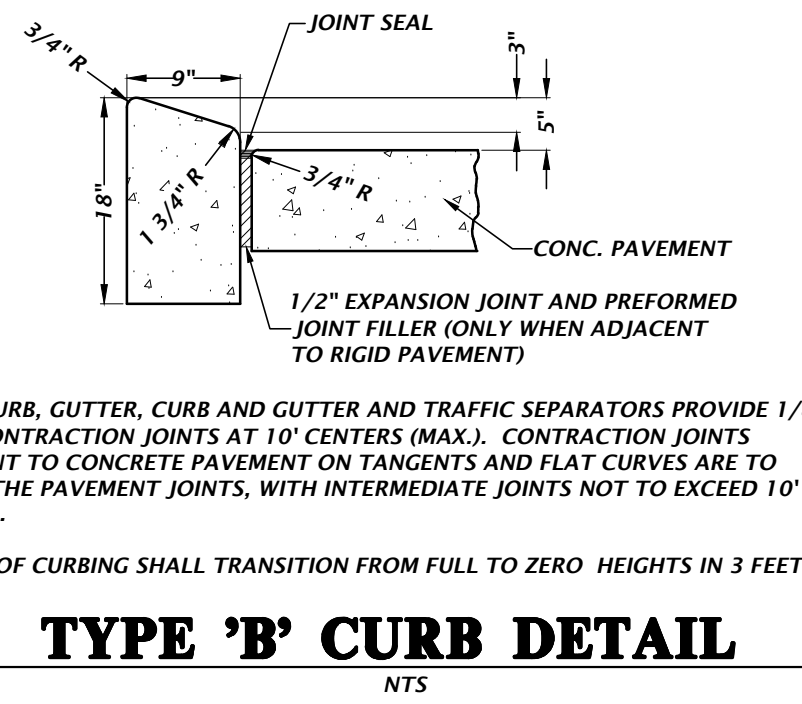
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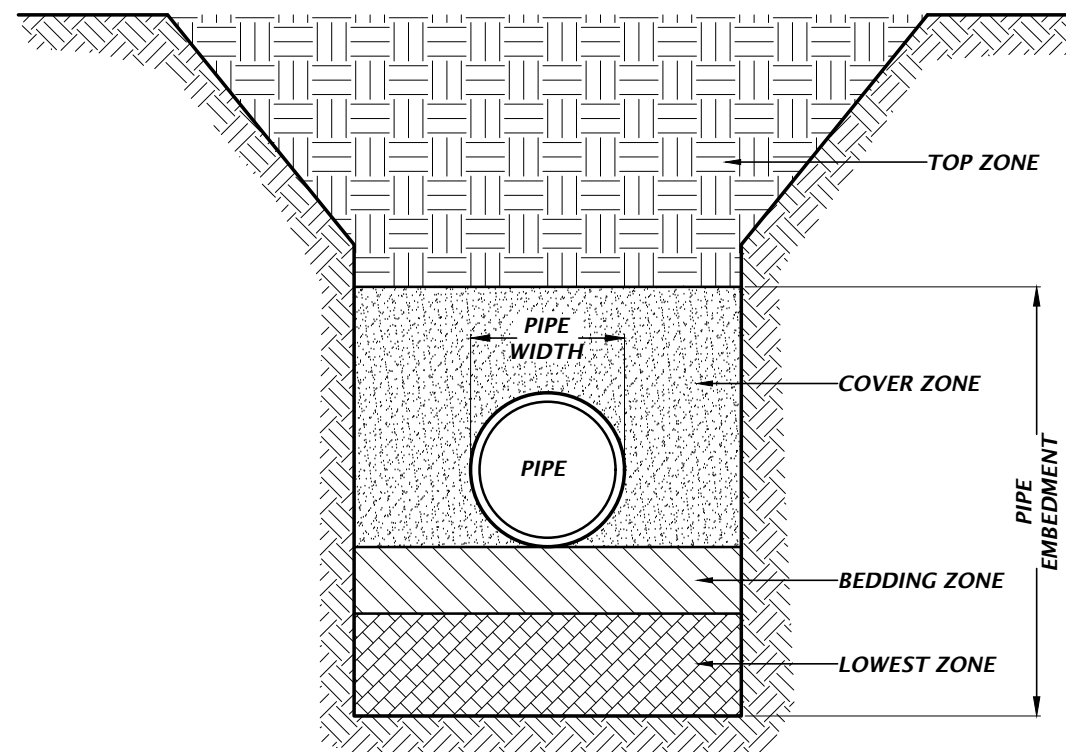




TYPICAL 6" CURB DETAIL  
NTS

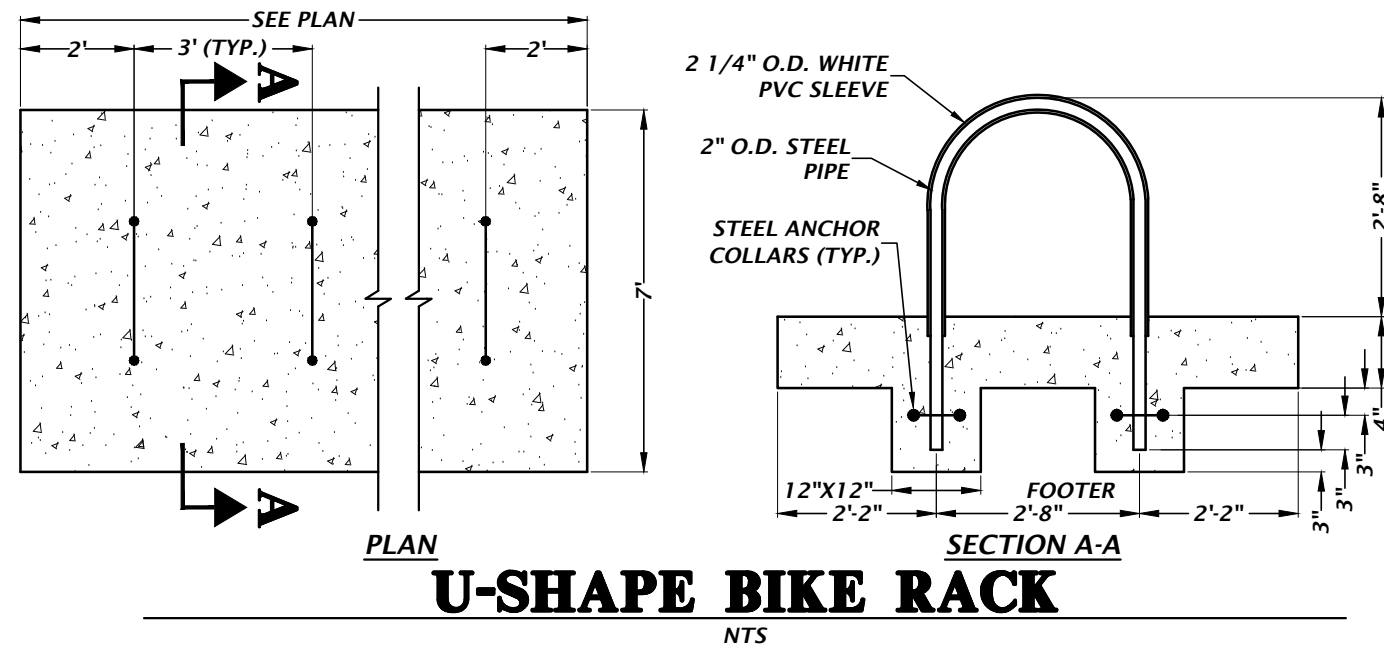


TYPE 'B' CURB DETAIL  
NTS

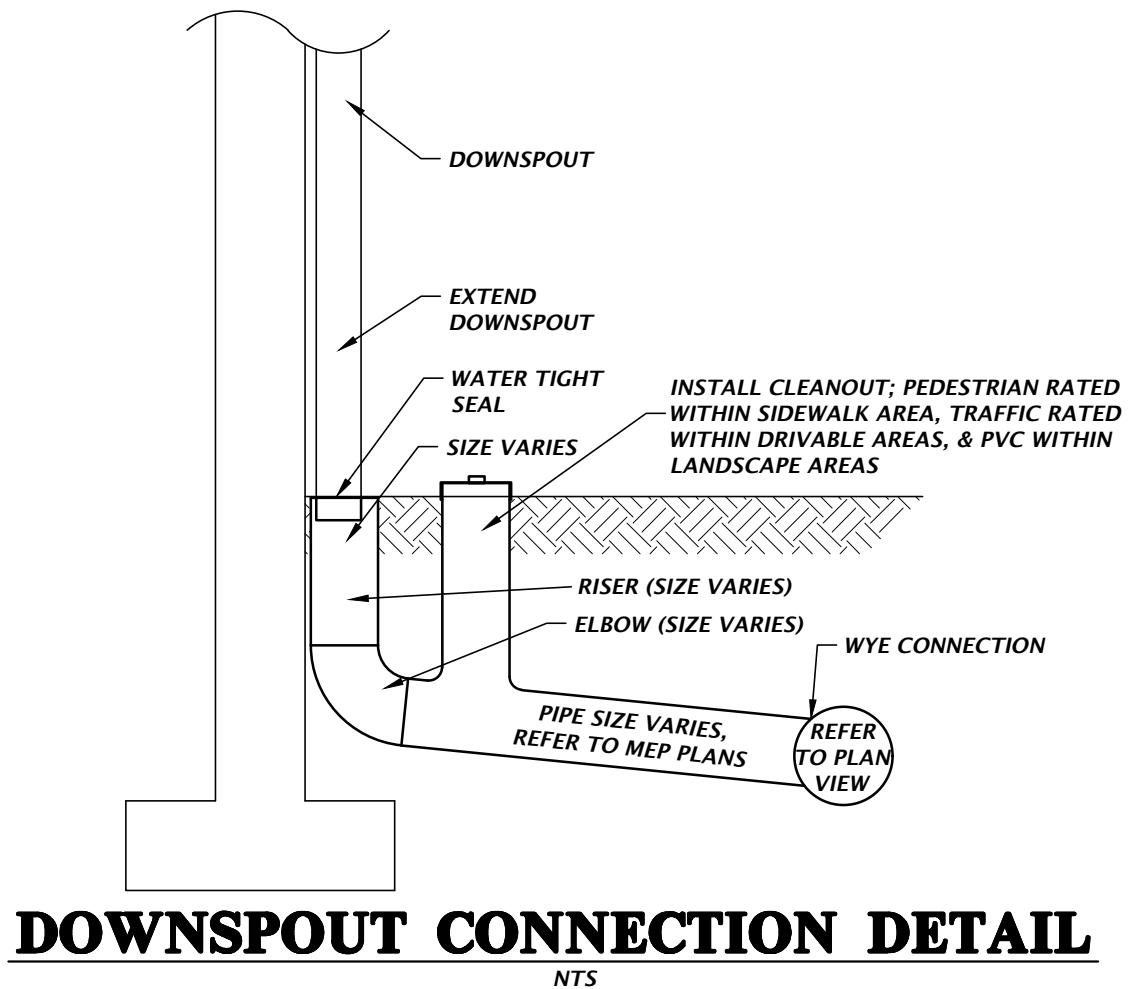


1. STORM PIPE BEDDING AND BACKFILL SHALL BE PER FDOT SPECIFICATION 125-8 AND 125-9.
2. SOIL/MATERIAL TYPES ARE AS DETERMINED PER AASHTO M145 SOIL CLASSIFICATIONS AND ASTM D3282.
3. DO NOT ALLOW HEAVY CONSTRUCTION EQUIPMENT TO CROSS OVER CULVERT OR STORM SEWER PIPES UNTIL PLACING AND COMPACTING BACKFILL MATERIAL TO THE FINISHED EARTHWORK GRADE OR TO AN ELEVATION AT LEAST FOUR (4) FEET ABOVE THE CROWN OF THE PIPE.
4. THE LOWEST ZONE IS BACKFILLED FOR DEEP UNDERCUTS UP TO WITHIN FOUR (4) INCHES OF THE BOTTOM OF THE PIPE. BACKFILL IN THIS ZONE SHALL BE COARSE SAND, OR OTHER SUITABLE GRANULAR MATERIAL, OBTAINED FROM THE GRADING OPERATIONS ON THE PROJECT, OR A COMMERCIAL MATERIAL (AS APPROVED BY THE ENGINEER OF RECORD) IF NO SUITABLE MATERIAL IS AVAILABLE. COMPACT THE SOIL TO APPROXIMATELY MATCH THE DENSITY OF THE SOIL IN WHICH THE TRENCH WAS CUT.
5. THE BEDDING ZONE IS ABOVE THE LOWEST ZONE AND USUALLY WILL BE THE BACKFILL WHICH IS THE FOUR (4) INCHES OF SOIL BELOW THE BOTTOM OF THE PIPE. WHEN ROCK OR OTHER HARD MATERIAL HAS BEEN REMOVED TO PLACE THE PIPE, THE BEDDING ZONE WILL BE THE TWELVE (12) INCHES OF SOIL BELOW THE BOTTOM OF THE PIPE. THE BACKFILL MATERIAL TO BE USED SHALL BE CLASSIFIED AS A-1, A-2, OR A-3. MATERIAL CLASSIFIED AS A-4 MAY BE USED IF THE PIPE IS CONCRETE PIPE. PLACE MATERIAL IN LIFTS NO GREATER THAN SIX (6) INCHES (COMPACTED THICKNESS).
6. THE COVER ZONE IS BACKFILL THAT IS PLACED AFTER THE PIPE HAS BEEN LAID AND EXTENDS TWELVE (12) INCHES ABOVE THE TOP OF THE PIPE. HE BACKFILL MATERIAL TO BE USED SHALL BE CLASSIFIED AS A-1, A-2, OR A-3. MATERIAL CLASSIFIED AS A-4 MAY BE USED IF THE PIPE IS CONCRETE PIPE. PLACE MATERIAL IN LIFTS NO GREATER THAN SIX (6) INCHES (COMPACTED THICKNESS), EVENLY DEPOSITED ON BOTH SIDES OF THE PIPE AND COMPACT WITH MECHANICAL TAMPERS SUITABLE FOR THIS PURPOSE. HAND TAMP MATERIAL BELOW THE PIPE HAUNCH THAT CANNOT BE REACHED BY MECHANICAL TAMPERS.
7. THE TOP ZONE EXTENDS FROM TWELVE (12) INCHES ABOVE THE TOP OF THE PIPE TO THE BASE OR FINAL GRADE. BACKFILL WITH MATERIALS ALLOWED PER FDOT INDEX NO. 505. PLACE MATERIAL IN LAYERS NOT TO EXCEED TWELVE (12) INCHES IN COMPACTED THICKNESS.
8. MINIMUM ACCEPTABLE COMPACTION FOR THE BEDDING, COVER, AND TOP ZONES IS 100% OF THE STANDARD PROCTOR MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99, METHOD C. FOR METAL OR PLASTIC PIPE, COMPACT THE BACKFILL TO A DENSITY OF AT LEAST 95% OF THE STANDARD PROCTOR AS DETERMINED BY AASHTO T-99, METHOD C.
9. WHEN INSTALLING HDPE PIPE, BEDDING, BACKFILL, AND GENERAL INSTALLATION REQUIREMENTS SHALL COMPLY WITH ASTM D2321.

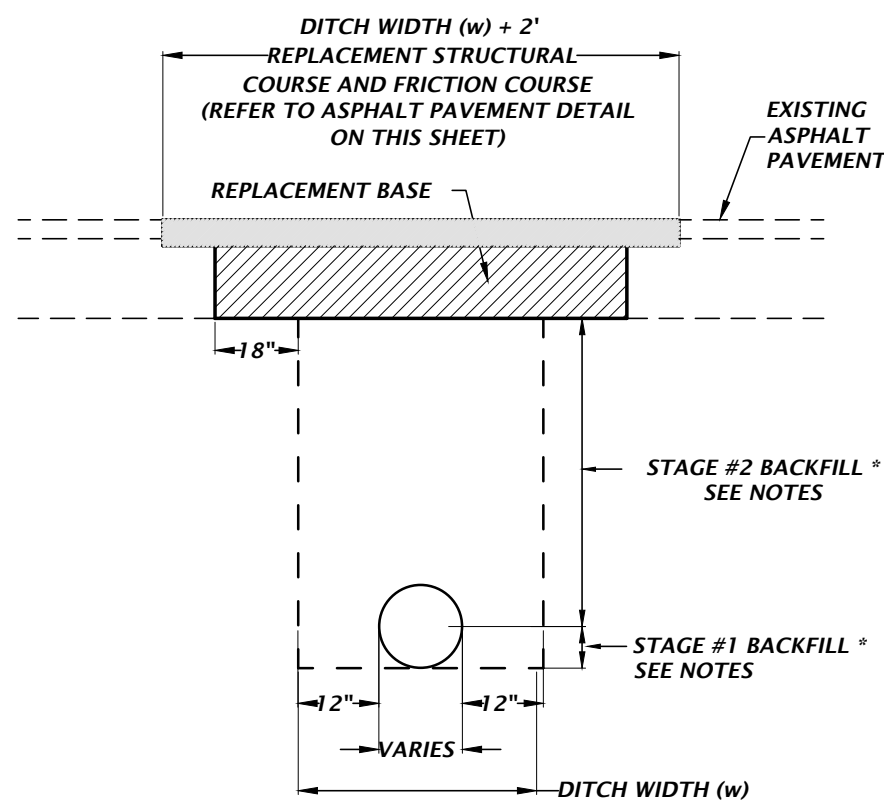
STORM PIPE BEDDING AND  
BACKFILLING DETAIL  
NTS



U-SHAPE BIKE RACK  
NTS



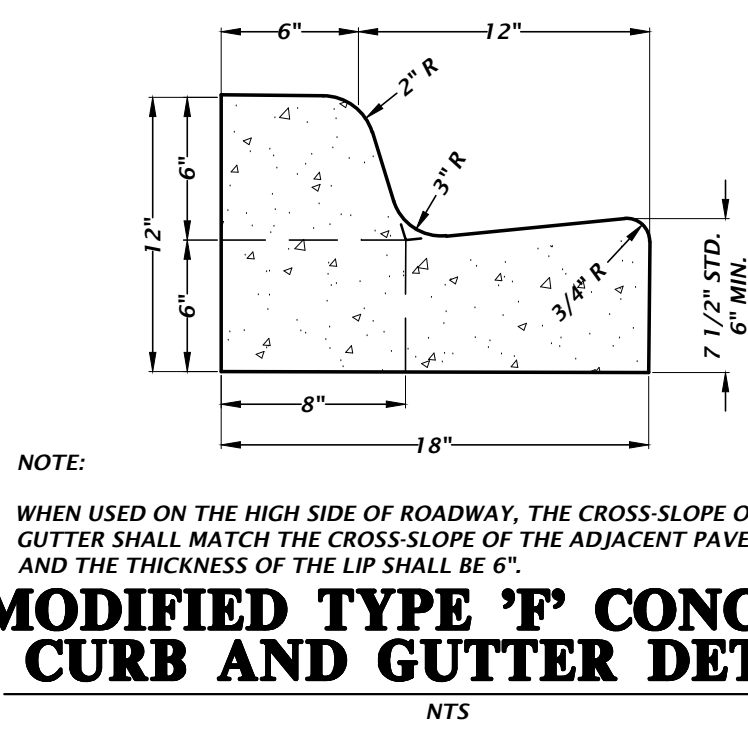
DOWNSPOUT CONNECTION DETAIL  
NTS



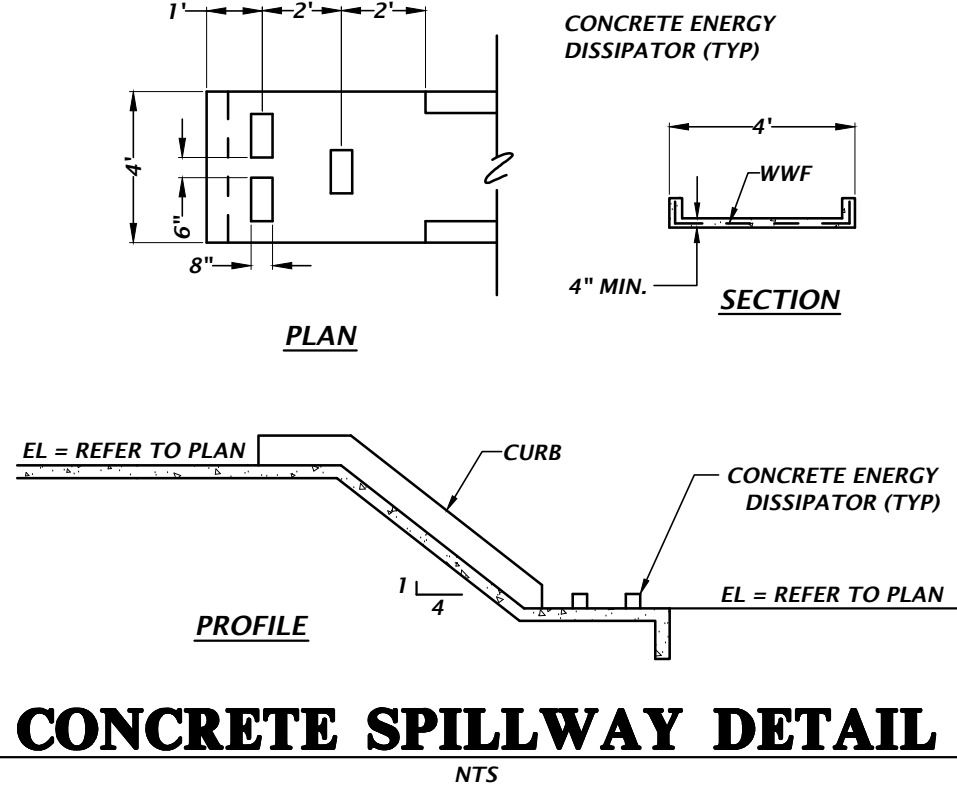
NOTES:

1. IN STAGE #1, CONSTRUCT COMPACTED FILL BENEATH THE HAUNCHES OF THE PIPE, USING MECHANICAL TAMPS SUITABLE FOR THIS PURPOSE. THIS COMPACTION APPLIES TO THE MATERIAL PLACED BENEATH THE HAUNCHES OF THE PIPE AND ABOVE ANY BEDDING.
2. IN STAGE #2, CONSTRUCT COMPACTED FILL ALONG THE SIDES OF THE PIPE AND UP TO THE BOTTOM OF THE BASE, WITH THE UPPER 12" RECEIVING TYPE B STABILIZATION. IN LIEU OF TYPE B STABILIZATION, THE CONTRACTOR MAY CONSTRUCT USING OPTIONAL BASE GROUP 3.
3. 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.
4. 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.
5. PAVEMENT SHALL BE REMOVED TO NEATLY SAWED STRAIGHT EDGES.
6. THE TYPE AND THICKNESS OF THE 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.
7. THE BACKFILLING AND PAVEMENT REPLACEMENT MUST BE DONE IN ACCORDANCE WITH FDOT INDEX 307.
8. PAVEMENT CUTS SHALL HAVE THE ASPHALT SURFACE REPLACED WITHIN 24 HOURS, WITH OPEN CUT RESTORATION PERFORMED IN ACCORDANCE WITH MOST CURRENT EDITION OF FDOT INDEX NO. 307 USING THE FLWABLE FILL OPTION.
9. THE CITY OF GAINESVILLE PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED BY CALLING 352-334-5070 PRIOR TO START OF EXCAVATION.

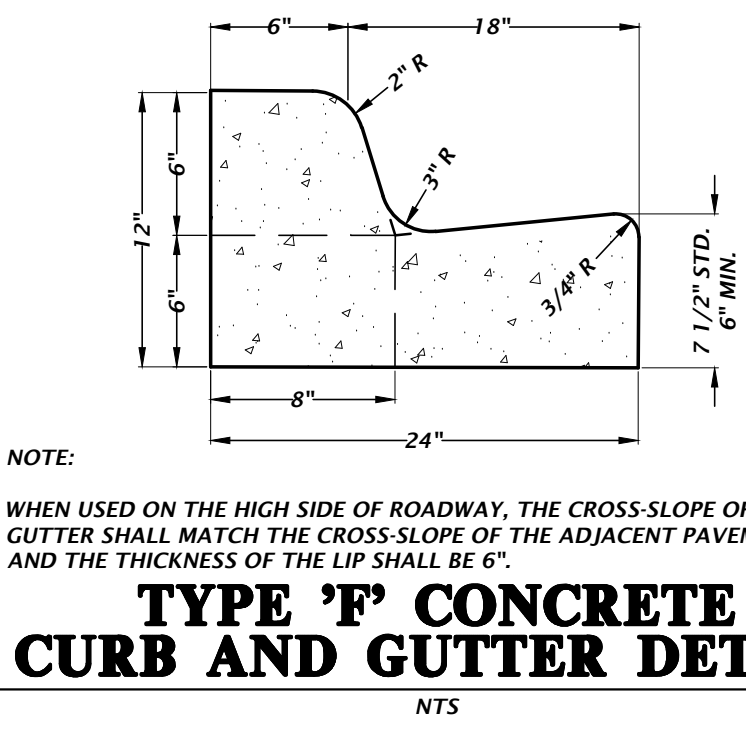
OPEN CUT AND REPAIR  
PAVEMENT DETAILS  
NTS



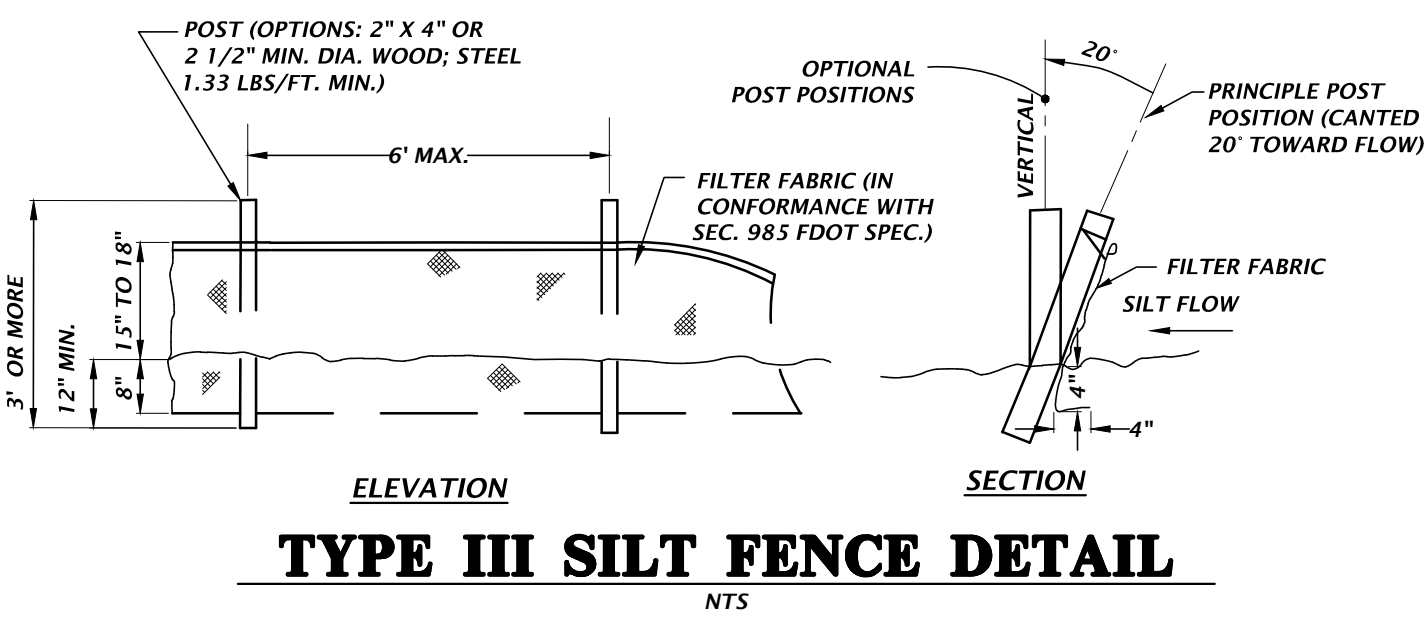
MODIFIED TYPE 'F' CONCRETE  
CURB AND GUTTER DETAIL  
NTS



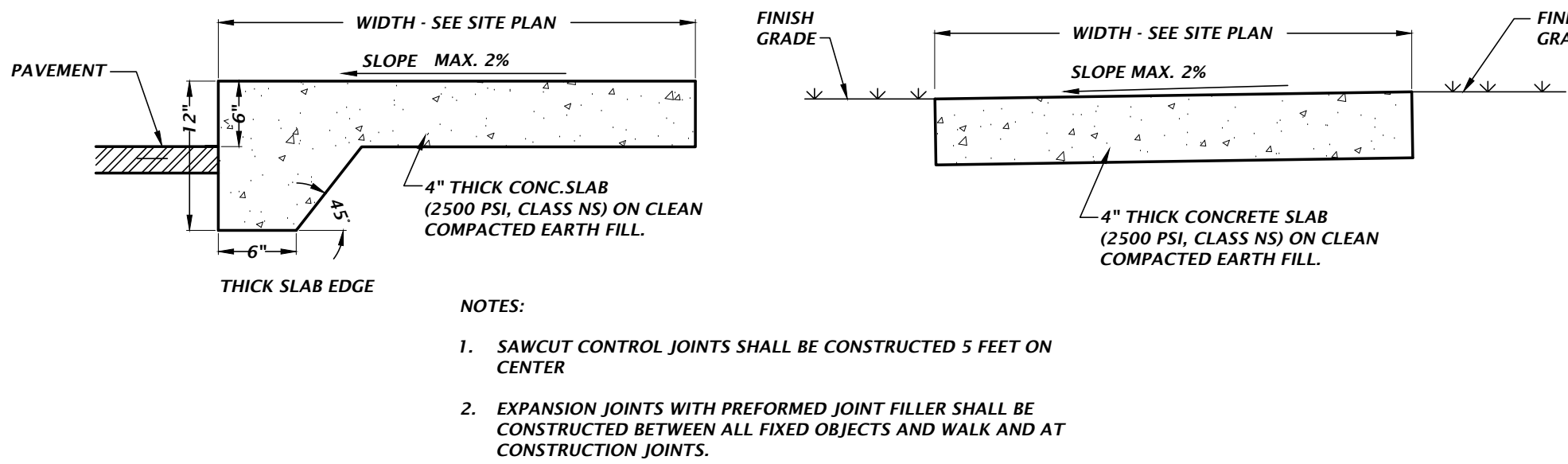
CONCRETE SPILLWAY DETAIL  
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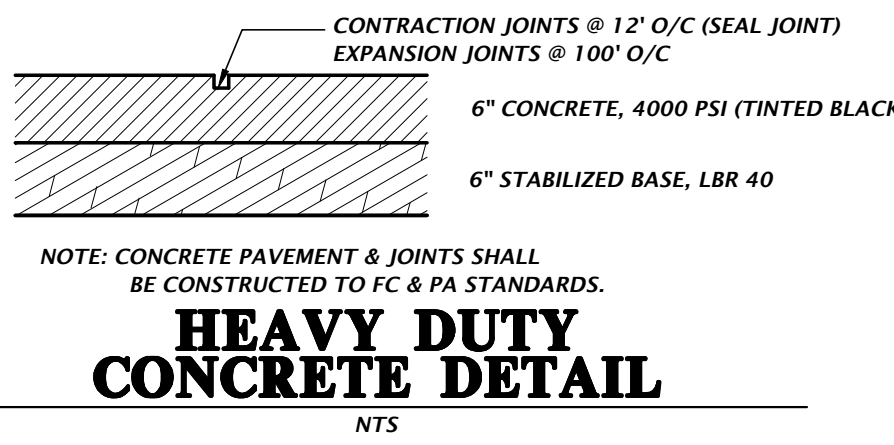
TYPE 'F' CONCRETE  
CURB AND GUTTER DETAIL  
NTS



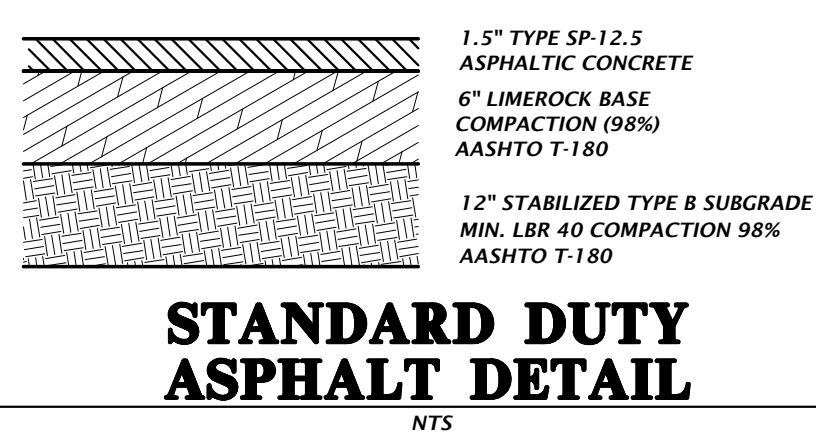
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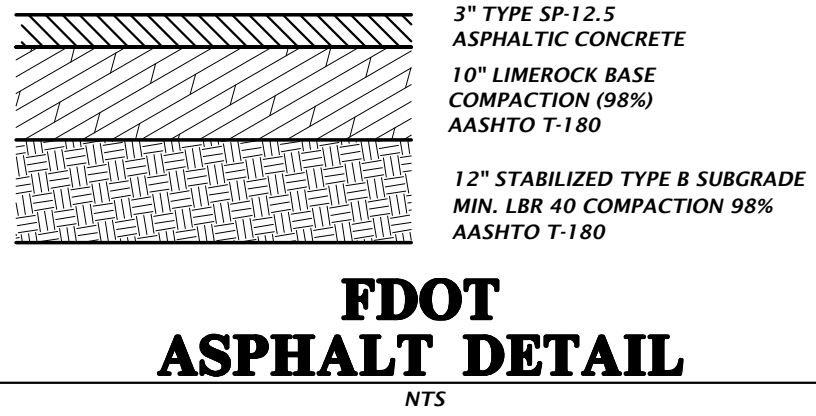
ADJACENT TO PAVEMENT NOT ADJACENT TO PAVEMENT  
CONCRETE SIDEWALK DETAILS  
NTS



HEAVY DUTY  
CONCRETE DETAIL  
NTS



STANDARD DUTY  
ASPHALT DETAIL  
NTS



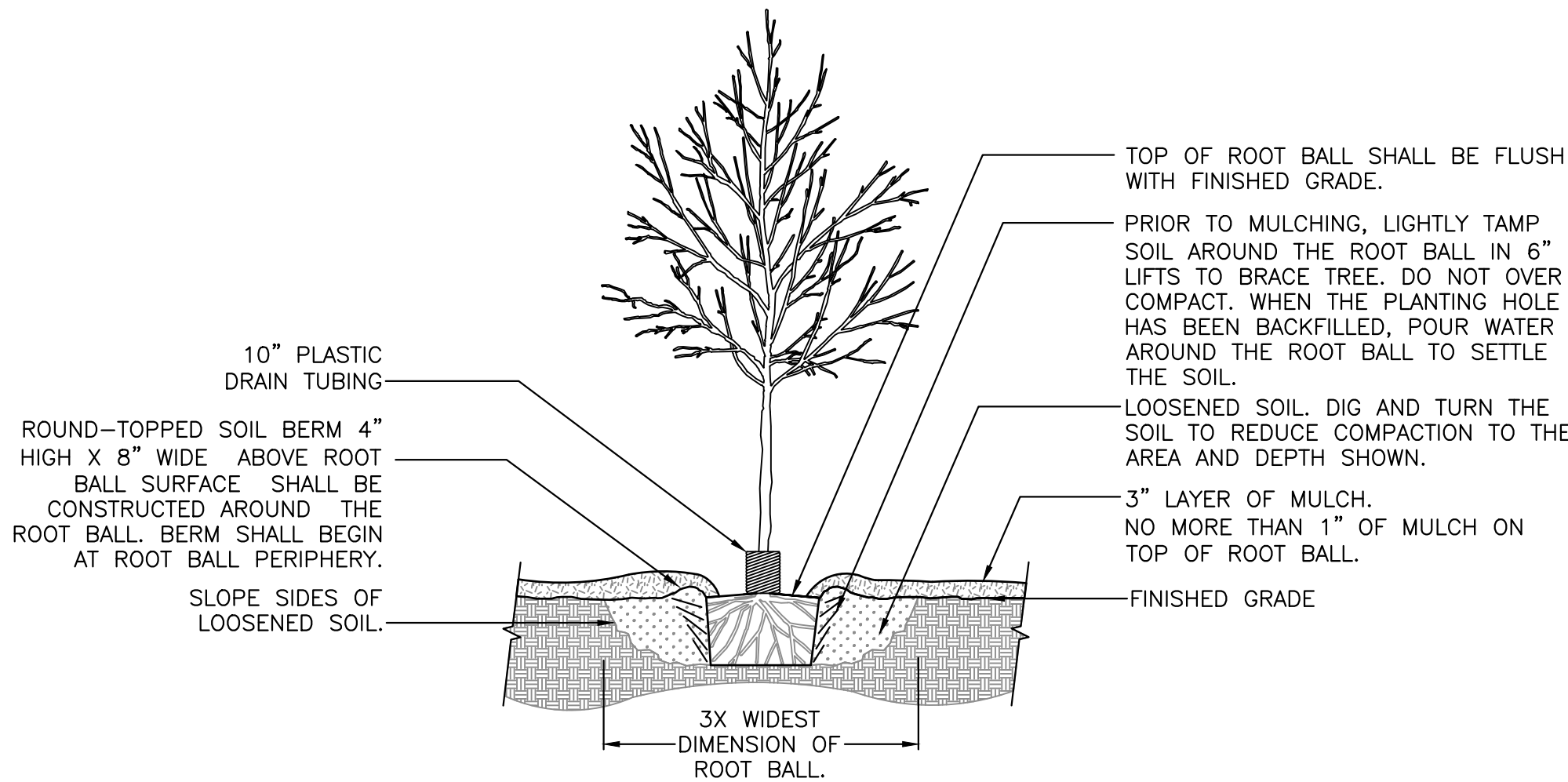
FDOT  
ASPHALT DETAIL  
NTS



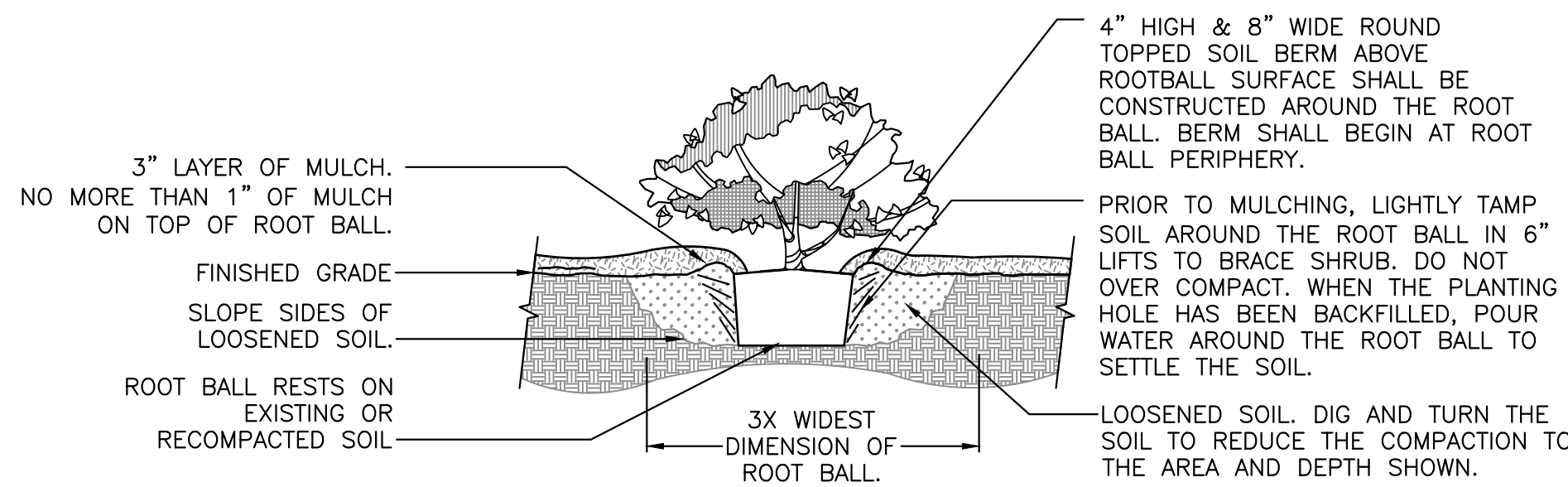




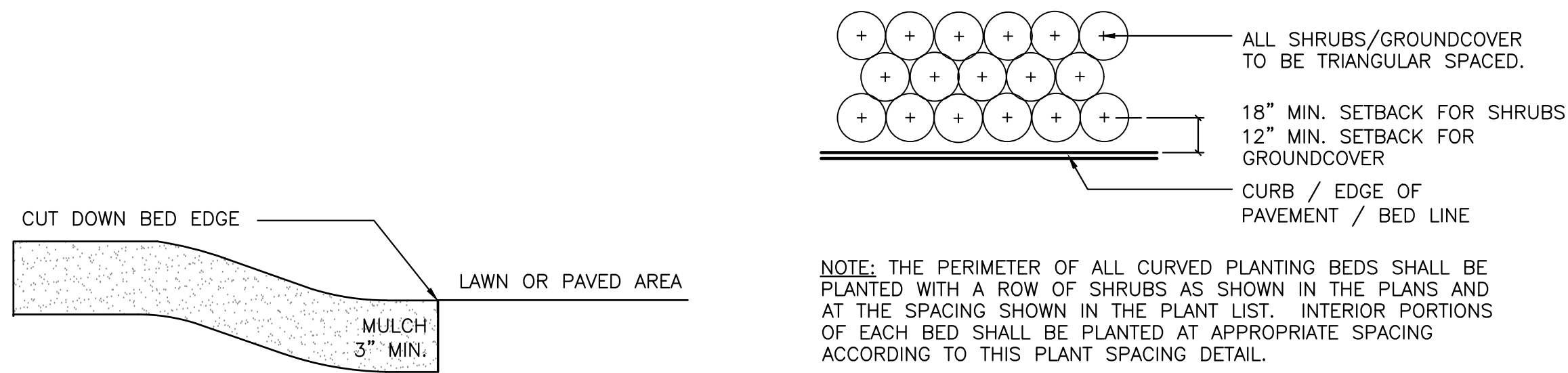
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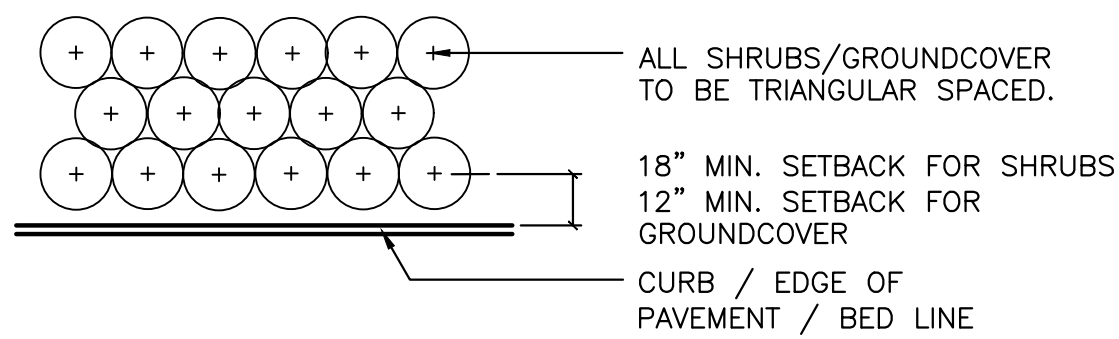
1 TREE PLANTING DETAIL  
SCALE: N.T.S.



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.

## PLANT SCHEDULE

| TREES    | QTY | BOTANICAL NAME                                | COMMON NAME                     | SIZE                         |
|----------|-----|-----------------------------------------------|---------------------------------|------------------------------|
| BN       | 2   | BETULA NIGRA 'DURA HEAT'                      | DURA HEAT RIVER BIRCH           | 1.5" CALIPER, MIN.           |
| CV       | 4   | CHIONANTHUS VIRGINICUS                        | WHITE FRINGETREE                | 1.5" CALIPER, MIN.           |
| INS      | 14  | ILEX X 'NELLIE R. STEVENS'                    | NELLIE R. STEVENS HOLLY         | 1.5" CALIPER, MIN.           |
| LIN      | 5   | LAGERSTROEMIA INDICA 'NATCHEZ'                | NATCHEZ CRAPE MYRTLE            | 1.5" CALIPER, MIN.           |
| LT       | 10  | LIRIODENDRON TULIPIFERA                       | TULIP TREE                      | 8' HT., 2" CAL MIN.          |
| MGB      | 6   | MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY' | BRACKEN'S BROWN BEAUTY MAGNOLIA | 8' HT., 2" CAL MIN.          |
| MGL      | 10  | MAGNOLIA GRANDIFLORA 'LITTLE GEM'             | LITTLE GEM MAGNOLIA             | 1.5" CALIPER, MIN.           |
| PM       | 34  | PODOCARPUS MACROPHYLLUS                       | PODOCARPUS                      | 1.5" CALIPER, MIN.           |
| QVH      | 3   | QUERCUS VIRGINIANA 'HIGHRISE'                 | HIGHRISE LIVE OAK               | 8' HT., 2" CAL MIN.          |
| TD       | 45  | TAXODIUM DISTICHUM                            | BALD CYPRESS                    | 8' HT., 2" CAL MIN.          |
| UA       | 3   | ULMUS ALATA                                   | WINGED ELM                      | 8' HT., 2" CAL MIN.          |
| VOW      | 21  | VIBURNUM OBOVATUM                             | WALTER'S VIBURNUM               | 1.5" CALIPER, MIN.           |
| SHRUBS   | QTY | BOTANICAL NAME                                | COMMON NAME                     | SIZE                         |
| IDB      | 268 | ILEX CORNUTA 'DWARF BURFORDII'                | DWARF BURFORD HOLLY             | 3 GAL., FULL                 |
| RI       | 81  | RHAPHIOLEPS INDICA 'ELEANOR TABER'            | ELEANOR TABOR INDIAN HAWTHORN   | 3 GAL., FULL                 |
| VOS      | 98  | VIBURNUM OBOVATUM 'MRS. SHILLER'S DELIGHT'    | MRS. SHILLERS DELIGHT VIBURNUM  | 3 GAL., FULL                 |
| SOD/SEED |     | BOTANICAL NAME                                | COMMON NAME                     | SIZE                         |
| SOD      |     | PASPALUM NOTATUM 'ARGENTINE'                  | BAHIA GRASS                     | WEED FREE AND SAND GROWN SOD |

30% LANDSCAPED AREA REQUIREMENT  
PER CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE  
ELEMENT, OBJECTIVE 2.4, POLICY 2.4.A

|                                           |                     |
|-------------------------------------------|---------------------|
| TOTAL SITE AREA.....                      | 52,381 S.F.         |
| TOTAL PROPOSED LANDSCAPED AREA.....       | 25,223 S.F.         |
| LANDSCAPED AREA % OF TOTAL SITE AREA..... | 48.2%<br>(MIN. 30%) |

## PARKING AREA LANDSCAPE REQUIREMENTS [Sec. 6.2.2(D)(2)(a) & (b)]

| DESCRIPTION                      | LANDSCAPE REQUIRED                                                                                                                                                                                                          | LANDSCAPE PROVIDED                                                                            |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| PARKING AREA PERIMETER LANDSCAPE | PARKING PERIMETER = 700 L.F.<br>4 CANOPY TREES PER 100 L.F.<br>2 UNDERSTORY/ORNAMENTAL PER 100 L.F.<br>CONTINUOUS ROW OF SHRUBS<br><br>28 CANOPY TREES REQUIRED<br>14 UNDERSTORY TREES REQUIRED<br>CONTINUOUS ROW OF SHRUBS | 28 CANOPY TREES PROVIDED<br>14 UNDERSTORY TREES PROVIDED<br>CONTINUOUS ROW OF SHRUBS PROVIDED |
| INTERIOR PARKING AREA LANDSCAPE  | PARKING AREA = 14,000 S.F.<br>1 CANOPY TREE REQUIRED PER 1,800 S.F.<br>10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED<br>8 CANOPY TREES REQUIRED<br>80 SHRUBS REQUIRED                                                         | 8 CANOPY TREES PROVIDED<br>165 SHRUBS PROVIDED                                                |

## SITE LANDSCAPE CALCULATIONS [Sec. 6.2.2(D)(1)(c)]

| DESCRIPTION                            | TREE REQUIREMENTS                                                                                                                                                            | TREES PROVIDED                                                                                                                                                  |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PRIMARY SIDE CANOPY TREES (SOUTH SIDE) | 3 TREES PER ACRE X 1.24 ACRES = 4 CANOPY TREES REQUIRED                                                                                                                      | 4 CANOPY TREES PROVIDED                                                                                                                                         |
| REAR SIDE CANOPY TREES (NORTH SIDE)    | 2 TREES PER ACRE X 1.24 ACRES = 2 TREES REQUIRED                                                                                                                             | 2 CANOPY TREES PROVIDED                                                                                                                                         |
| EAST SIDE CANOPY TREES                 | 2 TREES PER ACRE X 1.24 ACRES = 2 TREES REQUIRED                                                                                                                             | 2 CANOPY TREES PROVIDED                                                                                                                                         |
| WEST SIDE CANOPY TREES                 | 2 TREES PER ACRE X 1.24 ACRES = 2 TREES REQUIRED                                                                                                                             | 2 CANOPY TREES PROVIDED                                                                                                                                         |
| SITE UNDERSTORY TREES                  | 6 UNDERSTORY TREES PER ACRE X 1.24 ACRES = 7 TREES REQUIRED<br>50% IN FRONT = 4 TREES REQUIRED<br>25% ON EAST SIDE = 2 TREES REQUIRED<br>25% ON WEST SIDE = 1 TREES REQUIRED | FRONT SIDE<br>4 UNDERSTORY TREES PROVIDED<br>EAST SIDE<br>2 UNDERSTORY TREES PROVIDED<br>WEST SIDE<br>1 UNDERSTORY TREE PROVIDED<br>7 UNDERSTORY TREES PROVIDED |
| BUILDING FACADE                        | 390 LINEAR FEET<br>4 CANOPY TREES PER 100 LIN. FT. REQUIRED = 16 CANOPY TREES REQUIRED + ROW OF SHRUBS                                                                       | 7 CANOPY TREES PROVIDED<br>18 UNDERSTORY TREES (= 9 CANOPY TREES)<br>ROW OF SHRUBS PROVIDED                                                                     |

## ARTERIAL FRONTAGE LANDSCAPE REQUIREMENTS [Section 6.2.2(E)]

| LOCATION     | BUFFER LENGTH & TYPE | LANDSCAPE REQUIRED                                                                                                                              | LANDSCAPE PROVIDED                                                                           |
|--------------|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| 441 FRONTAGE | 260 LF               | 4 CANOPY TREES PER 100 LF = 10 CANOPY TREES REQUIRED<br>3 UNDERSTORY TREES PER 100 LF = 8 UNDERSTORY TREES REQUIRED<br>CONTINUOUS ROW OF SHRUBS | 10 CANOPY TREES PROVIDED<br>8 UNDERSTORY TREES PROVIDED<br>CONTINUOUS ROW OF SHRUBS PROVIDED |

## TREE MITIGATION CALCULATIONS

| CATEGORY                  | MITIGATION CALCULATIONS                                                                                                                                                                                                                                              |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| INCH-FOR-INCH REPLACEMENT | HERITAGE TREES<br>34" LAO.....34"<br>33" PECAN.....33"<br>30" PECAN.....30"<br>31" LAO.....31"<br>36" LAO.....36"<br>TOTAL INCHES REQUIRED.....164"<br>TOTAL INCHES PROVIDED.....164"<br>TOTAL MITIGATION SURPLUS/DEFICIT.....0"                                     |
| 1:1 REPLACEMENT           | TOTAL TREES TO BE MITIGATED AT 1:1 REPLACEMENT.....3 TREES<br>TOTAL TREES REQUIRED FOR MITIGATION @ 1:1 REPLACEMENT.....3 TREES<br>TOTAL REPLACEMENT TREES PROVIDED.....3 TREES<br>TOTAL PRESERVATION CREDITS .....0<br>TOTAL MITIGATION DEFICIT/SURPLUS.....0 TREES |

## GENERAL NOTES

ALL ASPHALT, LIMESTONE, 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.

## 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 CITY URBAN FORESTRY INSPECTOR AT 352-334-5023 AND 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.

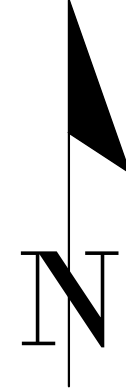
## IRRIGATION

LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(B)(VI).

## FLORIDA FRIENDLY LANDSCAPING PRACTICES

THIS PROJECT IS IN COMPLIANCE WITH THE STANDARDS SET FORTH BY THE CITY OF ALACHUA ULDR, ARTICLE 6., SEC. 6.2.2.C.8. PROPOSED DESIGN ADHERES TO THE NINE PRINCIPLES OF FLORIDA FRIENDLY LANDSCAPING.

PER CITY OF ALACHUA ULDR, ARTICLE 6., SEC. 6.2.2.D.7.B.IX, THE AMOUNT OF ANY REQUIRED SITE OR PERIMETER BUFFERING LANDSCAPING MAY BE REDUCED BY 10% IF THE DEVELOPMENT AREA IS COMPLETELY (100%) LANDSCAPED USING FLORIDA FRIENDLY PRACTICES AND PLANT MATERIAL AS CERTIFIED BY A REGISTERED LANDSCAPE ARCHITECT.



11801 Research Drive  
Alachua, Florida 32615  
(352) 331-1976  
www.chw-inc.com

est. 1988 FLORIDA  
LC28000564

CHW  
Professional Consultants

SCALE: N/A  
PERMIT SCALE: 1" = 4' (BASED ON ORIGINAL DRAWING)  
0" = 1" (BASED ON THIS SHEET, ADJUST SCALES ACCORDINGLY.)

CONSTRUCTION/BBU REVISIONS

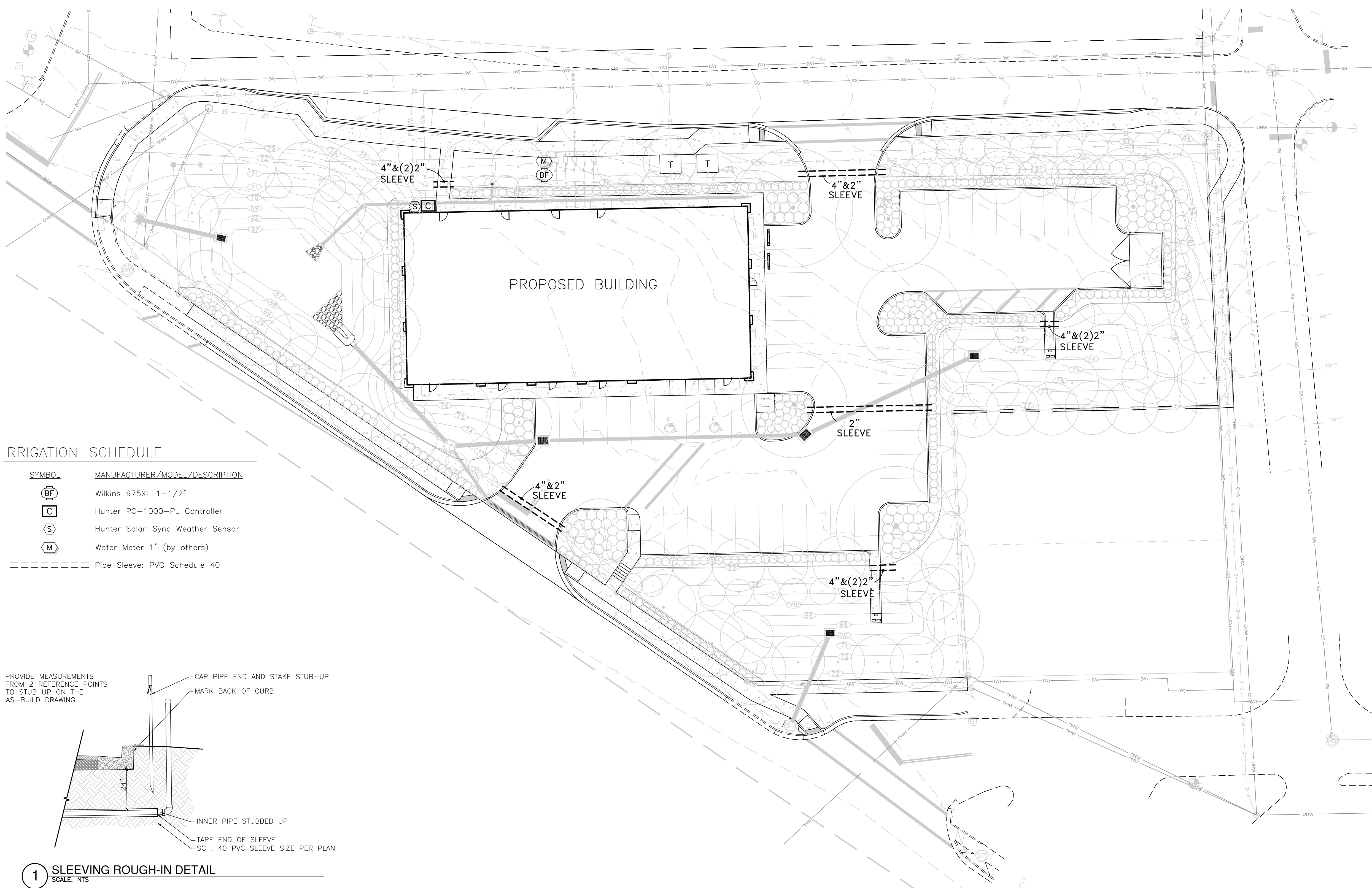
REVISIONS  
08/30/2019 CITY OF ALACHUA SRWMD & FDOT  
10/07/2019 CITY OF ALACHUA SRWMD & FDOT  
10/17/2019 CITY OF ALACHUA SRWMD & FDOT

CLIENT: SCHERER CONSTRUCTION, INC.  
PROJECT: ALACHUA RETAIL  
SHEET TITLE: LANDSCAPE CALCULATIONS, SCHEDULE & NOTES  
PROJECT NUMBER: 19-0128

DESIGNER: LR  
DESIGNER: LR  
QUALITY CONTROL: CT  
PROJECT NUMBER: 19-0128

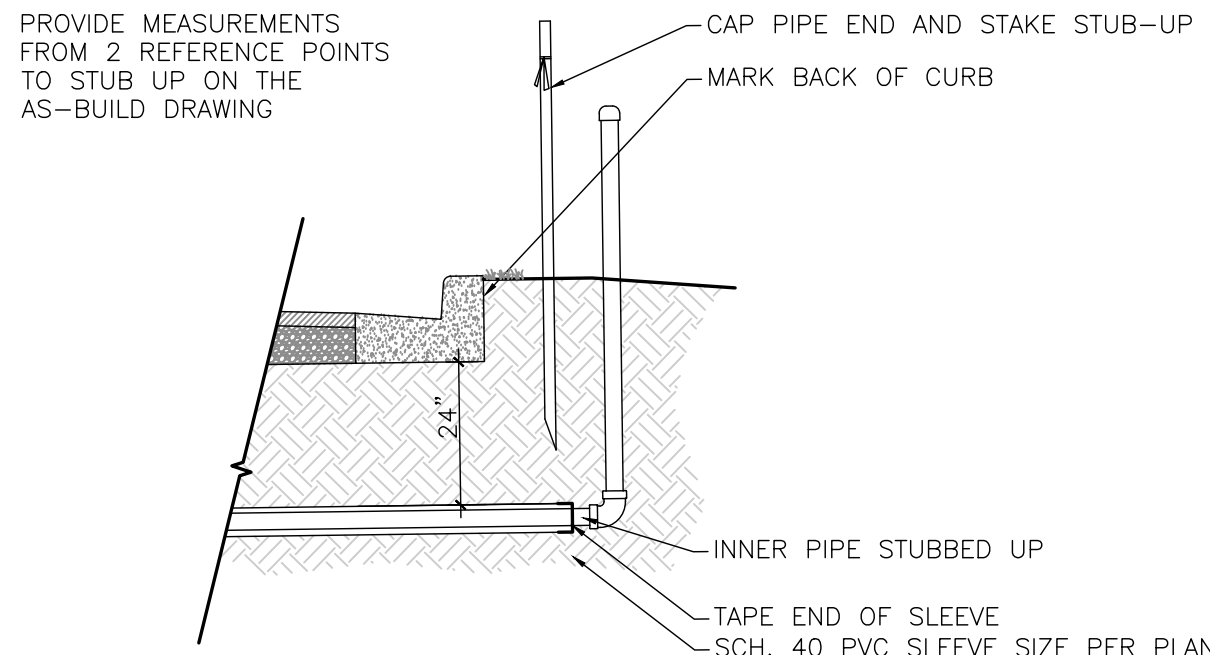
SHEET NO.:  
LS-1



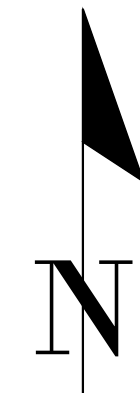
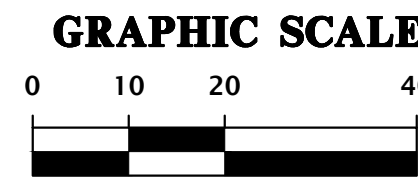


IRRIGATION\_SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION   |
|--------|----------------------------------|
|        | Wilkins 975XL 1-1/2"             |
|        | Hunter PC-1000-PL Controller     |
|        | Hunter Solar-Sync Weather Sensor |
|        | Water Meter 1" (by others)       |
|        | Pipe Sleeve: PVC Schedule 40     |



1 SLEEVING ROUGH-IN DETAIL  
SCALE: NTS



|                                                                                                                                                       |                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| 11901 Research Drive<br>Alachua, Florida 32615<br>(352) 331-1976<br>www.chw-inc.com                                                                   |                                                                                                       |
| est. 1988 FLORIDA<br>LC28000564                                                                                                                       |                                                                                                       |
| <b>CHW</b><br>Professional Consultants                                                                                                                |                                                                                                       |
| SCALE: 1"=20'                                                                                                                                         | VERIFY SCALE ON<br>BASE DRAWING<br>0 INCHES<br>1"=20 FEET<br>THIS SHEET, ADJUST<br>SIZES ACCORDINGLY. |
| CONSTRUCTION/BD RELEASE                                                                                                                               |                                                                                                       |
| SHEET NO. 19-0128<br>10/17/2019 CITY OF ALACHUA, SRWMD & FDOT<br>10/07/2019 CITY OF ALACHUA, SRWMD & FDOT<br>10/17/2019 CITY OF ALACHUA, SRWMD & FDOT |                                                                                                       |
| CLIENT: SCHERER CONSTRUCTION, INC.                                                                                                                    | PROJECT: ALACHUA RETAIL                                                                               |
| DESIGNER: LR                                                                                                                                          | QUALITY CONTROL: CT                                                                                   |
| SHEET TITLE: IRRIGATION PLAN                                                                                                                          |                                                                                                       |
| PROJECT NUMBER: 19-0128                                                                                                                               |                                                                                                       |
| SHEET NO.: IR-1                                                                                                                                       |                                                                                                       |

Tech: hencor Plot Date: Oct 16, 2019 11:14am Filename: N:\2019\19-0128\Design\05\_SPPK\19-0128 Design Base-IR.dwg

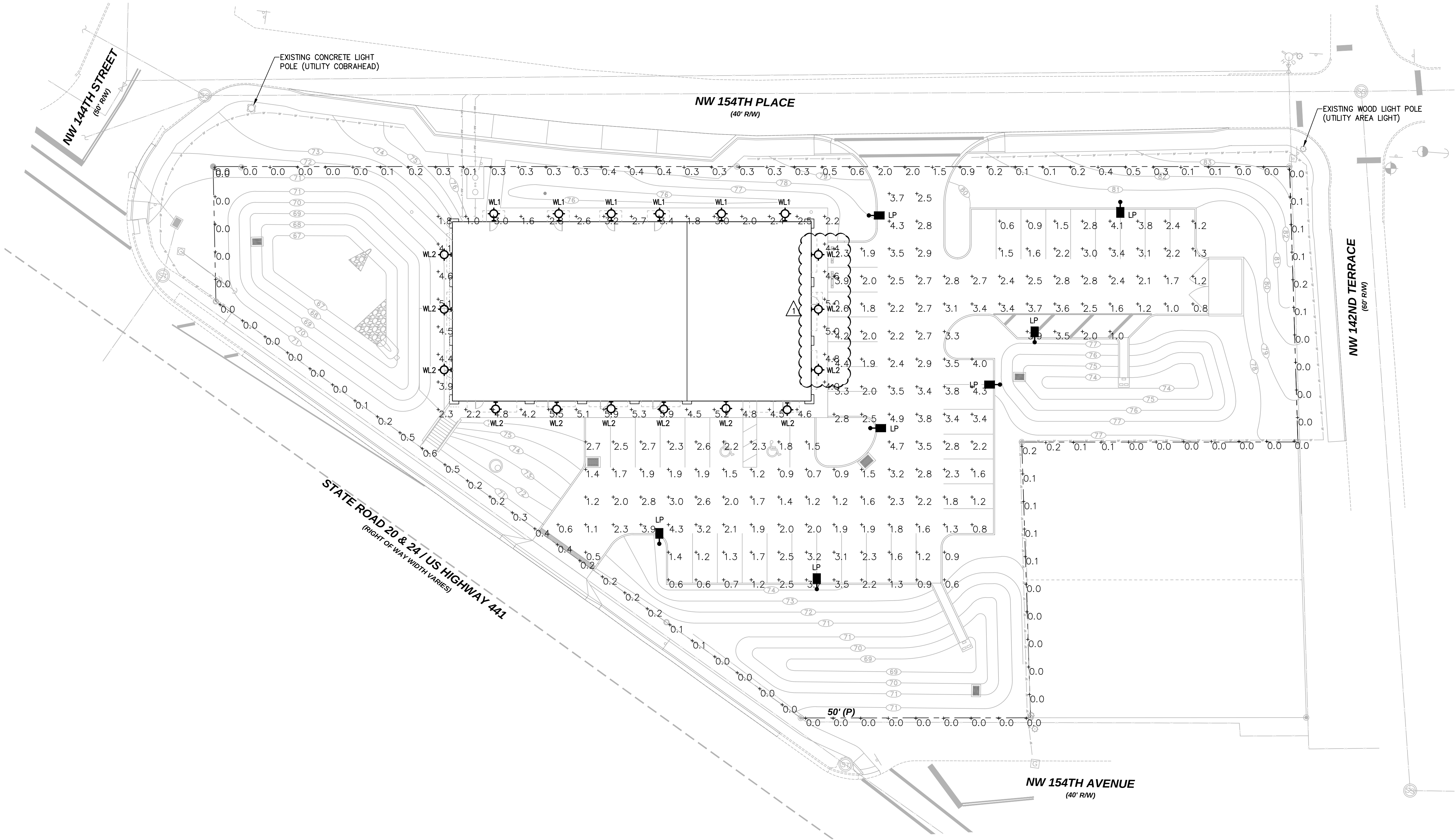






X:\2019\191121 (Alachua Retail 8450 SF Strip Center)\191121\_Dwg\191121 SL1.1 Photometric Plan.dwg, 09/27/2019 7:02 PM, tcnn

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1

SL1.1

SITE LIGHTING PLAN

SCALE: 1" = 20'-0"

ALL FIXTURES TO BE MOUNTED TO DIRECT BURY POLES, MOUNTING HEIGHT 15'-0" ABOVE FINISHED GRADE. FOOT-CANDLE VALUES ARE HORIZONTAL AT GRADE, CALCULATED WITH 0.90 LIGHT LOSS FACTOR.

1

LIGHTING NOT REQUIRED FOR SECURITY, SAFETY OR IDENTIFICATION PURPOSES SHALL BE TURNED OFF DURING NON-OPERATING HOURS. OPERATING HOURS ARE CURRENTLY EXPECTED TO BE 9:00am TO 10:00PM.

N

| LIGHTING FIXTURE SCHEDULE |               |                                  |           |       |               |             |
|---------------------------|---------------|----------------------------------|-----------|-------|---------------|-------------|
| MARK                      | MANUFACTURER  | CATALOG NUMBER                   | LAMP DATA | VOLTS | FIXTURE WATTS | DESCRIPTION |
| LP                        | SIGNIFY-GARCO | ECF-S-32L-530-NW-G2-3            | 4         | 120   | 56            | POLE        |
| WL1                       | WILLIAMS      | VVMH-L10-740-O-PT-EDD-UNV        | ---       | 120   | 13            | WALL        |
| WL2                       | WILLIAMS      | VVMH-L20-730-T3-CLR-O-PT-EDD-UNV | ---       | 120   | 25            | WALL        |

- LIGHTING FIXTURE SCHEDULE NOTES:
- CATALOG NUMBERS AND MANUFACTURERS ARE TO INDICATE TYPE AND QUALITY/PERFORMANCE OF FIXTURE DESIRED. SUBMIT CUTSHEETS OF ALTERNATE MANUFACTURERS FOR ARCHITECT AND OWNER APPROVAL PRIOR TO PURCHASE OF ANY FIXTURES.
  -

| PHOTOMETRIC STATISTICS |        |        |        |         |
|------------------------|--------|--------|--------|---------|
| AREA                   | AVE FC | MAX FC | MIN FC | MAX:MIN |
| PARKING LOT            | 2.3    | 4.9    | 0.5    | 9.8:1   |
| PROPERTY LINE          | 0.2    | 2.0    | 0.0    | N/A     |
| BLDG PERIMETER/ENTRIES | 3.8    | 5.9    | 1.0    | 5.9:1   |

McVEIGH & MANGUM

ENGINEERING • INC

Atlanta • Charlotte • Jacksonville

9133 R.G. Skinner Parkway  
Jacksonville, Florida 32256

Ph: (904) 483-5200 Fax: (904) 636-6770

email: mail@McVeighMangum.com

CA 6330

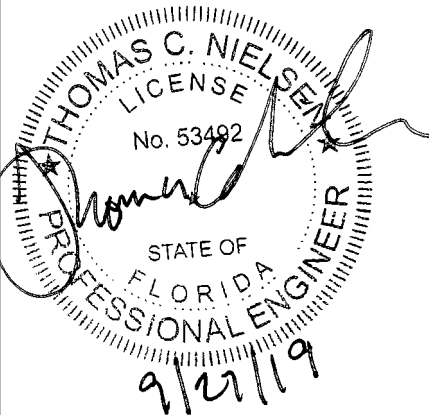
Eng. of Record: Thomas C. Nielsen License No.:53492

Alachua Retail Center  
EXPRESS LANE LIQUOR  
15405 NW US Hwy 441, Alachua, FL 32615

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| NO. | DATE | REVISION: |            |                             |  |  |
|-----|------|-----------|------------|-----------------------------|--|--|
|     |      | 1         | 09-27-2019 | SITE PERMIT REVIEW RESPONSE |  |  |
|     |      |           |            |                             |  |  |
|     |      |           |            |                             |  |  |
|     |      |           |            |                             |  |  |
|     |      |           |            |                             |  |  |
|     |      |           |            |                             |  |  |
|     |      |           |            |                             |  |  |
|     |      |           |            |                             |  |  |
|     |      |           |            |                             |  |  |

ENGINEER'S SEAL:



DESCRIPTION:  
PHOTOMETRIC PLAN

JOB NO. 19-642A  
DRAWN BY: tcnn  
DATE: 08/27/2019

SL1.1

DESIGN PHASE: SITE SUBMITTAL

2504 NW 71st Place  
Gainesville FL 32653  
Tel: (352) 371-1417

2926 Edison Avenue  
Jacksonville, FL 32254  
Tel: (904) 288-6060





CODE COMPLIANCE DATA

Building Occupancy

Assembly Group A-2  
Mercantile M

Construction Type

FBC= TYPE II-B

Fire Protection

Building is Not Sprinklered  
Kitchen Exhaust Hood is Sprinklered  
Fire Extinguishers Located in Each Suite & Kitchen

Plumbing Fixtures

(1) WC & LAV @ ea. Mercantile Suite = 3  
(1) Male + (1) Female WC & LAV @ Restaurant = 2  
Potential Added Mercantile Suite = 1

TOTAL = 6

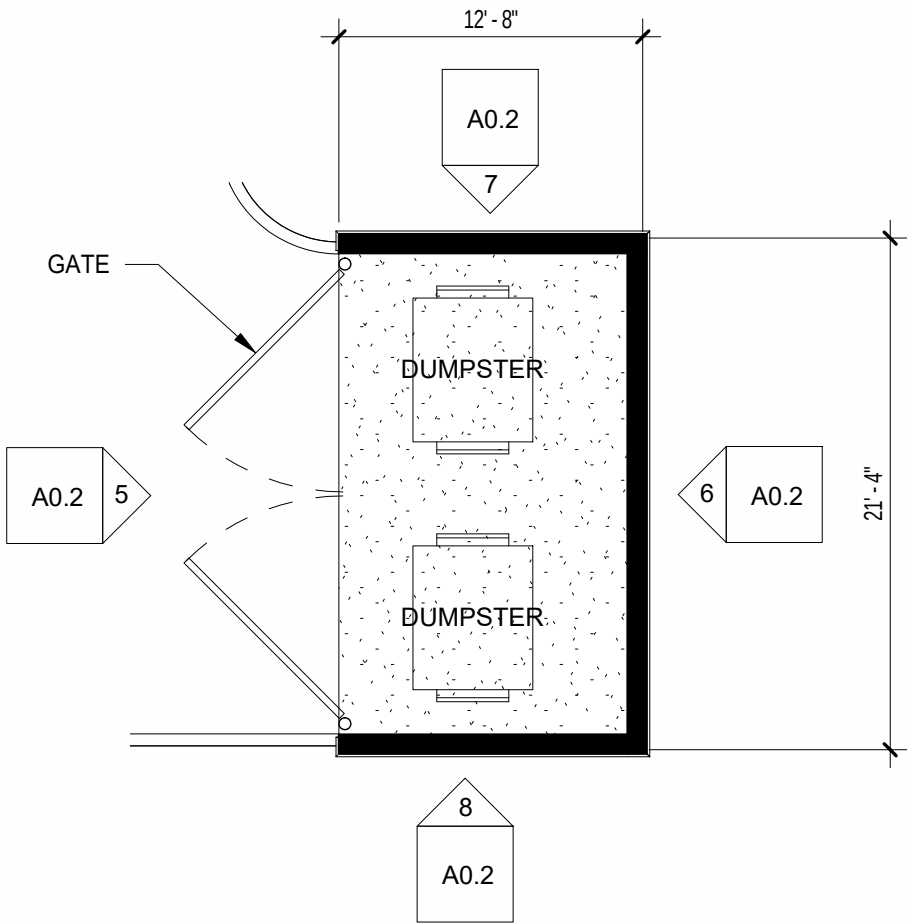
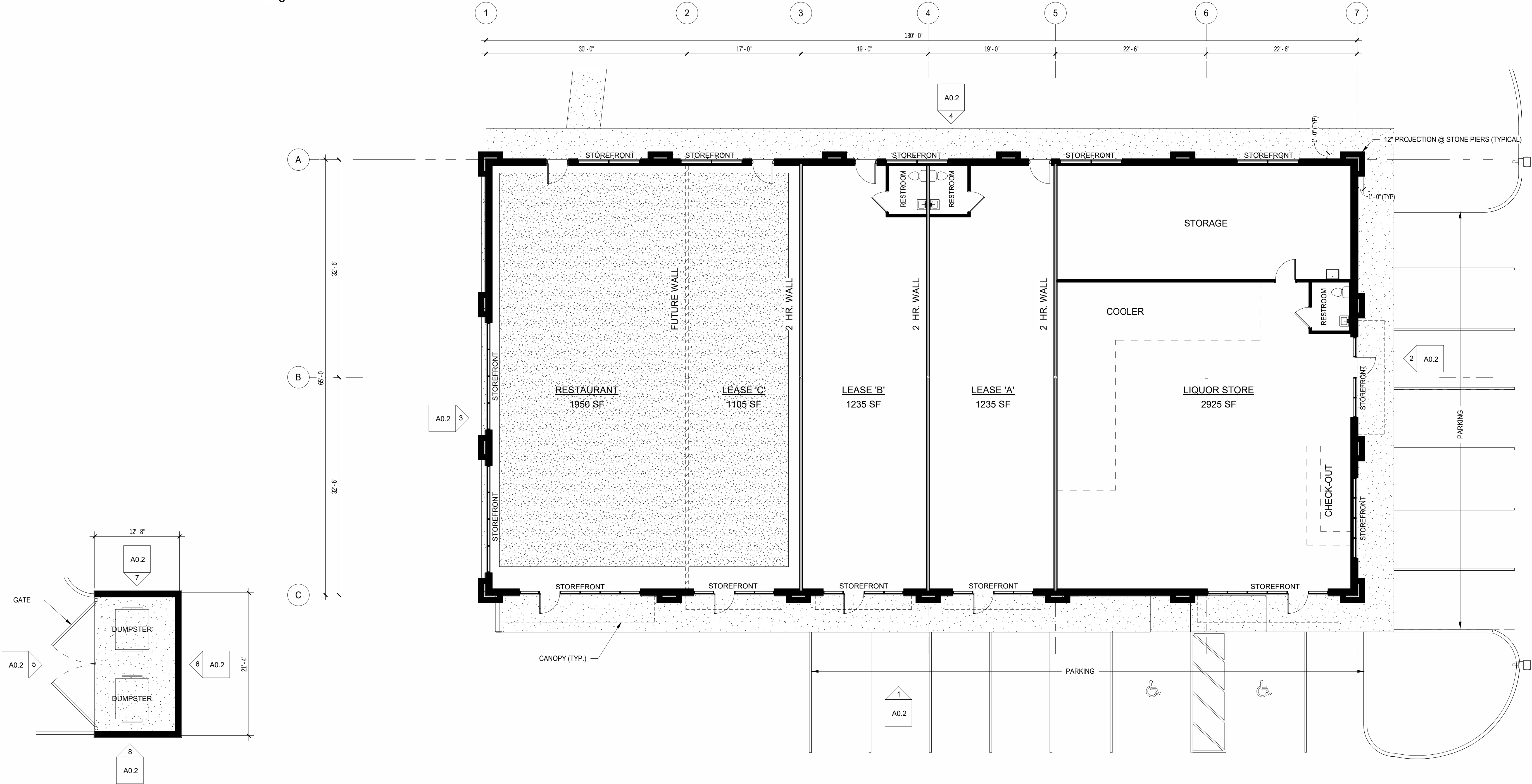
Building Height & Area

Total Area = 8,450 sf (Gross)  
19' Top of Parapet

Occupant Load

Restaurant Seating 1,850 sf ÷ 15 = 122 People  
Kitchen 850 sf ÷ 200 = 5 People  
Storage 950 sf ÷ 300 = 4 People  
Mercantile 4,600 sf ÷ 60 = 78 People

Total Occupants 209 People



2  
A0.1 DUMPSTER ENCLOSURE FLOOR PLAN  
1/8" = 1'-0"

1  
A0.1 FLOOR PLAN  
1/8" = 1'-0"

ENTIRE SHEET

2504 NW 71st Place  
Gainesville FL 32653  
Tel: (352) 371-1417

2926 Edison Avenue  
Jacksonville, FL 32254  
Tel: (904) 288-6060



Alachua Retail Center  
EXPRESS LANE LIQUOR  
15405 NW US Hwy 441, Alachua, FL 32615

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| NO. | DATE       | REVISION    |
|-----|------------|-------------|
| 1   | 10-07-2019 | SITE REVIEW |
|     |            |             |
|     |            |             |
|     |            |             |
|     |            |             |
|     |            |             |

ARCHITECT'S SEAL:

ROBERT S. TAYLOR, SR., ARCHITECT  
FLORIDA REGISTRATION AR-0007526

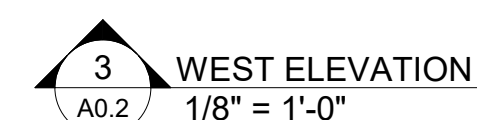
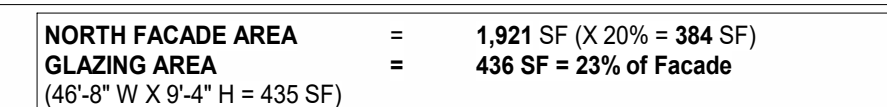
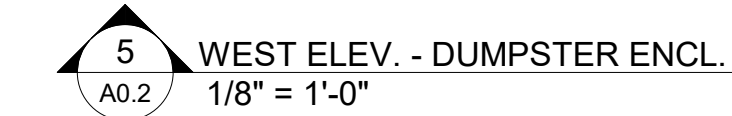
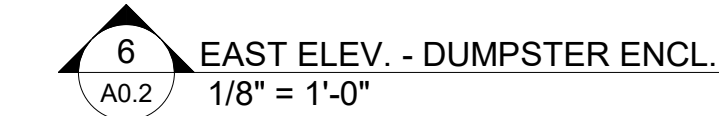
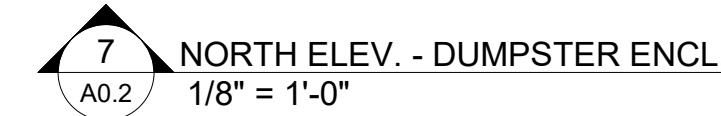
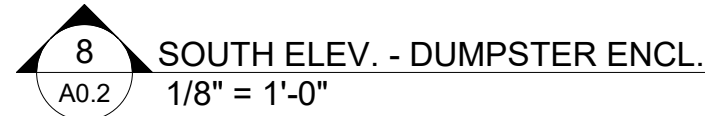
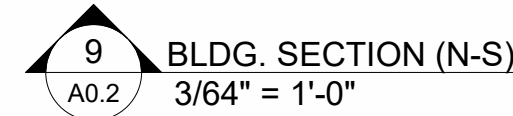
DESCRIPTION:  
FLOOR PLAN

JOB NO. 19-642A  
DRAWN BY: JMR  
DATE: 09/06/2019

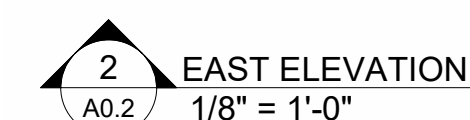
A0.1

DESIGN PHASE: SITE SUBMITTAL

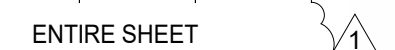




|                               |   |                           |
|-------------------------------|---|---------------------------|
| <b>WEST FACADE AREA</b>       | = | 1,379 SF (X 20% = 276 SF) |
| <b>GLAZING AREA</b>           | = | 299 SF = 22% of Facade    |
| (32'-0" W X 9'-4" H = 299 SF) |   |                           |



|                            |   |                           |
|----------------------------|---|---------------------------|
| EAST FACADE AREA           | = | 1,076 SF (X 15% = 162 SF) |
| GLAZING AREA               | = | 224 SF = 21% of Facade    |
| (24' W X 9'-4" H = 224 SF) |   |                           |



|                            |   |                               |
|----------------------------|---|-------------------------------|
| <b>SOUTH FACADE AREA</b>   | = | 2,116 SF (X 20% = 423 SF)     |
| <b>GLAZING AREA</b>        | = | <b>672 SF = 32% of Facade</b> |
| (72' W X 9'-4" H = 672 SF) |   |                               |

## A0.2





# City of Alachua

## Planning & Community Development Department Staff Report

**Planning & Zoning Board Hearing Date:** November 12, 2019  
**Quasi-Judicial Hearing**

**SUBJECT:** A request for a Site Plan for the construction of a ±8,400 square foot retail building with associated utility infrastructure and site improvements

**APPLICANT/AGENT:** Robert Walpole, P.E., CHW

**PROPERTY OWNER:** Om Namah Shivaay, LLC

**LOCATION:** 15405 NW US Highway 441 and at 15419 NW US Highway 441

**PARCEL ID NUMBERS:** 03583-000-000 and 03583-001-000

**FLUM DESIGNATION:** Commercial

**ZONING:** Commercial Intensive (CI)

**OVERLAY:** N/A

**ACREAGE:** ±1.24 acres

**PROJECT PLANNER:** Justin Tabor, AICP

**RECOMMENDATION:** Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the seven (7) conditions provided in Exhibit "A" and located on page 20 of the November 12, 2019 Staff Report to the Planning & Zoning Board.

**RECOMMENDED MOTION:** *Based upon 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 Site Plan, subject to the seven (7) conditions provided in Exhibit "A" and located on page 20 of the November 12, 2019 Staff Report to the Planning & Zoning Board.*

## SUMMARY

This application is a request by Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Om Namah Shivaay, LLC, property owner, for the consideration of a Site Plan to construct a ±8,400 square foot retail building, with associated utility infrastructure and site improvements. Proposed uses include ±3,575 square feet of general retail sales, a ±2,925 square foot liquor store, and a ±1,950 square foot restaurant.

The subject property is ±1.24 acres in size and is located north of NW US Highway 441 and NW 154<sup>th</sup> Avenue, south of NW 154<sup>th</sup> Place, and west of NW 142<sup>nd</sup> Terrace. There are two (2) existing buildings on the subject property, one of which is presently occupied by Express Lane Liquors. The second building is presently vacant, and was last occupied by Lady Bug Flowers. Parking will be provided to the south and east of the proposed building. Stormwater will be conveyed to three (3) on-site stormwater management facilities.

The Site Plan identifies two (2) “pods”. Pod 1 is comprised of most proposed site improvements, including the building, most parking areas and the designated loading area, two (2) of the three (3) stormwater management facilities, and waste receptacles. Pod 2 is comprised of a small part of the proposed parking areas, and the third stormwater management facility. The applicant has proposed redevelopment of the site in these two (2) pods in order to permit the existing occupant to continue operations while the site redevelopment occurs. The applicant has indicated the time to complete Pod 2 improvements is approximately 60 days. Staff has proposed a condition which would require all site improvements to be completed within 90 days of the completion of Pod 1 improvements.

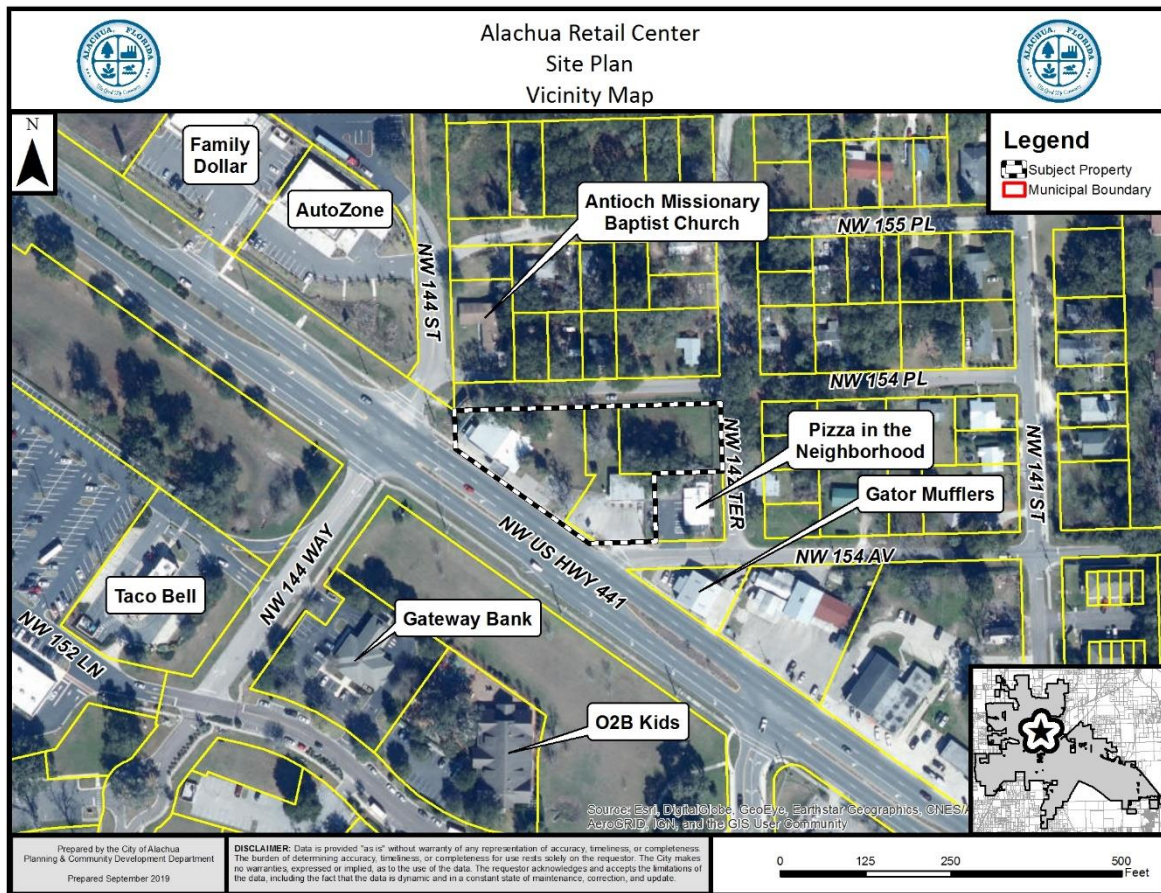
## SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 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. It 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     | Antioch Missionary Baptist Church;<br>Single-Family Residential Dwellings | Medium Density<br>Residential             | Residential Single<br>Family – 3 (RSF-3)                               |
| South     | US Highway 441; Alachua Towne<br>Centre                                   | Commercial                                | Commercial Intensive<br>(CI)                                           |
| East      | Pizza in the Neighborhood;<br>Single-Family Residential Dwellings         | Commercial; Medium<br>Density Residential | Commercial Intensive<br>(CI); Residential Single<br>Family – 3 (RSF-3) |
| West      | US Highway 441                                                            | N/A                                       | N/A                                                                    |

**Map 1. 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. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

Neighborhood Meetings were held on August 21, 2019 and on September 30, 2019 at the office of CHW, Inc., located in Progress Park, at 11801 Research Drive. The applicant was present and available to answer questions. Materials submitted by the applicant indicate that the August 21, 2019 meeting was unattended, and that one (1) member of the public attended the September 30, 2019 meeting.

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

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 2025:

The City of Alachua 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.

### **Objective 1.3:** Commercial

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

***Evaluation and Findings of Consistency with Objective 1.3:*** The proposed uses comply with the intent of the Commercial Future Land Use designation by providing a retail and service oriented uses to the citizens of Alachua and to the citizens of the North Central Florida region.

**Policy 1.3.b:** Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

***Evaluation and Findings of Consistency with Policy 1.3.b:*** The subject property has a Commercial FLUM designation, which allows retail and service-oriented uses.

**Policy 1.3.d:** Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:



1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and 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;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

***Evaluation and Findings of Consistency with Policy 1.3.d:*** The applicant has demonstrated through the site plan, application, and supporting documentation that each of these sub-policies have been sufficiently addressed.

**Objective 2.4:** Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

**Policy 2.4.a:** Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

**Policy 2.4.b:** Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

***Evaluation and Findings of Consistency with Objective 2.4 and Policies 2.4.a and 2.4.b:*** The site plan includes a landscaping plan which demonstrates that the proposed development will comply with applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations, or alternative compliance standards as set forth in Section 6.2.2(D)(9).

**Objective 2.5:** Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

**Policy 2.5.a:** There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

***Evaluation and Findings of Consistency with Objective 2.5 and Policy 2.5.a:*** The site plan indicates that following completion of the development, the subject property will consist of 48% of the site, exceeding the minimum 10% open space requirement.

**Objective 5.1:** Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

***Evaluation and Findings of Consistency with Objective 5.1:*** An environmental conditions and site suitability analysis has been provided in this report, and indicates that the development will not adversely affect natural features.

**Objective 5.2:** Availability of facilities and services: The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

**Policy 5.2.a:** All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

***Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a:*** An analysis of the development's impact to public facilities has been provided within this report. This analysis demonstrates that the development will not adversely affect the level of service (LOS) standard of any monitored public facilities.

**Policy 9.1:** Any new development within a Commercial or Industrial Future Land Use Map Designation within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

***Evaluation and Findings of Consistency with Policy 9.1:*** The development is located within the City's utility service area and will connect to potable water and wastewater facilities.

## **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 and Findings of Consistency with Objective 1.1:*** An analysis of the development's impacts to transportation facilities is provided within this report. The development will not adversely affect the level of service for transportation facilities.

## **Community Facilities & Natural Groundwater Aquifer Recharge Element**

**Policy 1.1.d:**

The City hereby establishes the following level of service standards for sanitary sewer facilities:

Levels of Service

- a. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- 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. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.
- c. System capacity: If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders 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 and Findings of Consistency with Policy 1.1.d:*** An analysis of the development's impacts to sanitary sewer facilities is provided within this report. The development will not adversely affect the level of service for sanitary sewer facilities.

**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:

3. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with 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 can be accessed 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 and Findings of Consistency with Policy 1.2.a:*** The development is located within the City's utility service area and will connect to the City's wastewater system.

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

| <u>FACILITY TYPE</u> | <u>LEVEL OF SERVICE STANDARD</u> |
|----------------------|----------------------------------|
| Solid Waste Landfill | .73 tons per capita per year     |

***Evaluation and Findings of Consistency with Objective 2.1.a:*** An analysis of the development's impacts to solid waste facilities is provided within this report. The development will not adversely affect the level of service for solid waste facilities.

**Objective 3.1:** Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

***Evaluation and Findings of Consistency with Objective 3.1:*** The redevelopment of the site includes the construction of three (3) onsite stormwater management facilities which will meet the applicable stormwater design standards of the City of Alachua Land Development Regulations (LDRs) and of the Suwannee River Water Management District (SRWMD).

**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 ¼ mile 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 can be accessed 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 and Findings of Consistency with Policy 4.1.b:*** The development is located within the City's utility service area and will connect to the City's potable water system.

**Policy 4.1.c:** The City establishes 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. Plant expansion shall be planned in accordance with Florida Administrative Code.
3. System Capacity: If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 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 and Findings of Consistency with Objective 4.1.c:*** An analysis of the development's impacts to potable water facilities is provided within this report. The development will not adversely affect the level of service for potable water facilities.

## **Conservation & Open Space Element**

### **Policy 1.2.a:**

The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

### **Policy 1.3.e:**

The City's land use designations shall offer the best possible protection to threatened and endangered species.

***Evaluation and Findings of Consistency with Policy 1.2.a and 1.3.e:*** Based upon best available data, the development is not expected to adversely impact any environmentally sensitive lands. Please reference the Environmental Conditions Analysis provided within this report for further review of specific environmental features.

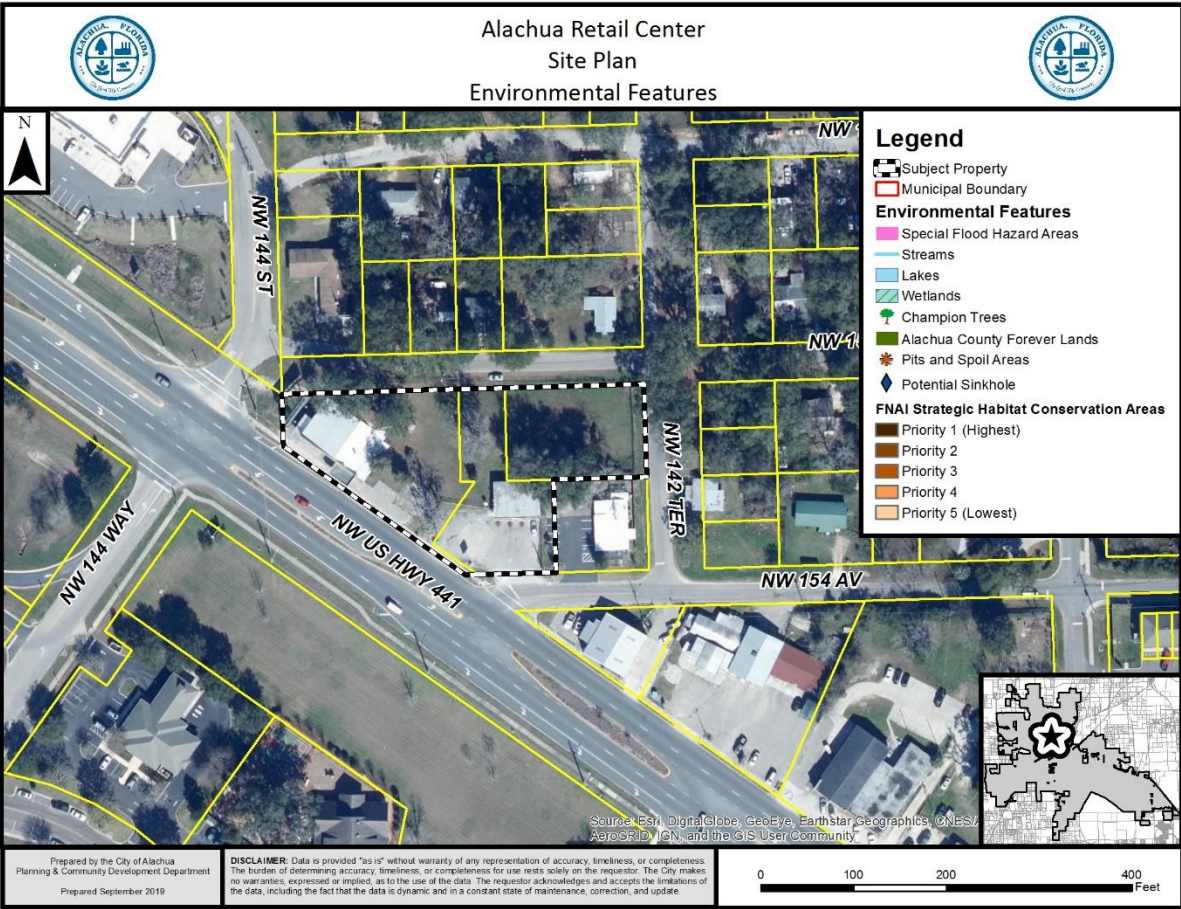
# ENVIRONMENTAL CONDITIONS ANALYSIS

## Wetlands

According to best available data, there are no wetlands located on the subject property. If any wetlands are identified on the subject property at a later time, these areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

**Evaluation:** No wetlands have been identified on subject property therefore, there are no issues related to wetland protection.

Map 2. Environmental Features



## 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:** The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

### **Regulated Plant & Animal Species**

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. 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:** No species identified as endangered, threatened, or of special concern are known to exist on the subject property. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. 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 very lower infiltration rates and therefore a higher runoff potential.

There are two (2) soil types found on the subject property:

*Arredondo Fine Sand (0% – 5% slopes)*

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and small commercial buildings.

*Arredondo-Urban Land Complex (0% – 5% slopes)*

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type does not pose any significant limitations for development.

**Evaluation:** The soil types present on the subject property do not pose any significant limitations for development, therefore, there are no known issues related to the soils located on the subject property.

### **Flood Potential**

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

**Evaluation:** Since the proposed building will be within an area located in Flood Zone X (areas determined to be outside of the 500-year floodplain), there are no issues related to flood potential.

### **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. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

**Evaluation:** There are no known geologic features located on the subject property which could indicate an increased potential for karst sensitivity.

### **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:** The subject property is not located within a City of Alachua wellhead 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 subject property does not contain any historic structures as determined by the State of Florida and the Alachua County Historic Resources Inventory. Additionally, the subject property is not located within the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

**Evaluation:** There are no issues related to historic structures or markers.



# 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 to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E.) An evaluation and findings of the application'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 Comprehensive Plan***

The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.

**Evaluation & Findings:** An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

#### **(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 Commercial Intensive (CI). The proposed building will be comprised of several units. Expected tenants include a liquor store, restaurant, and general retail uses. These uses are permitted within the CI zoning district.

#### **(3) *Zone District Use-Specific Standards***

The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.

**Evaluation & Findings:** There are no Use-Specific Standards for the proposed uses, however, Section 6.6.3 establishes standards for nonresidential development when located within 500 feet of residential uses. Please see below for an analysis of compliance with these 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 be in compliance with all relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1, Off Street Parking & Loading Standards, Section 6.2, Tree Protection/Landscape/Xeriscape Standards, Section 6.3, Fencing Standards, Section 6.4, Exterior Lighting Standards, Section 6.7, Open Space Standards, Section 6.8, Design Standards for Business Uses*, and

Section 6.9, Environmental Protection Standards. Please see below for additional information concerning alternative compliance with the standards set forth in Section 6.6, *Infill Standards*.

**(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 is consistent with all other 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. The applicant has provided an analysis and response to each of the standards set forth in Section 6.6.3 of the LDRs. Staff's evaluation and findings of compliance with these standards is provided below.

#### ***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.

**Evaluation & Findings:** Staff has proposed a condition which would require the hours of operation and for accepting deliveries for any business located within the building to be no earlier than 7:00 AM and no later than 10:00 PM.

- (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.

**Evaluation & Findings:** There are no uses proposed which would generate excessive noise or glare.

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

**Evaluation & Findings:** Trash receptacles have been placed to the side of the site and will be screened in accordance with the screening requirements set forth in the LDRs. The proposed waste receptacle screening materials match the proposed

building materials (split face CMU block and stucco). In addition, the perimeter of the waste receptacles/screening will be landscaped.

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

**Evaluation & Findings:** Designated delivery areas are located interior to the subject property and have been placed as far as physically possible from residential areas. In addition, delivery areas will be screened from view with landscaping from adjacent right-of-ways.

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

**Evaluation & Findings:** Exterior lighting complies with the applicable criteria set forth in Section 6.4, Exterior Lighting Standards, of the City's LDRs. Staff has proposed a condition which will require all exterior lighting to be turned off during non-operating hours, except for exterior lighting that is necessary for security, safety, or identification purposes.

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

**Evaluation & Findings:** No vending machines, telephones or other similar outdoor services and activities are proposed by this site plan.

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

**Evaluation & Findings:** Additional landscaping is proposed along the north and east property lines in order to mitigate and replace trees which are proposed for removal as part of the site's redevelopment. This additional landscaping provides additional buffering between the proposed development and residential areas to the north and east.

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

**Evaluation & Findings:** The proposed building would be 19 feet at its highest point, which is comparable to other nonresidential buildings in proximity to the subject property.

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

**Evaluation & Findings:** The proposed development would have no effect upon natural lighting and solar access to nearby residential lands.

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

**Evaluation & Findings:** The proposed development is not expected to cause any obtrusive odors or fumes, given the nature of the proposed use.

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

**Evaluation & Findings:** All parking proposed will be paved.

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

**Evaluation & Findings:** The primary access to the site is provided by a connection to US Highway 441. A secondary access point is provided by a connection to NW 154<sup>th</sup> Place.

- (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.

**Evaluation & Findings:** The maximum height of the building is 19 feet, and the building is set back 20 feet from the right-of-way line. The subject property is not adjacent to a single-family or two-family dwelling or a residentially zoned property.

## PUBLIC FACILITIES IMPACT

### Traffic Impact

**Table 2. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

| Segment Number <sup>2, 3</sup> | Segment Description                                         | Lanes | Functional Classification | Area Type | Level of Service (LOS) |
|--------------------------------|-------------------------------------------------------------|-------|---------------------------|-----------|------------------------|
| 3/4<br>(106)                   | US Highway 441<br>(from NW 126 <sup>th</sup> Ave to SR 235) | 4D    | Principle Arterial        | Urban     | D                      |
| 5<br>(107/1407)                | US Highway 441<br>(from SR 235 to North City Limits)        | 4D    | Principle Arterial        | Urban     | D                      |
| 8<br>(108)                     | SR 235<br>(from SR 235 / SR 241 Intersection to US 441)     | 2U    | Major Collector           | Comm      | C                      |
| 9<br>(109)                     | SR 235<br>(from US 441 to North City Limits)                | 2U    | Major Collector           | Comm      | C                      |

<sup>1</sup> Source: City of Alachua Comprehensive Plan, Transportation Element.

<sup>2</sup> For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ 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].

<sup>3</sup> FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.



**Table 3. Trip Generation**

| Land Use <sup>1</sup>                       | AADT<br>(Enter/Exit) <sup>2</sup> | AM Peak Hour<br>(Enter/Exit) <sup>2</sup> | PM Peak Hour<br>(Enter/Exit) <sup>2</sup> |
|---------------------------------------------|-----------------------------------|-------------------------------------------|-------------------------------------------|
| Shopping Center<br>(ITE Code 820)           | 135<br>(67 / 68)                  | 3<br>(2 / 1)                              | 14<br>(7 / 7)                             |
| <i>Less Pass-by Trips (34%)<sup>3</sup></i> | 89<br>(44 / 45)                   | 2<br>(1 / 1)                              | 9<br>(4 / 5)                              |
| Liquor Store<br>(ITE Code 899)              | 302<br>(150 / 151)                | 29<br>(15 / 14)                           | 87<br>(43 / 44)                           |
| Fast Casual Restaurant<br>(ITE Code 930)    | 615<br>(307 / 308)                | 4<br>(3 / 1)                              | 28<br>(15 / 13)                           |
| <i>Less Pass-by Trips (43%)<sup>3</sup></i> | 351<br>(175 / 176)                | 2<br>(1 / 1)                              | 16<br>(9 / 7)                             |
| <b>TOTAL</b>                                | <b>743</b><br><b>(369 / 372)</b>  | <b>33</b><br><b>(18 / 16)</b>             | <b>112</b><br><b>(59 / 58)</b>            |

<sup>1</sup> Source: ITE Trip Generation, 10th Edition.

<sup>2</sup> Formulas: AADT – ITE Code 820: 37.75 trips per 1,000 square feet of floor area x 3,575 square feet (50% entering/50% exiting); AM Peak Hour – 0.94trips per 1,000 square feet of floor area x 3,575 square feet (62% entering/38% exiting); PM Peak Hour – 3.81 trips per 1,000 square feet of floor area x 3,575 square feet (52% entering/48% exiting). ITE Code 899: 101.49 trips per 1,000 square feet of floor area x 2,975 square feet (50% entering/50% exiting); AM Peak Hour – 9.75 trips per 1,000 square feet of floor area x 2,975 square feet (52% entering/48% exiting); PM Peak Hour – 29.16 trips per 1,000 square feet of floor area x 2,975 square feet (50% entering/50% exiting); ITE Code 930: 315.17 trips per 1,000 square feet of floor area x 1,950 square feet (50% entering/50% exiting); AM Peak Hour – 2.07 trips per 1,000 square feet of floor area x 1,950 square feet (67% entering/33% exiting); PM Peak Hour – 14.13 trips per 1,000 square feet of floor area x 1,950 square feet (55% entering/45% exiting).

<sup>3</sup> Source: ITE Trip Generation Handbook, 3<sup>rd</sup> Edition

**Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)**

| Traffic System Category                                          | Segment 3/4<br>US Highway 441<br>(from NW 126 <sup>th</sup><br>Ave to SR 235) <sup>1</sup> | Segment 5<br>US Highway 441<br>(from SR 235 to<br>North City Limits) <sup>1</sup> | Segment 8<br>SR 235<br>(from SR 241<br>to US 441) <sup>1</sup> | Segment 9<br>SR 235<br>(from US 441 to<br>North City Limits) <sup>1</sup> |
|------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------------------------|
| <b>Average Annual Daily Trips</b>                                |                                                                                            |                                                                                   |                                                                |                                                                           |
| Maximum Service Volume <sup>2</sup>                              | 45,700                                                                                     | 39,000                                                                            | 14,400                                                         | 14,400                                                                    |
| Existing Traffic <sup>3</sup>                                    | 18,579                                                                                     | 25,926                                                                            | 10,305                                                         | 7,537                                                                     |
| Reserved Trips <sup>4</sup>                                      | 3,599                                                                                      | 3,265                                                                             | 3                                                              | 32                                                                        |
| Available Capacity <sup>4</sup>                                  | 23,522                                                                                     | 9,809                                                                             | 4,092                                                          | 6,831                                                                     |
| Increase in Daily Trips<br>Generated by Development <sup>5</sup> | 743                                                                                        | 372                                                                               | 149                                                            | 74                                                                        |
| <b>Residual Capacity<sup>6</sup></b>                             | <b>22,779</b>                                                                              | <b>9,437</b>                                                                      | <b>3,943</b>                                                   | <b>6,757</b>                                                              |

<sup>1</sup> For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

<sup>2</sup> 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.

<sup>3</sup> Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.

<sup>4</sup> Source: City of Alachua July 2019 Development Monitoring Report.

<sup>5</sup> Trip Distribution: Segments 3/4: 100%; Segment 5: 50%; Segment 8: 20%; Segment 9: 10%.

<sup>6</sup> This application is for a Final Development Order. Concurrency will be reserved.

**Table 4b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM Peak Hour)**

| Traffic System Category                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Segment 3/4<br>US Highway 441<br>(from NW 126 <sup>th</sup><br>Ave to SR 235) <sup>1</sup> | Segment 5<br>US Highway 441<br>(from SR 235 to<br>North City Limits) <sup>1</sup> | Segment 8<br>SR 235<br>(from SR 241<br>to US 441) <sup>1</sup> | Segment 9<br>SR 235<br>(from US 441 to<br>North City Limits) <sup>1</sup> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------------------------|
| <b>PM Peak Trips</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                            |                                                                                   |                                                                |                                                                           |
| Maximum Service Volume <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 4,110                                                                                      | 3,510                                                                             | 1,290                                                          | 1,290                                                                     |
| Existing Traffic <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1,765                                                                                      | 2,463                                                                             | 979                                                            | 716                                                                       |
| Reserved Trips <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 250                                                                                        | 306                                                                               | 0                                                              | 2                                                                         |
| Available Capacity <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2,095                                                                                      | 741                                                                               | 311                                                            | 572                                                                       |
| Increase in PM Peak Hour<br>Trips Generated by<br>Development <sup>5</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 3                                                                                          | 11                                                                                | 3                                                              | 3                                                                         |
| <b>Residual Capacity<sup>6</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>2,092</b>                                                                               | <b>730</b>                                                                        | <b>308</b>                                                     | <b>569</b>                                                                |
| <sup>1</sup> For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.<br><sup>2</sup> 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.<br><sup>3</sup> Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.<br><sup>4</sup> Source: City of Alachua July 2019 Development Monitoring Report.<br><sup>5</sup> Trip Distribution: Segments 3/4: 100%; Segment 5: 50%; Segment 8: 20%; Segment 9: 10%.<br><sup>6</sup> This application is for a Final Development Order. Concurrency will be reserved. |                                                                                            |                                                                                   |                                                                |                                                                           |

**Evaluation:** The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segments identified above. The impacts that will be generated by the development are acceptable.

## **Potable Water Impacts**

**Table 5. Potable Water Impacts**

| System Category                                                                                                                                                                                                                                                                                                                                                                             | Gallons Per Day |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Current Permitted Capacity <sup>1</sup>                                                                                                                                                                                                                                                                                                                                                     | 2,300,000       |
| Less Actual Potable Water Flows <sup>1</sup>                                                                                                                                                                                                                                                                                                                                                | 1,295,603       |
| Reserved Capacity <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                              | 86,978          |
| Available Capacity                                                                                                                                                                                                                                                                                                                                                                          | 917,419         |
| Projected Potable Water Demand from Application <sup>3</sup>                                                                                                                                                                                                                                                                                                                                | 2,535           |
| <b>Residual Capacity</b>                                                                                                                                                                                                                                                                                                                                                                    | <b>914,884</b>  |
| <b>Percentage of Permitted Design Capacity Utilized</b>                                                                                                                                                                                                                                                                                                                                     | <b>60.22%</b>   |
| Sources:<br><sup>1</sup> City of Alachua Public Services Department, April 2019.<br><sup>2</sup> City of Alachua July 2019 Development Monitoring Report.<br><sup>3</sup> Source: Chapter 64E-6, Florida Administrative Code; Formulas: Liquor Store and Retail – [(6,500 sq. ft./100 sq. ft.) x 15 gpd]; Restaurant – [(1,950 sq. ft. x 60% dining space) / 15 sq. ft. per seat x 20 gpd]. |                 |

**Evaluation:** The impacts to the potable water system that will be generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities. The impacts that will be generated by the development are therefore acceptable.

## Sanitary Sewer Impacts

**Table 6. Sanitary Sewer Impacts**

| System Category                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Gallons Per Day |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Treatment Plant Current Permitted Capacity                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1,500,000       |
| Less Actual Treatment Plant Flows <sup>1</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                   | 729,000         |
| Reserved Capacity <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 82,760          |
| Available Capacity                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 688,240         |
| Projected Sanitary Sewer Demand from Application <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                    | 2,535           |
| <b>Residual Capacity</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>685,705</b>  |
| <b>Percentage of Permitted Design Capacity Utilized</b>                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>54.29%</b>   |
| <b>Sources:</b><br><sup>1</sup> City of Alachua Public Services Department, April 2019.<br><sup>2</sup> City of Alachua July 2019 Development Monitoring Report.<br><sup>3</sup> Source: Chapter 64E-6, Florida Administrative Code; Formulas: Liquor Store and Retail – $[(6,500 \text{ sq. ft.}/100 \text{ sq. ft.}) \times 15 \text{ gpd}]$ ; Restaurant – $[(1,950 \text{ sq. ft.} \times 60\% \text{ dining space}) / 15 \text{ sq. ft. per seat} \times 20 \text{ gpd}]$ . |                 |

**Evaluation:** The impacts to the sanitary sewer system that will be generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities. The impacts that will be generated by the development are therefore acceptable.

## Solid Waste Impacts

**Table 7. Solid Waste Impacts**

| System Category                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Pounds Per Day | Tons Per Year |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------|
| Demand from Existing Development <sup>1</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 40,620         | 7,413         |
| Reserved Capacity <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 7,408.14       | 1,531.99      |
| Demand Generated by Application <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 54.13          | 9.88          |
| New River Solid Waste Facility Capacity <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 50 years       |               |
| Sources:<br><div><div>1</div><div>Bureau of Economic &amp; Business Research, University of Florida, Estimates of Population by County and City in Florida (2018); Policy 2.1.a, CFNGAR Element (Formula: 10,155 persons x 0.73 tons per person per year).</div></div> <div><div>2</div><div>City of Alachua July 2019 Development Monitoring Report.</div></div> <div><div>3</div><div>Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996</div></div> <div><div>4</div><div>New River Solid Waste Facility. April 2019.</div></div> |                |               |

**Evaluation:** The impacts to the solid waste system that will be generated by the development will not adversely affect the Level of Service (LOS) for solid waste facilities. The impacts that will be generated by the development are therefore 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 (LOS) 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 (LOS) of public school facilities.

**EXHIBIT "A"**  
**TO**  
**ALACHUA RETAIL CENTER**  
**SITE PLAN**  
**STAFF REPORT**

**CONDITIONS:**

1. The applicant agrees it shall address the comments provided by the Public Services Department in a memorandum from Thomas Ridgik, P.E., and dated October 15, 2019, prior to the issuance of a building permit.
2. The applicant agrees that full electrical plans and system design detailing the development's connection to the City's electric system will be provided with the building plans. The applicant agrees that the electrical plans and design will require review and approval by the City's Public Services Department prior to the issuance of a building permit.
3. The applicant agrees that all site improvements within the area of Pod 2 shall be completed within 90 days of the issuance of a Certificate of Occupancy for the building located within Pod 1.
4. The applicant agrees that the hours of operation and for accepting deliveries for any business located within the building shall be no earlier than 7:00 AM and no later than 10:00 PM.
5. The applicant agrees that all exterior lighting shall be turned off during non-operating hours, except for exterior lighting that is necessary for security, safety, or identification purposes, provided however that exterior lighting may be activated by an on-site motion sensor device.
6. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
7. The applicant agrees that Conditions 1 - 6 as stated above does not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 7 as stated herein.



**EXHIBIT “B”  
TO  
ALACHUA RETAIL CENTER  
SITE PLAN  
STAFF REPORT**

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

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**RE: Request for Review: Alachua Retail Center Site Plan**

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**From :** Brian Green <bgreen@AlachuaCounty.US>  
**Subject :** RE: Request for Review: Alachua Retail Center Site Plan  
**To :** Justin Tabor <jtabor@cityofalachua.org>

Mon, Oct 28, 2019 09:07 AM

7 attachments

Justin,

I have no comments

**Brian Green**

Plans Review- Inspector, Fire Rescue  
PO Box 5038, Gainesville, FL 32627-5038  
352.384.3103 (office) 352.494-3140 (cell)



**From:** Justin Tabor <jtabor@cityofalachua.org>  
**Sent:** Monday, October 28, 2019 8:26 AM  
**To:** Brian Green <bgreen@AlachuaCounty.US>  
**Subject:** Re: Request for Review: Alachua Retail Center Site Plan

Brian,

Checking in to see if you have any comments on the fire flow calculations and test results for this project.

Sincerely,

**Justin Tabor, AICP**

Principal Planner  
City of Alachua  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616  
386.418.6100 x 107 | fax: 386.418.6130  
[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)

**City Hall Hours of Operation**

Monday - Thursday, 7:30 AM - 6:00 PM

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

---

**From:** "Justin Tabor" <[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)>  
**To:** "bgreen" <[bgreen@AlachuaCounty.US](mailto:bgreen@AlachuaCounty.US)>  
**Sent:** Monday, October 21, 2019 8:04:12 AM  
**Subject:** Re: Request for Review: Alachua Retail Center Site Plan

Brian,

Please see the attached fire flow calculations and hydrant flow test results for this project.

Please review and respond at your earliest convenience.

Thank you!

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)

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---

**From:** "Justin Tabor" <[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)>

**To:** "bgreen" <[bgreen@AlachuaCounty.US](mailto:bgreen@AlachuaCounty.US)>

**Sent:** Tuesday, October 8, 2019 5:39:06 PM

**Subject:** Re: Request for Review: Alachua Retail Center Site Plan

Brian,

Thank you. I'm going to check with Public Services to confirm the status of their work, and if that is complete, check with CHW to see if they have been able to perform the hydrant flow test as of now. Once received I'll send you the report.

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

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---

**From:** "Brian Green" <[bgreen@AlachuaCounty.US](mailto:bgreen@AlachuaCounty.US)>

**To:** "Justin Tabor" <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)>

**Sent:** Tuesday, October 8, 2019 5:37:13 PM

**Subject:** RE: Request for Review: Alachua Retail Center Site Plan

Justin,

My comment has not changed. They need to provide available fire flow. Their worksheet says its delayed until the end of September.

**Brian Green**



Plans Review- Inspector, Fire Rescue  
PO Box 5038, Gainesville, FL 32627-5038  
352.384.3103 (office) 352.494-3140 (cell)



**From:** Justin Tabor <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)>

**Sent:** Tuesday, October 8, 2019 12:52 PM

**To:** Brian Green <[bgreen@AlachuaCounty.US](mailto:bgreen@AlachuaCounty.US)>; Marian Rush <[marian@robertarushpa.com](mailto:marian@robertarushpa.com)>; Adam Boukari <[aboukari@cityofalachua.org](mailto:aboukari@cityofalachua.org)>; Adam Hall <[ad\\_hall@cityofalachua.org](mailto:ad_hall@cityofalachua.org)>; Harry Dillard <[hdillard@cityofalachua.org](mailto:hdillard@cityofalachua.org)>; kwinburn <[kwinburn@cityofalachua.org](mailto:kwinburn@cityofalachua.org)>; Keith Bennett <[ke\\_bennett@cityofalachua.org](mailto:ke_bennett@cityofalachua.org)>; Kenyata Curtis <[ke\\_curtis@cityofalachua.org](mailto:ke_curtis@cityofalachua.org)>; Planning Conference Room <[pz\\_calendar@cityofalachua.org](mailto:pz_calendar@cityofalachua.org)>; Rodolfo Valladares <[ro\\_valladares@cityofalachua.org](mailto:ro_valladares@cityofalachua.org)>; Thomas Ridgik <[th\\_ridgik@cityofalachua.org](mailto:th_ridgik@cityofalachua.org)>; Sierra Duke <[si\\_duke@cityofalachua.org](mailto:si_duke@cityofalachua.org)>

**Subject:** Re: Request for Review: Alachua Retail Center Site Plan

DRT Members,

The Planning Department has received a revised application for the **Alachua Retail Center** Site Plan. The application proposes construct a ±8,400 square foot retail building, comprised of ±3,575 square feet of general retail sales, a ±2,925 square foot liquor store, and a ±1,950 square foot restaurant, with associated utility infrastructure and site improvements on a ±1.24 acre subject property, consisting of Tax Parcel Numbers 03583-000-000 and 03583-001-000.

***Project Review Timeline***

Initial Application Submittal: August 29, 2019

Completeness Review Comments Issued: September 5, 2019

Completeness Review Re-Submittal: September 11, 2019 and September 17, 2019

Second Completeness Review Comments Issued: September 16, 2019

Staff DRT: September 19, 2019

DRT Comments Issued to Applicant: September 19, 2019

Applicant DRT: September 23, 2019

DRT Re-Submittal #1: October 8, 2019

No further DRT Meetings are scheduled at this time, however, it is requested that you please review the application and provide feedback regarding any outstanding comments in writing no later than **12 PM on Tuesday, October 15, 2019.**

Plans are accessible via the X: Drive at: X:\Planning and Community Development\Planning Division\Development Applications\Site Plans\Alachua Retail SP (2019)\Submittals\2019\_10\_07

The plans are also accessible by following this link: **[LINK TO APPLICATION MATERIALS](#)**

If you have any questions about this application, please let me know.

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

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---

**From:** "Justin Tabor" <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)>

**To:** "bgreen" <[bgreen@alachuacounty.us](mailto:bgreen@alachuacounty.us)>, "Marian Rush" <[marian@robertarushpa.com](mailto:marian@robertarushpa.com)>, "Adam Boukari" <[aboukari@cityofalachua.org](mailto:aboukari@cityofalachua.org)>, "Adam Hall" <[ad\\_hall@cityofalachua.org](mailto:ad_hall@cityofalachua.org)>, "Harry Dillard" <[hdillard@cityofalachua.org](mailto:hdillard@cityofalachua.org)>, "Justin Tabor" <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)>, "kwinburn" <[kwinburn@cityofalachua.org](mailto:kwinburn@cityofalachua.org)>, "Keith Bennett" <[ke\\_bennett@cityofalachua.org](mailto:ke_bennett@cityofalachua.org)>, "Kenyata Curtis" <[ke\\_curtis@cityofalachua.org](mailto:ke_curtis@cityofalachua.org)>, "Planning Conference Room" <[pz\\_calendar@cityofalachua.org](mailto:pz_calendar@cityofalachua.org)>, "Rodolfo Valladares" <[ro\\_valladares@cityofalachua.org](mailto:ro_valladares@cityofalachua.org)>, "Thomas Ridgik" <[th\\_ridgik@cityofalachua.org](mailto:th_ridgik@cityofalachua.org)>, "Sierra Duke" <[si\\_duke@cityofalachua.org](mailto:si_duke@cityofalachua.org)>

**Sent:** Thursday, September 5, 2019 5:12:48 PM

**Subject:** Request for Review: Alachua Retail Center Site Plan

DRT Members:

The Planning Department has received an application from EDA, Inc., for a proposed Site Plan (**Alachua Retail Center**). The application proposes construct a ±8,400 square foot retail building, comprised of ±3,575 square feet of general retail sales, a ±2,925 square foot liquor store, and a ±1,950 square foot restaurant, with associated utility infrastructure and site improvements on a ±1.24 acre subject property, consisting of Tax Parcel Numbers 03583-000-000 and 03583-001-000. A Staff DRT Meeting is scheduled for Thursday, September 19, 2019, at 10:00 AM. The Applicant DRT is scheduled for Monday, September 23, 2019, at 10:00 AM.

Please review the application and provide comments no later than **12 PM on Wednesday, September 18, 2019**. Application materials can be accessed by clicking the links below:

[LINK TO PLANS ONLY](#)

[LINK TO ALL APPLICATION MATERIALS](#)

Please feel free to contact me if you have any questions about this application.

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

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PLEASE NOTE: Florida has a very broad public records law (F.S.119). All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

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# JBrown Professional Group

**CIVIL ENGINEERING • LAND SURVEYING • PLANNING**

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

October 24, 2019

Mr. Justin Tabor, AICP  
Planner  
City of Alachua  
Office of Planning & Community Development  
P.O. Box 9  
Alachua, FL 32616-0009

Re: Alachua Retail Center Site Plan

Dear Mr. Tabor:

As you requested, we have reviewed the Alachua Retail Center Site Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by CHW and dated 10-17-2019. These latest plans have addressed all of our comments, and we find the project approvable from an engineering review standpoint.

Sincerely,

A. J. "Jay" Brown, Jr., PE  
President, JBrown Professional Group Inc.

Cc: Robert Walpole, CHW



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

October 22, 2019

Also sent by electronic mail to [walpole@chw-inc.com](mailto:walpole@chw-inc.com)

Robert Walpole, P.E.  
Causseaux, Hewett, & Walpole, Inc.  
11801 Research Drive  
Alachua, FL 32615

RE: Planning & Zoning Board (PZB) Public Hearing: Alachua Retail Center Site Plan Application

Dear Mr. Walpole:

On October 17, 2019, the City of Alachua received your revised application and materials for the Alachua Retail Center Site Plan application. Based upon a review of the revised application, Staff has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package, seven (7) sets of 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.com](mailto:planning@cityofalachua.com) *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **November 12, 2019** PZB meeting, therefore, the above referenced materials must be submitted to the City no later than **Tuesday, October 29, 2019**. Materials may be submitted earlier than this date.

In addition, 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, October 28, 2019**. Staff will contact notify you when the signs are available for pick up at City Hall.

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 the PZB meeting (no later than **Thursday, November 7, 2019**). Any presentation or materials may be submitted by emailing them to [planning@cityofalachua.com](mailto:planning@cityofalachua.com).

Should you have any questions, please feel free to contact me at (386) 418-6100, x 107 or via email at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com).

Sincerely,

Justin Tabor, AICP  
Principal Planner

c: Adam Boukari, City Manager (by electronic mail)  
Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)  
Adam Hall, AICP, Planner (by electronic mail)  
Project File

PO Box 9  
Alachua, Florida 32616-0009

**"The Good Life Community"**  
[www.cityofalachua.com](http://www.cityofalachua.com)

Phone: (386) 418-6120  
Fax: (386) 418-6130



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

### INTER-OFFICE COMMUNICATION

**DATE:** October 15, 2019

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

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

**RE:** Final Developments Plans – Alachua Retail

Public Services has reviewed the Alachua Retail (Oct 8<sup>th</sup> Submittal) Final Development Plans and offer the following comments. Review was specific to the Public Services Utilities.

| NO. | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | <p>Previous Comments</p> <p>Sheet C0.10</p> <p>Electric Service General Notes:</p> <ul style="list-style-type: none"><li>The General Notes states "Refer to electric plans by others for the electrical design and details." No electric plans have been submitted. Please clarify - does "by others" mean that the electrical work will be done by another firm, but will still be part of the Final Development Plans? Please confirm that the design intent is to include electrical plans as part of the Final Development Plans.</li></ul> <p><b>Current Comment(s)</b></p> <p>CHW Response to Previous Comment: "Electrical Plans are provided with the building permit submittal."</p> <p>Generally, Public Services does not review the building permit set, and is not even notified that the building permit set has been submitted. In the building permit cover letter, please include text indicating that Public Services needs to review the building permit set.</p> <p><b>Approved as Noted</b></p> |
| 2.  | <p>Previous Comments</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |



| NO. | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | <p>Sheet C3.10</p> <ul style="list-style-type: none"> <li>Will Detectable Warnings on new sidewalk be installed at the intersection of NW 154<sup>th</sup> Place and NW 142<sup>nd</sup> Terrace?</li> </ul> <p><b>Current Comment(s)</b></p> <p>CHW Response to Previous Comment: "No, because no handicap or crosswalk is proposed."</p> <p><b>Approved</b></p>                                                                                                                                                                      |
| 3.  | <p><b>Previous Comments</b></p> <p>Sheet C3.10</p> <ul style="list-style-type: none"> <li>A transformer is shown within the property limits. Please confirm that the City will assume ownership of this transformer. If so, please show a Public Utility Easement (PUE) within the property boundary for transformer access.</li> </ul> <p><b>Current Comment(s)</b></p> <p>CHW Response to Previous Comment: "A PUE is shown."</p> <p><b>Approved</b></p>                                                                             |
| 4.  | <p><b>Previous Comments</b></p> <p>Sheet C3.10</p> <ul style="list-style-type: none"> <li>Inset – Please define "PE", as in "1-inch PE Water Service, Typical"</li> </ul> <p><b>Current Comment(s)</b></p> <p>CHW Response to Previous Comment: "Refer to C0.11 for legend."</p> <p>Please double-check sheet C0.11 to confirm that this comment has been addressed. The reviewer could not find "PE".</p> <p><b>Approved as Noted</b></p>                                                                                             |
| 5.  | <p><b>Previous Comments</b></p> <p>Sheet C3.10</p> <p>The power pole feeding the transformer has the following note: "Relocated power pole and electric by the City of Alachua".</p> <p>Please confirm that this pole now exists. It could not be found on drawings that show existing facilities.</p> <p><b>Current Comment(s)</b></p> <p>CHW Response to Previous Comment: "It's relocated to serve the church"</p> <p>This issue is now moot, as this pole will instead be demolished as per the markup.</p> <p><b>Approved</b></p> |
| 6.  | <p><b>Previous Comments</b></p> <p>Sheet C3.10</p> <ul style="list-style-type: none"> <li>Inset – on the left P-WW', please add a cleanout just outside the property line.</li> </ul>                                                                                                                                                                                                                                                                                                                                                  |

| NO. | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | <p><b>Current Comment(s)</b></p> <p>CHW Response to Previous Comment: "Cleanout added at right of way"</p> <p><b>Approved</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 7.  | <p><b>Previous Comments</b></p> <p>Sheet C3.10</p> <ul style="list-style-type: none"> <li>• Please show a Public Utility Easement (PUE) for the water meters, which are within the property line.</li> <li>• Also, the CoA has a "bad experience" on a previous project in which the water meters were located behind a retail building. The CoA is currently looking into this issue, and reserves the right to change the location of the water meters after reviewing the next submittal.</li> </ul> <p><b>Current Comment(s)</b></p> <p>CHW Response to Previous Comments:</p> <p>"PUE has been added."</p> <p>"No issue per follow-up email"</p> <p><b>Approved</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 8.  | <p><b>Previous Comments</b></p> <p>Sheet C3.10</p> <p>There are several issues that must resolved related to CoA providing power to the retail complex. These include:</p> <ul style="list-style-type: none"> <li>• Verify that the pole feeding the transformer indeed exists.</li> <li>• Presumably the City will order and install the transformer, which will be paid for by the General Contractor or developer. What is the preliminary size of this transformer?</li> <li>• The existing power pole at the intersection of NW 154<sup>th</sup> Place and NW 142<sup>nd</sup> Terrace is shown within the new sidewalk. In CoA's opinion, it needs to be relocated.</li> <li>• The OHW line that will be the power source to the transformer is single phase, which means that power to the complex will either be 120-volt single phase or 240-volt single phase. Is this power supply acceptable to Alachua Retail? If not acceptable, a source of 3-phase power will need to be identified.</li> <li>• As shown, OHW (overhead wires) are above the north parking area, which is not acceptable. Thus, this OHW segment will need to be buried.</li> </ul> <p>If CHW prefers, the CoA is amenable to a meeting to discuss and resolve these issues.</p> <p><b>Current Comment(s)</b></p> <p>CHW Response to Previous Comments:</p> <p>"Yes, it does."</p> |

| NO. | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | <p>“Transformer size still to be determined.”</p> <p>“Sidewalk poured around pole”.</p> <p>“3-phase City provided route”</p> <p>“Space removed”</p> <p>“No issue”</p> <p><b>Approved.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 9.  | <p><b>Previous Comments</b></p> <p>Normally on the Electrical Sheets, the limits to the electrical scope of work between CoA and the General Contractor are identified. CoA has recently developed an electrical scope of work insert that has been used on previous projects, including at least one by CHW. This insert needs to be modified by CoA from job to job. Once the above issues (comment 8) have been resolved, the CoA will edit and forward CoA's electric scope of work for inclusion in the Final Development Plans.</p> <p><b>Current Comment(s)</b></p> <p>CHW Response to Previous Comment: “More detailed information on scope of work will be provided in the building permit submittal”.</p> <p><b>Approved</b></p>                                                                                                                                             |
| 10. | <p><b>Previous Comments</b></p> <p><b>Sheet C3.10</b></p> <ul style="list-style-type: none"> <li>This sheet shows two 4-inch P-WW laterals that serve Alachua Retail. Please note that there is an existing nearby 4-inch service lateral that might be used instead of one of the new P-WW. If interested, please contact Harry Dillard of CoA.</li> </ul> <p><b>Current Comment(s)</b></p> <p>CHW Response to Previous Comment: “Prefer all new.”</p> <p><b>Approved</b></p>                                                                                                                                                                                                                                                                                                                                                                                                         |
| 11. | <p><b>New Comment:</b></p> <p>Attached are additional markups to C3.10 that show more of the electrical work required. Please incorporate these comments into the building permit set.</p> <ul style="list-style-type: none"> <li>Two transformers are now shown. The second transformer supplies 120V/240 V single phase power to local users to the north.</li> <li>From this second transformer, directional drill a 2-inch conduit under the east-west road, and connect to a new overhead pole.</li> <li>Run an overhead line to a second new pole west of the first new pole.</li> <li>From the second new pole, distribute power to local users.</li> <li>The second transformer is fed from the 2-inch east-west conduit, which goes underneath the first transformer.</li> <li>Demolish poles and overhead lines no longer in use. This includes the pole that was</li> </ul> |

| NO.             | COMMENTS                                                                                                                                                                     |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | <p>formerly in the sidewalk. For future projects please note that CoA does not allow poles to be installed in any portion of a sidewalk.</p> <p><b>Approved as Noted</b></p> |
|                 |                                                                                                                                                                              |
|                 |                                                                                                                                                                              |
| END OF COMMENTS |                                                                                                                                                                              |

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

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Planner

Harry Dillard – Lead Engineering Technician







## City of Alachua

ADAM BOUKARI  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

### INTER-OFFICE COMMUNICATION

**DATE:** October 15, 2019

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

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

**RE:** Final Developments Plans – Alachua Retail

Public Services has reviewed the Alachua Retail (Oct 8<sup>th</sup> Submittal) Final Development Plans and offer the following comments. Review was specific to the Public Services Utilities.

| NO. | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | <p>Previous Comments</p> <p>Sheet C0.10</p> <p>Electric Service General Notes:</p> <ul style="list-style-type: none"><li>The General Notes states "Refer to electric plans by others for the electrical design and details." No electric plans have been submitted. Please clarify - does "by others" mean that the electrical work will be done by another firm, but will still be part of the Final Development Plans? Please confirm that the design intent is to include electrical plans as part of the Final Development Plans.</li></ul> <p><b>Current Comment(s)</b></p> <p>CHW Response to Previous Comment: "Electrical Plans are provided with the building permit submittal."</p> <p>Generally, Public Services does not review the building permit set, and is not even notified that the building permit set has been submitted. In the building permit cover letter, please include text indicating that Public Services needs to review the building permit set.</p> <p><b>Approved as Noted</b></p> |
| 2.  | <p>Previous Comments</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

| NO. | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | <p>Sheet C3.10</p> <ul style="list-style-type: none"> <li>Will Detectable Warnings on new sidewalk be installed at the intersection of NW 154<sup>th</sup> Place and NW 142<sup>nd</sup> Terrace?</li> </ul> <p><b>Current Comment(s)</b></p> <p>CHW Response to Previous Comment: "No, because no handicap or crosswalk is proposed."</p> <p><b>Approved</b></p>                                                                                                                                                               |
| 3.  | <p>Previous Comments</p> <p>Sheet C3.10</p> <ul style="list-style-type: none"> <li>A transformer is shown within the property limits. Please confirm that the City will assume ownership of this transformer. If so, please show a Public Utility Easement (PUE) within the property boundary for transformer access.</li> </ul> <p><b>Current Comment(s)</b></p> <p>CHW Response to Previous Comment: "A PUE is shown."</p> <p><b>Approved</b></p>                                                                             |
| 4.  | <p>Previous Comments</p> <p>Sheet C3.10</p> <ul style="list-style-type: none"> <li>Inset – Please define "PE", as in "1-inch PE Water Service, Typical"</li> </ul> <p><b>Current Comment(s)</b></p> <p>CHW Response to Previous Comment: "Refer to C0.11 for legend."</p> <p>Please double-check sheet C0.11 to confirm that this comment has been addressed. The reviewer could not find "PE".</p> <p><b>Approved as Noted</b></p>                                                                                             |
| 5.  | <p>Previous Comments</p> <p>Sheet C3.10</p> <p>The power pole feeding the transformer has the following note: "Relocated power pole and electric by the City of Alachua".</p> <p>Please confirm that this pole now exists. It could not be found on drawings that show existing facilities.</p> <p><b>Current Comment(s)</b></p> <p>CHW Response to Previous Comment: "It's relocated to serve the church"</p> <p>This issue is now moot, as this pole will instead be demolished as per the markup.</p> <p><b>Approved</b></p> |
| 6.  | <p>Previous Comments</p> <p>Sheet C3.10</p> <ul style="list-style-type: none"> <li>Inset – on the left P-WW, please add a cleanout just outside the property line.</li> </ul>                                                                                                                                                                                                                                                                                                                                                   |

| NO. | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | <p><b>Current Comment(s)</b></p> <p>CHW Response to Previous Comment: "Cleanout added at right of way"</p> <p><b>Approved</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 7.  | <p><b>Previous Comments</b></p> <p>Sheet C3.10</p> <ul style="list-style-type: none"> <li>• Please show a Public Utility Easement (PUE) for the water meters, which are within the property line.</li> <li>• Also, the CoA has a "bad experience" on a previous project in which the water meters were located behind a retail building. The CoA is currently looking into this issue, and reserves the right to change the location of the water meters after reviewing the next submittal.</li> </ul> <p><b>Current Comment(s)</b></p> <p>CHW Response to Previous Comments:</p> <p>"PUE has been added."</p> <p>"No issue per follow-up email"</p> <p><b>Approved</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 8.  | <p><b>Previous Comments</b></p> <p>Sheet C3.10</p> <p>There are several issues that must resolved related to CoA providing power to the retail complex. These include:</p> <ul style="list-style-type: none"> <li>• Verify that the pole feeding the transformer indeed exists.</li> <li>• Presumably the City will order and install the transformer, which will be paid for by the General Contractor or developer. What is the preliminary size of this transformer?</li> <li>• The existing power pole at the intersection of NW 154<sup>th</sup> Place and NW 142<sup>nd</sup> Terrace is shown within the new sidewalk. In CoA's opinion, it needs to be relocated.</li> <li>• The OHW line that will be the power source to the transformer is single phase, which means that power to the complex will either be 120-volt single phase or 240-volt single phase. Is this power supply acceptable to Alachua Retail? If not acceptable, a source of 3-phase power will need to be identified.</li> <li>• As shown, OHW (overhead wires) are above the north parking area, which is not acceptable. Thus, this OHW segment will need to be buried.</li> </ul> <p>If CHW prefers, the CoA is amenable to a meeting to discuss and resolve these issues.</p> <p><b>Current Comment(s)</b></p> <p>CHW Response to Previous Comments:</p> <p>"Yes, it does."</p> |



| NO. | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     | <p>"Transformer size still to be determined."</p> <p>"Sidewalk poured around pole".</p> <p>"3-phase City provided route"</p> <p>"Space removed"</p> <p>"No issue"</p> <p><b>Approved.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 9.  | <p><b>Previous Comments</b></p> <p>Normally on the Electrical Sheets, the limits to the electrical scope of work between CoA and the General Contractor are identified. CoA has recently developed an electrical scope of work insert that has been used on previous projects, including at least one by CHW. This insert needs to be modified by CoA from job to job. Once the above issues (comment 8) have been resolved, the CoA will edit and forward CoAs electric scope of work for inclusion in the Final Development Plans.</p> <p><b>Current Comment(s)</b></p> <p>CHW Response to Previous Comment: "More detailed information on scope of work will be provided in the building permit submittal".</p> <p><b>Approved</b></p>                                                                                                                                              |
| 10. | <p><b>Previous Comments</b></p> <p>Sheet C3.10</p> <ul style="list-style-type: none"> <li>This sheet shows two 4-inch P-WW laterals that serve Alachua Retail. Please note that there is an existing nearby 4-inch service lateral that might be used instead of one of the new P-WW. If interested, please contact Harry Dillard of CoA.</li> </ul> <p><b>Current Comment(s)</b></p> <p>CHW Response to Previous Comment: "Prefer all new."</p> <p><b>Approved</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                |
| 11. | <p><b>New Comment:</b></p> <p>Attached are additional markups to C3.10 that show more of the electrical work required. Please incorporate these comments into the building permit set.</p> <ul style="list-style-type: none"> <li>Two transformers are now shown. The second transformer supplies 120V/240 V single phase power to local users to the north.</li> <li>From this second transformer, directional drill a 2-inch conduit under the east-west road, and connect to a new overhead pole.</li> <li>Run an overhead line to a second new pole west of the first new pole.</li> <li>From the second new pole, distribute power to local users.</li> <li>The second transformer is fed from the 2-inch east-west conduit, which goes underneath the first transformer.</li> <li>Demolish poles and overhead lines no longer in use. This includes the pole that was</li> </ul> |

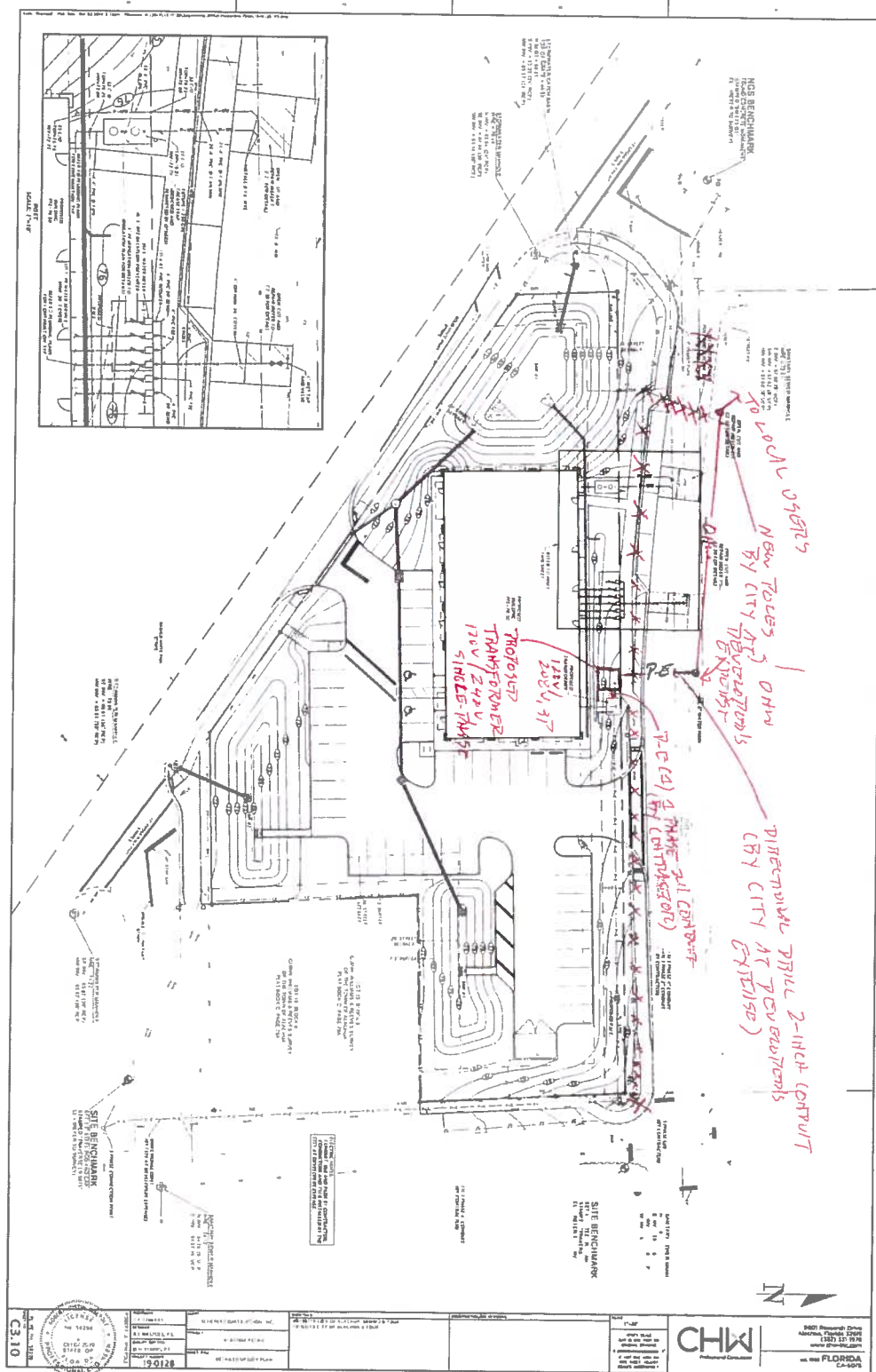
| NO.             | COMMENTS                                                                                                                                                          |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | formerly in the sidewalk. For future projects please note that CoA does not allow poles to be installed in any portion of a sidewalk.<br><b>Approved as Noted</b> |
|                 |                                                                                                                                                                   |
|                 |                                                                                                                                                                   |
| END OF COMMENTS |                                                                                                                                                                   |

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

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Planner

Harry Dillard – Lead Engineering Technician





# JBrown Professional Group

**CIVIL ENGINEERING • LAND SURVEYING • PLANNING**

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

October 10, 2019

Mr. Justin Tabor, AICP  
Planner  
City of Alachua  
Office of Planning & Community Development  
P.O. Box 9  
Alachua, FL 32616-0009

Re: Alachua Retail Center Site Plan

Dear Mr. Tabor:

As you requested, we have reviewed the Alachua Retail Center Site Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by CHW and dated 10-03-2019. Our review generated a few minor comments and recommendations that are outlined below.

**C0.00**

1. All previous comments have been satisfied.

**C0.21**

1. All previous comments have been satisfied.

**C0.30 - .031**

1. The limits of Pod 1 and Pod 2 do not appear to have been updated as it shows on Sheet C1.10.
2. Will there be some kind of construction fencing put up to separate Pod 1 and Pod 2 during construction?

**C1.10**

1. There is a light pole in the sidewalk in the northeast corner of the project. There is only approximately 3' of clearance. Can the sidewalk be routed behind the power pole to provide at least 4 feet of pedestrian path clearance?

**C1.20**

1. On the "Accessible Parking Sign Detail" the post for the fence appears to be turned off.
2. A curb cut ramp needed at the end crosswalk located at the beginning of the crosswalk to the handicap spaces.
3. The maintenance path should be widened if possible at the area near the building.



**C2.10**

1. There is nearly 2' of drop during construction from Pod 1 to Pod 2. Assure grading will work during Phase 1.
2. Verify that the pipe from S-7 to S-4 will be clear of any utility conflicts.

**C2.20**

1. All previous comments have been satisfied.

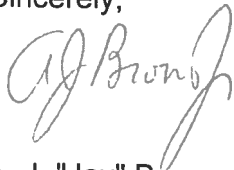
**C2.30**

2. All previous comments have been satisfied.

**SURVEY 1 OF 1**

3. All previous comments have been satisfied.

Sincerely,

A handwritten signature in cursive script, appearing to read "A. J. Brown Jr.", written in black ink.

A. J. "Jay" Brown, Jr., PE  
President, JBrown Professional Group Inc.

Cc: Robert Walpole, CHW



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

October 10, 2019

*Also sent by electronic mail to [walpole@chw-inc.com](mailto:walpole@chw-inc.com)*

Robert Walpole, P.E.  
Causseaux, Hewett, & Walpole, Inc.  
11801 Research Drive  
Alachua, FL 32615

RE: Development Review Team (DRT) Comments: Alachua Retail Center Site Plan

Dear Mr. Walpole:

On October 8, 2019, the City received your revised application and materials for the Alachua Retail Center Site Plan. The revised application and materials were submitted to address the Development Review Team's (DRT) comments issued in a letter dated August 28, 2019 and as discussed at a DRT Meeting on September 23, 2019.

The revised application and materials have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, additional revisions must be made to the application before the application may be scheduled for a hearing before the Planning & Zoning Board (PZB).

Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed in by **12:00 PM on Thursday, October 17, 2019**. A digital copy of all materials in PDF format, either submitted on a CD or by emailing a Cloud / FTP link to [planning@cityofalachua.com](mailto:planning@cityofalachua.com), must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved 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.

Please address the following:

1. Section 6.2, Tree Protection / Landscape / Xeriscape Standards

- a. Per Section 6.2.1(D)(4)(b), up to 25% of the trees required to meet site landscaping, parking lot landscaping, or perimeter buffer standards may be counted toward the requirements of Section 6.2.1(D)(1) (replacement requirements to replace regulated trees removed from the site). There are 70 trees which are required to meet site landscaping, parking lot landscaping, or perimeter buffer standards. Therefore, a maximum of 17 trees may be allocated to meet landscape requirements may also be counted toward the replacement requirements per Section 6.2.1(D)(1). The landscape plan indicates 23 trees are provided to meet both landscaping requirements and mitigation requirements. Please address.

**Remaining Issues:** Comment not addressed. There are 23 trees labelled "LM". A maximum of 17 trees may be allocated to meet both landscape and mitigation requirements.

- b. Per Section 6.2.1(D)(4)(c), at least 50 percent of the total required replacement trees shall be shade trees. Only 21 of 66 proposed mitigation trees may be considered shade trees. Please address.

**Remaining Issues:** Less than 50% of the total required replacement (mitigation) trees are a species which is considered a shade tree.

- c. Site Landscaping Calculations must use total site acreage (1.24 acres) to calculate minimum Site Landscaping requirements per Section 6.2.2(D)(1)(c). Revise calculations and total number required and provided to meet Site Landscaping requirements.

**Remaining Issues:** Acreage was corrected but calculations of required landscaping were not updated: Primary Side – 4 canopy trees required; Site Understory Trees – 7 required; Site Understory Trees – 50% in Front – 4 required. Update the number of trees required/provided in the Site Landscape Calculations table accordingly.

2. Completeness Review Comments

- a. Provide fire flow test results upon completion.

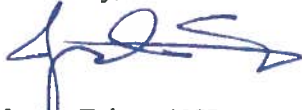
**Remaining Issues:** The Required Fire Flow memorandum provided with the resubmittal, dated August 28, 2019, states the fire flow results are delayed until the end of September due to maintenance work occurring on the system. The Public Services Department has indicated this work is complete. Please provide fire flow test results as soon as possible.

3. New Comments

- a. A tree species "PM" is shown on Sheet LS-2 but is not in Plant Schedule on Sheet LS-1.
- b. Update Architectural Plans to reflect the change in the location of pedestrian connection to US 441.
- c. Reviews by the Public Services Department and engineering consultant are ongoing. Any comments will be sent under separate cover.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP  
Principal Planner

- c: Adam Boukari, City Manager *(by electronic mail)*  
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*  
Adam Hall, AICP, Planner *(by electronic mail)*  
Project File

---

**Alachua Retail - Conceptual Electrical Plan for 3-phase Power**

---

**From :** Thomas Ridgik <th\_ridgik@cityofalachua.org>  
**Subject :** Alachua Retail - Conceptual Electrical Plan for 3-phase Power  
**To :** Robert Walpole <walpole@chw-inc.com>  
**Cc :** Justin Tabor <jtabor@cityofalachua.org>, Anthony Lindsey <alindsey@cityofalachua.org>, William Shiskin <wi\_shiskin@cityofalachua.org>, Rodolfo Valladares <ro\_valladares@cityofalachua.org>, Harry Dillard <hdillard@cityofalachua.org>

Wed, Sep 25, 2019 12:40 PM

 1 attachment

Robert,

Attached is a conceptual electric plan, which was developed by Andy Lindsey and Billy Shiskin in our Electric Department.

The objective is to supply the Alachua Retail facility (aka "the facility") with 3-phase power, as opposed to the nearby single-phase power.

The detailed electric design and drawings would be done by a licensed P.E., who I would think would be a sub to CHW.

The work would be performed by an Electrical Subcontractor retained by the General Contractor. As is typical, the CoA would order and install some products (for example, transformer and conductors ), with the Contractor reimbursing CoA.

The Work Scope would include:

- Provide underground 4-inch conduit and conductors (in red) from a power pole located at the lower right of the sheet to the facility. Note that the conduit goes under a road so directional drilling may be required
- Install an intermediate 3-phase enclosure box. From this box, (1) 3-phase power would be routed to the facility and (2) single-phase power (in blue) would be routed to provide power to services to the north.
- Install a transformer, whose secondary would provide 3-phase power to the facility. For retail facilities, this power is typically 208-volt, 3-phase, but 277/480-volt 3-phase power could be provided as well.
- Demolish all poles and overhead conductors no longer in use.

Please contact us should you have questions.

Thanks,

Tom

**Related Subject: I checked with our distribution piping supervisor. Location of the water meters the facility is acceptable, as long as there is a PUE.**

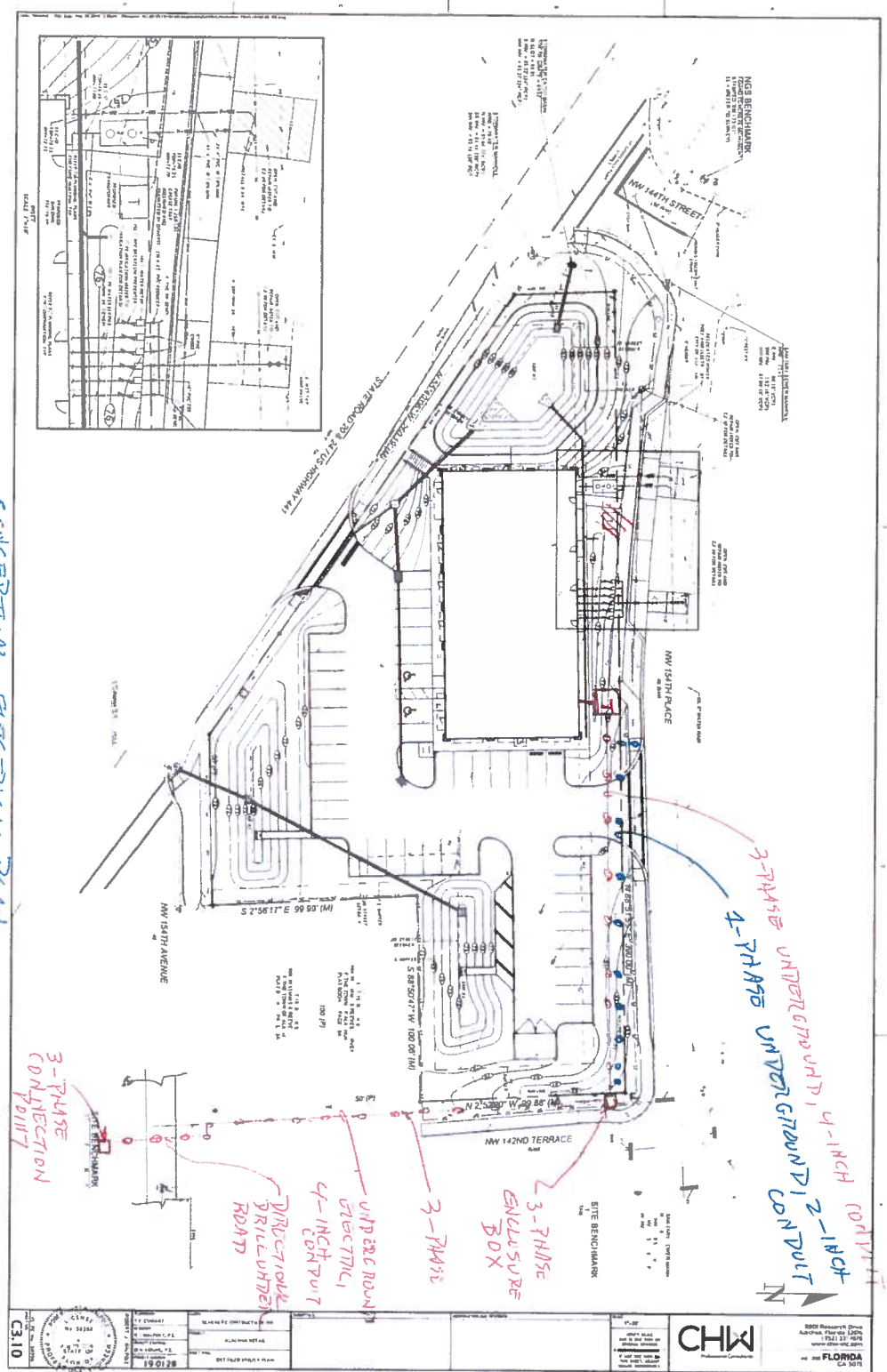
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 **Conceptual Electrical Plan 3-Phase Power for Alachua Retail Sept 25 2019.pdf**  
230 KB

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CONCEPTUAL ELECTRICAL PLAN  
 PROVIDE 3-PHASE POWER  
 TO ATTACH RETAIL



8801 Research Drive  
 Jacksonville, Florida 32216  
 (904) 321-1000  
 www.chm.com  
 CHM is a Florida  
 Equal Opportunity Employer

## Development Review Team (DRT) Meeting

**Meeting Date:** September 23, 2019 (Applicant DRT)

Name

## Email

## Mailing Address

Phone

[illegible]

# DEVELOPMENT REVIEW TEAM SUMMARY

**PROJECT NAME:** Alachua Retail Center

**APPLICATION TYPE:** Site Plan

**PROPERTY OWNER:** Om Namah Shivaay, LLC

**APPLICANT/AGENT:** Robert Walpole, P.E., CHW

**DRT MEETING DATE:** September 23, 2019

**DRT MEETING TYPE:** Applicant

**FLUM DESIGNATION:** Commercial

**ZONING:** Commercial Intensive (CI)

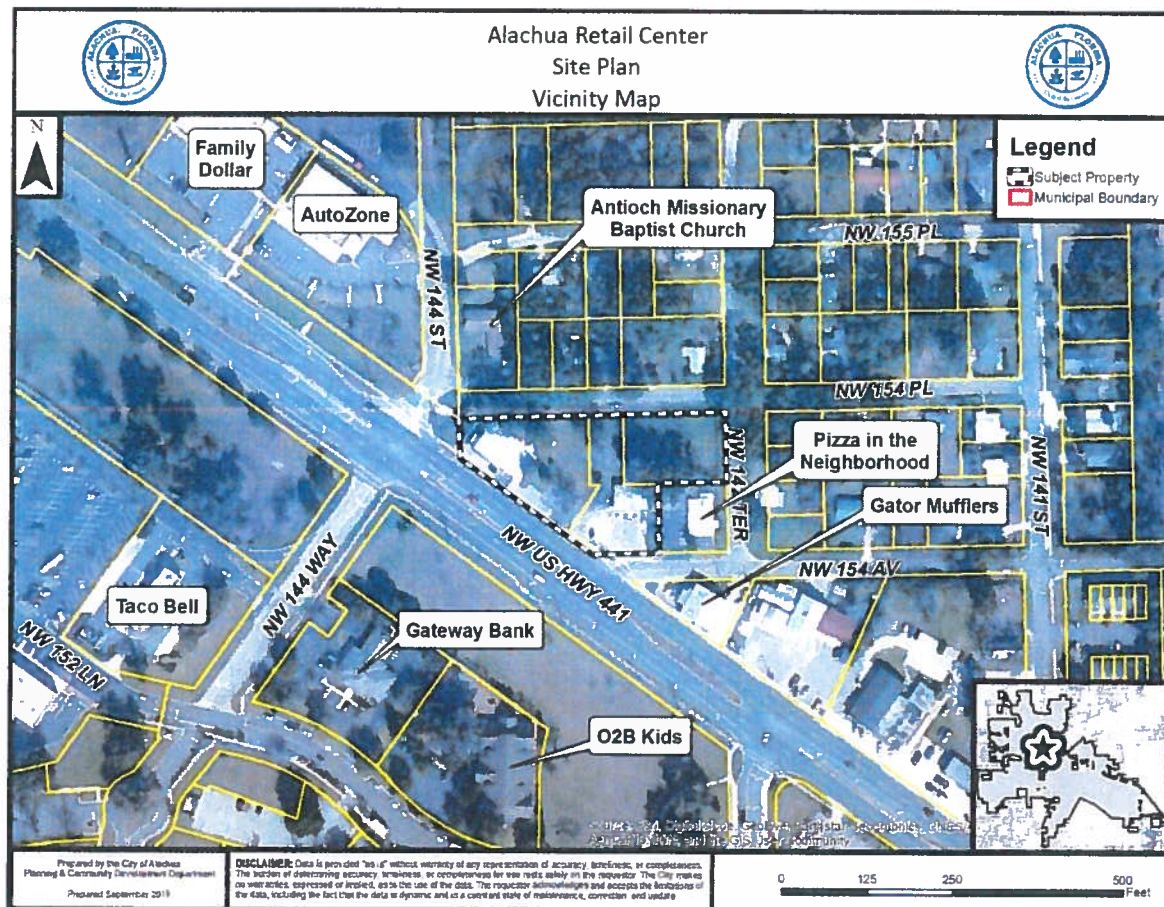
**OVERLAY:** N/A

**ACREAGE:** ±1.24 acres

**PARCEL:** 03583-000-000 and 03583-001-000

**PROJECT SUMMARY:** A request to construct a ±8,400 square foot retail building, comprised of ±3,575 square feet of general retail sales, a ±2,925 square foot liquor store, and a ±1,950 square foot restaurant, with associated utility infrastructure and site improvements

**RESUBMISSION DUE DATE:** All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM** on **Monday, October 7, 2019**.



## ***Deficiencies to be Addressed***

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

1. Phasing
  - a. Drainage from the parking lot areas and drive aisles located to the east and to the south of the building sheet flow south through parking lot areas in Pod 1 and in Pod 2 and discharge to SMF #2 (south SMF). How will the stormwater for these areas be accommodated after Pod 1 is complete but prior to completion of Pod 2?
  - b. How will the discharge from SMF #3 (east SMF) to SMF #2 (south SMF) function after Pod 1 is complete but prior to completion of Pod 2?
2. Chapter 4, Code of Ordinances
  - a. Section 4-3 of the City Code of Ordinances requires the sale of alcoholic beverages, whether for on or off premises consumption, to be located at least 450 feet from a religious institution. Such distance shall be measured from the center of the main entrance of the licensed premises and follow the most direct public route of pedestrian travel to the center of the main entrance of the religious institution. A religious institution is located proximate to the subject property. Provide an illustration which confirms the proposed liquor store is located at least 450 feet from the religious institution, as measured per Section 4.3 of the Code of Ordinances.
3. Article 4, Use Regulations
  - a. If the elevated wooden deck located to the west of the building is intended to be outdoor seating for the proposed restaurant, note the Use-Specific Standards for restaurants with outdoor seating [see Section 4.3.4(A)(1)], and provide a drawing which depicts the distance of any outdoor seating area from residentially zoned lands and residential uses.
4. Section 6.1, Off-Street Parking & Loading
  - a. Parking standard for liquor stores is 1 space per 400 square feet of floor area. Correct the standard cited on Sheet C0.00.
  - b. Parking standard for restaurants with indoor/outdoor seating is 1 space per 100 square feet of floor area. Correct the standard cited on Sheet C0.00
5. Section 6.2, Tree Protection / Landscape / Xeriscape Standards
  - a. There is a 36" LAO shown for removal within the ROW of NW 154<sup>th</sup> Place. Tree mitigation and replacement is required for this tree, however, the tree is not included within tree mitigation calculations.
  - b. Per Section 6.2.1(D)(4)(b), up to 25% of the trees required to meet site landscaping, parking lot landscaping, or perimeter buffer standards may be counted toward the requirements of Section 6.2.1(D)(1) (replacement requirements to replace regulated trees removed from the site). There are 70 trees which are required to meet site landscaping, parking lot landscaping, or perimeter buffer standards. Therefore, a maximum of 17 trees may be allocated to meet landscape requirements may also be counted toward the replacement requirements per Section 6.2.1(D)(1). The landscape plan indicates 23 trees are provided to meet both landscaping requirements and mitigation requirements. Please address.
  - c. Per Section 6.2.1(D)(4)(c), at least 50 percent of the total required replacement trees shall be shade trees. Only 21 of 66 proposed mitigation trees may be considered shade trees. Please address.
  - d. Tree mitigation calculations indicate that 128" are required to be provided to replace heritage trees proposed for removal. In addition, 3 trees are required to mitigate for the removal of 3



- regulated trees. The total number of inches proposed for all mitigation/replacement trees is 111". An additional 17" plus 3 trees are required to satisfy mitigation requirements.
- e. As required by Section 6.2.2(C)(8), provide a narrative explaining how Florida Friendly landscaping practices have been incorporated into the landscape plan.
  - f. Site Landscaping Calculations must use total site acreage (1.24 acres) to calculate minimum Site Landscaping requirements per Section 6.2.2(D)(1)(c). Revise calculations and total number required and provided to meet Site Landscaping requirements.
  - g. Per Section 6.2.2(D)(2)(iii), trees shall be required within parking lot interior areas at the minimum rate of one canopy or ornamental/understory tree for every 1,800 square feet. Revise calculation and update the number required per code and the number provided.
  - h. Arterial frontage screening as set forth in Section 6.2.3(E) is required. Provide calculations on Sheet LS-1. Note that a continuous row of shrubs must be provided along entire US 441 frontage to meet arterial frontage screening requirements.
  - i. Identify the location of any ground level mechanical equipment and demonstrate screening requirements as set forth in Section 6.2.3(D) shall be met.
6. Section 6.4, Exterior Lighting Standards
- a. Per Section 6.4.3(A), all lands on which business uses are located that are adjacent to existing residential development or vacant land in residential districts shall turn off all lighting during non-operating hours, except lighting that is necessary for security, safety, or identification purposes. Please confirm the proposed exterior lighting system will meet this criteria and add note to the photometric plans indicating compliance with the standard.
7. Section 6.6, Infill Standards
- a. Please address the residential protection standards as set forth in Section 6.6.3. Note that conditions may be placed on any development approval to ensure compliance with these standards.
8. Section 6.8, Design Standards for Business Uses
- a. Per Section 6.8.2(A) (2)(a), glazing is required when a façade faces a street (20% of the ground floor façade area) or a publicly-accessible parking area which consists of 15% or more of the minimum required parking (20% of the ground floor façade area). This applies to the north, east, and west building facades.
    - i. Provide a minimum 20% glazing on the north and east facades.
    - ii. Provide a calculation of the glazing provided on the north, east, and west facades.
    - iii. Provide the area/dimensions of glazing surface areas on the north, east, and west facades.
  - b. Per Section 6.8.2(A)(2)(b), 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 [or shall provide a defined alternative as set forth in Section 6.8.2(A)(2)(b)(ii)].
    - i. Façade massing offsets or defined alternative required for north elevation (street facing façade).
    - ii. Identify the height of the pilasters shown on the south (front) and west (street facing) facades.
    - iii. Not all pilasters appear to be a minimum height of 80% of the façade's height as required per Section 6.8.2(A)(2)(b)(ii). Revise accordingly.
  - c. Identify the location of all ground and roof mounted mechanical equipment and demonstrate that all mechanical equipment shall be fully concealed from visibility from a street, residentially zoned lands, or lands containing existing residential uses.



9. Comprehensive Plan Consistency Analysis

- i. The following Goals, Objectives, and Policies are applicable to the project and should be addressed in the analysis:
  1. Future Land Use Element: Goal 4; Objective 4.1; Objective 4.2; Objective 4.3; Objective 4.4.
  2. CFNGAR Element: Policy 1.2.a; 4.1.b.
- b. In response to Objective 1.1., Transportation Element, the analysis states, "a traffic study was also conducted for the proposed development and was submitted with this application." A copy of a traffic study was not provided with the application. Please provide the traffic study.

10. Concurrency Impact Analysis

- a. Identify and cite the source of the pass-by trip rates used for shopping center and fast casual restaurant land uses. ITE Trip Generation Handbook, 3<sup>rd</sup> Edition does not identify a pass-by rate for ITE Code 930.
- b. Verify the square footage of the restaurant area and shopping center area and revise concurrency analysis as needed.
- c. Daily total trips are not correctly calculated for ITE Code 820, and PM Peak trips are not correctly calculated for ITE Codes 820 and 899. Update the analysis accordingly.
- d. Table 1 indicates the table represents net new trips, however, all trips generated are shown in the table.
- e. Table 2 identifies the incorrect segment of US Highway 441. The subject property fronts Segment 5 (US 441 from SR 235 to NCL of Alachua). Segments 3/4 (US 441 from SR 235 to CR 25A), 8 (SR 235 from intersection of SR235 and SR 241 to US 441), and 9 (SR 235 from US 441 to NCL of Alachua) are within ½ mile of the subject property and thus are affected roadway segments.
- f. Potable water and sanitary sewer use the generation rate for "shopping centers without food or laundry per square foot of floor space" for all of the building's square footage. The analysis should use the applicable "food operations" multiplier for the restaurant area of the building. Revise accordingly.

11. Miscellaneous

- a. The area where the sidewalk will be located on the subject property and adjacent to the NW 154<sup>th</sup> Place right-of-way may require an easement. Coordinate with City Compliance & Risk Management Department to determine if an easement is required and, if so, to draft easement document.
- b. Please provide the time expected to complete Pod 2.
- c. Please provide the proposed hours of operation for businesses/tenants within the building.

12. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Thomas Ridgik, Engineering Supervisor, in a memorandum dated September 18, 2019.
- b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., in a letter dated September 18, 2019.
- c. See comments from Brian Green, Fire Inspector, Alachua County Fire Rescue.

13. Completeness Review Comments

- a. Provide fire flow test results upon completion.

14. Minor Revisions

- a. The civil plans show a proposed elevated wooden deck. The architectural plans state this deck and the door accessing it are intended as a future addition. Please clarify.
- b. Sheet C0.00: Add the property owner's name, address, phone number, and any other applicable contact information.
- c. Sheet C0.00: Confirm development data is complete and add data if applicable (building area, paved area, etc.)
- d. Sheet C2.30: Review and revised Note 1 of Tree Barricade Staking detail.
- e. Sheet C2.30: Provide detail of Type "B" curb.
- f. Sheet LS-1: Confirm primary and rear sides are correctly labeled under Site Landscaping Calculations.
- g. Sheets A0.1 and A0.2: Confirm plans are drawn to stated scale.
- h. Sheet SL1.2: Fixture cut sheets are not legible.
- i. Comprehensive Plan Consistency Analysis: Parcel numbers are not correct.



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

### INTER-OFFICE COMMUNICATION

**DATE:** September 18, 2019

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

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

TJR 9/18/2019

**RE:** Final Developments Plans – Alachua Retail

Public Services has reviewed the Alachua Retail (Aug 28<sup>th</sup> Submittal) Final Development Plans and offer the following comments. Review was specific to the Public Services Utilities.

| NO. | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | <b>Sheet C0.10</b><br>Electric Service General Notes: <ul style="list-style-type: none"><li>The General Notes states "Refer to electric plans by others for the electrical design and details." No electric plans have been submitted. Please clarify - does "by others" mean that the electrical work will be done by another firm, but will still be part of the Final Development Plans? Please confirm that the design intent is to include electrical plans as part of the Final Development Plans.</li></ul> |
| 2.  | <b>Sheet C3.10</b> <ul style="list-style-type: none"><li>Will Detectable Warnings on new sidewalk be installed at the intersection of NW 154<sup>th</sup> Place and NW 142<sup>nd</sup> Terrace?</li></ul>                                                                                                                                                                                                                                                                                                         |
| 3.  | <b>Sheet C3.10</b> <ul style="list-style-type: none"><li>A transformer is shown within the property limits. Please confirm that the City will assume ownership of this transformer. If so, please show a Public Utility Easement (PUE) within the property boundary for transformer access.</li></ul>                                                                                                                                                                                                              |

| NO. | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.  | <p><b>Sheet C3.10</b></p> <ul style="list-style-type: none"> <li>• Inset – Please define “PE”, as in “1-inch PE Water Service, Typical”</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 5.  | <p><b>Sheet C3.10</b></p> <p>The power pole feeding the transformer has the following note: “Relocated power pole and electric by the City of Alachua”.</p> <p>Please confirm that this pole now exists. It could not be found on drawings that show existing facilities.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 6.  | <p><b>Sheet C3.10</b></p> <ul style="list-style-type: none"> <li>• Inset – on the left P-WW, please add a cleanout just outside the property line.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 7.  | <p><b>Sheet C3.10</b></p> <ul style="list-style-type: none"> <li>• Please show a Public Utility Easement (PUE) for the water meters, which are within the property line.</li> <li>• Also, the CoA has a “bad experience” on a previous project in which the water meters were located behind a retail building. The CoA is currently looking into this issue, and reserves the right to change the location of the water meters after reviewing the next submittal.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 8.  | <p><b>Sheet C3.10</b></p> <p>There are several issues that must resolved related to CoA providing power to the retail complex. These include:</p> <ul style="list-style-type: none"> <li>• Verify that the pole feeding the transformer indeed exists.</li> <li>• Presumably the City will order and install the transformer, which will be paid for by the General Contractor or developer. What is the preliminary size of this transformer?</li> <li>• The existing power pole at the intersection of NW 15<sup>th</sup> Place and NW 142<sup>nd</sup> Terrace is shown within the new sidewalk. In CoAs opinion, it needs to be relocated.</li> <li>• The OHW line that will be the power source to the transformer is single phase, which means that power to the complex will either be 120-volt single phase or 240-volt single phase. Is this power supply acceptable to Alachua Retail? If not acceptable, a source of 3-phase power will need to be identified.</li> <li>• As shown, OHW (overhead wires) are above the north parking area, which is not acceptable. Thus, this OHW segment will need to be buried.</li> </ul> <p>If CHW prefers, the CoA is amenable to a meeting to discuss and resolve these issues.</p> |
| 9.  | <p>Normally on the Electrical Sheets, the limits to the electrical scope of work between CoA and the General Contractor are identified. CoA has recently developed an electrical scope of work insert that has been used on previous projects, including at least one by CHW. This insert needs to be modified by CoA from job to job. Once the above issues (comment 8) have been resolved, the CoA will edit and forward CoAs electric scope of work for inclusion in the Final Development Plans.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 10. | <p><b>Sheet C3.10</b></p> <ul style="list-style-type: none"> <li>• This sheet shows two 4-inch P-WW laterals that serve Alachua Retail. Please note that there</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

| NO.             | COMMENTS                                                                                                                                               |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | is an existing nearby 4-inch service lateral that might be used instead of one of the new P<br>WW. If interested, please contact Harry Dillard of CoA. |
|                 |                                                                                                                                                        |
| END OF COMMENTS |                                                                                                                                                        |

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

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Planner

Harry Dillard – Lead Engineering Technician





# JBrown Professional Group

**CIVIL ENGINEERING • LAND SURVEYING • PLANNING**

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

September 18, 2019

Mr. Justin Tabor, AICP  
Planner  
City of Alachua  
Office of Planning & Community Development  
P.O. Box 9  
Alachua, FL 32616-0009

Re: Alachua Retail Center Site Plan

Dear Mr. Tabor:

As you requested, we have reviewed the Alachua Retail Center Site Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by CHW and dated 08-29-2019. Our review generated a few minor comments and recommendations that are outlined below.

## **C0.00**

1. In Section 1: Development Data, consider breaking the total impervious area down by building area and pavement/hardscape area.
2. In Section 5: Utilities, you say that PWS will tie into 12" WM on the US 441 right of way. Sheet C3.10 shows PWS connection into an 8" WM.
3. The sheet index shows one photometric plan labeled E-1 located before the architectural plans. The sheet set provided has two photometric plans located at the end labeled SL1.1 and SL1.2. Please revise.

## **C0.21**

1. Inlet protection is called out for the trench drain at the entrance to the property, however no detail showing what kind of inlet protection will be provided at the trench drain is shown on this sheet.
2. There is an "IP" symbol on the south-east side of the basin, is this for the structure in the center of the basin? Please revise to make this clearer.
3. There is currently inlet protection called out for the existing manhole. Is this necessary?
4. The Silt Fence shown on the sheet is not displayed as it is in the SWPP Legend. Please revise to make consistent.
5. S-5 in SMF-1 does not have inlet protection. Please add to this structure.
6. The construction entrance is not called out on the plan sheet. Please provide a callout in accordance with the SWPP Legend.
7. Mulching and Tree Barrier are both shown on the SWPP Legend, however are not called out on the plan. Consider removing to add consistency.

**C0.30**

1. Consider revising grading to save 36" LAO and 18" Pine on north side of property.
2. Suggest adding note; "Pod 1 to be demolished and constructed prior to Pod 2 demolition" to add clarity to the construction sequencing of this project.

**C1.10**

1. There is currently no separation between the proposed Type B curb and the sidewalk on NW 142<sup>nd</sup> Terrace. If possible, consider placing some separation between the back of curb and sidewalk to improve pedestrian safety.
2. The legend shows the dark dashed line to be the accessible route. In the plan, this line is faded and the Pod line is dark. Please revise to make clearer.
3. Add detectable warning to the intersection of the parking lot and NW 154<sup>th</sup> Place.

**C1.20**

1. On the "Accessible Parking Sign Detail" the post for the fence appears to be turned off.

**C2.10**

1. The sidewalk on the north east side of the project does not have any grades on it. Please provide grading for this section of sidewalk.
2. It appears that much of the section of Pod 1 drains through Pod 2. This could cause an issue if Pod 1 is completed before demolition of Pod 2. Please provide a "Sheet C2.40 – Pod 1 Temporary Grading Plan" which will prove that there will be no stormwater issues prior to the completion of Pod 2.
3. The parking spaces in the northeast of the parcel have very steep slopes, up to 9.4%. Please regrade these parking spaces and the attached open area to ensure that they will be accessible. We would suggest dropping the spot which reads 79.50 on the west side of this area to 78.50 and the spot in the middle from 79.50 to 79.00.
4. Verify the slope from the invert of the trench drain to S-2. It appears that the slope would be 0.57% however the callout says 0.55%.
5. The existing storm manhole which is proposed to connect to S-6 has a callout to drill and install a 15" pipe. The pipe callout from S-6 shows an 18" HDPE. Revise to make consistent.
6. The existing storm manhole which is proposed to connect to S-6 has a callout to drill and install a pipe at an invert of 76.00'. The invert of S-6 is 66.42', given the slope of the connecting pipe, the invert should be 65.99'.
7. The existing storm manhole which is proposed to connect to S-5 has a callout to drill and install a 15" pipe. The pipe callout from S-5 shows an 18" HDPE. Revise to make consistent.
8. The existing storm manhole which is proposed to connect to S-5 has a callout to drill and install a pipe at an invert of 76.00'. The invert of S-5 is 65.62', given the slope of the connecting pipe, the invert should be 65.40'.
9. Certain sheets label the basin on the south side of the property as SMF-2 and other sheets label this basin as SMF-3. Please revise.

10. Suggest fading back the P-W and P-WW on this sheet to make the spot elevations and contours easier to read.
11. On the north sidewalk, there is a section with a 7.0% slope. The maximum running slope for a sidewalk is 5.0%. Please regrade this section to make a slightly less steep slope.
12. Consider extending Cross Section A-A to show the proposed sidewalk.

#### **C2.20**

1. The basin top for SMF-1 is called out as 71.10 on the plan sheets, however is called out as 71.00 on the S-5 detail on this sheet.
2. The sump on the basin shown on the S-7 detail is not shown on the plan sheets. Please consider adding this sump elevation.
3. Consider extending Cross Section A-A to show the proposed sidewalk.
4. Cross Section C-C shows the sidewalk within the limits of the cross section on Sheet C2.10; however the sidewalk does not appear on the provided cross section.

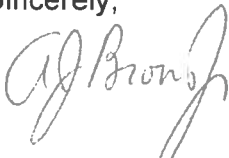
#### **C2.30**

1. There is no tree barricade currently shown on this plan set. If this is the case, please remove from the detail sheet.
2. Show the silt fence detail on this sheet or the SWPP sheet.

#### **SURVEY 1 OF 1**

1. The pipe sizes on the existing storm pipe on the west side of the property crossing US 441 differ. The SW Invert of the manhole on the north side of US 441 calls out a 30" RCP but the NE invert of the manhole on the south side of US 41 calls out a 36" RCP.
2. The invert elevations of the stormwater manholes along US 441 do not seem to make sense. The inverts of the storm manhole just west of the existing driveway appear to be a high point of the storm system. Please verify.

Sincerely,



A. J. "Jay" Brown, Jr., PE  
President, JBrown Professional Group Inc.

Cc: Robert Walpole, CHW

Zimbra

ju\_tabor@cityofalachua.org

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**RE: Request for Review: Alachua Retail Center Site Plan**

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**From :** Brian Green <bgreen@AlachuaCounty.US>

**Subject :** RE: Request for Review: Alachua Retail Center Site Plan

**To :** Justin Tabor <jtabor@cityofalachua.org>

**Cc :** Keith Bennett <ke\_bennett@cityofalachua.org>, Kathy Winburn  
<kwinburn@cityofalachua.org>

Justin,

I have reviewed these plans and have no other comment than to provide available water supply when able.

Mon, Sep 09, 2019 02:29 PM  
7 attachments



**Brian Green**

Plans Reivew- Inspector, Fire Rescue  
PO Box 5038, Gainesville, FL 32627-5038  
352.384.3103 (office) 352.494-3140 (cell)





## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

September 19, 2019

Also sent by electronic mail to [walpole@chw-inc.com](mailto:walpole@chw-inc.com)

Robert Walpole, P.E.  
Causseaux, Hewett, & Walpole, Inc.  
11801 Research Drive  
Alachua, FL 32615

RE: Development Review Team (DRT) Summary for: Alachua Retail Center Site Plan

Dear Mr. Walpole:

The application referenced above has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Monday, October 7, 2019**. A total of four (4) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the Planning & Zoning Board (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. You must provide 13 *double-sided, three-hole punched sets* of each application package, 13 sets of plans, and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. A PZB hearing date will be scheduled upon receiving your revised application and upon a confirmation that the comments below have been satisfactorily addressed.

Please address the following:

1. Phasing

- a. Drainage from the parking lot areas and drive aisles located to the east and to the south of the building sheet flow south through parking lot areas in Pod 1 and in Pod 2 and discharge to SMF #2 (south SMF). How will the stormwater for these areas be accommodated after Pod 1 is complete but prior to completion of Pod 2?
- b. How will the discharge from SMF #3 (east SMF) to SMF #2 (south SMF) function after Pod 1 is complete but prior to completion of Pod 2?

2. Chapter 4, Code of Ordinances

- a. Section 4-3 of the City Code of Ordinances requires the sale of alcoholic beverages, whether for on or off premises consumption, to be located at least 450 feet from a religious institution. Such distance shall be measured from the center of the main entrance of the licensed premises and follow the most direct public route of pedestrian travel to the center of the main entrance of the religious institution. A religious institution is located proximate to the subject property. Provide an illustration which confirms the proposed liquor store is located at least 450 feet from the religious institution, as measured per Section 4.3 of the Code of Ordinances.



3. Article 4, Use Regulations
  - a. If the elevated wooden deck located to the west of the building is intended to be outdoor seating for the proposed restaurant, note the Use-Specific Standards for restaurants with outdoor seating [see Section 4.3.4(A)(1)], and provide a drawing which depicts the distance of any outdoor seating area from residentially zoned lands and residential uses.
4. Section 6.1, Off-Street Parking & Loading
  - a. Parking standard for liquor stores is 1 space per 400 square feet of floor area. Correct the standard cited on Sheet C0.00.
  - b. Parking standard for restaurants with indoor/outdoor seating is 1 space per 100 square feet of floor area. Correct the standard cited on Sheet C0.00
5. Section 6.2, Tree Protection / Landscape / Xeriscape Standards
  - a. There is a 36" LAO shown for removal within the ROW of NW 154<sup>th</sup> Place. Tree mitigation and replacement is required for this tree, however, the tree is not included within tree mitigation calculations.
  - b. Per Section 6.2.1(D)(4)(b), up to 25% of the trees required to meet site landscaping, parking lot landscaping, or perimeter buffer standards may be counted toward the requirements of Section 6.2.1(D)(1) (replacement requirements to replace regulated trees removed from the site). There are 70 trees which are required to meet site landscaping, parking lot landscaping, or perimeter buffer standards. Therefore, a maximum of 17 trees may be allocated to meet landscape requirements may also be counted toward the replacement requirements per Section 6.2.1(D)(1). The landscape plan indicates 23 trees are provided to meet both landscaping requirements and mitigation requirements. Please address.
  - c. Per Section 6.2.1(D)(4)(c), at least 50 percent of the total required replacement trees shall be shade trees. Only 21 of 66 proposed mitigation trees may be considered shade trees. Please address.
  - d. Tree mitigation calculations indicate that 128" are required to be provided to replace heritage trees proposed for removal. In addition, 3 trees are required to mitigate for the removal of 3 regulated trees. The total number of inches proposed for all mitigation/replacement trees is 111". An additional 17" plus 3 trees are required to satisfy mitigation requirements.
  - e. As required by Section 6.2.2(C)(8), provide a narrative explaining how Florida Friendly landscaping practices have been incorporated into the landscape plan.
  - f. Site Landscaping Calculations must use total site acreage (1.24 acres) to calculate minimum Site Landscaping requirements per Section 6.2.2(D)(1)(c). Revise calculations and total number required and provided to meet Site Landscaping requirements.
  - g. Per Section 6.2.2(D)(2)(iii), trees shall be required within parking lot interior areas at the minimum rate of one canopy or ornamental/understory tree for every 1,800 square feet. Revise calculation and update the number required per code and the number provided.
  - h. Arterial frontage screening as set forth in Section 6.2.3(E) is required. Provide calculations on Sheet LS-1. Note that a continuous row of shrubs must be provided along entire US 441 frontage to meet arterial frontage screening requirements.
  - i. Identify the location of any ground level mechanical equipment and demonstrate screening requirements as set forth in Section 6.2.3(D) shall be met.
6. Section 6.4, Exterior Lighting Standards
  - a. Per Section 6.4.3(A), all lands on which business uses are located that are adjacent to existing residential development or vacant land in residential districts shall turn off all lighting during non-operating hours, except lighting that is necessary for security, safety, or identification purposes. Please confirm the proposed exterior lighting system will meet this criteria and add note to the photometric plans indicating compliance with the standard.

7. Section 6.6. Infill Standards

- a. Please address the residential protection standards as set forth in Section 6.6.3. Note that conditions may be placed on any development approval to ensure compliance with these standards.

8. Section 6.8. Design Standards for Business Uses

- a. Per Section 6.8.2(A) (2)(a), glazing is required when a façade faces a street (20% of the ground floor façade area) or a publicly-accessible parking area which consists of 15% or more of the minimum required parking (20% of the ground floor façade area). This applies to the north, east, and west building facades.
  - i. Provide a minimum 20% glazing on the north and east facades.
  - ii. Provide a calculation of the glazing provided on the north, east, and west facades.
  - iii. Provide the area/dimensions of glazing surface areas on the north, east, and west facades.
- b. Per Section 6.8.2(A)(2)(b), 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 [or shall provide a defined alternative as set forth in Section 6.8.2(A)(2)(b)(ii)].
  - i. Façade massing offsets or defined alternative required for north elevation (street facing façade).
  - ii. Identify the height of the pilasters shown on the south (front) and west (street facing) facades.
  - iii. Not all pilasters appear to be a minimum height of 80% of the façade's height as required per Section 6.8.2(A)(2)(b)(ii). Revise accordingly.
- c. Identify the location of all ground and roof mounted mechanical equipment and demonstrate that all mechanical equipment shall be fully concealed from visibility from a street, residentially zoned lands, or lands containing existing residential uses.

9. Comprehensive Plan Consistency Analysis

- i. The following Goals, Objectives, and Policies are applicable to the project and should be addressed in the analysis:
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  2. CFNGAR Element: Policy 1.2.a; 4.1.b.
- b. In response to Objective 1.1., Transportation Element, the analysis states, "a traffic study was also conducted for the proposed development and was submitted with this application." A copy of a traffic study was not provided with the application. Please provide the traffic study.

10. Concurrency Impact Analysis

- a. Identify and cite the source of the pass-by trip rates used for shopping center and fast casual restaurant land uses. ITE Trip Generation Handbook, 3<sup>rd</sup> Edition does not identify a pass-by rate for ITE Code 930.
- b. Verify the square footage of the restaurant area and shopping center area and revise concurrency analysis as needed.
- c. Daily total trips are not correctly calculated for ITE Code 820, and PM Peak trips are not correctly calculated for ITE Codes 820 and 899. Update the analysis accordingly.
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- f. Potable water and sanitary sewer use the generation rate for "shopping centers without food or laundry per square foot of floor space" for all of the building's square footage. The analysis should use the applicable "food operations" multiplier for the restaurant area of the building. Revise accordingly.

11. Miscellaneous

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- b. Please provide the time expected to complete Pod 2.
- c. Please provide the proposed hours of operation for businesses/tenants within the building.

12. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Thomas Ridgik, Engineering Supervisor, in a memorandum dated September 18, 2019.
- b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., in a letter dated September 18, 2019.
- c. See comments from Brian Green, Fire Inspector, Alachua County Fire Rescue.

13. Completeness Review Comments

- a. Provide fire flow test results upon completion.

14. Minor Revisions

- a. The civil plans show a proposed elevated wooden deck. The architectural plans state this deck and the door accessing it are intended as a future addition. Please clarify.
- b. Sheet C0.00: Add the property owner's name, address, phone number, and any other applicable contact information.
- c. Sheet C0.00: Confirm development data is complete and add data if applicable (building area, paved area, etc.)
- d. Sheet C2.30: Review and revised Note 1 of Tree Barricade Staking detail.
- e. Sheet C2.30: Provide detail of Type "B" curb.
- f. Sheet LS-1: Confirm primary and rear sides are correctly labeled under Site Landscaping Calculations.
- g. Sheets A0.1 and A0.2: Confirm plans are drawn to stated scale.
- h. Sheet SL1.2: Fixture cut sheets are not legible.
- i. Comprehensive Plan Consistency Analysis: Parcel numbers are not correct.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP  
Principal Planner

- c: Adam Boukari, City Manager (by electronic mail)
- Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)
- Adam Hall, AICP, Planner (by electronic mail)
- Project File



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

### INTER-OFFICE COMMUNICATION

**DATE:** September 18, 2019

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

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

*TR 9/18/2019*

**RE:** Final Developments Plans – Alachua Retail

Public Services has reviewed the Alachua Retail (Aug 28<sup>th</sup> Submittal) Final Development Plans and offer the following comments. Review was specific to the Public Services Utilities.

| NO. | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | <p><b>Sheet C0.10</b></p> <p>Electric Service General Notes:</p> <ul style="list-style-type: none"><li>The General Notes states "Refer to electric plans by others for the electrical design and details." No electric plans have been submitted. Please clarify - does "by others" mean that the electrical work will be done by another firm, but will still be part of the Final Development Plans? Please confirm that the design intent is to include electrical plans as part of the Final Development Plans.</li></ul> |
| 2.  | <p><b>Sheet C3.10</b></p> <ul style="list-style-type: none"><li>Will Detectable Warnings on new sidewalk be installed at the intersection of NW 154<sup>th</sup> Place and NW 142<sup>nd</sup> Terrace?</li></ul>                                                                                                                                                                                                                                                                                                             |
| 3.  | <p><b>Sheet C3.10</b></p> <ul style="list-style-type: none"><li>A transformer is shown within the property limits. Please confirm that the City will assume ownership of this transformer. If so, please show a Public Utility Easement (PUE) within the property boundary for transformer access.</li></ul>                                                                                                                                                                                                                  |

| NO. | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.  | <b>Sheet C3.10</b> <ul style="list-style-type: none"> <li>Inset – Please define “PE”, as in “1-inch PE Water Service, Typical”</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 5.  | <b>Sheet C3.10</b><br>The power pole feeding the transformer has the following note: “Relocated power pole and electric by the City of Alachua”.<br>Please confirm that this pole now exists. It could not be found on drawings that show existing facilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 6.  | <b>Sheet C3.10</b> <ul style="list-style-type: none"> <li>Inset – on the left P-WW, please add a cleanout just outside the property line.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 7.  | <b>Sheet C3.10</b> <ul style="list-style-type: none"> <li>Please show a Public Utility Easement (PUE) for the water meters, which are within the property line.</li> <li>Also, the CoA has a “bad experience” on a previous project in which the water meters were located behind a retail building. The CoA is currently looking into this issue, and reserves the right to change the location of the water meters after reviewing the next submittal.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 8.  | <b>Sheet C3.10</b><br>There are several issues that must resolved related to CoA providing power to the retail complex. These include: <ul style="list-style-type: none"> <li>Verify that the pole feeding the transformer indeed exists.</li> <li>Presumably the City will order and install the transformer, which will be paid for by the General Contractor or developer. What is the preliminary size of this transformer?</li> <li>The existing power pole at the intersection of NW 154<sup>th</sup> Place and NW 142<sup>nd</sup> Terrace is shown within the new sidewalk. In CoAs opinion, it needs to be relocated.</li> <li>The OHW line that will be the power source to the transformer is single phase, which means that power to the complex will either be 120-volt single phase or 240-volt single phase. Is this power supply acceptable to Alachua Retail? If not acceptable, a source of 3-phase power will need to be identified.</li> <li>As shown, OHW (overhead wires) are above the north parking area, which is not acceptable. Thus, this OHW segment will need to be buried.</li> </ul> If CHW prefers, the CoA is amenable to a meeting to discuss and resolve these issues. |
| 9.  | Normally on the Electrical Sheets, the limits to the electrical scope of work between CoA and the General Contractor are identified. CoA has recently developed an electrical scope of work insert that has been used on previous projects, including at least one by CHW. This insert needs to be modified by CoA from job to job. Once the above issues (comment 8) have been resolved, the CoA will edit and forward CoAs electric scope of work for inclusion in the Final Development Plans.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 10. | <b>Sheet C3.10</b> <ul style="list-style-type: none"> <li>This sheet shows two 4-inch P-WW laterals that serve Alachua Retail. Please note that there</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |



| NO.             | COMMENTS                                                                                                                                            |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | is an existing nearby 4-inch service lateral that might be used instead of one of the new P-WW. If interested, please contact Harry Dillard of CoA. |
|                 |                                                                                                                                                     |
| END OF COMMENTS |                                                                                                                                                     |

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

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Planner

Harry Dillard – Lead Engineering Technician



# JBrown Professional Group

**CIVIL ENGINEERING • LAND SURVEYING • PLANNING**

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

September 18, 2019

Mr. Justin Tabor, AICP  
Planner  
City of Alachua  
Office of Planning & Community Development  
P.O. Box 9  
Alachua, FL 32616-0009

Re: Alachua Retail Center Site Plan

Dear Mr. Tabor:

As you requested, we have reviewed the Alachua Retail Center Site Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by CHW and dated 08-29-2019. Our review generated a few minor comments and recommendations that are outlined below.

## **C0.00**

1. In Section 1: Development Data, consider breaking the total impervious area down by building area and pavement/hardscape area.
2. In Section 5: Utilities, you say that PWS will tie into 12" WM on the US 441 right of way. Sheet C3.10 shows PWS connection into an 8" WM.
3. The sheet index shows one photometric plan labeled E-1 located before the architectural plans. The sheet set provided has two photometric plans located at the end labeled SL1.1 and SL1.2. Please revise.

## **C0.21**

1. Inlet protection is called out for the trench drain at the entrance to the property, however no detail showing what kind of inlet protection will be provided at the trench drain is shown on this sheet.
2. There is an "IP" symbol on the south-east side of the basin, is this for the structure in the center of the basin? Please revise to make this clearer.
3. There is currently inlet protection called out for the existing manhole. Is this necessary?
4. The Silt Fence shown on the sheet is not displayed as it is in the SWPP Legend. Please revise to make consistent.
5. S-5 in SMF-1 does not have inlet protection. Please add to this structure.
6. The construction entrance is not called out on the plan sheet. Please provide a callout in accordance with the SWPP Legend.
7. Mulching and Tree Barrier are both shown on the SWPP Legend, however are not called out on the plan. Consider removing to add consistency.

**C0.30**

1. Consider revising grading to save 36" LAO and 18" Pine on north side of property.
2. Suggest adding note; "Pod 1 to be demolished and constructed prior to Pod 2 demolition" to add clarity to the construction sequencing of this project.

**C1.10**

1. There is currently no separation between the proposed Type B curb and the sidewalk on NW 142<sup>nd</sup> Terrace. If possible, consider placing some separation between the back of curb and sidewalk to improve pedestrian safety.
2. The legend shows the dark dashed line to be the accessible route. In the plan, this line is faded and the Pod line is dark. Please revise to make clearer.
3. Add detectable warning to the intersection of the parking lot and NW 154<sup>th</sup> Place.

**C1.20**

1. On the "Accessible Parking Sign Detail" the post for the fence appears to be turned off.

**C2.10**

1. The sidewalk on the north east side of the project does not have any grades on it. Please provide grading for this section of sidewalk.
2. It appears that much of the section of Pod 1 drains through Pod 2. This could cause an issue if Pod 1 is completed before demolition of Pod 2. Please provide a "Sheet C2.40 – Pod 1 Temporary Grading Plan" which will prove that there will be no stormwater issues prior to the completion of Pod 2.
3. The parking spaces in the northeast of the parcel have very steep slopes, up to 9.4%. Please regrade these parking spaces and the attached open area to ensure that they will be accessible. We would suggest dropping the spot which reads 79.50 on the west side of this area to 78.50 and the spot in the middle from 79.50 to 79.00.
4. Verify the slope from the invert of the trench drain to S-2. It appears that the slope would be 0.57% however the callout says 0.55%.
5. The existing storm manhole which is proposed to connect to S-6 has a callout to drill and install a 15" pipe. The pipe callout from S-6 shows an 18" HDPE. Revise to make consistent.
6. The existing storm manhole which is proposed to connect to S-6 has a callout to drill and install a pipe at an invert of 76.00'. The invert of S-6 is 66.42', given the slope of the connecting pipe, the invert should be 65.99'.
7. The existing storm manhole which is proposed to connect to S-5 has a callout to drill and install a 15" pipe. The pipe callout from S-5 shows an 18" HDPE. Revise to make consistent.
8. The existing storm manhole which is proposed to connect to S-5 has a callout to drill and install a pipe at an invert of 76.00'. The invert of S-5 is 65.62', given the slope of the connecting pipe, the invert should be 65.40'.
9. Certain sheets label the basin on the south side of the property as SMF-2 and other sheets label this basin as SMF-3. Please revise.

10. Suggest fading back the P-W and P-WW on this sheet to make the spot elevations and contours easier to read.
11. On the north sidewalk, there is a section with a 7.0% slope. The maximum running slope for a sidewalk is 5.0%. Please regrade this section to make a slightly less steep slope.
12. Consider extending Cross Section A-A to show the proposed sidewalk.

**C2.20**

1. The basin top for SMF-1 is called out as 71.10 on the plan sheets, however is called out as 71.00 on the S-5 detail on this sheet.
2. The sump on the basin shown on the S-7 detail is not shown on the plan sheets. Please consider adding this sump elevation.
3. Consider extending Cross Section A-A to show the proposed sidewalk.
4. Cross Section C-C shows the sidewalk within the limits of the cross section on Sheet C2.10; however the sidewalk does not appear on the provided cross section.

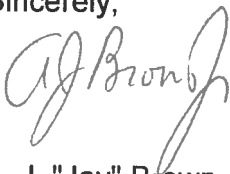
**C2.30**

1. There is no tree barricade currently shown on this plan set. If this is the case, please remove from the detail sheet.
2. Show the silt fence detail on this sheet or the SWPP sheet.

**SURVEY 1 OF 1**

1. The pipe sizes on the existing storm pipe on the west side of the property crossing US 441 differ. The SW Invert of the manhole on the north side of US 441 calls out a 30" RCP but the NE invert of the manhole on the south side of US 41 calls out a 36" RCP.
2. The invert elevations of the stormwater manholes along US 441 do not seem to make sense. The inverts of the storm manhole just west of the existing driveway appear to be a high point of the storm system. Please verify.

Sincerely,



A. J. "Jay" Brown, Jr., PE  
President, JBrown Professional Group Inc.

Cc: Robert Walpole, CHW

Zimbra

ju\_tabor@cityofalachua.org

**RE: Request for Review: Alachua Retail Center Site Plan**

**From :** Brian Green <bgreen@AlachuaCounty.US>

**Subject :** RE: Request for Review: Alachua Retail Center Site Plan

**To :** Justin Tabor <jtabor@cityofalachua.org>

**Cc :** Keith Bennett <ke\_bennett@cityofalachua.org>, Kathy Winburn  
<kwinburn@cityofalachua.org>

Justin,

I have reviewed these plans and have no other comment than to provide available water supply when able.

Mon, Sep 09, 2019 02:29 PM  
7 attachments



**Brian Green**

Plans Review- Inspector, Fire Rescue  
PO Box 5038, Gainesville, FL 32627-5038  
352.384.3103 (office) 352.494-3140 (cell)





## Development Review Team (DRT) Meeting

**Project Name:** Alachua Retail Center Site Plan

**Meeting Date:** September 19, 2019 (Staff DRT)

PLEASE PRINT CLEARLY

Name

Email

Mailing Address

Phone

[illegible]

# DEVELOPMENT REVIEW TEAM SUMMARY

**PROJECT NAME:** Alachua Retail Center

**APPLICATION TYPE:** Site Plan

**PROPERTY OWNER:** Om Namah Shivaay, LLC

**APPLICANT/AGENT:** Robert Walpole, P.E., CHW

**DRT MEETING DATE:** September 19, 2019

**DRT MEETING TYPE:** Staff

**FLUM DESIGNATION:** Commercial

**ZONING:** Commercial Intensive (CI)

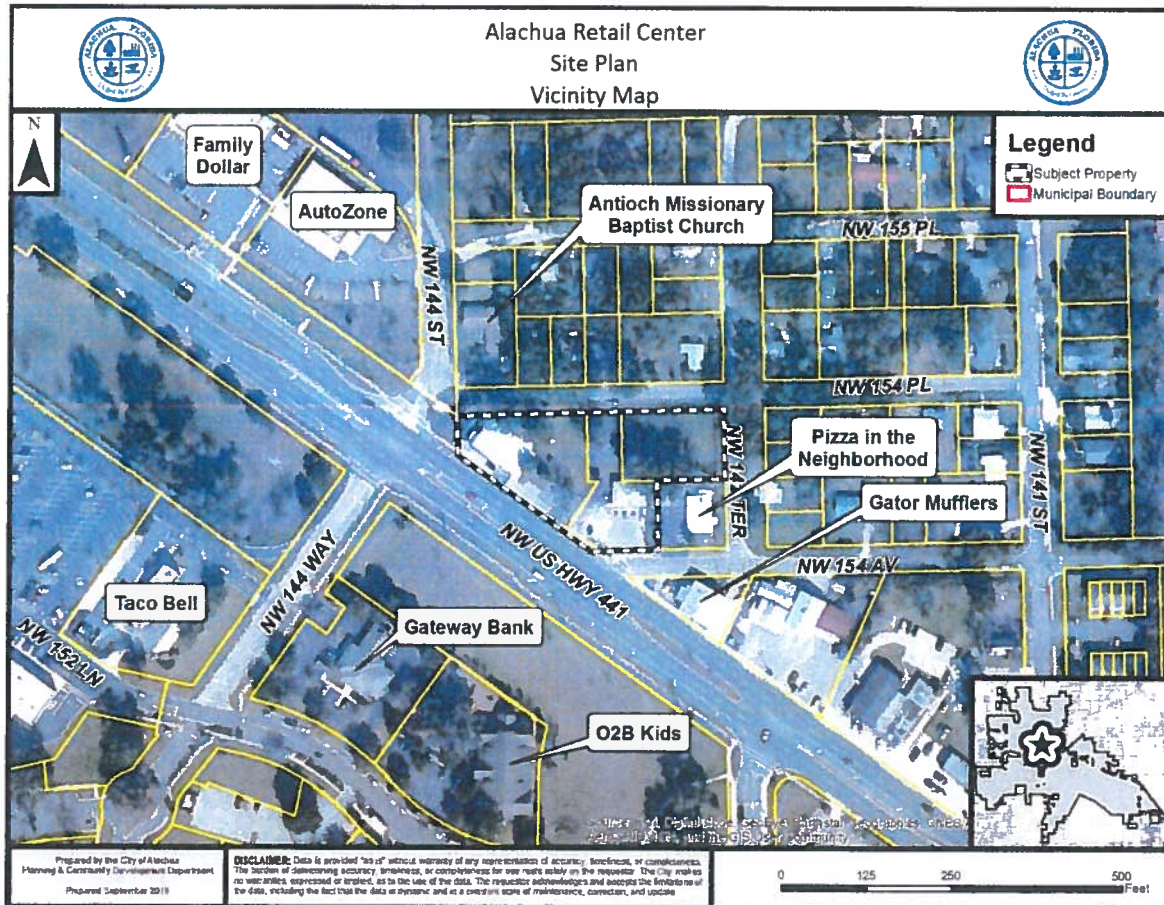
**OVERLAY:** N/A

**ACREAGE:** ±1.24 acres

**PARCEL:** 03583-000-000 and 03583-001-000

**PROJECT SUMMARY:** A request to construct a ±8,400 square foot retail building, comprised of ±3,575 square feet of general retail sales, a ±2,925 square foot liquor store, and a ±1,950 square foot restaurant, with associated utility infrastructure and site improvements

**RESUBMISSION DUE DATE:** All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Monday, October 7, 2019.**



## ***Deficiencies to be Addressed***

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

### ***1. Phasing***

- a. Drainage from the parking lot areas and drive aisles located to the east and to the south of the building sheet flow south through parking lot areas in Pod 1 and in Pod 2 and discharge to SMF #2 (south SMF). How will the stormwater for these areas be accommodated after Pod 1 is complete but prior to completion of Pod 2?
- b. How will the discharge from SMF #3 (east SMF) to SMF #2 (south SMF) function after Pod 1 is complete but prior to completion of Pod 2?

### ***2. Chapter 4, Code of Ordinances***

- a. Section 4-3 of the City Code of Ordinances requires the sale of alcoholic beverages, whether for on or off premises consumption, to be located at least 450 feet from a religious institution. Such distance shall be measured from the center of the main entrance of the licensed premises and follow the most direct public route of pedestrian travel to the center of the main entrance of the religious institution. A religious institution is located proximate to the subject property. Provide an illustration which confirms the proposed liquor store is located at least 450 feet from the religious institution, as measured per Section 4.3 of the Code of Ordinances.

### ***3. Article 4, Use Regulations***

- a. If the elevated wooden deck located to the west of the building is intended to be outdoor seating for the proposed restaurant, note the Use-Specific Standards for restaurants with outdoor seating [see Section 4.3.4(A)(1)], and provide a drawing which depicts the distance of any outdoor seating area from residentially zoned lands and residential uses.

### ***4. Section 6.1, Off-Street Parking & Loading***

- a. Parking standard for liquor stores is 1 space per 400 square feet of floor area. Correct the standard cited on Sheet C0.00.
- b. Parking standard for restaurants with indoor/outdoor seating is 1 space per 100 square feet of floor area. Correct the standard cited on Sheet C0.00

### ***5. Section 6.2, Tree Protection / Landscape / Xeriscape Standards***

- a. There is a 36" LAO shown for removal within the ROW of NW 154<sup>th</sup> Place. Tree mitigation and replacement is required for this tree, however, the tree is not included within tree mitigation calculations.
- b. Per Section 6.2.1(D)(4)(b), up to 25% of the trees required to meet site landscaping, parking lot landscaping, or perimeter buffer standards may be counted toward the requirements of Section 6.2.1(D)(1) (replacement requirements to replace regulated trees removed from the site). There are 70 trees which are required to meet site landscaping, parking lot landscaping, or perimeter buffer standards. Therefore, a maximum of 17 trees may be allocated to meet landscape requirements may also be counted toward the replacement requirements per Section 6.2.1(D)(1). The landscape plan indicates 23 trees are provided to meet both landscaping requirements and mitigation requirements. Please address.
- c. Per Section 6.2.1(D)(4)(c), at least 50 percent of the total required replacement trees shall be shade trees. Only 21 of 66 proposed mitigation trees may be considered shade trees. Please address.
- d. Tree mitigation calculations indicate that 128" are required to be provided to replace heritage trees proposed for removal. In addition, 3 trees are required to mitigate for the removal of 3

- regulated trees. The total number of inches proposed for all mitigation/replacement trees is 111". An additional 17" plus 3 trees are required to satisfy mitigation requirements.
- e. As required by Section 6.2.2(C)(8), provide a narrative explaining how Florida Friendly landscaping practices have been incorporated into the landscape plan.
  - f. Site Landscaping Calculations must use total site acreage (1.24 acres) to calculate minimum Site Landscaping requirements per Section 6.2.2(D)(1)(c). Revise calculations and total number required and provided to meet Site Landscaping requirements.
  - g. Per Section 6.2.2(D)(2)(iii), trees shall be required within parking lot interior areas at the minimum rate of one canopy or ornamental/understory tree for every 1,800 square feet. Revise calculation and update the number required per code and the number provided.
  - h. Arterial frontage screening as set forth in Section 6.2.3(E) is required. Provide calculations on Sheet LS-1. Note that a continuous row of shrubs must be provided along entire US 441 frontage to meet arterial frontage screening requirements.
  - i. Identify the location of any ground level mechanical equipment and demonstrate screening requirements as set forth in Section 6.2.3(D) shall be met.
6. Section 6.4, Exterior Lighting Standards
- a. Per Section 6.4.3(A), all lands on which business uses are located that are adjacent to existing residential development or vacant land in residential districts shall turn off all lighting during non-operating hours, except lighting that is necessary for security, safety, or identification purposes. Please confirm the proposed exterior lighting system will meet this criteria and add note to the photometric plans indicating compliance with the standard.
7. Section 6.6, Infill Standards
- a. Please address the residential protection standards as set forth in Section 6.6.3. Note that conditions may be placed on any development approval to ensure compliance with these standards.
8. Section 6.8, Design Standards for Business Uses
- a. Per Section 6.8.2(A) (2)(a), glazing is required when a façade faces a street (20% of the ground floor façade area) or a publicly-accessible parking area which consists of 15% or more of the minimum required parking (20% of the ground floor façade area). This applies to the north, east, and west building facades.
    - i. Provide a minimum 20% glazing on the north and east facades.
    - ii. Provide a calculation of the glazing provided on the north, east, and west facades.
    - iii. Provide the area/dimensions of glazing surface areas on the north, east, and west facades.
  - b. Per Section 6.8.2(A)(2)(b), 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 [or shall provide a defined alternative as set forth in Section 6.8.2(A)(2)(b)(ii)].
    - i. Façade massing offsets or defined alternative required for north elevation (street facing façade).
    - ii. Identify the height of the pilasters shown on the south (front) and east (street facing) facades.
    - iii. Not all pilasters appear to be a minimum height of 80% of the façade's height as required per Section 6.8.2(A)(2)(b)(ii). Revise accordingly.
  - c. Identify the location of all ground and roof mounted mechanical equipment and demonstrate that all mechanical equipment shall be fully concealed from visibility from a street, residentially zoned lands, or lands containing existing residential uses.

9. Comprehensive Plan Consistency Analysis

- i. The following Goals, Objectives, and Policies are applicable to the project and should be addressed in the analysis:
  1. Future Land Use Element: Goal 4; Objective 4.1; Objective 4.2; Objective 4.3; Objective 4.4.
  2. CFNGAR Element: Policy 1.2.a; 4.1.b.
- b. In response to Objective 1.1., Transportation Element, the analysis states, "a traffic study was also conducted for the proposed development and was submitted with this application." A copy of a traffic study was not provided with the application. Please provide the traffic study.

10. Concurrency Impact Analysis

- a. Identify and cite the source of the pass-by trip rates used for shopping center and fast casual restaurant land uses. ITE Trip Generation Handbook, 3<sup>rd</sup> Edition does not identify a pass-by rate for ITE Code 930.
- b. Verify the square footage of the restaurant area and shopping center area and revise concurrency analysis as needed.
- c. Daily total trips are not correctly calculated for ITE Code 820, and PM Peak trips are not correctly calculated for ITE Codes 820 and 899. Update the analysis accordingly.
- d. Table 1 indicates the table represents net new trips, however, all trips generated are shown in the table.
- e. Table 2 identifies the incorrect segment of US Highway 441. The subject property fronts Segment 5 (US 441 from SR 235 to NCL of Alachua). Segments 3/4 (US 441 from SR 235 to CR 25A), 8 (SR 235 from intersection of SR235 and SR 241 to US 441), and 9 (SR 235 from US 441 to NCL of Alachua) are within ½ mile of the subject property and thus are affected roadway segments.
- f. Potable water and sanitary sewer use the generation rate for "shopping centers without food or laundry per square foot of floor space" for all of the building's square footage. The analysis should use the applicable "food operations" multiplier for the restaurant area of the building. Revise accordingly.

11. Miscellaneous

- a. The area where the sidewalk will be located on the subject property and adjacent to the NW 154<sup>th</sup> Place right-of-way may require an easement. Coordinate with City Compliance & Risk Management Department to determine if an easement is required and, if so, to draft easement document.
- b. Please provide the time expected to complete Pod 2.
- c. Please provide the proposed hours of operation for businesses/tenants within the building.

12. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Thomas Ridgik, Engineering Supervisor, in a memorandum dated September 18, 2019.
- b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., in a letter dated September 18, 2019.
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13. Completeness Review Comments

- a. Provide fire flow test results upon completion.



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- g. Sheets A0.1 and A0.2: Confirm plans are drawn to stated scale.
- h. Sheet SL1.2: Fixture cut sheets are not legible.
- i. Comprehensive Plan Consistency Analysis: Parcel numbers are not correct.



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

### INTER-OFFICE COMMUNICATION

**DATE:** September 18, 2019

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

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

TJR 9/18/2019  
[Signature]

**RE:** Final Developments Plans – Alachua Retail

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| NO. | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| NO. | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.  | <p><b>Sheet C3.10</b></p> <ul style="list-style-type: none"> <li>• Inset – Please define “PE”, as in “1-inch PE Water Service, Typical”</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 5.  | <p><b>Sheet C3.10</b></p> <p>The power pole feeding the transformer has the following note: “Relocated power pole and electric by the City of Alachua”.</p> <p>Please confirm that this pole now exists. It could not be found on drawings that show existing facilities.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 6.  | <p><b>Sheet C3.10</b></p> <ul style="list-style-type: none"> <li>• Inset – on the left P-WW, please add a cleanout just outside the property line.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 7.  | <p><b>Sheet C3.10</b></p> <ul style="list-style-type: none"> <li>• Please show a Public Utility Easement (PUE) for the water meters, which are within the property line.</li> <li>• Also, the CoA has a “bad experience” on a previous project in which the water meters were located behind a retail building. The CoA is currently looking into this issue, and reserves the right to change the location of the water meters after reviewing the next submittal.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 8.  | <p><b>Sheet C3.10</b></p> <p>There are several issues that must resolved related to CoA providing power to the retail complex. These include:</p> <ul style="list-style-type: none"> <li>• Verify that the pole feeding the transformer indeed exists.</li> <li>• Presumably the City will order and install the transformer, which will be paid for by the General Contractor or developer. What is the preliminary size of this transformer?</li> <li>• The existing power pole at the intersection of NW 154<sup>th</sup> Place and NW 142<sup>nd</sup> Terrace is shown within the new sidewalk. In CoAs opinion, it needs to be relocated.</li> <li>• The OHW line that will be the power source to the transformer is single phase, which means that power to the complex will either be 120-volt single phase or 240-volt single phase. Is this power supply acceptable to Alachua Retail? If not acceptable, a source of 3-phase power will need to be identified.</li> <li>• As shown, OHW (overhead wires) are above the north parking area, which is not acceptable. Thus, this OHW segment will need to be buried.</li> </ul> <p>If CHW prefers, the CoA is amenable to a meeting to discuss and resolve these issues.</p> |
| 9   | <p>Normally on the Electrical Sheets, the limits to the electrical scope of work between CoA and the General Contractor are identified. CoA has recently developed an electrical scope of work insert that has been used on previous projects, including at least one by CHW. This insert needs to be modified by CoA from job to job. Once the above issues (comment 8) have been resolved, the CoA will edit and forward CoAs electric scope of work for inclusion in the Final Development Plans.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 10. | <p><b>Sheet C3.10</b></p> <ul style="list-style-type: none"> <li>• This sheet shows two 4-inch P-WW laterals that serve Alachua Retail. Please note that there</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| NO.             | COMMENTS                                                                                                                                               |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | is an existing nearby 4-inch service lateral that might be used instead of one of the new P<br>WW. If interested, please contact Harry Dillard of CoA. |
|                 |                                                                                                                                                        |
| END OF COMMENTS |                                                                                                                                                        |

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

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Planner

Harry Dillard – Lead Engineering Technician



# JBrown Professional Group

**CIVIL ENGINEERING • LAND SURVEYING • PLANNING**

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

September 18, 2019

Mr. Justin Tabor, AICP  
Planner  
City of Alachua  
Office of Planning & Community Development  
P.O. Box 9  
Alachua, FL 32616-0009

Re: Alachua Retail Center Site Plan

Dear Mr. Tabor:

As you requested, we have reviewed the Alachua Retail Center Site Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by CHW and dated 08-29-2019. Our review generated a few minor comments and recommendations that are outlined below.

## **C0.00**

1. In Section 1: Development Data, consider breaking the total impervious area down by building area and pavement/hardscape area.
2. In Section 5: Utilities, you say that PWS will tie into 12" WM on the US 441 right of way. Sheet C3.10 shows PWS connection into an 8" WM.
3. The sheet index shows one photometric plan labeled E-1 located before the architectural plans. The sheet set provided has two photometric plans located at the end labeled SL1.1 and SL1.2. Please revise.

## **C0.21**

1. Inlet protection is called out for the trench drain at the entrance to the property, however no detail showing what kind of inlet protection will be provided at the trench drain is shown on this sheet.
2. There is an "IP" symbol on the south-east side of the basin, is this for the structure in the center of the basin? Please revise to make this clearer.
3. There is currently inlet protection called out for the existing manhole. Is this necessary?
4. The Silt Fence shown on the sheet is not displayed as it is in the SWPP Legend. Please revise to make consistent.
5. S-5 in SMF-1 does not have inlet protection. Please add to this structure.
6. The construction entrance is not called out on the plan sheet. Please provide a callout in accordance with the SWPP Legend.
7. Mulching and Tree Barrier are both shown on the SWPP Legend, however are not called out on the plan. Consider removing to add consistency.



**C0.30**

1. Consider revising grading to save 36" LAO and 18" Pine on north side of property.
2. Suggest adding note; "Pod 1 to be demolished and constructed prior to Pod 2 demolition" to add clarity to the construction sequencing of this project.

**C1.10**

1. There is currently no separation between the proposed Type B curb and the sidewalk on NW 142<sup>nd</sup> Terrace. If possible, consider placing some separation between the back of curb and sidewalk to improve pedestrian safety.
2. The legend shows the dark dashed line to be the accessible route. In the plan, this line is faded and the Pod line is dark. Please revise to make clearer.
3. Add detectable warning to the intersection of the parking lot and NW 154<sup>th</sup> Place.

**C1.20**

1. On the "Accessible Parking Sign Detail" the post for the fence appears to be turned off.

**C2.10**

1. The sidewalk on the north east side of the project does not have any grades on it. Please provide grading for this section of sidewalk.
2. It appears that much of the section of Pod 1 drains through Pod 2. This could cause an issue if Pod 1 is completed before demolition of Pod 2. Please provide a "Sheet C2.40 – Pod 1 Temporary Grading Plan" which will prove that there will be no stormwater issues prior to the completion of Pod 2.
3. The parking spaces in the northeast of the parcel have very steep slopes, up to 9.4%. Please regrade these parking spaces and the attached open area to ensure that they will be accessible. We would suggest dropping the spot which reads 79.50 on the west side of this area to 78.50 and the spot in the middle from 79.50 to 79.00.
4. Verify the slope from the invert of the trench drain to S-2. It appears that the slope would be 0.57% however the callout says 0.55%.
5. The existing storm manhole which is proposed to connect to S-6 has a callout to drill and install a 15" pipe. The pipe callout from S-6 shows an 18" HDPE. Revise to make consistent.
6. The existing storm manhole which is proposed to connect to S-6 has a callout to drill and install a pipe at an invert of 76.00'. The invert of S-6 is 66.42', given the slope of the connecting pipe, the invert should be 65.99'.
7. The existing storm manhole which is proposed to connect to S-5 has a callout to drill and install a 15" pipe. The pipe callout from S-5 shows an 18" HDPE. Revise to make consistent.
8. The existing storm manhole which is proposed to connect to S-5 has a callout to drill and install a pipe at an invert of 76.00'. The invert of S-5 is 65.62', given the slope of the connecting pipe, the invert should be 65.40'.
9. Certain sheets label the basin on the south side of the property as SMF-2 and other sheets label this basin as SMF-3. Please revise.

10. Suggest fading back the P-W and P-WWW on this sheet to make the spot elevations and contours easier to read.
11. On the north sidewalk, there is a section with a 7.0% slope. The maximum running slope for a sidewalk is 5.0%. Please regrade this section to make a slightly less steep slope.
12. Consider extending Cross Section A-A to show the proposed sidewalk.

**C2.20**

1. The basin top for SMF-1 is called out as 71.10 on the plan sheets, however is called out as 71.00 on the S-5 detail on this sheet.
2. The sump on the basin shown on the S-7 detail is not shown on the plan sheets. Please consider adding this sump elevation.
3. Consider extending Cross Section A-A to show the proposed sidewalk.
4. Cross Section C-C shows the sidewalk within the limits of the cross section on Sheet C2.10; however the sidewalk does not appear on the provided cross section.

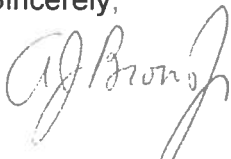
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1. There is no tree barricade currently shown on this plan set. If this is the case, please remove from the detail sheet.
2. Show the silt fence detail on this sheet or the SWPP sheet.

**SURVEY 1 OF 1**

1. The pipe sizes on the existing storm pipe on the west side of the property crossing US 441 differ. The SW Invert of the manhole on the north side of US 441 calls out a 30" RCP but the NE invert of the manhole on the south side of US 41 calls out a 36" RCP.
2. The invert elevations of the stormwater manholes along US 441 do not seem to make sense. The inverts of the storm manhole just west of the existing driveway appear to be a high point of the storm system. Please verify.

Sincerely,



A. J. "Jay" Brown, Jr., PE  
President, JBrown Professional Group Inc.

Cc: Robert Walpole, CHW

**Zimbra**

**ju\_tabor@cityofalachua.org**

---

**RE: Request for Review: Alachua Retail Center Site Plan**

---

**From :** Brian Green <bgreen@AlachuaCounty.US>

**Subject :** RE: Request for Review: Alachua Retail Center Site Plan

**To :** Justin Tabor <jtabor@cityofalachua.org>

**Cc :** Keith Bennett <ke\_bennett@cityofalachua.org>, Kathy Winburn  
<kwinburn@cityofalachua.org>

Mon, Sep 09, 2019 02:29 PM  
7 attachments

Justin,

I have reviewed these plans and have no other comment than to provide available water supply when able.



**Brian Green**

Plans Reivew- Inspector, Fire Rescue  
PO Box 5038, Gainesville, FL 32627-5038  
352.384.3103 (office) 352.494-3140 (cell)





# JBrown Professional Group

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September 18, 2019

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Office of Planning & Community Development  
P.O. Box 9  
Alachua, FL 32616-0009

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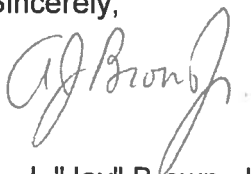
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Sincerely,



A. J. "Jay" Brown, Jr., PE  
President, JBrown Professional Group Inc.

Cc: Robert Walpole, CHW

September 17, 2019

City of Alachua  
Post Office Box 9  
Alachua, Florida 32616

RE: Alachua Retail Center



Dear Staff:

Please find attached the following items for review and approval of the above referenced project:

- Four (4) Copies of the Following:
  - NHWS Mailouts and Mailing Labels;
  - Elevations – Sheet A0.2; and
  - CD containing all PDFs.

1. **Site Plan Attachment #1., Site Plan:**  
**a. 1.o., Waste Receptacle Screening.**

**Action Needed:** Sheet A0.1 has been revised to depict dumpster enclosure layout, and references Sheet A0.2 for elevations. Sheet A0.2 has not been provided. Provide Sheet A0.2 and ensure sufficient detail is provided in the plans to demonstrate the screening requirements as set forth in Section 6.2.3(B) are met.

- **Sheet A0.2 has been included in this submittal.**

2. **Site Plan Attachment #3., Minimum Fire Flow:** Coordinate with water purveyor (City of Alachua Public Services) to determine available fire flow to subject property.

**Action Needed:** Provide fire flow test results upon completion.

- **As soon as Public Services allows us to complete the fire flow test, results will be submitted under separate cover.**

3. **Site Plan Attachment #7., Neighborhood Meeting:** Please contact by phone to discuss Neighborhood Meeting requirements.

**Action Needed:** Application materials should include the mailing list of those persons who received the notice (dated 8/8/19) of the 8/21/19 Neighborhood Meeting and the mailing list of those persons who received the notice (dated 9/11/19) of the 9/30/19 Neighborhood Meeting.

- **Mailing list and mailouts for each Neighborhood Meeting have been included in this submittal.**

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at [walpole@chw-inc.com](mailto:walpole@chw-inc.com)

Sincerely,  
CHW

A handwritten signature in blue ink, appearing to read "Robert Walpole".

Robert Walpole, P.E.  
President

03537-003-000  
NOBLE GAIL  
PO BOX 384  
ALACHUA, FL.32616-0384

03540-000-000  
CRAWLEY & CRAWLEY  
2003 SILVERTON CIRCLE  
SPRING HILL, TN.37174

03537-04-000  
CAROL B CRAWLEY  
PO BOX 1388  
SPRING HILL, TN. 37174

03067-001-003  
STARMAX FDA, LLC  
961094 GATEWAY BLVD, STE 200  
AMELIA ISLAND, FL. 32034

03556-000-000

03556-001-000  
BROOKER BENNIE W HEIRS  
PO BOX 1525  
ALACHUA, FL. 32616-1525

03557-001-000  
COLLINS GW & VERDELL  
15506 NW 141<sup>ST</sup> ST.  
ALACHUA, FL. 32615

03570-000-000  
ROBINSON TUMPY & ELSIE HEIRS  
15408 NW 141<sup>ST</sup> ST.  
ALACHUA, FL. 32615

03570-001-000  
COLLINS DELORIS A LIFE ESTATE  
14101 NW 154<sup>TH</sup> PL  
ALACHUA, FL. 32615

03578-000-000  
ROBINSON DONNELL J  
PO BOX 705  
ALACHUA, FL. 32616

03595-200-001  
DOLGENCORP, LLC  
DOLLAR GENERAL #96800 #1635  
100 MISSION RIDGE  
GOODLETTSVILLE, TN. 37072

03605-003-000  
GATEWAY BANK CENTRAL FLORIDA  
1632 EAST SILVER SPRINGS BLVD  
OCALA, FL.34470

**NEIGHBORHOOD  
MEETING  
NOTIFICATION**



---

**To:** The Neighbors of a Portion of Tax Parcel 03583-000-000 & 03583-001-000 19-0128  
**From:** Robert J. Walpole, P.E., Project Manager  
**Date:** Wednesday, September 11, 2019  
**RE:** Neighborhood Meeting Public Notice

---

A Neighborhood Meeting will be held to discuss a Site Plan application on  $\pm 1.20$ -acres (Lots 1 through 14 of Alachua County Tax Parcels 03583-000-000 & 03583-001-000) located at 15405 NW US Highway 441. The intent of the application is to develop a single retail or QSR Retail Building.

**Date:** Monday, September 30, 2019  
**Time:** 6:00 p.m.  
**Place:** CHW  
11801 Research Drive  
Alachua, FL 32615  
**Contact:** Robert J. Walpole, P.E., Project Manager  
(352) 331-1976

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

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

**Dan Rhine  
288 Turkey Creek  
Alachua, FL 32615**

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

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

**Peggy Arnold  
410 Turkey Creek  
Alachua, FL 32615**

**David Forest  
23 Turkey Creek  
Alachua, FL 32615**

**President, TCMOA  
1000 Turkey Creek  
Alachua, FL 32615**

**Linda Dixon  
PO Box 115050  
Gainesville, FL 32611**

**Craig Parenteau  
FDEP  
4801 Camp Ranch Road  
Gainesville, FL 32641**

**Jeannette Hinsdale  
PO Box 1156  
Alachua, FL 32616**

**Lynn Coullias  
7406 NW 126<sup>th</sup> Avenue  
Alachua, FL 32616**

**Lynda Coon  
7216 NW 126 Avenue  
Alachua, FL 32615**

**Tamara Robbins  
PO Box 2317  
Alachua, FL 32616**

**Michele L. Lieberman  
County Manager  
12 SE 1<sup>st</sup> Street  
Gainesville, FL 32601**

**Bonnie Flynn  
16801 NW 166th Drive  
Alachua, FL 32615**



03067-001-001  
CANVAS CHURCH FL INC  
PO BOX 219  
ALACHUA, FL 32616

03550-000-000  
SOLOMON JANIE HEIRS  
PO BOX 234  
MICANOPY, FL 32667

03553-000-000  
BROOKS JOHNNIE MAE HEIRS  
4930 SW 87TH PL  
LAKE BUTLER, FL 32054-5966

03549-000-000  
ANTIOCH MISSIONARY BAPTIST CHURCH OF ALACHUA INC  
PO BOX 814  
ALACHUA, FL 32616

03537-005-000  
CRAWLEY & CRAWLEY  
2003 SILVERTON CIR  
SPRING HILL, TN 37174

03587-000-000  
ALACHUA CORNER INC  
PO BOX 818  
ALACHUA, FL 32616

03605-001-010  
WARRING & WARRING 2 LLC  
7106 NW 18TH AVE  
GAINESVILLE, FL 32605

03570-003-000  
JOHNSON ANNETTE  
PO BOX 592  
ALACHUA, FL 32616-0592

03546-000-000  
LEWIS & LEWIS TRUSTEES  
26260 US HIGHWAY 129  
BRANFORD, FL 32008

03559-000-000  
BOWDEN & JORDAN  
10203 NW 143RD ST  
ALACHUA, FL 32615

03547-000-000  
CALHOUN & CALHOUN  
PO BOX 545  
ALACHUA, FL 32616-0545

03584-001-000  
M & R INVESTMENTS OF NORTH FL  
11 SE 2ND AVE  
GAINESVILLE, FL 32601

03067-006-000  
ALACHUA DEVELOPMENT CO LLC  
16469 BRIDLEWOOD CIR  
DELRAY BEACH, FL 33445

03554-000-000  
BRIANT WILLIAM L & JHONA L  
14329 NW 186TH AVE  
ALACHUA, FL 32615

03548-000-000  
SESCO DAVID L  
PO BOX 372  
LACROSSE, FL 32658

03558-000-000  
COLLINS HENRY JR  
PO BOX 849  
ALACHUA, FL 32616-0849

03542-001-000  
WISE LULA M  
820 WEST 3RD ST  
ST AUGUSTINE, FL 32084

03586-000-000  
BUSH & BUSH TRUSTEES  
PO BOX 537  
ALACHUA, FL 32616

03548-001-000  
WELCOME EVELYN  
PO BOX 384  
ALACHUA, FL 32616-0384

03574-001-000  
GILMORE & MALONE  
23205 N STATE ROAD 235  
BROOKER, FL 32622-5265

03573-000-000  
GILMORE & GILMORE & MALONE &  
23205 N STATE ROAD 235  
BROOKER, FL 32622-5265

03552-001-000  
ANTIOCH MISSIONARY BAPTIST CHURCH OF ALA FL INC  
PO BOX 814  
ALACHUA, FL 32616-0814

03560-000-000  
RICHARDSON ISABELLE HEIRS  
385 NW 19TH ST  
POMPANO BEACH, FL 33060-0809

03576-000-000  
SANJIDA RENTAL LLC  
1515 SW 112TH ST  
GAINESVILLE, FL 32607

03542-000-000  
GREENE BEVERLY  
110 NW 39TH AVE APT 9  
GAINESVILLE, FL 32609

03605-001-013  
ALACHUA TOWNE CENTRE ASSOCIAT  
13505 NW 88TH PL  
ALACHUA, FL 32615

03542-001-001  
GREENE BEVERLY  
110 NW 39TH AVE APT 9  
GAINESVILLE, FL 32609

03583-000-000  
OM NAMAH SHIVAAY LLC  
5144 SW 82ND TER  
GAINESVILLE, FL 32608

03585-001-000  
XPANDING INDUSTRIES INC  
PO BOX 383  
ALACHUA, FL 32616

03549-001-000  
ANTIOCH MISSIONARY BAPTIST CHURCH OF ALACHUA INC  
PO BOX 814  
ALACHUA, FL 32616

03561-000-000  
JOHNSON JAMES JR & WARNELLA  
PO BOX 1413  
ALACHUA, FL 32616

03561-001-000  
HOLMES ISABELLE LEE  
1110 MARTIN LUTHER KING AVE  
PERRY, FL 32348-4509

03575-000-000  
MANTLO DEREK  
PO BOX 793  
ALACHUA, FL 32616-0793

03559-001-000  
COLLINS HENRY JR  
PO BOX 849  
ALACHUA, FL 32616

03552-000-000  
WALKER SHARRICKA HUNT  
14327 NW 155TH PL  
ALACHUA, FL 32616

03541-000-000  
CRAWLEY CAROL  
PO BOX 1388  
SPRING HILL, TN 37174

03551-000-000  
HUNT-WALKER SHARRICKA DAWNDREY  
PO BOX 545  
ALACHUA, FL 32616-0545

03869-003-001  
ALACHUA TOWNE CENTRE ASSOCIAT  
13505 NW 88TH PL  
ALACHUA, FL 32615

03605-001-003  
GATEWAY BANK OF CENTRAL FLORI  
1632 E SILVER SPRINGS BLVD  
OCALA, FL 34470

03574-000-000  
JOHNSON & JOHNSON REVOCABLE  
PO BOX 751  
ALACHUA, FL 32616-0751

03577-000-000  
ROBINSON DONNELL JEROME JR  
PO BOX 705  
ALACHUA, FL 32616-0705

03557-002-000  
SHAUR ARIEL  
14227 NW 142ND PL  
ALACHUA, FL 32615

03583-001-000  
OM NAMAH SHIVAAY LLC  
5144 SW 82ND TER  
GAINESVILLE, FL 32608

03544-000-000  
GARRISON LULA MAE  
PO BOX 901  
ALACHUA, FL 32616-0901

03572-000-000  
BANKS R B  
14213 NW 154TH PL  
ALACHUA, FL 32615

03067-001-004  
AUTOZONE STORES LLC  
123 SOUTH FRONT ST 3RD FLOOR  
MEMPHIS, TN 38103

**NEIGHBORHOOD  
MEETING  
NOTIFICATION**



---

**To:** The Neighbors of a Portion of Tax Parcel 03583-000-000 & 03583-001-000 19-0128  
**From:** Robert J. Walpole, P.E., Project Manager  
**Date:** Thursday, August 8, 2019  
**RE:** Neighborhood Meeting Public Notice

---

A Neighborhood Meeting will be held to discuss a Site Plan application on  $\pm 1.20$ -acres (Lots 1 through 14 of Alachua County Tax Parcels 03583-000-000 & 03583-001-000) located at 15405 NW US Highway 441. The intent of the application is to develop a single retail or QSR Retail Building.

**Date:** Wednesday, August 21, 2019

**Time:** 6:00 p.m.

**Place:** CHW  
11801 Research Drive  
Alachua, FL 32615

**Contact:** Robert J. Walpole, P.E., Project Manager  
(352) 331-1976

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



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

September 16, 2019

*Also sent by electronic mail to [walpole@chw-inc.com](mailto:walpole@chw-inc.com)*

Robert Walpole, P.E.  
Causseaux, Hewett, & Walpole, Inc.  
11801 Research Drive  
Alachua, FL 32615

RE: Completeness Review #2 and Conditional Application Acceptance:  
Alachua Retail Center – Site Plan Application

Dear Mr. Walpole:

On August 29, 2019, the City of Alachua received your application for a Site Plan for Alachua Retail Center, which proposes the construction of a ±8,400 square foot retail building, comprised of ±3,575 square feet of general retail sales, a ±2,925 square foot liquor store, and a ±1,950 square foot restaurant, with associated utility infrastructure and site improvements on a ±1.24 acre subject property, consisting of Tax Parcel Numbers 03583-000-000 and 03583-001-000.

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.

On September 5, 2019, the City issued a letter summarizing the findings of the first completeness review of the application. On September 11, 2019, revised application materials were submitted to the City to address the first completeness review. The Planning Department has completed a second completeness review of the revised application and materials, and finds the application to be complete, contingent upon receiving materials which address the comments below. In order to avoid any potential delay in the review of this application, please address the following deficiencies as soon as possible.

**The comments below are based solely on a preliminary review of your application for completeness.** An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting. Failure to provide materials addressing the comments below may cause the project's DRT Meeting to be delayed.

In order to provide a complete application, you must address the following:

1. **Site Plan Attachment #1., Site Plan:**
  - a. **1.o., Waste Receptacle Screening.**

**Action Needed:** Sheet A0.1 has been revised to depict dumpster enclosure layout, and references Sheet A0.2 for elevations. Sheet A0.2 has not been provided. Provide Sheet A0.2

and ensure sufficient detail is provided in the plans to demonstrate the screening requirements as set forth in Section 6.2.3(B) are met.

b. **1.p., Architectural Plans:**

- i. Architectural plans must provide dimensions of all glazing area to verify and confirm total glazing calculations.
- ii. Identify all materials used for each façade.

**Action Needed:** Comments not addressed. Provide a revised Sheet A0.2 addressing the comments.

2. **Site Plan Attachment #3., Minimum Fire Flow:** Coordinate with water purveyor (City of Alachua Public Services) to determine available fire flow to subject property.

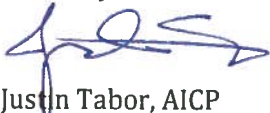
**Action Needed:** Provide fire flow test results upon completion.

3. **Site Plan Attachment #7., Neighborhood Meeting:** Please contact by phone to discuss Neighborhood Meeting requirements.

**Action Needed:** Application materials should include the mailing list of those persons who received the notice (dated 8/8/19) of the 8/21/19 Neighborhood Meeting and the mailing list of those persons who received the notice (dated 9/11/19) of the 9/30/19 Neighborhood Meeting.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP  
Principal Planner

- c: Adam Boukari, City Manager *(by electronic mail)*  
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*  
Adam Hall, AICP, Planner *(by electronic mail)*  
Project File



September 10, 2019

City of Alachua  
Post Office Box 9  
Alachua, Florida 32616



RE: Alachua Retail Center

Dear Staff:

Please find attached the following items for review and approval of the above referenced project:

- Two (2) Sheet of Mailing Labels for Property Owners within 400 feet;
- Four (4) Copies of the Following:
  - NHWS Mailout;
  - Submittal Confirmation from SRWMD;
  - Submittal Confirmation from FDOT;
  - Signed and Sealed Development Plans; and
  - CD containing all PDFs.

1. Site Plan Attachment #1., Site Plan:\

- a. 1.c., Location Map: Project boundary is incorrect.
- b. 1.n., Major Features / Detail: Floor Area and Floor Area Ratio not provided.
- c. 1.o., Waste Receptacle Screening: Screening detail not provided on architectural plans, as referenced in civil plans.
- d. 1.p., Architectural Plans:
  - i. Architectural plans must provide dimensions of all glazing area to verify and confirm total glazing calculations.
  - ii. Identify all materials used for each façade.
- **Plans have been updated accordingly.**

2. Site Plan Attachment #3., Minimum Fire Flow: Coordinate with water purveyor (City of Alachua Public Services) to determine available fire flow to subject property.

- **Fire flow results are delayed due to water service maintenance work occurring in the City of Alachua until the end of September.**

3. Site Plan Attachment #6., Mailing Labels:

- a. Mailing labels were not provided for all tax parcels within 400 feet of the subject property. Provide mailing labels for the following tax parcels: 03067-001-003; 03537-003-000; 03537-004-000; 03540-000-000; 03556-000-000; 03556-001-000; 03557-001-000; 03570-000-000; 03570-001-000; 03578-000-000; 03595-200-001; 03605-003-000.
- b. Verify the most current list of persons / organizations registered with the City has been utilized. List is available on City web site.
- **Mailing labels have been updated to include the missing tax parcels. The list for the organizations and person registered to receive public notices is current.**

4. Site Plan Attachment #7., Neighborhood Meeting: Please contact by phone to discuss Neighborhood Meeting requirements.

- 
- **Per our telephone call with Mr. Tabor, a neighborhood workshop will be held for the tax parcels missed in the previous mailouts. Mailouts to the additional tax parcels have been sent out. A copy of the additional mailout has been included in this submittal.**
5. Site Plan Attachment #11, Environmental Resource Permit: Provide documentation which evidences an application for an Environmental Resource Permit has been submitted to the Suwannee River Water Management District.
- **Confirmation from our submittal to SRWMD for the ERP application has been included in this submittal.**
6. Site Plan Attachment #13: Access Management Permit, FDOT: Provide documentation which evidences an application for an Access Management Permit has been submitted to the Florida Department of Transportation.
- **Confirmation from FDOT OSP that an Access permit has been submitted and is under review has been included in this submittal.**

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at [walpole@chw-inc.com](mailto:walpole@chw-inc.com)

Sincerely,  
CHW



Robert Walpole, P.E.  
President

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

**Dan Rhine  
288 Turkey Creek  
Alachua, FL 32615**

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

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

**Peggy Arnold  
410 Turkey Creek  
Alachua, FL 32615**

**David Forest  
23 Turkey Creek  
Alachua, FL 32615**

**President, TCMOA  
1000 Turkey Creek  
Alachua, FL 32615**

**Linda Dixon  
PO Box 115050  
Gainesville, FL 32611**

**Craig Parenteau  
FDEP  
4801 Camp Ranch Road  
Gainesville, FL 32641**

**Jeannette Hinsdale  
PO Box 1156  
Alachua, FL 32616**

**Lynn Coullias  
7406 NW 126<sup>th</sup> Avenue  
Alachua, FL 32616**

**Lynda Coon  
7216 NW 126 Avenue  
Alachua, FL 32615**

**Tamara Robbins  
PO Box 2317  
Alachua, FL 32616**

**Michele L. Lieberman  
County Manager  
12 SE 1<sup>st</sup> Street  
Gainesville, FL 32601**

**Bonnie Flynn  
16801 NW 166th Drive  
Alachua, FL 32615**

03541-000-000  
CRAWLEY CAROL  
PO BOX 1388  
SPRING HILL, TN 37174

03561-001-000  
HOLMES ISABELLE LEE  
1110 MARTIN LUTHER KING AVE  
PERRY, FL 32348-4509

03549-000-000  
ANTIOCH MISSIONARY BAPTIST CHURCH OF ALACHUA INC  
PO BOX 814  
ALACHUA, FL 32616

03869-003-001  
ALACHUA TOWNE CENTRE ASSOCIAT  
13505 NW 88TH PL  
ALACHUA, FL 32615

03542-000-000  
GREENE BEVERLY  
110 NW 39TH AVE APT 9  
GAINESVILLE, FL 32609

03570-003-000  
JOHNSON ANNETTE  
PO BOX 592  
ALACHUA, FL 32616-0592

03540-000-000  
CRAWLEY & CRAWLEY  
2003 SILVERTON CIR  
SPRING HILL, TN 37174

03542-001-001  
GREENE BEVERLY  
110 NW 39TH AVE APT 9  
GAINESVILLE, FL 32609

03067-001-003  
STARMAX FDA LLC  
961094 GATEWAY BLVD STE 200  
AMELIA ISLAND, FL 32034

03572-000-000  
BANKS R B  
14213 NW 154TH PL  
ALACHUA, FL 32615

03587-000-000  
ALACHUA CORNER INC  
PO BOX 818  
ALACHUA, FL 32616

03585-001-000  
XPANDING INDUSTRIES INC  
PO BOX 383  
ALACHUA, FL 32616

03558-000-000  
COLLINS HENRY JR  
PO BOX 849  
ALACHUA, FL 32616-0849

03559-000-000  
BOWDEN & JORDAN  
10203 NW 143RD ST  
ALACHUA, FL 32615

03574-001-000  
GILMORE & MALONE  
23205 N STATE ROAD 235  
BROOKER, FL 32622-5265

03574-000-000  
JOHNSON & JOHNSON REVOCABLE  
PO BOX 751  
ALACHUA, FL 32616-0751

03570-001-000  
COLLINS DELORIS A LIFE ESTATE  
14101 NW 154TH PL  
ALACHUA, FL 32615-7925

03577-000-000  
ROBINSON DONNELL JEROME JR  
PO BOX 705  
ALACHUA, FL 32616-0705

03559-001-000  
COLLINS HENRY JR  
PO BOX 849  
ALACHUA, FL 32616

03570-000-000  
ROBINSON TUMPY & ELSIE HEIRS  
15408 NW 141ST ST  
ALACHUA, FL 32615

03537-005-000  
CRAWLEY & CRAWLEY  
2003 SILVERTON CIR  
SPRING HILL, TN 37174

03537-004-000  
CRAWLEY & CRAWLEY  
PO BOX 1388  
SPRING HILL, TN 37174

03605-001-013  
ALACHUA TOWNE CENTRE ASSOCIAT  
13505 NW 88TH PL  
ALACHUA, FL 32615

03067-001-004  
AUTOZONE STORES LLC  
123 SOUTH FRONT ST 3RD FLOOR  
MEMPHIS, TN 38103

03548-001-000  
WELCOME EVELYN  
PO BOX 384  
ALACHUA, FL 32616-0384

03552-001-000  
ANTIOCH MISSIONARY BAPTIST CHURCH OF ALA FL INC  
PO BOX 814  
ALACHUA, FL 32616-0814

03578-000-000  
ROBINSON DONNELL J  
PO BOX 705  
ALACHUA, FL 32616-0705

03583-000-000  
OM NAMAH SHIVAAY LLC  
5144 SW 82ND TER  
GAINESVILLE, FL 32608

03546-000-000  
LEWIS & LEWIS TRUSTEES  
26260 US HIGHWAY 129  
BRANFORD, FL 32008

03584-001-000  
M & R INVESTMENTS OF NORTH FL  
11 SE 2ND AVE  
GAINESVILLE, FL 32601

03550-000-000  
SOLOMON JANIE HEIRS  
PO BOX 234  
MICANOPY, FL 32667

03067-006-000  
ALACHUA DEVELOPMENT CO LLC  
16469 BRIDLEWOOD CIR  
DELRAY BEACH, FL 33445

03573-000-000  
GILMORE & GILMORE & MALONE &  
23205 N STATE ROAD 235  
BROOKER, FL 32622-5265

03544-000-000  
GARRISON LULA MAE  
PO BOX 901  
ALACHUA, FL 32616-0901

03560-000-000  
RICHARDSON ISABELLE HEIRS  
385 NW 19TH ST  
POMPANO BEACH, FL 33060-0809

03554-000-000  
BRIANT WILLIAM L & JHONA L  
14329 NW 186TH AVE  
ALACHUA, FL 32615

03557-002-000  
SHAUR ARIEL  
14227 NW 142ND PL  
ALACHUA, FL 32615

03556-001-000  
BOOKER BENNIE W HEIRS  
PO BOX 1525  
ALACHUA, FL 32616-1525

03583-001-000  
OM NAMAH SHIVAAY LLC  
5144 SW 82ND TER  
GAINESVILLE, FL 32608

03557-001-000  
COLLINS G W & VERDELL  
15506 NW 141ST ST  
ALACHUA, FL 32615

03605-001-003  
GATEWAY BANK OF CENTRAL FLORI  
1632 E SILVER SPRINGS BLVD  
OCALA, FL 34470

03549-001-000  
ANTIOCH MISSIONARY BAPTIST CHURCH OF ALACHUA INC  
PO BOX 814  
ALACHUA, FL 32616

03552-000-000  
WALKER SHARRICKA HUNT  
14327 NW 155TH PL  
ALACHUA, FL 32616

03595-200-001  
DOLGENCORP LLC  
100 MISSION RIDGE  
GOODLETTSVILLE, TN 37072

03576-000-000  
SANJIDA RENTAL LLC  
1515 SW 112TH ST  
GAINESVILLE, FL 32607

03605-001-006  
PROGRESSIVE RESTAURANTS INC  
602 S MAIN ST  
GAINESVILLE, FL 32601

03553-000-000  
BROOKS JOHNNIE MAE HEIRS  
4930 SW 87TH PL  
LAKE BUTLER, FL 32054-5966

03067-001-001  
CANVAS CHURCH FL INC  
PO BOX 219  
ALACHUA, FL 32616

03605-003-000  
GATEWAY BANK OF CENTRAL FLORI  
1632 EAST SILVER SPRINGS BLVD  
OCALA, FL 34470

03547-000-000  
CALHOUN & CALHOUN  
PO BOX 545  
ALACHUA, FL 32616-0545

03605-001-010  
WARRING & WARRING 2 LLC  
7106 NW 18TH AVE  
GAINESVILLE, FL 32605

03551-000-000  
HUNT-WALKER SHARRICKA DAWNDREY  
PO BOX 545  
ALACHUA, FL 32616-0545

03542-001-000  
WISE LULA M  
820 WEST 3RD ST  
ST AUGUSTINE, FL 32084

03575-000-000  
MANTLO DEREK  
PO BOX 793  
ALACHUA, FL 32616-0793

03537-003-000  
NOBLE GAIL  
PO BOX 384  
ALACHUA, FL 32616-0384

03561-000-000  
JOHNSON JAMES JR & WARNDELLA  
PO BOX 1413  
ALACHUA, FL 32616

03586-000-000  
BUSH & BUSH TRUSTEES  
PO BOX 537  
ALACHUA, FL 32616

03548-000-000  
SESCO DAVID L  
PO BOX 372  
LACROSSE, FL 32658



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Help

Thank You

**Your payment has been received.**  
**Bank Transaction Number is 47991554**  
**Your SRWMD confirmation number is 249435**

**Payment amount is \$490.00**

**Your new permit application number is 235347-1**

Please do not send us a paper copy of this electronic submittal. Sending an additional paper copy could delay the processing of the review.



[Print your completed application](#)



[Document Management](#)

Select **"Print your completed application"** to create an application report with the data supplied in the application.

Select **"Document Management"** to attach additional documents, create a sign and seal report, email a sign and seal report or verify permit document attachments.

If you have any questions about our Internet Permitting services or your submission, please check our [FAQs](#) area to find answer to our most common inquiries. We can also be reached by email at [Regulatory-Support@srwmd.org](mailto:Regulatory-Support@srwmd.org).

If you have an account related question, please call us at [\(386\) 362-1001](tel:(386)362-1001) or [\(800\) 226-1066](tel:(800)226-1066), from 8:00 a.m. to 5:00 p.m EST.

At [SRWMD](#), we've made a commitment to service. If we're not living up to your expectations, we hope you'll let us know.

Sincerely,  
SRWMD Permitting Online Services

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**NEIGHBORHOOD  
MEETING  
NOTIFICATION**



---

**To:** The Neighbors of a Portion of Tax Parcel 03583-000-000 & 03583-001-000 19-0128  
**From:** Robert J. Walpole, P.E., Project Manager  
**Date:** Wednesday, September 11, 2019  
**RE:** Neighborhood Meeting Public Notice

---

A Neighborhood Meeting will be held to discuss a Site Plan application on  $\pm 1.20$ -acres (Lots 1 through 14 of Alachua County Tax Parcels 03583-000-000 & 03583-001-000) located at 15405 NW US Highway 441. The intent of the application is to develop a single retail or QSR Retail Building.

**Date:** Monday, September 30, 2019  
**Time:** 6:00 p.m.  
**Place:** CHW  
11801 Research Drive  
Alachua, FL 32615  
**Contact:** Robert J. Walpole, P.E., Project Manager  
(352) 331-1976

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

## Jessica Junkin

---

**From:** Doyle, Adam <Adam.Doyle@dot.state.fl.us>  
**Sent:** Wednesday, September 11, 2019 3:07 PM  
**To:** Jessica Junkin  
**Subject:** RE: #2019-A-291-00031 Alachua Retail

### Alachua Retail – US 441

Jessica,

The Alachua Retail driveway and drainage permits have been received and are being reviewed. I just finished processing the check, so you should be able to see both permits in OSP now. Thanks.

Adam E. Doyle, P.E.  
Permits Manager - Gainesville Operations  
5301 NE 39th Avenue  
Gainesville FL, 32609  
adam.doyle@dot.state.fl.us  
(352) 381-4308



**From:** Jessica Junkin [mailto:JessicaJ@chw-inc.com]  
**Sent:** Tuesday, September 10, 2019 2:03 PM  
**To:** Doyle, Adam <Adam.Doyle@dot.state.fl.us>  
**Subject:** #2019-A-291-00031 Alachua Retail  
**Importance:** High

**EXTERNAL SENDER:** Use caution with links and attachments.

Adam,

Good afternoon! The payment for the access fee required for this project was submitted to your office on Tuesday, September 3<sup>rd</sup>. Can you please confirm receipt at your earliest convenience? We have to resubmit to the City of Alachua with proof that an access permit was submitted. I am unable to do so until the payment is processed and the project shows up in OSP.

Thank you,

**JESSICA JUNKIN** | Project Coordinator  
d: (386) 518-5136  
e: [jessicaj@chw-inc.com](mailto:jessicaj@chw-inc.com)  
w: [www.chw-inc.com](http://www.chw-inc.com)



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

September 5, 2019

Also sent by electronic mail to [walpole@chw-inc.com](mailto:walpole@chw-inc.com)

Robert Walpole, P.E.  
Causseaux, Hewett, & Walpole, Inc.  
11801 Research Drive  
Alachua, FL 32615

RE: Completeness Review: Alachua Retail Center – Site Plan Application

Dear Mr. Walpole:

On August 29, 2019, the City of Alachua received your application for a Site Plan for Alachua Retail Center, which proposes the construction of a ±8,400 square foot retail building, comprised of ±3,575 square feet of general retail sales, a ±2,925 square foot liquor store, and a ±1,950 square foot restaurant, with associated utility infrastructure and site improvements on a ±1.24 acre subject property, consisting of Tax Parcel Numbers 03583-000-000 and 03583-001-000.

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 following information is needed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Thursday, September 12, 2019**.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. **The time frame and cycle for review shall be based upon the date the application is determined to be complete.** If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

**The comments below are based solely on a preliminary review of your application for completeness.** An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled after the application is determined to be complete.

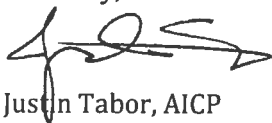
In order to provide a complete application, you must address the following:

1. **Site Plan Attachment #1., Site Plan:**
  - a. **1.c., Location Map:** Project boundary is incorrect.
  - b. **1.n., Major Features / Detail:** Floor Area and Floor Area Ratio not provided.
  - c. **1.o., Waste Receptacle Screening:** Screening detail not provided on architectural plans, as referenced in civil plans.

- d. **1.p., Architectural Plans:**
  - i. Architectural plans must provide dimensions of all glazing area to verify and confirm total glazing calculations.
  - ii. Identify all materials used for each façade.
- 2. **Site Plan Attachment #3., Minimum Fire Flow:** Coordinate with water purveyor (City of Alachua Public Services) to determine available fire flow to subject property.
- 3. **Site Plan Attachment #6., Mailing Labels:**
  - a. Mailing labels were not provided for all tax parcels within 400 feet of the subject property. Provide mailing labels for the following tax parcels: 03067-001-003; 03537-003-000; 03537-04-000; 03540-000-000; 03556-000-000; 03556-001-000; 03557-001-000; 03570-000-000; 03570-001-000; 03578-000-000; 03595-200-001; 03605-003-000.
  - b. Verify the most current list of persons / organizations registered with the City has been utilized. List is available on City web site.
- 4. **Site Plan Attachment #7., Neighborhood Meeting:** Please contact by phone to discuss Neighborhood Meeting requirements.
- 5. **Site Plan Attachment #11, Environmental Resource Permit:** Provide documentation which evidences an application for an Environmental Resource Permit has been submitted to the Suwannee River Water Management District.
- 6. **Site Plan Attachment #13: Access Management Permit, FDOT:** Provide documentation which evidences an application for an Access Management Permit has been submitted to the Florida Department of Transportation.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP  
Principal Planner

- c: Adam Boukari, City Manager *(by electronic mail)*  
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*  
Adam Hall, AICP, Planner *(by electronic mail)*  
Project File



August 29, 2019

City of Alachua  
Post Office Box 9  
Alachua, Florida 32616

RE: Alachua Retail Center

Dear Staff:



Please find attached the following items for review and approval of the above referenced project:

- Check #001001 in the amount of \$2,300.00;
- Two (2) Sheet of Mailing Labels for Property Owners within 400 feet;
- Four (4) Copies of the Following:
  - Site Plan Review Application;
  - Authorized Agent Affidavit;
  - Alachua County Property Appraiser Information;
  - Division of Corporations Information;
  - Warranty Deed;
  - Proof of Tax Payment;
  - Legal Description;
  - Neighborhood Workshop Materials;
  - Concurrency Impact Analysis;
  - Analysis of Consistency with the CoA Comprehensive Plan;
  - Signed and Sealed Fire Flow Calculations;
  - Signed and Sealed Water Meter Calculations;
  - Signed and Sealed Stormwater Report;
  - Signed and Sealed Development Plans; and
  - CD containing all PDFs.

The Alachua Retail Center project proposes the construction of a ±8,400 sf single retail or quick serve restaurant building with associated parking, stormwater, and utility infrastructure. The total proposed site area is ±1.24 acres, located at 15405 NW US Hwy 441 in Alachua, Florida. The project site is located on Alachua County tax parcels #3583-000-000 and 3583-001-000.

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at [walpole@chw-inc.com](mailto:walpole@chw-inc.com)

Sincerely,  
CHW

Robert Walpole, P.E.  
President



City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

**FOR PLANNING USE ONLY**

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

# Site Plan Application

Reference City of Alachua Land Development Regulations Article 2.4.9

## A. PROJECT

1. Project Name: Alachua Retail
2. Address of Subject Property: 15405 & 15419 NW US 441
3. Parcel ID Number(s): 03583-000-000 & 03583-001-000
4. Existing Use of Property: Store
5. Future Land Use Map Designation: Commercial
6. Zoning Designation: Commercial/Intensive
7. Acreage: ±1.16

## B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Robert Walpole, P.E. Title: President  
Company (if applicable): CHW  
Mailing address: 11801 Research Drive  
City: Alachua State: Florida ZIP: 32615  
Telephone: (352) 331-1976 FAX: \_\_\_\_\_ e-mail: walpole@chw-inc.com
3. If the applicant is agent for the property owner\*:  
Name of Owner (title holder): Om Namah Shivaay, LLC  
Mailing Address: 5144 SW 82nd Terrace  
City: Gainesville State: Florida ZIP: 32608

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

## C. ADDITIONAL INFORMATION

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

## D. ATTACHMENTS

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

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

Revised 9/30/2014

- m. Location and size of any lakes, ponds, canals, or other waters and waterways.
- n. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and floor area ratio.
- o. Location of waste receptacles and detail of waste receptacle screening.
- p. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories:
  - i. Architectural plans and dimension plans which demonstrate compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs, including:
    - (a) Calculation of glazing of the front façade.
    - (b) Calculation of the area of ground floor façades subject to glazing.
    - (c) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
    - (d) Sufficient plan detail and calculations of each material utilized in each façade.
- q. For development consisting of a nonresidential use where a single tenant is greater than or equal to 20,000 square feet in area:
  - i. Architectural plans and dimension plans which demonstrate compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs, including:
    - (a) Calculation of glazing of the façades facing streets, residential uses, and vacant residential/agricultural land.
    - (b) Calculation of the area of ground floor façades subject to glazing.
    - (c) If glazing alternatives are used, calculation of area of alternative materials used.
    - (d) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
    - (e) Color architectural plans depicting the color of all materials used in the façade.
- r. For development consisting of one or more of the following: Multi-family residential; Hotel; or Mobile Home Park:
  - i. Tabulation of gross acreage.
  - ii. Tabulation of density.
  - iii. Number of dwelling units proposed.
  - iv. Location and percent of total open space and recreation areas.
  - v. Floor area of dwelling units.
  - vi. Number of proposed parking spaces.
  - vii. Street layout.
  - viii. Layout of mobile home stands (for mobile home parks only).
  - ix. City of Alachua Public School Student Generation Form.

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

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



**For commercial project Applications:**

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

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

The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

**For industrial project Applications:**

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

**Policy 1.5.d**

The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

6. For Site Plans for Buildings Less than 80,000 Square Feet in Area: One (1) set of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.  
For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.
7. Neighborhood Meeting Materials, including:
  - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
  - ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and mailing labels or list of those who received written notice
  - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
8. Legal description with tax parcel number, separate from all other documentation on 8.5" x 11" paper.
9. Proof of ownership (i.e., copy of deed.)
10. Proof of payment of taxes.
11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.
12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
14. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review or additional reviews of the application beyond the initial engineering review fee will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

**All 14 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

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

Signature of Applicant

**Robert Walpole, P.E.**

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 29<sup>th</sup> day of August, 2019 by Robert Walpole, who is/are personally known to me, or who has/have produced \_\_\_\_\_ as identification.

NOTARY SEAL



Sherry Stinson  
Signature of Notary Public, State of Florida

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





THE GOOD LIFE COMMUNITY

# Authorized Agent Affidavit

## A. PROPERTY INFORMATION

Address of Subject Property: 15405 & 15419 NW US 441, Alachua, Florida 32615

Parcel ID Number(s): 03583-000-000 & 03583-001-000

Acreage: ± 1.16

## B. PERSON PROVIDING AGENT AUTHORIZATION

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Company (if applicable): OM Namah Shivaay, LLC

Mailing Address: 5144 SW 82nd Terrace

City: Gainesville State: Florida ZIP: 32608

Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_ e-mail: \_\_\_\_\_

## C. AUTHORIZED AGENT

Name: Robert Walpole, P.E. Title: President

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: Florida ZIP: 32615

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

## D. REQUESTED ACTION:

Authorization to submit and obtain approvals for Site Plan.

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.

22  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

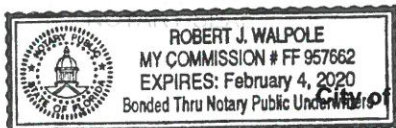
DEVANG CHAUDHARY  
Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

State of FL County of Alachua

The foregoing application is acknowledged before me this 22 day of August, 2019, by Dev

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



[Signature]  
Signature of Notary Public, State of FL

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

Revised 9/30/2014



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Liability Company  
OM NAMA SHIVAAY LLC

### Filing Information

|                             |              |
|-----------------------------|--------------|
| <b>Document Number</b>      | L18000141050 |
| <b>FEI/EIN Number</b>       | N/A          |
| <b>Date Filed</b>           | 06/07/2018   |
| <b>Effective Date</b>       | 06/06/2018   |
| <b>State</b>                | FL           |
| <b>Status</b>               | ACTIVE       |
| <b>Last Event</b>           | LC AMENDMENT |
| <b>Event Date Filed</b>     | 06/14/2018   |
| <b>Event Effective Date</b> | NONE         |

### Principal Address

5144SW 82ND TERRACE  
GAINESVILLE, FL 32608

### Mailing Address

5144SW 82ND TERRACE  
GAINESVILLE, FL 32608

### Registered Agent Name & Address

CHAUDHARI, NEERU  
5144SW 82ND TERRACE  
GAINESVILLE, FL 32608

### Authorized Person(s) Detail

#### **Name & Address**

Title AR

CHAUDHARI, DEVANG  
7820SW 50TH ROAD  
GAINESVILLE, FL 32608

Title MGR

CHAUDHARI, NEERU  
5144SW 82ND TERRACE  
GAINESVILLE, FL 32608

**Annual Reports**

| Report Year | Filed Date |
|-------------|------------|
| 2019        | 02/16/2019 |

**Document Images**

|                                                         |                                          |
|---------------------------------------------------------|------------------------------------------|
| <a href="#">02/16/2019 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">06/14/2018 -- LC Amendment</a>              | <a href="#">View image in PDF format</a> |
| <a href="#">06/07/2018 -- Florida Limited Liability</a> | <a href="#">View image in PDF format</a> |

# MEMORANDUM

*Alachua Retail Center*

19-0128



**To:** Fire Review  
**From:** Robert J. Walpole, PE  
**Date:** October 16, 2019  
**RE:** Alachua Retail Center – Required Fire Flow

The following is a calculation for required fire flow for the proposed project based on the NFPA 1: Fire Code.

Building data is based on the information available at the time of this memo. Any changes to the building data will void the provided fire flow calculation and requires a revised analysis to verify the building complies with the applicable fire protection criteria. The building will not be protected by a fire sprinkler system.

## NFPA Calculations:

Building: **Mercantile**  
Construction Type: Type II (000)  
Fire Flow Area: 8,450 SF

Required Fire Flow per NFPA Table 18.4.5.1.2: 2,000 gpm

## ISO Required Flow Calculations:

Refer to the attached ISO Needed Fire Flow Worksheet.

Required Fire Flow per ISO calculation: 1,250 gpm

## Conclusions

Required NFPA Fire Flow: 2,000 gpm.

Required ISO Fire Flow: 1,250 gpm.

Available Fire Flow per Fire Hydrant Flow Test: 2,869 gpm

This project will use requirements for fire flow for the mercantile project.

# Hydrant Flow Test Report

Test Date 10/16/2019

Test Time 2:30pm

## Location

HWY 441/NW 144th St Alachua, FL

## Tested by

L. Asbhy, R. Weaver Gator Fire  
Witness: Billy Gourly City of Alachua

## Notes

Read Hydrant-1991 Mueller 5 1/4"  
Flowing Hydrant #1-2015 Mueller 5 1/4"  
Flowing Hydrant #2-2006 American Darling 5 1/4"

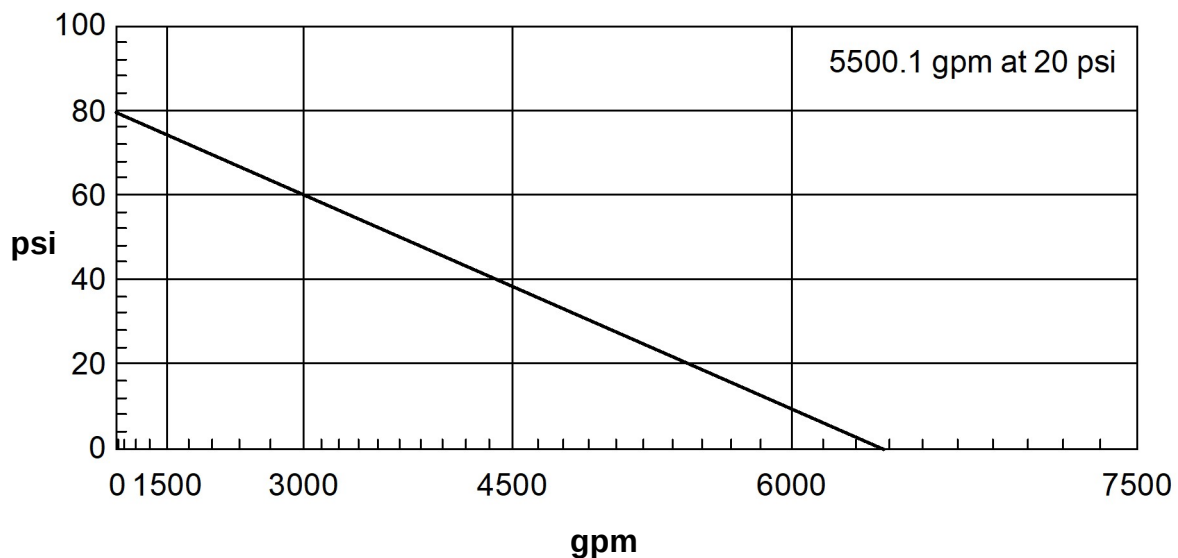
## Read Hydrant

80 psi **static pressure**  
62 psi **residual pressure**  
0 ft **hydrant elevation**

## Flow Hydrant(s)

| Outlet       | Elev | Size | C   | Pitot Pressure | Flow            |
|--------------|------|------|-----|----------------|-----------------|
| #1           | 0    | 2.5  | .9  | 30             | 919 gpm         |
| #2           | 0    | 2.5  | 0.9 | 30             | 650 gpm         |
| #3           | 4    | 2.5  | .9  | 15             | 650 gpm         |
| #4           | 4    | 2.5  | .9  | 15             | 650 gpm         |
| <b>Total</b> |      |      |     |                | <b>2869 gpm</b> |

## Flow Graph





PROJECT NAME:

Alachua Retail Center

PROJECT No.:

19-0128

FILE PATH:

N:\2019\19-0128\Engineering\GRU Utilities\Meter Sizing\

2:29 PM

ADF and ADF METER SIZING CALCULATIONS

Proposed Average Daily Flow - Service Stations per water closet; Open more than 16 hours per day: 325 gpm (per FAC 64E-6.008)

|                               |   |               |   |     |     |         |
|-------------------------------|---|---------------|---|-----|-----|---------|
| Proposed Average Water Demand | 3 | Water closets | X | 325 | gpd | 975 gpd |
| Total                         |   |               |   |     |     | 975 gpd |

Proposed Average Water Demand ERC (Eqv. Residential Connection = 350 GPD)2.8 ERC

Peak Water Demand ERC (PF = 2.5)7.0 ERC

Peak Flow for Meter Sizing based on ADF (PF = 2.5, over 16 hour period)3 gpm

Use 3/4" Meter

Robert J. Walpole, FL P.E. No. 58206

Date

## CONCURRENCY IMPACT ANALYSIS

**To:** Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director 19-0128  
**From:** Ryan Thompson, AICP, Planning Project Manager  
**Date:** August 29, 2019 Amended October 3, 2019  
**RE:** Alachua Retail Center

This application is for a ±1.24-acre portion of Alachua County Tax Parcels 03583-000-000 and 03583-001-000. The Alachua Retail Center site is located on the north side of US 441, between NW 154<sup>th</sup> Place and 154<sup>th</sup> Avenue. The onsite Future Land Use (FLU) categories is Commercial and the Zoning District classification is Commercial Intensive (CI).

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**

| Land Use                                 | ITE LU Code | Variable   | Quantity | Daily Total | PM Peak |    |     |
|------------------------------------------|-------------|------------|----------|-------------|---------|----|-----|
|                                          |             |            |          |             | Total   | In | Out |
| Liquor Store                             | 899         | SF (x1000) | 2.925    | 297         | 76      | 38 | 38  |
| Shopping Center                          | 820         | SF (x1000) | 3.575    | 625         | 46      | 22 | 24  |
| Pass-by Trips (34%)                      |             |            |          | 213         | 16      | 7  | 9   |
| Fast Casual Restaurant                   | 930         | SF (x1000) | 1.95     | 615         | 28      | 15 | 13  |
| Pass-by Trips (43%)                      |             |            |          | 264         | 12      | 6  | 6   |
| TOTAL                                    |             |            |          | 1537        | 150     | 75 | 75  |
| Net New (With Pass-By Reduction Applied) |             |            |          | 1060        | 122     | 62 | 60  |

- Source: ITE Trip Generation 10<sup>th</sup> Edition
- Due to the variety of uses, the Shopping Center (ITE 820) category was used to calculate the number of trips.
- Calculated Units:
  - Liquor Store: ±2,925 sq. ft. / 1,000 sq. ft. GFA
  - Shopping Center: ±3,575 sq. ft. / 1,000 sq. ft. GFA
  - Fast Casual Restaurant: ±1,950 / 1,000 sq. ft. GFA

**Conclusion:** Approval of this application may generate **1,060 daily vehicle trips**. The proposed development *will not* negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Tables 1-3 of this report.

N:\2019\19-0128\Planning\Reports\191003\_Concurrency\_Impact\_Analysis\_AlachuaRetail.docx

**Table 2A: Projected Impacts on Roadways, US 441**

|                                                       | AADT                            | PM         | AADT                      | PM           |
|-------------------------------------------------------|---------------------------------|------------|---------------------------|--------------|
| Traffic System Category                               | Segment 5: US 441               |            | Segment 3/4: US 441       |              |
|                                                       | (From SR 235 to NCL of Alachua) |            | (From NW 126th to SR 235) |              |
| Maximum Service Volume <sup>1</sup>                   | 39,000                          | 3,510      | 3,510                     | 4,110        |
| Existing Traffic <sup>1</sup>                         | 25,926                          | 2,463      | 2,463                     | 1,765        |
| Reserved Trips <sup>1</sup>                           | 3,265                           | 317        | 317                       | 476          |
| Available Capacity                                    | 9,809                           | 730        | 730                       | 1,869        |
| Projected Trip Generation <sup>2</sup>                | 1,060                           | 122        | 530                       | 61           |
| <b>Available Capacity w/<br/>Application approval</b> | <b>8,749</b>                    | <b>608</b> | <b>200</b>                | <b>1,808</b> |

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

2. NOTE: Projected trip distribution percentage is estimated to be **100%** for Segment 5 **and** **50%** for Segment 3/4.

**Table 2B: Projected Impacts on Roadways, SR 235**

|                                                       | AADT                                    | PM         | AADT                            | PM         |
|-------------------------------------------------------|-----------------------------------------|------------|---------------------------------|------------|
| Traffic System Category                               | Segment 8: SR 235                       |            | Segment 9: SR 235               |            |
|                                                       | (From SR235/241 intersection to US 441) |            | (From US 441 to NCL of Alachua) |            |
| Maximum Service Volume <sup>1</sup>                   | 14,400                                  | 1,290      | 14,400                          | 1,290      |
| Existing Traffic <sup>1</sup>                         | 10,305                                  | 979        | 7,537                           | 716        |
| Reserved Trips <sup>1</sup>                           | 3                                       | 18         | 32                              | 2          |
| Available Capacity                                    | 4,092                                   | 293        | 6,831                           | 572        |
| Projected Trip Generation <sup>2</sup>                | 212                                     | 24.4       | 106                             | 12.2       |
| <b>Available Capacity w/<br/>Application approval</b> | <b>3,880</b>                            | <b>269</b> | <b>6,725</b>                    | <b>560</b> |

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

2. NOTE: Projected trip distribution percentage is estimated to be **20%** for Segment 8 **and** **10%** for Segment 9.

**Conclusion:** Per City LDR §2.4.14(H)(2), affected roadways for developments generating more 1,000 external average daily trips (ADT) are those within one-half mile of the subject property, as well as those on which the development's impacts are five percent (5%) or greater of the maximum service volume of the roadway. The proposed development is anticipated to generate an average of 1,060 daily trips. Affected roadway segments include: US 441 (from SR 235 to NCL of Alachua), which the project site is located along; US 441 from NW 126<sup>th</sup> to SR 235; SR 235 from the intersection of SR235 and SR 241 to US 441; and SR 235 from US 441 to NCL of Alachua. 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 <sup>1</sup>                           | 2,300,000             |
| Less actual Potable Water Flows <sup>1</sup>                      | 1,295,603             |
| Reserved Capacity <sup>1</sup>                                    | 86,978                |
| Residual Capacity <sup>1</sup>                                    | 917,419               |
| Percentage of Permitted Design Capacity Utilized <sup>1</sup>     | 60.11%                |
| Projected Potable Water Demand from Proposed Project <sup>2</sup> | 2,535                 |
| <b>Residual Capacity after Proposed Project</b>                   | <b>914,884</b>        |

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

2. Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.

Formulas used: ITE 899 and 820 = ((6,500 sq. ft./100 sq. ft.) x 15 gpd); ITE 930 = ((1,950 sq. ft. x 60% dining space) / 15 sq. ft. per seat x 20 gpd)

**Conclusion:** Approval of this application may generate **1,268 gallons** per day. 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 <sup>1</sup>           | 1,500,000             |
| Less actual Treatment Plant Flows <sup>1</sup>                    | 729,000               |
| Reserved Capacity <sup>1</sup>                                    | 82,760                |
| Residual Capacity <sup>1</sup>                                    | 688,240               |
| Percentage of Permitted Design Capacity Utilized <sup>1</sup>     | 54.12%                |
| Projected Potable Water Demand from Proposed Project <sup>2</sup> | 2,535                 |
| <b>Residual Capacity after Proposed Project</b>                   | <b>685,705</b>        |

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

2. Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.

Formulas used: ITE 899 and 820 = ((6,500 sq. ft./100 sq. ft.) x 15 gpd); ITE 930 = ((1,950 sq. ft. x 60% dining space) / 15 sq. ft. per seat x 20 gpd)

**Conclusion:** Approval of this application may generate **1,268 gallons** per day. Therefore, the proposed development *will not* cause the City's solid waste facilities to fall below LOS standards.

#### Solid Waste

**Table 5: Projected Solid Waste Impact**

| System Category                                              | LBs Per Day | Tons Per Year |
|--------------------------------------------------------------|-------------|---------------|
| Existing Demand <sup>1</sup>                                 | 40,620.00   | 7,413.15      |
| Reserved Capacity <sup>1</sup>                               | 7,408.14    | 1,351.99      |
| New River Solid Waste Facility Capacity <sup>1</sup>         | 50 years    |               |
| <b>Solid Waste Generated By Proposed Project<sup>2</sup></b> |             | <b>8.48</b>   |

1. Source: City of Alachua July 2019 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<sup>2</sup>/day x 8,450 sq. ft.) x 365)/2,000)

**Conclusion:** Approval of this application may generate **8.48 tons** of solid waste per year. Therefore, the proposed development *will not* cause the City's solid waste facilities to fall below LOS standards.

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## COMPREHENSIVE PLAN CONSISTENCY

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**To:** Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director 18-0431  
**From:** Ryan Thompson, AICP, Planning Project Manager  
**Date:** ~~August 29, 2019~~ Amended October 3, 2019  
**RE:** Alachua Retail Center

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This application is for a ±1.24-acre portion of Alachua County Tax Parcels 03583-000-000 and 03583-001-000. The Alachua Retail Center site is located on the north side of US 441, between NW 154<sup>th</sup> Place and 154<sup>th</sup> Avenue. The onsite Future Land Use (FLU) categories is Commercial and the Zoning District classification is Commercial Intensive (CI).

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 1.3: Commercial

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

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments



**The FLU designation is Commercial and allows the proposed uses are permitted within this category. This application intends to develop commercial uses that include retail sales and services and/or commercial shopping centers. Development shall be consistent with the standards set forth by the Commercial FLU and CI Zoning District standards.**

Policy 1.3.d: Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

**The application proposes two access points: a right-in, right-out access on US 441; and a full-directional access on NW 154<sup>th</sup> Place. Internal vehicular circulation allows vehicles to visit all onsite uses without having to access US 441.**

2. Buffering from adjacent existing/potential uses;

**The project site is bound by US 441 to the west, NW 154<sup>th</sup> Place to the north, NW 142<sup>nd</sup> Terrace to the east, NW 154<sup>th</sup> Avenue to the south. The southwest corner of this block, a restaurant is not subject to the application. A 15' buffer is proposed along the NW 154<sup>th</sup> Place and 142<sup>nd</sup> Terrace rights-of-way. A 7.5' buffer is proposed adjacent to the restaurant.**

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

**The proposed development will have ±49.5% of pervious/landscaped area, including 34.6% open space. This exceeds the required 10% of open space (Land Development Regulations (LDR) Table 6.7-1.) The ±1.24-acre site has a proposed building area of ±8,450 sq. ft.**

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

**The proposed development has three (3) SMF's located on the eastern, southern, and northwestern portions of the site to address onsite surface water drainage. Approximately 49.5% of the site's total area will be landscaping and open space.**

5. Placement of signage;

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

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

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

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

**The site's internal vehicular circulation is accessed from the two (2) proposed access points. Drive aisles wrap around the proposed building. There are 5' sidewalks along US 441 and NW 154<sup>th</sup> Avenue, 6' sidewalks proposed along NW 154<sup>th</sup> Place and 142<sup>nd</sup> Terrace, and 6' sidewalks wrapping the building to provide safe pedestrian access from the parking area and street to the building. To further reduce any points of conflict between vehicles and pedestrians, the loading zone has been placed toward the rear of the site.**

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

**Per Future Land Use Element (FLUE), Policy 2.4.a states that the minimum landscaped area shall be 30% of the site. The proposed development will have  $\pm 49.5\%$  of landscaping and open space, exceeding the required 30% of landscaping and 10% of open space (Land Development Regulations (LDR) Table 6.7-1.).**

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

**The project site consists of two (2) soils: Arrendondo-Fine Sand, 0 to 5% slopes (hydro group: A) and Arrendondo-Urban Land Complex 0 to 5% slopes (hydro group: A). There are no concerns with these soils for the type of proposed nonresidential development. There is no significant vegetation existing onsite and the site is not within a historic district or have identified historic structures.**

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

**The site currently retains Commercial FLU and CI Zoning District designations. The proposed development is consistent with Comprehensive Plan policies and LDR regulations.**

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

**The  $\pm 1.24$ -acre project site has a proposed building area of 8,450 sq. ft., which has a Floor Area Ratio (FAR) of 0.15. Proposed development onsite will not exceed the permitted FAR.**

### *Transportation Element*

Objective 1.1: Level of Service

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

**The project site is located along the northern R.O.W. line of US 441. The proposed development will not cause US 441 to fall below the Level of Service (LOS) standards. Further explanation is provided in the companion concurrency report submitted with this application.**

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

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

**Two access points are proposed: One (1) access point on US 441 and one (1) access point on NW 154<sup>th</sup> Place. All access points are located on different streets and are the sole access points on their respective block faces.**

#### *Conservation and Open Space Element*

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

**The site has two underlying types of soils:**

- **Arrendondo-Fine Sand, 0 to 5% slopes (hydro group: A) and**
- **Arrendondo-Urban Land Complex 0 to 5% slopes (hydro group: A)**

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

GOAL 4: Infill and Redevelopment Standards: The City of Alachua shall encourage new development and redevelopment to occur within developed areas, such as the Community Redevelopment Area and the Central City Area, to utilize vacant and abandoned properties, prevent blight, and make the best use of available resources.

**The site is located within the Central City Area as well as the Community Redevelopment Area.**

Objective 4.1 Infill development: Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

**The site's redevelopment will yield a higher leasable square footage than what is currently located onsite. Existing curb cuts will be reduced, which improves both vehicular and pedestrian safety. Existing buildings will be replaced with modern, new construction. And, the proposed building is located along the street, which defines the streetscape along US 441.**

Objective 4.2: Community Redevelopment Area: The City of Alachua shall encourage development and redevelopment within the Community Redevelopment Area in accordance with the adopted redevelopment plan.

**The site's redevelopment increases intensity where sufficient public facilities are located and seeks the highest and best use that remains compatible with adjacent properties.**

Objective 4.3: Redevelopment: The City shall encourage the redevelopment of existing developed properties, vacant properties or buildings, or abandoned properties and buildings, particularly within the Community Redevelopment Area and the Central City Area.

**This application seeks to redevelop two existing buildings within the Central City Area and Community Redevelopment Area.**

Objective 4.4: Central City Area: The City shall encourage infill, redevelopment and neighborhood preservation within an area that shall be designated the Central City Area.

**This application seeks to redevelop two existing buildings within the Central City Area and Community Redevelopment Area.**

## COMMUNITY FACILITIES AND NATURAL GROUNDWATER AQUIFER RECHARGE 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 wastewater system exists within 100 ft of the property line of any residential subdivision lot or single family residence and wastewater service can be accessed 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 gravity wastewater system exists with 500 ft of the property line of any residential subdivision consisting of 5 units or less and the gravity wastewater system can be accessed 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 system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with 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 can be accessed 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.

**The site is currently and will continue to be served by the City of Alachua's wastewater system.**

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 ft of any residential subdivision lot or single family residence water service can be accessed 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 ft of any residential subdivision consisting of 5 units or less and water service can be accessed 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 ¼ mile 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 can be accessed 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.

**The site is currently and will continue to be served by the City of Alachua's water system.**

## MEMORANDUM

Alachua Retail Center

19-0128.02



**To:** Justin Tabor, AICP, City of Alachua Principal Planner  
**From:** Ryan Thompson, AICP, Planning Project Manager  
**Date:** October 3, 2019  
**RE:** Response to DRT Comment #7 received on September 19, 2019

The following are responses to Development Review Team (DRT) comment #7, received on September 19, 2019:

### Section 6.6, Infill Standards

- a. Please address the residential protection standards as set forth in Section 6.6.3. Note that conditions may be placed on any development approval to ensure compliance with these 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.

**RESPONSE: Business hours are from 9:00 am to 10:00 pm. Deliveries will occur during business hours.**

- (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.

**RESPONSE: Potential tenants include a liquor store, restaurant, and other commercial uses. These uses are not anticipated to generate adverse impacts on adjacent uses. There is currently a liquor store onsite and a restaurant is located on the adjacent parcel.**

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

**RESPONSE: Onsite tenants shall utilize two dumpsters, which are located to the building's side to allow access to each of the building's tenants using the secondary entrances facing NW 154<sup>th</sup> Place. The two dumpsters are housed within a single concrete enclosure that reduces odor and visual impacts on adjacent properties. The enclosure is approximately 20 feet from the right-of-way line and is screened from public view by landscaping.**

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

**RESPONSE: The loading/delivery area is located to the building's side to minimize pedestrian and vehicular conflicts within the parking lot, since most of the parking and pedestrian activity will be focused along the building's frontage. The loading/delivery area is approximately 60 feet from the right-of-way line and is screened from public view by landscaping.**



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

**RESPONSE:** Philips Gardco Ecoform Gen-2, an LED area luminaire illuminate the parking area and Voltaire Mini Architectural Wall Packs illuminate building entrances and sidewalks. A photometric plan was submitted with this application demonstrating consistency with City of Alachua lighting standards, including lighting location and intensity. Hours of illumination will correspond with business hours. After business hours, site lighting will be reduced to minimize impacts on adjacent properties but will be sufficient to ensure site safety.

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

**RESPONSE:** No outdoor services or activities are proposed.

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

**RESPONSE:** The proposed plan meets City of Alachua LDR requirements for landscaping. No additional landscaping is necessary to mitigate impacts.

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

**RESPONSE:** The proposed building is one-story, which is not anticipated to affect privacy or views.

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

**RESPONSE:** The proposed building is one-story, which is not anticipated to affect natural lighting or solar access.

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

**RESPONSE:** The proposed restaurant is the only proposed use that requires ventilation and control of odor/fumes. The building is designed to City standards to ensure proper ventilation and odor/fume control.

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

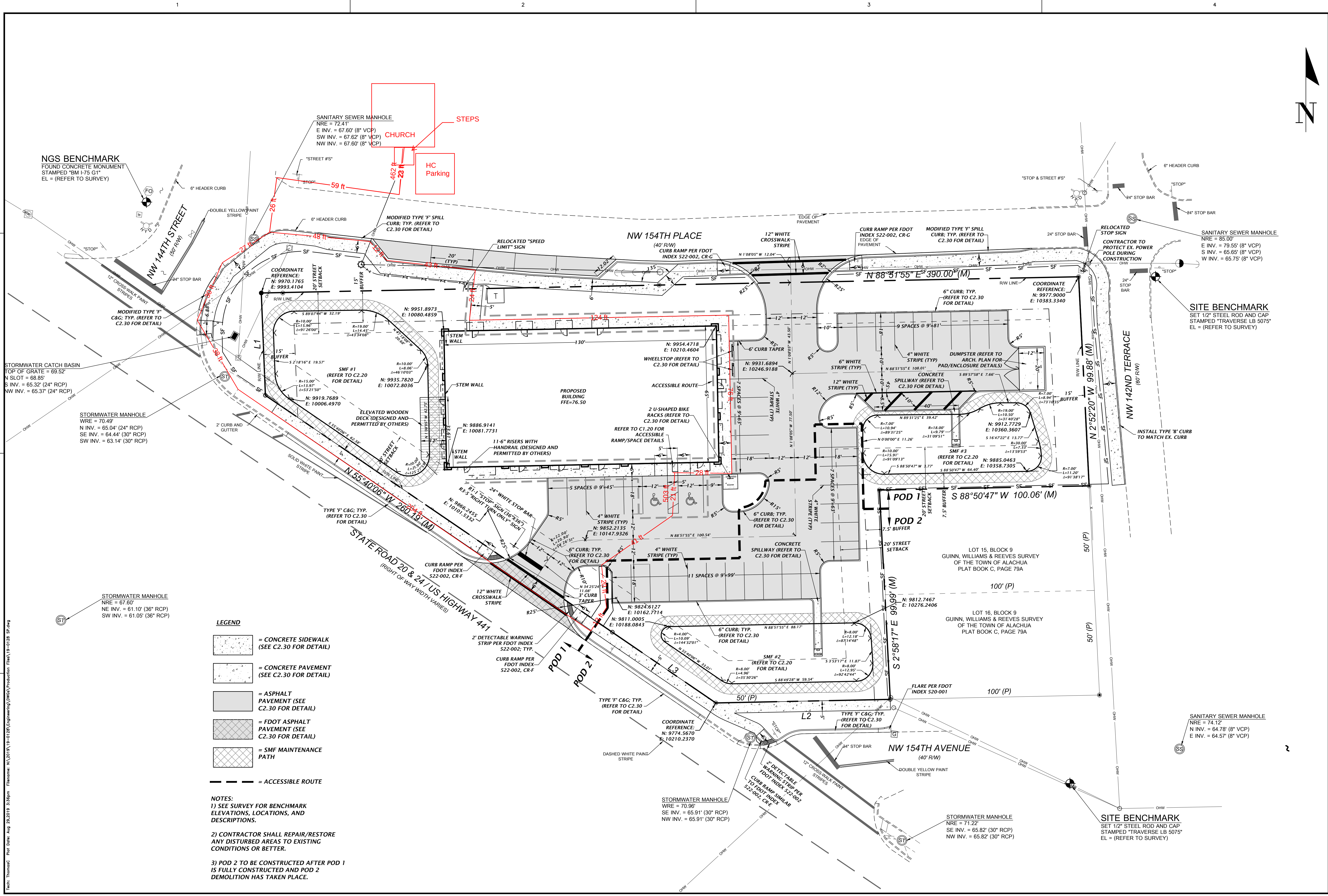
**RESPONSE:** The parking area is to be paved while pervious areas are to be landscaped with sod or other natural material to control dust.

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

**RESPONSE:** Primary access is located on US 441 while a secondary access is located on NW 154<sup>th</sup> Place. The site will not create cut-through traffic or traffic to back-up into the public right-of-way, disrupting the adjacent residential uses. The building is located along US 441 to minimize activity adjacent to residential uses. And, the loading and dumpster locations are screened from public view by enclosures and/or landscaping to minimize impacts on adjacent residential uses.







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**CHW**  
Professional Consultants

REVISION SCALE  
BAR SCALE  
0 10 20  
1"=20'  
CONSTRUCTION/BDI REVISIONS

DATE: 08/20/19 CITY OF ALACHUA, SRWMD & FDOT

CLIENT: SCHERER CONSTRUCTION, INC.

PROJECT: ALACHUA RETAIL

DESIGNER: T.E. COWART  
RESIGNED: R.J. WALPOLE, P.E.  
QUALITY CONTROL: D.H. YOUNG, P.E.  
PROJECT NUMBER: 19-0128

ROBERT J. WALPOLE

FL PE No. 58206  
SHEET NO.:  
**C1.10**



## PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a development plan application for a  $\pm 1.20$  acre site in City of Alachua, FL (Lots 1 through 14 of Alachua County Tax Parcel 03583-000-000 & 03583-001-000). The site is located at 15405 NW US Highway 441. The project intent is to redevelop the existing uses on these parcels into a single retail or QSR Retail Building.

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

**Time:** 6:00 p.m. on Wednesday, August 21, 2019

**Location:** CHW, 11801 Research Drive,  
Alachua, FL 32615

**Contact:** Robert J. Walpole, P.E.

**Phone Number:** (352) 331-1976



03541-000-000  
CRAWLEY CAROL  
PO BOX 1388  
SPRING HILL, TN 37174

03561-001-000  
HOLMES ISABELLE LEE  
1110 MARTIN LUTHER KING AVE  
PERRY, FL 32348-4509

03549-000-000  
ANTIOCH MISSIONARY BAPTIST CHURCH OF ALACHUA INC  
PO BOX 814  
ALACHUA, FL 32616

03869-003-001  
ALACHUA TOWNE CENTRE ASSOCIAT  
13505 NW 88TH PL  
ALACHUA, FL 32615

03542-000-000  
GREENE BEVERLY  
110 NW 39TH AVE APT 9  
GAINESVILLE, FL 32609

03570-003-000  
JOHNSON ANNETTE  
PO BOX 592  
ALACHUA, FL 32616-0592

03540-000-000  
CRAWLEY & CRAWLEY  
2003 SILVERTON CIR  
SPRING HILL, TN 37174

03542-001-001  
GREENE BEVERLY  
110 NW 39TH AVE APT 9  
GAINESVILLE, FL 32609

03067-001-003  
STARMAX FDA LLC  
961094 GATEWAY BLVD STE 200  
AMELIA ISLAND, FL 32034

03572-000-000  
BANKS R B  
14213 NW 154TH PL  
ALACHUA, FL 32615

03587-000-000  
ALACHUA CORNER INC  
PO BOX 818  
ALACHUA, FL 32616

03585-001-000  
XPANDING INDUSTRIES INC  
PO BOX 383  
ALACHUA, FL 32616

03558-000-000  
COLLINS HENRY JR  
PO BOX 849  
ALACHUA, FL 32616-0849

03559-000-000  
BOWDEN & JORDAN  
10203 NW 143RD ST  
ALACHUA, FL 32615

03574-001-000  
GILMORE & MALONE  
23205 N STATE ROAD 235  
BROOKER, FL 32622-5265

03574-000-000  
JOHNSON & JOHNSON REVOCABLE  
PO BOX 751  
ALACHUA, FL 32616-0751

03570-001-000  
COLLINS DELORIS A LIFE ESTATE  
14101 NW 154TH PL  
ALACHUA, FL 32615-7925

03577-000-000  
ROBINSON DONNELL JEROME JR  
PO BOX 705  
ALACHUA, FL 32616-0705

03559-001-000  
COLLINS HENRY JR  
PO BOX 849  
ALACHUA, FL 32616

03570-000-000  
ROBINSON TUMPY & ELSIE HEIRS  
15408 NW 141ST ST  
ALACHUA, FL 32615

03537-005-000  
CRAWLEY & CRAWLEY  
2003 SILVERTON CIR  
SPRING HILL, TN 37174

03537-004-000  
CRAWLEY & CRAWLEY  
PO BOX 1388  
SPRING HILL, TN 37174

03605-001-013  
ALACHUA TOWNE CENTRE ASSOCIAT  
13505 NW 88TH PL  
ALACHUA, FL 32615

03067-001-004  
AUTOZONE STORES LLC  
123 SOUTH FRONT ST 3RD FLOOR  
MEMPHIS, TN 38103

03548-001-000  
WELCOME EVELYN  
PO BOX 384  
ALACHUA, FL 32616-0384

03552-001-000  
ANTIOCH MISSIONARY BAPTIST CHURCH OF ALA FL INC  
PO BOX 814  
ALACHUA, FL 32616-0814

03578-000-000  
ROBINSON DONNELL J  
PO BOX 705  
ALACHUA, FL 32616-0705

03583-000-000  
OM NAMAH SHIVAAY LLC  
5144 SW 82ND TER  
GAINESVILLE, FL 32608



03546-000-000  
LEWIS & LEWIS TRUSTEES  
26260 US HIGHWAY 129  
BRANFORD, FL 32008

03584-001-000  
M & R INVESTMENTS OF NORTH FL  
11 SE 2ND AVE  
GAINESVILLE, FL 32601

03550-000-000  
SOLOMON JANIE HEIRS  
PO BOX 234  
MICANOPY, FL 32667

03067-006-000  
ALACHUA DEVELOPMENT CO LLC  
16469 BRIDLEWOOD CIR  
DELRAY BEACH, FL 33445

03573-000-000  
GILMORE & GILMORE & MALONE &  
23205 N STATE ROAD 235  
BROOKER, FL 32622-5265

03544-000-000  
GARRISON LULA MAE  
PO BOX 901  
ALACHUA, FL 32616-0901

03560-000-000  
RICHARDSON ISABELLE HEIRS  
385 NW 19TH ST  
POMPANO BEACH, FL 33060-0809

03554-000-000  
BRIANT WILLIAM L & JHONA L  
14329 NW 186TH AVE  
ALACHUA, FL 32615

03557-002-000  
SHAUR ARIEL  
14227 NW 142ND PL  
ALACHUA, FL 32615

03556-001-000  
BOOKER BENNIE W HEIRS  
PO BOX 1525  
ALACHUA, FL 32616-1525

03583-001-000  
OM NAMAH SHIVAAY LLC  
5144 SW 82ND TER  
GAINESVILLE, FL 32608

03557-001-000  
COLLINS G W & VERDELL  
15506 NW 141ST ST  
ALACHUA, FL 32615

03605-001-003  
GATEWAY BANK OF CENTRAL FLORI  
1632 E SILVER SPRINGS BLVD  
OCALA, FL 34470

03549-001-000  
ANTIOCH MISSIONARY BAPTIST CHURCH OF ALACHUA INC  
PO BOX 814  
ALACHUA, FL 32616

03552-000-000  
WALKER SHARRICKA HUNT  
14327 NW 155TH PL  
ALACHUA, FL 32616

03595-200-001  
DOLGENCORP LLC  
100 MISSION RIDGE  
GOODLETTSVILLE, TN 37072

03576-000-000  
SANJIDA RENTAL LLC  
1515 SW 112TH ST  
GAINESVILLE, FL 32607

03605-001-006  
PROGRESSIVE RESTAURANTS INC  
602 S MAIN ST  
GAINESVILLE, FL 32601

03553-000-000  
BROOKS JOHNNIE MAE HEIRS  
4930 SW 87TH PL  
LAKE BUTLER, FL 32054-5966

03067-001-001  
CANVAS CHURCH FL INC  
PO BOX 219  
ALACHUA, FL 32616

03605-003-000  
GATEWAY BANK OF CENTRAL FLORI  
1632 EAST SILVER SPRINGS BLVD  
OCALA, FL 34470

03547-000-000  
CALHOUN & CALHOUN  
PO BOX 545  
ALACHUA, FL 32616-0545

03605-001-010  
WARRING & WARRING 2 LLC  
7106 NW 18TH AVE  
GAINESVILLE, FL 32605

03551-000-000  
HUNT-WALKER SHARRICKA DAWNDREY  
PO BOX 545  
ALACHUA, FL 32616-0545

03542-001-000  
WISE LULA M  
820 WEST 3RD ST  
ST AUGUSTINE, FL 32084

03575-000-000  
MANTLO DEREK  
PO BOX 793  
ALACHUA, FL 32616-0793

03537-003-000  
NOBLE GAIL  
PO BOX 384  
ALACHUA, FL 32616-0384

03561-000-000  
JOHNSON JAMES JR & WARNDELLA  
PO BOX 1413  
ALACHUA, FL 32616

03586-000-000  
BUSH & BUSH TRUSTEES  
PO BOX 537  
ALACHUA, FL 32616

03548-000-000  
SESCO DAVID L  
PO BOX 372  
LACROSSE, FL 32658

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

**Dan Rhine**  
**288 Turkey Creek**  
**Alachua, FL 32615**

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

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

**Peggy Arnold**  
**410 Turkey Creek**  
**Alachua, FL 32615**

**David Forest**  
**23 Turkey Creek**  
**Alachua, FL 32615**

**President, TCMOA**  
**1000 Turkey Creek**  
**Alachua, FL 32615**

**Linda Dixon**  
**PO Box 115050**  
**Gainesville, FL 32611**

**Craig Parenteau**  
**FDEP**  
**4801 Camp Ranch Road**  
**Gainesville, FL 32641**

**Jeannette Hinsdale**  
**PO Box 1156**  
**Alachua, FL 32616**

**Lynn Coullias**  
**7406 NW 126<sup>th</sup> Avenue**  
**Alachua, FL 32616**

**Lynda Coon**  
**7216 NW 126 Avenue**  
**Alachua, FL 32615**

**Tamara Robbins**  
**PO Box 2317**  
**Alachua, FL 32616**

**Michele L. Lieberman**  
**County Manager**  
**12 SE 1<sup>st</sup> Street**  
**Gainesville, FL 32601**

**Bonnie Flynn**  
**16801 NW 166th Drive**  
**Alachua, FL 32615**

minute, said the district's director of communications Jackie Johnson. "The lines tend to get longer the closer we get to the first day of school." that make preparations and hiring are much more complicated. Other disadvantages of late registration include delays in starting class and fewer course options,

documents including the child's birth certificate proof of a recent physical

#### PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a development plan application for a  $\pm 1.20$  acre site in City of Alachua, FL (Lots 1 through 14 of Alachua County Tax Parcel 03583-000-000 & 03583-001-000). The site is located at 15405 NW US Highway 441. The project intent is to redevelop the existing uses on these parcels into a single retail or QSR Retail Building.

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

**Time:** 6:00 p.m. on Wednesday, August 21, 2019

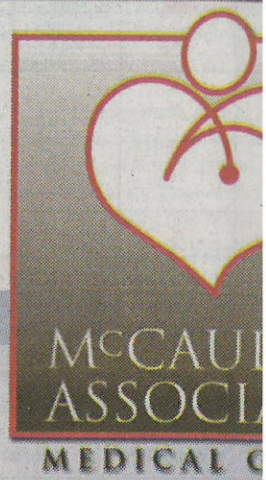
**Location:** CHW, 11801 Research Drive, Alachua, FL 32615

**Contact:** Robert J. Walpole, P.E.

**Phone Number:** (352) 331-1976



Published: Alachua County Today - August 08, 2019



15260 NW 1

THE *mattress*experts  
*Alachua*

  
**TEMPUR-PEDIC**  
**SLEEP IS POWER.**

**TEMPUR-**

Sleep up to 8° cooler  
next-generation, cover-t

Mattress Experts (Alachua)  
15981 US 441  
Alachua, FL 32615  
386-518-2002

Mattress Experts (Lake City)  
461 SW Depot  
Lake City  
386-721-1111



# NEIGHBORHOOD MEETING NOTIFICATION



**To:** The Neighbors of a Portion of Tax Parcel 03583-000-000 & 03583-001-000 19-0128  
**From:** Robert J. Walpole, P.E., Project Manager  
**Date:** Thursday, August 8, 2019  
**RE:** Neighborhood Meeting Public Notice

---

A Neighborhood Meeting will be held to discuss a Site Plan application on  $\pm 1.20$ -acres (Lots 1 through 14 of Alachua County Tax Parcels 03583-000-000 & 03583-001-000) located at 15405 NW US Highway 441. The intent of the application is to develop a single retail or QSR Retail Building.

**Date:** Wednesday, August 21, 2019  
**Time:** 6:00 p.m.  
**Place:** CHW  
11801 Research Drive  
Alachua, FL 32615  
**Contact:** Robert J. Walpole, P.E., Project Manager  
(352) 331-1976

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

## SIGN-IN SHEET

**Event:** Neighborhood Meeting

**Date/Time:** August 21, 2019 @ 6:00 PM

**Place:** CHW, Alachua, FL

**Re:** Alachua Retail – Site Plan Application

| <u>No.</u> | <u>Print Name</u> | <u>Street Address</u> | <u>Signature</u> |
|------------|-------------------|-----------------------|------------------|
| 1          |                   |                       |                  |
| 2          |                   |                       |                  |
| 3          |                   |                       |                  |
| 4          |                   |                       |                  |
| 5          |                   |                       |                  |
| 6          |                   |                       |                  |
| 7          |                   |                       |                  |
| 8          |                   |                       |                  |
| 9          |                   |                       |                  |
| 10         |                   |                       |                  |
| 11         |                   |                       |                  |
| 12         |                   |                       |                  |
| 13         |                   |                       |                  |

*NO ATTENDEES*



03537-003-000  
NOBLE GAIL  
PO BOX 384  
ALACHUA, FL.32616-0384

03540-000-000  
CRAWLEY & CRAWLEY  
2003 SILVERTON CIRCLE  
SPRING HILL, TN.37174

03537-04-000  
CAROL B CRAWLEY  
PO BOX 1388  
SPRING HILL, TN. 37174

03067-001-003  
STARMAX FDA, LLC  
961094 GATEWAY BLVD, STE 200  
AMELIA ISLAND, FL. 32034

03556-000-000

03556-001-000  
BROOKER BENNIE W HEIRS  
PO BOX 1525  
ALACHUA, FL. 32616-1525

03557-001-000  
COLLINS GW & VERDELL  
15506 NW 141<sup>ST</sup> ST.  
ALACHUA, FL. 32615

03570-000-000  
ROBINSON TUMPY & ELSIE HEIRS  
15408 NW 141<sup>ST</sup> ST.  
ALACHUA, FL. 32615

03570-001-000  
COLLINS DELORIS A LIFE ESTATE  
14101 NW 154<sup>TH</sup> PL  
ALACHUA, FL. 32615

03578-000-000  
ROBINSON DONNELL J  
PO BOX 705  
ALACHUA, FL. 32616

03595-200-001  
DOLGENCORP, LLC  
DOLLAR GENERAL #96800 #1635  
100 MISSION RIDGE  
GOODLETTSVILLE, TN. 37072

03605-003-000  
GATEWAY BANK CENTRAL FLORIDA  
1632 EAST SILVER SPRINGS BLVD  
OCALA, FL.34470

# NEIGHBORHOOD MEETING NOTIFICATION



**To:** The Neighbors of a Portion of Tax Parcel 03583-000-000 & 03583-001-000 19-0128  
**From:** Robert J. Walpole, P.E., Project Manager  
**Date:** Wednesday, September 11, 2019  
**RE:** Neighborhood Meeting Public Notice

---

A Neighborhood Meeting will be held to discuss a Site Plan application on  $\pm 1.20$ -acres (Lots 1 through 14 of Alachua County Tax Parcels 03583-000-000 & 03583-001-000) located at 15405 NW US Highway 441. The intent of the application is to develop a single retail or QSR Retail Building.

Date: Monday, September 30, 2019  
Time: 6:00 p.m.  
Place: CHW  
11801 Research Drive  
Alachua, FL 32615  
Contact: Robert J. Walpole, P.E., Project Manager  
(352) 331-1976

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

## SIGN-IN SHEET

**Event:** Neighborhood Meeting

**Date/Time:** September 30, 2019 @ 6:00 PM

**Place:** CHW, Alachua, FL

**Re:** Alachua Retail – Site Plan Application

| <u>No.</u> | <u>Print Name</u> | <u>Street Address</u>            | <u>Signature</u> |
|------------|-------------------|----------------------------------|------------------|
| 1          | Deloris Collins   | 14101 NW 154 <sup>th</sup> Place | Deloris Collins  |
| 2          |                   |                                  |                  |
| 3          |                   |                                  |                  |
| 4          |                   |                                  |                  |
| 5          |                   |                                  |                  |
| 6          |                   |                                  |                  |
| 7          |                   |                                  |                  |
| 8          |                   |                                  |                  |
| 9          |                   |                                  |                  |
| 10         |                   |                                  |                  |
| 11         |                   |                                  |                  |
| 12         |                   |                                  |                  |
| 13         |                   |                                  |                  |

# NEIGHBORHOOD WORKSHOP MEETING MINUTES

*Alachua Retail Center*

Site Plan Applications



---

**Date:** September 30, 2019  
**Location:** CHW Office – 11801 Research Drive, Alachua FL, 32615  
**Notes by:** CHW Staff

---

CHW Attendees – Ryan Thompson, AICP and Christopher Thornton

Client Attendees – 0

Public Attendees – 1

CHW Planning staff hosted the required Neighborhood Workshop and utilized a PowerPoint presentation to present the workshop's purpose, the applications' review processes, the applications' request and intent, maps illustrating the site's regulatory and physical characteristics, and conceptual layout demonstrating City design and development standards. The following are minutes from that meeting.

**Question:** I live at the corner of NW 154<sup>th</sup> Place and NW 141<sup>st</sup> Street, how far is this development from my house?

**Response:** The proposed project is located on NW 154<sup>th</sup> Place abutting US-441, which is approximately a block away from your residence.

**Question:** Will the increase in traffic affect the traffic in my neighborhood?

**Response:** The traffic generated by the new development will mostly occur on US-441, where the development's main access is located; therefore, not causing any traffic increase within the residential neighborhood.

**Comment:** I like that a new restaurant will come to town, only thing I wish is for it to be open on Sundays.

**Meeting Adjourned at 6:30 PM.**

N:\2019\19-0128\Engineering\NHWS\INFO 190930 Alachua Retail - Meeting Minutes.docx

# Alachua Retail Site Plan Application



City of Alachua  
Neighborhood Meeting  
August 21, 2019



19-0128.02: Alachua Retail

CHW

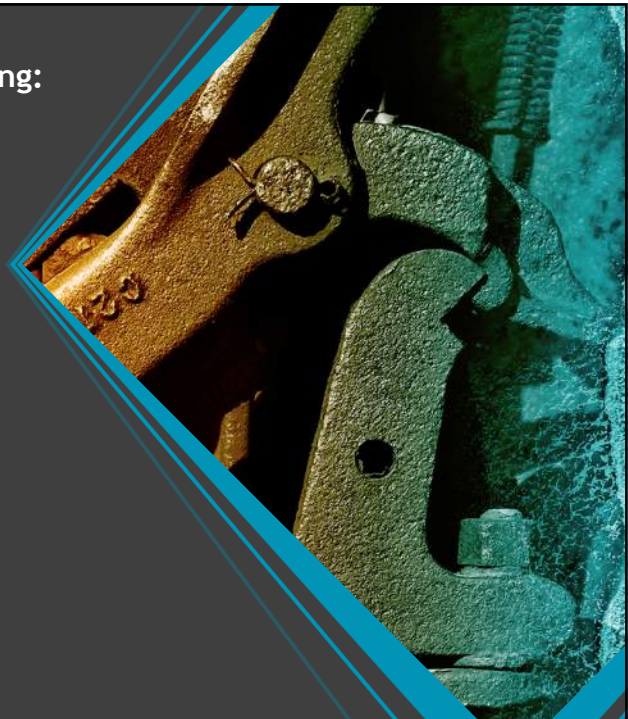
1

The **purpose** of the neighborhood meeting:

The City of Alachua requires Site Plan applicants to host a neighborhood meeting;

The purpose is to inform neighbors of the proposed development's nature and to get feedback early in the development process; and

This meeting provides the applicant with an opportunity to mitigate concerns prior to the application's submission.



19-0128.02: Alachua Retail

2



**NEIGHBORHOOD MEETING NOTIFICATION**

**CHW**  
Professional Consultants

**To:** The Neighbors of a Portion of Tax Parcel 03583-000-000 & 03583-001-000 19-0128  
**From:** Robert J. Walpole, P.E., Project Manager  
**Date:** Thursday, August 8, 2019  
**RE:** Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Site Plan application on a ±1.20-acre (Lots 1 through 14 of Alachua County Tax Parcels 03583-000-000 & 03583-001-000) located at 15405 NW US Highway 441. The intent of the application is to develop a single retail or QSR Retail Building.

**Date:** Wednesday, August 21, 2019  
**Time:** 6:00 p.m.  
**Place:** CHW, 11801 Research Drive, Alachua, FL 32615  
**Contact:** Robert J. Walpole, P.E., Project Manager  
 Phone Number: (352) 331-1976

**PUBLIC NOTICE**

A Neighborhood Workshop will be held to discuss a development plan application for a ±1.20 acre site in City of Alachua, FL (Lots 1 through 14 of Alachua County Tax Parcel 03583-000-000 & 03583-001-000). The site is located at 15405 NW US Highway 441. The project intent is to redevelop the existing uses on these parcels into a single retail or QSR Retail Building.

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

**Time:** 6:00 p.m. on Wednesday, August 21, 2019  
**Location:** CHW, 11801 Research Drive, Alachua, FL 32615  
**Contact:** Robert J. Walpole, P.E.  
**Phone Number:** (352) 331-1976

**CHW**  
Professional Consultants

**PUBLIC NOTICE**

A Neighborhood Workshop will be held to discuss a development plan application for a ±1.20 acre site in City of Alachua, FL (Lots 1 through 14 of Alachua County Tax Parcel 03583-000-000 & 03583-001-000). The site is located at 15405 NW US Highway 441. The project intent is to redevelop the existing uses on these parcels into a single retail or QSR Retail Building.

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

**Time:** 6:00 p.m. on Wednesday, August 21, 2019  
**Location:** CHW, 11801 Research Drive, Alachua, FL 32615  
**Contact:** Robert J. Walpole, P.E.  
**Phone Number:** (352) 331-1976

**CHW**  
Professional Consultants

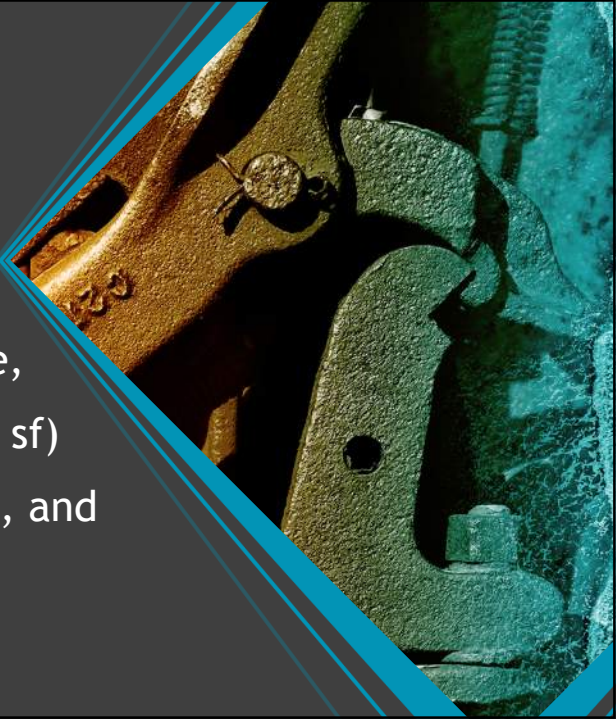
19-0128.02: Alachua Retail

**CHW**

3

**REQUEST:**

Site plan application for a single, non-residential building (±8,000 sf) and associated parking, utilities, and stormwater management



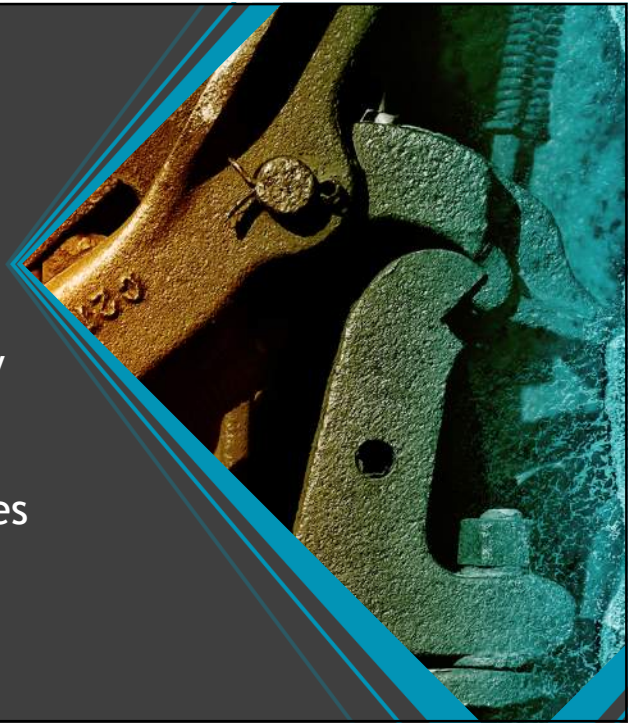
19-0128.02: Alachua Retail

4

## INTENT:

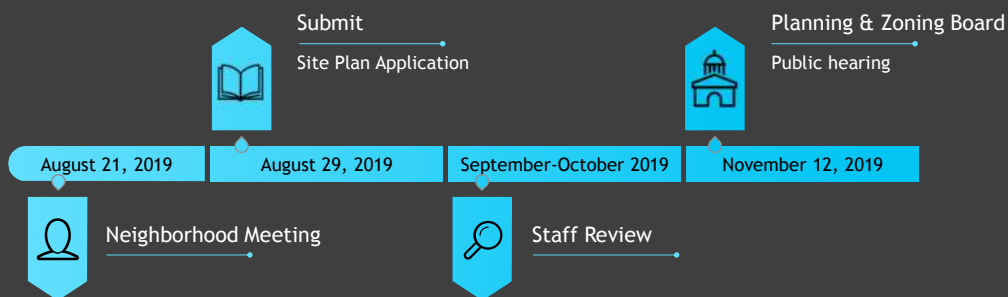
Redevelop the subject property consistent with City of Alachua CI Zoning District permitted uses and development standards.

19-0128.02: Alachua Retail



5

## PROJECT TIMELINE



19-0128.02: Alachua Retail

CHW

6

Aerial Map



7

Future Land Use Map



8



## Zoning Map

The CI Zoning District permits:

- office,
- retail sales and service,
- restaurant, and
- vehicle-oriented businesses.

CHW



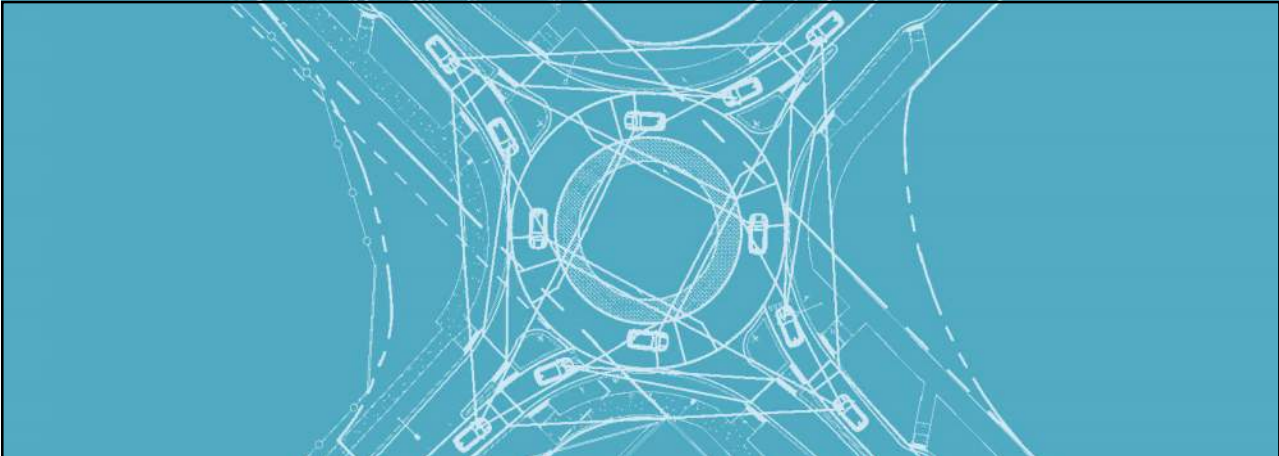
9

## Concept Plan

CHW



10



# QUESTIONS



19-0128.02: Alachua Retail



## LEGAL DESCRIPTION



**DATE:** AUGUST 29, 2019

**PROJECT NO:** 19-0128

**DESCRIPTION FOR:** ALACHUA RETAIL

LOTS 1 THROUGH 14, BLOCK 9 OF GUINN, WILLIAMS & REEVES SURVEY OF THE TOWN OF ALACHUA, AS RECORDED IN PLAT BOOK C, PAGE 79A, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LESS AND EXCEPT, LOT 4 THEREOF, AND COMMENCE AT THE SOUTHEAST CORNER OF LOT 14, BLOCK 9 OF GUINN, WILLIAMS & REEVES SURVEY OF THE TOWN OF ALACHUA, AS RECORDED IN PLAT BOOK C, PAGE 79A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, THENCE RUN SOUTH 88°49'30" WEST, 84.06 FEET, THENCE RUN NORTH 55° 56' WEST 58.77 FEET, THENCE RUN NORTH 34°04' EAST TO THE NORTHERN BOUNDARY OF LOT 13, THENCE RUN EAST ALONG THE NORTHERN BOUNDARY OF LOT 13 AND LOT 14 TO THE NORTHEAST CORNER OF LOT 14, THENCE RUN SOUTH 03°09' EAST, 100 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE LANDS DESCRIBED IN DEED BOOK 240, PAGE 234, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

ALSO

COMMENCE AT THE SOUTHEAST CORNER OF LOT 14, BLOCK 9 OF GUINN, WILLIAMS & REEVES SURVEY OF THE TOWN OF ALACHUA, AS RECORDED IN PLAT BOOK C, PAGE 79A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, THENCE RUN SOUTH 88°49'30" WEST, 84.06 FEET, THENCE RUN NORTH 55°56' WEST 58.77 FEET, THENCE RUN NORTH 34°04' EAST TO THE NORTHERN BOUNDARY OF LOT 13, THENCE RUN EAST ALONG THE NORTHERN BOUNDARY OF LOT 13 AND LOT 14 TO THE NORTHEAST CORNER OF LOT 14, THENCE RUN SOUTH 03°09' EAST, 100 FEET TO THE POINT OF BEGINNING, AND LOT 4, BLOCK 9 OF GUINN, WILLIAMS & REEVES SURVEY OF THE TOWN OF ALACHUA, AS RECORDED IN PLAT BOOK C, PAGE 79A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

This Document Prepared By and Return to:

Darryl J. Tompkins, Esquire  
Darryl J. Tompkins, P.A.  
14420 NW 151st Blvd.  
P.O. Box 519  
Alachua, FL 32616

Doc Stamp-Deed: \$3,640.00



Parcel ID Number: 03583-000-000 & 03583-001-000

## Special Warranty Deed

This Indenture, Made this 14<sup>th</sup> day of **August**, 2018 A.D., **Between**  
**Frederick James Walker and Linda Mae Walker, husband and wife**

of the County of **Alachua**, State of **Florida**, **grantors**, and  
**OM NAMA SHIVAAY, LLC**, a Florida limited liability company

whose address is: **5144 SW 82nd Terrace, Gainesville, FL 32608**

of the County of **Alachua**, State of **Florida**, **grantee.**

**Witnesseth** that the GRANTORS, for and in consideration of the sum of

-----**TEN DOLLARS (\$10)**----- DOLLARS,  
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of **Alachua** State of **Florida** to wit:

**See Exhibit "A" attached hereto.**

### SUBJECT TO THE FOLLOWING:

- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
- B. Restrictions and matters appearing on the plat and/or in the public records of Alachua County, Florida; provided, however, the reference herein shall not be deemed to reimpose same;
- C. Taxes for the year 2018 and subsequent years.

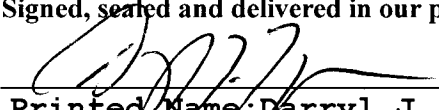
**Together** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

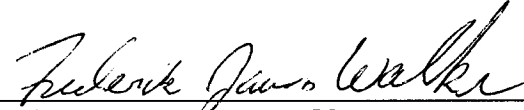
**To Have and to Hold**, the same in fee simple forever.

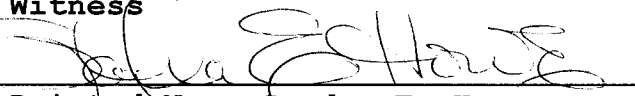
**And** the grantors hereby covenant with said grantee that grantors are lawfully seized of said land in fee simple; that grantors have good right and lawful authority to sell and convey said land; that grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

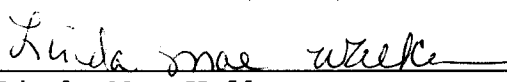
**In Witness Whereof**, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

  
Printed Name: **Darryl J. Tompkins**  
Witness

  
**Frederick James Walker** (Seal)  
P.O. Address: P. O. Box 725, Alachua, FL 32616

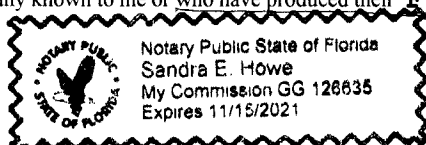
  
Printed Name: **Sandra E. Howe**  
Witness

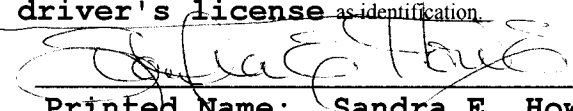
  
**Linda Mae Walker** (Seal)  
P.O. Address: P. O. Box 725, Alachua, FL 32616

STATE OF **FLORIDA**  
COUNTY OF **ALACHUA**

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of **August**, 2018 by  
**Frederick James Walker and Linda Mae Walker, husband and wife**

who are personally known to me or who have produced their **Florida driver's license** as identification.



  
Printed Name: **Sandra E. Howe**  
Notary Public  
My Commission Expires: **11/15/21**

## EXHIBIT "A"

Lots 1 through 14, Block 9 of Guinn, Williams & Reeves Survey of the Town of Alachua, as recorded in Plat Book C, Page 79A, of the Public Records of Alachua County, Florida.

LESS AND EXCEPT, Lot 4 thereof, and commence at the Southeast corner of Lot 14, Block 9 of Guinn, Williams & Reeves Survey of the Town of Alachua, as recorded in Plat Book C, Page 79A of the Public Records of Alachua County, Florida, thence run South  $88^{\circ}49'30''$  West, 84.06 feet, thence run North  $55^{\circ}56'$  West 58.77 feet, thence run North  $34^{\circ}04'$  East to the Northern boundary of Lot 13, thence run East along the Northern boundary of Lot 13 and Lot 14 to the Northeast corner of Lot 14, thence run South  $03^{\circ}09'$  East, 100 feet to the Point of Beginning.

ALSO LESS AND EXCEPT any portion thereof lying within the lands described in Deed Book 240, Page 234, of the Public Records of Alachua County, Florida.

ALSO

Commence at the Southeast corner of Lot 14, Block 9 of Guinn, Williams & Reeves Survey of the Town of Alachua, as recorded in Plat Book C, Page 79A of the Public Records of Alachua County, Florida, thence run South  $88^{\circ}49'30''$  West, 84.06 feet, thence run North  $55^{\circ}56'$  West 58.77 feet, thence run North  $34^{\circ}04'$  East to the Northern boundary of Lot 13, thence run East along the Northern boundary of Lot 13 and Lot 14 to the Northeast corner of Lot 14, thence run South  $03^{\circ}09'$  East, 100 feet to the Point of Beginning, AND Lot 4, Block 9 of Guinn, Williams & Reeves Survey of the Town of Alachua, as recorded in Plat Book C, Page 79A of the Public Records of Alachua County, Florida.

| ACCOUNT NUMBER | ESCROW CD | MILLAGE CODE |
|----------------|-----------|--------------|
| 03583 000 000  |           | 1700         |

APPLICABLE VALUES AND EXEMPTIONS BELOW

INSTALLMENT 4 (MAR) 2019  
OM NAMAH SHIVAAY LLC  
5144 SW 82ND TER  
GAINESVILLE, FL 32608

15419 NW US HWY 441 # 10

GUINN WILLIAMS & REEVES SUR PB C-79A  
LOTS 1 THRU 14  
See Additional Legal on Tax Roll

**AD VALOREM TAXES**

| TAXING AUTHORITY               | MILLAGE RATE | ASSESSED VALUE | EXEMPTION(S) | TAXABLE VALUE | TAXES LEVIED |
|--------------------------------|--------------|----------------|--------------|---------------|--------------|
| BOARD OF COUNTY COMMISSIONERS  |              |                |              |               |              |
| CNTY GENERAL                   | 8.2829       | 282,020        | 0            | 282,020       | 2,335.94     |
| ALACHUA CNTY LIBRARY DISTRICT  |              |                |              |               |              |
| LIBRARY GENERAL                | 1.2303       | 282,020        | 0            | 282,020       | 346.97       |
| SCHOOL BOARD OF ALACHUA COUNTY |              |                |              |               |              |
| SCHL CAP34 PROJECT (S01)       | 1.5000       | 423,400        | 0            | 423,400       | 635.10       |
| SCHL DISCRNRY & CN (S01)       | 0.7480       | 423,400        | 0            | 423,400       | 316.70       |
| SCHL GENERAL                   | 4.0160       | 423,400        | 0            | 423,400       | 1,700.37     |
| SCHOOL VOTED (S01)             | 1.0000       | 423,400        | 0            | 423,400       | 423.40       |
| SUWANNEE RIVER WATER MGT DIST  | 0.3948       | 282,020        | 0            | 282,020       | 111.34       |
| 17 CITY OF ALACHUA             | 5.3900       | 282,020        | 0            | 282,020       | 1,520.09     |

**TOTAL MILLAGE** 22.5620

**AD VALOREM TAXES**

\$7,389.91

**WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT [www.AlachuaCollector.com](http://www.AlachuaCollector.com) AND SIGN UP FOR E-BILLS!**

**PAY ONLINE WITH E-CHECK**



**SCAN TO PAY**

**PAY ONLY ONE AMOUNT.**

**NON-AD VALOREM ASSESSMENTS**

| LEVYING AUTHORITY                 | UNIT  | RATE   | AMOUNT   |
|-----------------------------------|-------|--------|----------|
| C550 550 COUNTY FIRE SERVICES     | 1.000 | Varies | 274.09   |
| <b>NON-AD VALOREM ASSESSMENTS</b> |       |        | \$274.09 |

**COMBINED TAXES AND ASSESSMENTS** \$7,664.00

**If Paid By**  
**Please Pay** **Mar 31, 2019**  
\$0.00

**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

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

1013313

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

| ACCOUNT NUMBER | SITUS                    | MESSAGE |
|----------------|--------------------------|---------|
| 03583 000 000  | 15419 NW US HWY 441 # 10 |         |

OM NAMAH SHIVAAY LLC  
5144 SW 82ND TER  
GAINESVILLE, FL 32608

INSTALLMENT 4 (MAR) 2019

**IF PAID BY**

**PLEASE PAY**

|                                                         |        |
|---------------------------------------------------------|--------|
| <input checked="" type="checkbox"/> <b>Mar 31, 2019</b> | \$0.00 |
| <input type="checkbox"/>                                |        |
| <input type="checkbox"/>                                |        |
| <input type="checkbox"/>                                |        |
| <input type="checkbox"/>                                |        |

| ACCOUNT NUMBER | ESCROW CD | MILLAGE CODE |
|----------------|-----------|--------------|
| 03583 001 000  |           | 1700         |

APPLICABLE VALUES AND EXEMPTIONS BELOW

INSTALLMENT 4 (MAR) 2019  
OM NAMAH SHIVAAY LLC  
5144 SW 82ND TER  
GAINESVILLE, FL 32608

15405 NW US HWY 441

GUINN WILLIAMS & REEVES SUR PB C-79A  
COM AT SE COR OF LO  
See Additional Legal on Tax Roll

**AD VALOREM TAXES**

| TAXING AUTHORITY               | MILLAGE RATE | ASSESSED VALUE | EXEMPTION(S) | TAXABLE VALUE | TAXES LEVIED |
|--------------------------------|--------------|----------------|--------------|---------------|--------------|
| BOARD OF COUNTY COMMISSIONERS  |              |                |              |               |              |
| CNTY GENERAL                   | 8.2829       | 124,970        | 0            | 124,970       | 1,035.11     |
| ALACHUA CNTY LIBRARY DISTRICT  |              |                |              |               |              |
| LIBRARY GENERAL                | 1.2303       | 124,970        | 0            | 124,970       | 153.75       |
| SCHOOL BOARD OF ALACHUA COUNTY |              |                |              |               |              |
| SCHL CAP34 PROJECT (S01)       | 1.5000       | 189,100        | 0            | 189,100       | 283.65       |
| SCHL DISCRNRY & CN (S01)       | 0.7480       | 189,100        | 0            | 189,100       | 141.45       |
| SCHL GENERAL                   | 4.0160       | 189,100        | 0            | 189,100       | 759.43       |
| SCHOOL VOTED (S01)             | 1.0000       | 189,100        | 0            | 189,100       | 189.10       |
| SUWANNEE RIVER WATER MGT DIST  | 0.3948       | 124,970        | 0            | 124,970       | 49.34        |
| 17 CITY OF ALACHUA             | 5.3900       | 124,970        | 0            | 124,970       | 673.59       |

**TOTAL MILLAGE** 22.5620

**AD VALOREM TAXES**

\$3,285.42

**WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT [www.AlachuaCollector.com](http://www.AlachuaCollector.com) AND SIGN UP FOR E-BILLS!**

**PAY ONLINE WITH E-CHECK**



**SCAN TO PAY**

**PAY ONLY ONE AMOUNT.**

**NON-AD VALOREM ASSESSMENTS**

| LEVYING AUTHORITY              | UNIT  | RATE       | AMOUNT |
|--------------------------------|-------|------------|--------|
| R804 804 BOCC SOLID WASTE MGMT | 1.000 | @ 132.2400 | 132.24 |
| C550 550 COUNTY FIRE SERVICES  | 1.000 | Varies     | 159.64 |

**NON-AD VALOREM ASSESSMENTS**

\$291.88

**COMBINED TAXES AND ASSESSMENTS** \$3,577.30

**If Paid By**  
**Please Pay** **Mar 31, 2019**  
\$0.00

**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

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

1013314

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

| ACCOUNT NUMBER | SITUS               | MESSAGE |
|----------------|---------------------|---------|
| 03583 001 000  | 15405 NW US HWY 441 |         |

OM NAMAH SHIVAAY LLC  
5144 SW 82ND TER  
GAINESVILLE, FL 32608

INSTALLMENT 4 (MAR) 2019

**IF PAID BY**

**PLEASE PAY**

|                                                         |        |
|---------------------------------------------------------|--------|
| <input checked="" type="checkbox"/> <b>Mar 31, 2019</b> | \$0.00 |
| <input type="checkbox"/>                                |        |
| <input type="checkbox"/>                                |        |
| <input type="checkbox"/>                                |        |
| <input type="checkbox"/>                                |        |



**Parcel: 03583-000-000****Search Date: 8/22/2019 at 12:34:57 PM**

|                          |                                           |               |                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------|-------------------------------------------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Taxpayer:</b>         | OM NAMAH SHIVAAY LLC                      | <b>Legal:</b> | GUINN WILLIAMS & REEVES SUR PB C-79A LOTS 1 THRU 14 BK 9 OR 333/371 LESS COM AT SE COR OF LOT 14 RUN S 88 DEG 49 MIN 30 SEC W 84.06 FT N 55 DEG 56 MIN W 58.77 FT N 34 DEG 04 MIN E TO THE NORTHERN BDRY OF LOT 13 RUN E ALG NORTHERN BDRY OF LOT 13 & LOT 14 TO NE COR OF LOT 14 THENCE RUN S 3 DEG 9 MIN E 100 FT TO POB OR LESS LOT 4 BLK 9 OR <u>4625/700</u> |
| <b>Mailing:</b>          | 5144 SW 82ND TER<br>GAINESVILLE, FL 32608 |               |                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Location:</b>         | 15419 NW US HWY 441 ALACHUA               |               |                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Sec-Twn-Rng:</b>      | 15-08-18                                  |               |                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Property Use:</b>     | 01100 - STORES                            |               |                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Tax Jurisdiction:</b> | ALACHUA - 1700                            |               |                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Area:</b>             | ALACHUA COMMERCIAL                        |               |                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Subdivision:</b>      | GUINN WMS & REEVES SURVEY (ALACHUA)       |               |                                                                                                                                                                                                                                                                                                                                                                   |

**2019 TRIM Values**

|      | Property/TH> | Land   | Classified | Improvement | Total      | Deferred | County   | School   | County | School | County  | School  |
|------|--------------|--------|------------|-------------|------------|----------|----------|----------|--------|--------|---------|---------|
| Year | Use          | Value  | Land Value | Value       | Just Value | Value    | Assessed | Assessed | Exempt | Exempt | Taxable | Taxable |
| 2019 | STORES       | 297500 | 0          | 120005      | 417505     | 0        | 417505   | 417505   | 0      | 0      | 417505  | 417505  |

|      | Property | Land   | Classified | Improvement | Total      | Deferred | County   | School   | County | School | County  | School  |
|------|----------|--------|------------|-------------|------------|----------|----------|----------|--------|--------|---------|---------|
| Year | Use      | Value  | Land Value | Value       | Just Value | Value    | Assessed | Assessed | Exempt | Exempt | Taxable | Taxable |
| 2018 | STORES   | 297500 | 0          | 125900      | 423400     | 935      | 282020   | 423400   | 0      | 0      | 282020  | 423400  |
| 2017 | Stores   | 297500 | 0          | 128000      | 425500     | 169110   | 256390   | 425500   | 0      | 0      | 256390  | 425500  |
| 2016 | Stores   | 189000 | 0          | 117400      | 306400     | 73310    | 233090   | 306400   | 0      | 0      | 233090  | 306400  |
| 2015 | Stores   | 94500  | 0          | 117400      | 211900     | 0        | 211900   | 211900   | 0      | 0      | 211900  | 211900  |
| 2014 | Stores   | 94500  | 0          | 119900      | 214400     | 0        | 214400   | 214400   | 0      | 0      | 214400  | 214400  |

**Land**

| Land Use | Land Use Desc | Zoning Type | Zoning Desc | Lots | Acres  | Sq Feet |
|----------|---------------|-------------|-------------|------|--------|---------|
| 1100     | STORE 1 FLOOR | CI          | COMM        | 1    | 0.8035 | 35000   |

**Improvements**

| Improvement Type | Improvement Desc | Actual Year Built | Effective Year Built | Htd Square Feet | Stories |
|------------------|------------------|-------------------|----------------------|-----------------|---------|
| 3500             | STORE RETAIL     | 1950              | 1975                 | 4028            | 1       |

**Improvement Details****Improvement Attributes**

| Imprv Detail Type | Description       | SqFt/Unit | Quality | Qual Desc     | Bldg Use | BUse Desc    | Attribute     | Attribute Desc     | Units |
|-------------------|-------------------|-----------|---------|---------------|----------|--------------|---------------|--------------------|-------|
| BAS               | BASE AREA         | 1126      | 2       | Below Average | 3500     | STORE RETAIL | Bath Fixtures | Num Extra Fixtures | 3     |
| FST               | FINISHED STORAGE  | 690       | 2       | Below Average | 3500     | STORE RETAIL | Exterior Wall | 15-CONCRETE BLOCK  | 50    |
| BAS               | BASE AREA         | 2722      | 2       | Below Average | 3500     | STORE RETAIL | Exterior Wall | 24-CORR METAL      | 50    |
| BAS               | BASE AREA         | 180       | 2       | Below Average | 3500     | STORE RETAIL | Floor Cov     | 07-CORK TILE       | 15    |
| FCP               | FINISHED CARPORT  | 336       | 2       | Below Average | 3500     | STORE RETAIL | Floor Cov     | 14-CARPET          | 85    |
| CAN               | CANOPY (NO SIDES) | 102       | 2       | Below Average | 3500     | STORE RETAIL | Frame         | 03-MASONRY         | 100   |
|                   |                   |           |         |               |          |              | HC&V          | 01-NONE            | 100   |
|                   |                   |           |         |               |          |              | Heat System   | 01-NONE            | 100   |
|                   |                   |           |         |               |          |              | HEAT/AC       | 02 - SPLIT HVAC    | 1     |
|                   |                   |           |         |               |          |              | HVAC          | 01-NONE            | 100   |
|                   |                   |           |         |               |          |              | Interior Wall | 05-DRYWALL         | 100   |
|                   |                   |           |         |               |          |              | Num Res Units | Num Res Units      | 100   |
|                   |                   |           |         |               |          |              | Roof Type     | 04-WOOD TRUSS      | 100   |
|                   |                   |           |         |               |          |              | Roofing       | 01-MINIMUM         | 100   |
|                   |                   |           |         |               |          |              | Total Rooms   | 1-Rooms            | 1     |
|                   |                   |           |         |               |          |              | Wall Code     | 14-14 FT           | 1     |

**Improvements**

| Improvement Type | Improvement Desc | Actual Year Built | Effective Year Built | Htd Square Feet | Stories |
|------------------|------------------|-------------------|----------------------|-----------------|---------|
| SOHM             | SOH MISC         |                   |                      |                 |         |

**Improvement Details**

| <b>Imprv<br/>Detail Type</b> | <b>Description</b> | <b>SqFt/Unit</b> | <b>Quality</b> | <b>Qual<br/>Desc</b> | <b>Bldg<br/>Use</b> | <b>BUse<br/>Desc</b> |
|------------------------------|--------------------|------------------|----------------|----------------------|---------------------|----------------------|
| 4680                         | PAVING 1           | 2800             |                |                      | C1                  | COMM                 |
| 3882                         | FENCE CB           | 333              |                |                      | C1                  | COMM                 |
| 5221                         | STG 1              | 96               |                |                      | C2                  | COMM                 |

**Improvement Attributes****Sales**

| <b>Date</b> | <b>Price</b> | <b>Vac/Imp</b> | <b>Qualified</b>          | <b>OR<br/>Book</b> | <b>OR<br/>Page</b> | <b>Instrument</b> |
|-------------|--------------|----------------|---------------------------|--------------------|--------------------|-------------------|
| 2018-08-14  | 520000       | No             | 05-Qualified, Multi Trans | 4625               | 0700               | MS                |
| 2010-09-21  | 100          | No             | 11-Corrective Deed        | 3984               | 1290               | MS                |
| 2003-10-16  | 100          | No             | 11-Corrective Deed        | 2830               | 19                 | MS                |
| 1998-08-26  | 100          | No             | U-OLD SALE - UNQUALIFIED  | 2194               | 189                | WD                |
| 1993-08-27  | 100          | No             | U-OLD SALE - UNQUALIFIED  | 1924               | 414                | DD                |
| 1993-08-27  | 100          | No             | U-OLD SALE - UNQUALIFIED  | 1924               | 416                | DD                |
| 1993-08-27  | 100          | No             | U-OLD SALE - UNQUALIFIED  | 1924               | 413                | QD                |

**Parcel: 03583-001-000****Search Date: 8/22/2019 at 12:34:07 PM**

|                          |                                           |               |                                                                                                                                                                                                                                                                                                                                   |
|--------------------------|-------------------------------------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Taxpayer:</b>         | OM NAMAH SHIVAAY LLC                      | <b>Legal:</b> | GUINN WILLIAMS & REEVES SUR PB C-79A COM AT SE COR OF LOT 14 BK 9 RUN S 88 DEG 49 MIN 30 SEC W 84.06 FT N 55 DEG 56 MIN W 58.77 FT N 34 DEG 04 MIN E TO THE NORTHERN BDRY OF LOT 13 RUN E ALG NORTHERN BDRY OF LOT 13 & LOT 14 TO NE COR OF LOT 14 THENCE RUN S 3 DEG 9 MIN E 100 FT TO POB & ALSO LOT 4 BK 9 OR <u>4625/0700</u> |
| <b>Mailing:</b>          | 5144 SW 82ND TER<br>GAINESVILLE, FL 32608 |               |                                                                                                                                                                                                                                                                                                                                   |
| <b>Location:</b>         | 15405 NW US HWY 441 ALACHUA               |               |                                                                                                                                                                                                                                                                                                                                   |
| <b>Sec-Twn-Rng:</b>      | 15-08-18                                  |               |                                                                                                                                                                                                                                                                                                                                   |
| <b>Property Use:</b>     | 01100 - STORES                            |               |                                                                                                                                                                                                                                                                                                                                   |
| <b>Tax Jurisdiction:</b> | ALACHUA - 1700                            |               |                                                                                                                                                                                                                                                                                                                                   |
| <b>Area:</b>             | ALACHUA COMMERCIAL                        |               |                                                                                                                                                                                                                                                                                                                                   |
| <b>Subdivision:</b>      | GUINN WMS & REEVES SURVEY (ALACHUA)       |               |                                                                                                                                                                                                                                                                                                                                   |

**2019 TRIM Values**

|      | Property/TH> | Land   | Classified | Improvement | Total      | Deferred | County   | School   | County | School | County  | School  |
|------|--------------|--------|------------|-------------|------------|----------|----------|----------|--------|--------|---------|---------|
| Year | Use          | Value  | Land Value | Value       | Just Value | Value    | Assessed | Assessed | Exempt | Exempt | Taxable | Taxable |
| 2019 | STORES       | 136000 | 0          | 46335       | 182335     | 0        | 182335   | 182335   | 0      | 0      | 182335  | 182335  |

|      | Property | Land   | Classified | Improvement | Total      | Deferred | County   | School   | County | School | County  | School  |
|------|----------|--------|------------|-------------|------------|----------|----------|----------|--------|--------|---------|---------|
| Year | Use      | Value  | Land Value | Value       | Just Value | Value    | Assessed | Assessed | Exempt | Exempt | Taxable | Taxable |
| 2018 | STORES   | 136000 | 0          | 53100       | 189100     | 1085     | 124970   | 189100   | 0      | 0      | 124970  | 189100  |
| 2017 | Stores   | 136000 | 0          | 54100       | 190100     | 76490    | 113610   | 190100   | 0      | 0      | 113610  | 190100  |
| 2016 | Stores   | 86400  | 0          | 49800       | 136200     | 32910    | 103290   | 136200   | 0      | 0      | 103290  | 136200  |
| 2015 | Stores   | 43200  | 0          | 50700       | 93900      | 0        | 93900    | 93900    | 0      | 0      | 93900   | 93900   |
| 2014 | Stores   | 43200  | 0          | 51600       | 94800      | 0        | 94800    | 94800    | 0      | 0      | 94800   | 94800   |

**Land**

| Land Use | Land Use Desc     | Zoning Type | Zoning Desc | Lots | Acres  | Sq Feet |
|----------|-------------------|-------------|-------------|------|--------|---------|
| 1410     | CONVENIENCE STORE | CI          | COMM        | 1    | 0.3673 | 16000   |

**Improvements**

| Improvement Type | Improvement Desc      | Actual Year Built | Effective Year Built | Htd Square Feet | Stories |
|------------------|-----------------------|-------------------|----------------------|-----------------|---------|
| 4300             | SUPERMARKET NBHD/CONV | 1964              | 1970                 | 1030            | 1       |

**Improvement Details****Improvement Attributes**

| Imprv Detail Type | Description       | SqFt/Unit | Quality | Qual Desc | Bldg Use | BUse Desc             | Attribute     | Attribute Desc     | Units |
|-------------------|-------------------|-----------|---------|-----------|----------|-----------------------|---------------|--------------------|-------|
| FST               | FINISHED STORAGE  | 440       | 3       | Average   | 4300     | SUPERMARKET NBHD/CONV | Bath Fixtures | Num Extra Fixtures | 4     |
| BAS               | BASE AREA         | 1030      | 3       | Average   | 4300     | SUPERMARKET NBHD/CONV | Exterior Wall | 15-CONCRETE BLOCK  | 100   |
| CAN               | CANOPY (NO SIDES) | 441       | 3       | Average   | 4300     | SUPERMARKET NBHD/CONV | Floor Cov     | 10-TERRAZZO        | 100   |
|                   |                   |           |         |           |          |                       | Frame         | 03-MASONRY         | 100   |
|                   |                   |           |         |           |          |                       | HC&V          | 03-FORCED - NO DT  | 100   |
|                   |                   |           |         |           |          |                       | Heat System   | 04-ELECTRIC        | 100   |
|                   |                   |           |         |           |          |                       | HEAT/AC       | 02 - SPLIT HVAC    | 1     |
|                   |                   |           |         |           |          |                       | HVAC          | 03-CENTRAL         | 100   |
|                   |                   |           |         |           |          |                       | Interior Wall | 04-PANEL           | 100   |
|                   |                   |           |         |           |          |                       | Num Res Units | Num Res Units      | 100   |
|                   |                   |           |         |           |          |                       | Roof Type     | 10-STEEL FR/TRUSS  | 100   |
|                   |                   |           |         |           |          |                       | Roofing       | 01-MINIMUM         | 100   |
|                   |                   |           |         |           |          |                       | Total Rooms   | 1-Rooms            | 1     |

**Improvements**

| Improvement Type | Improvement Desc | Actual Year Built | Effective Year Built | Htd Square Feet | Stories |
|------------------|------------------|-------------------|----------------------|-----------------|---------|
| SOHM             | SOH MISC         |                   |                      |                 |         |

**Improvement Details****Improvement Attributes**

| Imprv | Description | SqFt/Unit | Quality | Qual | Bldg | BUse | Sales |
|-------|-------------|-----------|---------|------|------|------|-------|
|-------|-------------|-----------|---------|------|------|------|-------|

| Detail Type |          |      |  | Desc | Use | Desc | Date       | Price  | Vac/Imp | Qualified                    | OR Book | OR Page | Instrument |
|-------------|----------|------|--|------|-----|------|------------|--------|---------|------------------------------|---------|---------|------------|
| 4680        | PAVING 1 | 4934 |  |      | C1  | COMM | 2018-08-14 | 520000 | No      | 05-Qualified, Multi Trans    | 4625    | 0700    | MS         |
| 3883        | FENCE CL | 702  |  |      | C1  | COMM |            |        |         |                              |         |         |            |
|             |          |      |  |      |     |      | 2010-09-21 | 100    | No      | 11-Corrective Deed           | 3984    | 1290    | MS         |
|             |          |      |  |      |     |      | 2010-04-22 | 100    | No      | 11-Corrective Deed           | 3951    | 877     | WD         |
|             |          |      |  |      |     |      | 2009-03-27 | 57500  | No      | 16-Partial Inter Deed <100in | 3869    | 191     | WD         |
|             |          |      |  |      |     |      | 2003-10-16 | 100    | No      | U-OLD SALE - UNQUALIFIED     | 2830    | 19      | MS         |
|             |          |      |  |      |     |      | 1998-08-26 | 100    | No      | U-OLD SALE - UNQUALIFIED     | 2194    | 189     | WD         |
|             |          |      |  |      |     |      | 1993-08-27 | 100    | No      | U-OLD SALE - UNQUALIFIED     | 1924    | 416     | MS         |

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Thank You

**Your payment has been received.**  
**Bank Transaction Number is 47991554**  
**Your SRWMD confirmation number is 249435**

**Payment amount is \$490.00**

**Your new permit application number is 235347-1**

Please do not send us a paper copy of this electronic submittal. Sending an additional paper copy could delay the processing of the review.



[Print your completed application](#)



[Document Management](#)

Select "**Print your completed application**" to create an application report with the data supplied in the application.

Select "**Document Management**" to attach additional documents, create a sign and seal report, email a sign and seal report or verify permit document attachments.

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If you have an account related question, please call us at [\(386\) 362-1001](tel:(386)362-1001) or [\(800\) 226-1066](tel:(800)226-1066), from 8:00 a.m. to 5:00 p.m EST.

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## Jessica Junkin

---

**From:** Doyle, Adam <Adam.Doyle@dot.state.fl.us>  
**Sent:** Wednesday, September 11, 2019 3:07 PM  
**To:** Jessica Junkin  
**Subject:** RE: #2019-A-291-00031 Alachua Retail

### Alachua Retail – US 441

Jessica,

The Alachua Retail driveway and drainage permits have been received and are being reviewed. I just finished processing the check, so you should be able to see both permits in OSP now. Thanks.

Adam E. Doyle, P.E.  
Permits Manager - Gainesville Operations  
5301 NE 39th Avenue  
Gainesville FL, 32609  
adam.doyle@dot.state.fl.us  
(352) 381-4308



---

**From:** Jessica Junkin [mailto:JessicaJ@chw-inc.com]  
**Sent:** Tuesday, September 10, 2019 2:03 PM  
**To:** Doyle, Adam <Adam.Doyle@dot.state.fl.us>  
**Subject:** #2019-A-291-00031 Alachua Retail  
**Importance:** High

**EXTERNAL SENDER: Use caution with links and attachments.**

Adam,

Good afternoon! The payment for the access fee required for this project was submitted to your office on Tuesday, September 3<sup>rd</sup>. Can you please confirm receipt at your earliest convenience? We have to resubmit to the City of Alachua with proof that an access permit was submitted. I am unable to do so until the payment is processed and the project shows up in OSP.

Thank you,

**JESSICA JUNKIN** | Project Coordinator  
**d:** (386) 518-5136  
**e:** [jessicaj@chw-inc.com](mailto:jessicaj@chw-inc.com)  
**w:** [www.chw-inc.com](http://www.chw-inc.com)



JACKSONVILLE.GAINESVILLE.OCALA

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244

t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615

t: (352) 414-4621 | 101 NE 1<sup>st</sup> Avenue, Ocala, FL 34470

PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION.



FIXTURE TYPE LP

# ECF-S EcoForm small

## Site & Area

### EcoForm Accessories (ordered separately, field installed)

| Controls/Accessories                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Shielding Accessories *                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Luminaire Accessories                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Pole Mount Motion Sensor</b></p> <p><b>MS-A-120V</b> 120V Input</p> <p><b>MS-A-277V</b> 277V Input</p> <p><b>Wireless systems</b></p> <p><b>Remote mount models</b></p> <p><b>LLCR0-[-F]</b> #2 lens</p> <p><b>LLCR3-[-F]</b> #3 lens</p> <p><b>LLCR4-[-F]</b> #4 lens</p> <p><b>Central Remote Motion Response</b><br/><small>(not recommended to eliminate main switch)</small></p> <p><b>MS2-A-FVR-3</b></p> <p><b>MS2-A-FVR-7</b></p> <p><b>1. 0.05 optional required</b></p> <p><b>2. Not available with Type 5 or 5W optics</b></p> | <p><b>House Side Shield</b></p> <p><small>Overhead orientation</small></p> <p><b>HS-32-1</b> Internal House Side Shield for 32 LEDs (2 modules)</p> <p><b>HS-48-1</b> Internal House Side Shield for 48 LEDs (3 modules)</p> <p><b>HS-64-1</b> Internal House Side Shield for 64 LEDs (4 modules)</p> <p><small>At 90° or 270° orientation</small></p> <p><b>HS-32-V</b> Internal House Side Shield for 32 LEDs (2 modules)</p> <p><b>HS-48-V</b> Internal House Side Shield for 48 LEDs (3 modules)</p> <p><b>HS-64-V</b> Internal House Side Shield for 64 LEDs (4 modules)</p> | <p><b>ECF-BD-02</b> 1" Ind detector</p> <p><b>PTCF-[-F]</b> Pole top filler for 2 3/8"-2 1/2" OD x 4" depth tenon with 1, 2, 3 or 4 luminaires at 90°</p> <p><b>PTTF-[-F]</b> Pole top filler for 3 1/2" OD x 4" depth tenon with 1, 2, 3 or 4 luminaires at 90°</p> <p><b>PTTF-[-F]</b> Pole top filler for 3 1/2" OD x 4" depth tenon with 1, 2, 3 or 4 luminaires at 90°</p> <p><b>ECF-SB-02-F</b> Slip Fit Mount (fits to 3/8" OD tenon)</p> <p><b>ECF-WS-02-F</b> Wet mount with surface conduit near entry permitted</p> <p><b>(F) = Specify finish</b></p> |

### Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. Lp is the predicted time when LED performance degrades to 70% of initial lumen output. Calculated per IESNA TM21-11. Published Lp hours limited to 6 times actual LED Test hours.

| Ambient Temperature °C | Driver mA     | Calculated Lp Hours | Lp per TM-21  | Lumen Maintenance % at 60,000 hrs |
|------------------------|---------------|---------------------|---------------|-----------------------------------|
| 25°C                   | up to 1200 mA | >100,000 hours      | >60,000 hours | >88%                              |

### LED Wattage and Lumen Values

| Ordering Code               | Total LEDs | LED Current (mA) | Color Temp | System Watts | Average System Watts | Type 2                    |            |                 | Type 3                    |            |                 | Type 4                    |            |                 |
|-----------------------------|------------|------------------|------------|--------------|----------------------|---------------------------|------------|-----------------|---------------------------|------------|-----------------|---------------------------|------------|-----------------|
|                             |            |                  |            |              |                      | Lumen Output <sup>1</sup> | BUG Rating | Efficacy (lm/W) | Lumen Output <sup>1</sup> | BUG Rating | Efficacy (lm/W) | Lumen Output <sup>1</sup> | BUG Rating | Efficacy (lm/W) |
| <b>ECF-S-32-150-WW-G2-x</b> | 32         | 310              | 4000K      | 75           | 6.84                 | 83-U0-G2                  | G2         | 9.75            | 81-U0-G2                  | G2         | 9.62            | 81-U0-G2                  | G2         | 9.62            |
| <b>ECF-S-32-700-WW-G2-x</b> | 32         | 700              | 4000K      | 73           | 8.63                 | 82-U0-G2                  | G2         | 11.89           | 82-U0-G2                  | G2         | 11.89           | 81-U0-G2                  | G2         | 11.89           |
| <b>ECF-S-32-12A-WW-G2-x</b> | 32         | 1050             | 4000K      | 906          | 12.44                | 83-U0-G2                  | G2         | 12.94           | 83-U0-G2                  | G2         | 12.94           | 81-U0-G2                  | G2         | 12.94           |
| <b>ECF-S-48-150-WW-G2-x</b> | 48         | 3900             | 4000K      | 102          | 11.82                | 83-U0-G2                  | G2         | 14.58           | 83-U0-G2                  | G2         | 14.58           | 81-U0-G2                  | G2         | 14.58           |
| <b>ECF-S-48-900-WW-G2-x</b> | 48         | 900              | 4000K      | 159          | 16.40                | 83-U0-G2                  | G2         | 16.03           | 83-U0-G2                  | G2         | 16.03           | 81-U0-G2                  | G2         | 16.03           |
| <b>ECF-S-48-12A-WW-G2-x</b> | 48         | 1050             | 4000K      | 159          | 18.58                | 83-U0-G2                  | G2         | 18.78           | 83-U0-G2                  | G2         | 18.78           | 81-U0-G2                  | G2         | 18.78           |
| <b>ECF-S-48-12A-WW-G2-x</b> | 48         | 1050             | 4000K      | 181          | 20.07                | 83-U0-G2                  | G2         | 20.80           | 83-U0-G2                  | G2         | 20.80           | 81-U0-G2                  | G2         | 20.80           |
| <b>ECF-S-64-150-WW-G2-x</b> | 64         | 900              | 4000K      | 178          | 21.67                | 83-U0-G2                  | G2         | 22.46           | 83-U0-G2                  | G2         | 22.46           | 81-U0-G2                  | G2         | 22.46           |
| <b>ECF-S-64-900-WW-G2-x</b> | 64         | 1050             | 4000K      | 206          | 24.67                | 83-U0-G2                  | G2         | 25.39           | 83-U0-G2                  | G2         | 25.39           | 81-U0-G2                  | G2         | 25.39           |
| <b>ECF-S-64-12A-WW-G2-x</b> | 64         | 1050             | 4000K      | 206          | 24.67                | 83-U0-G2                  | G2         | 25.39           | 83-U0-G2                  | G2         | 25.39           | 81-U0-G2                  | G2         | 25.39           |
| Ordering Code               | Total LEDs | LED Current (mA) | Color Temp | System Watts | Average System Watts | Type 5                    |            |                 | Type 5W                   |            |                 | Type 4FR                  |            |                 |
|                             |            |                  |            |              |                      | Lumen Output <sup>1</sup> | BUG Rating | Efficacy (lm/W) | Lumen Output <sup>1</sup> | BUG Rating | Efficacy (lm/W) | Lumen Output <sup>1</sup> | BUG Rating | Efficacy (lm/W) |
| <b>ECF-S-32-150-WW-G2-x</b> | 32         | 310              | 4000K      | 56           | 7.44                 | 83-U0-G2                  | G2         | 13.75           | 83-U0-G2                  | G2         | 13.75           | 81-U0-G2                  | G2         | 13.75           |
| <b>ECF-S-32-700-WW-G2-x</b> | 32         | 700              | 4000K      | 73           | 9.53                 | 83-U0-G2                  | G2         | 15.23           | 84-U0-G2                  | G2         | 17.92           | 82-U0-G2                  | G2         | 17.92           |
| <b>ECF-S-32-12A-WW-G2-x</b> | 32         | 1050             | 4000K      | 102          | 11.82                | 83-U0-G2                  | G2         | 13.75           | 83-U0-G2                  | G2         | 13.75           |                           |            |                 |

FIXTURE TYPE WL12, R12

WWM

LED

## FEATURES

**Hoisting** – Die cast aluminum enclosure.

**Thermal Management** – Integral die-cast aluminum heatsink and LED source provide passive thermal management. Rated ambient operating temperature: 30°C to 50°C (85°F, 121°F, 30°F to 45°F/100°F).

**Optical System** – General output provides full cutoff.

**LED Source** – ANSI 3000K, 4000K, or 5000K CCT, 70 to 90 CRI (E10, L20, circuit board design: 110-117) Chip on board.

**LED Driver** > 10W dimming.

**Electrical** – 120-277VAC, input range: 50-60Hz; power factor > 90, THD < 20% at full load; FCC Class A compliant. Quick-disconnect wiring provided.

**Finish** – Super durable polyester powder coat bonded to phosphate-free, multi-stage pretreated metal, meets and exceeds AAMA 2604 specifications for outdoor durability. Available in six standard colors. Custom colors available.

**Mounting** – Surface mounts directly over a 4" maximum outlet box. Must be anchored to adequate structure that can safely support fixture weight (85 lbs.).

### Listings

- cCSAus certified as luminaire suitable for wet locations.
- Designlights Consortium qualified product. Not all versions of this product may be DLC qualified, see the DLC Qualified Products List at [www.designlights.org/DPL](http://www.designlights.org/DPL).
- Calculated L70 > 50,000 hours per IES TM-21.
- Tested to IES LM-79 g8 standards.
- Lighting Facts tested.
- IDA Dark-Sky approved (downlight applications only).
- RoHS compliant.
- IP65 rated.
- Time 24 compliant with PC option.
- BUS classified per IES TM-15-11.

**Warranty** – 5-year limited warranty, see [www.williams.com](http://www.williams.com) warranty.

## VOLTAIRE MINI ARCHITECTURAL WALL PACK

### DISTRIBUTION DETAILS

VWMH T1

VWMV T1

VWMH/T3

VWMH/T3  
Sotte Glass (SDGL)

### FIXTURE PERFORMANCE DATA

| Series | Distribution | Lumen Package | Average System Wattage | CCT  | Clear Glass (CGL) |                 | Sotte Glass (SDGL) |                 | BUG Ratings |
|--------|--------------|---------------|------------------------|------|-------------------|-----------------|--------------------|-----------------|-------------|
|        |              |               |                        |      | Delivered Lumens  | Efficacy (lm/W) | Delivered Lumens   | Efficacy (lm/W) |             |
| VWMH   | TL           | L10           | 13                     | 3000 | 1085              | 91.3            | 1104               | 92.0            | B1-U0-G0    |
|        |              |               |                        | 4000 | 1250              | 96.2            | 1163               | 89.4            |             |
|        |              |               |                        | 5000 | 1349              | 100.8           | 1255               | 96.5            |             |
|        | L17          | 16            | 4000                   | 1644 | 102.8             | 1929            | 105.6              | B1-U0-G0        |             |
|        |              |               |                        | 1731 | 108.2             | 1810            | 100.6              |                 |             |
|        |              |               |                        | 5000 | 1480              | 115.0           | 1711               | 102.0           |             |
| WL1    | T3           | L20           | 25                     | 3000 | 2387              | 95.5            | 2197               | 87.8            | B1-U0-G1    |
|        |              |               |                        | 4000 | 2390              | 95.5            | 2229               | 89.2            |             |
|        |              |               |                        | 5000 | 2310              | 95.8            | 2261               | 93.6            |             |
|        | TL           | L10           | 13                     | 3000 | 1026              | 77.4            | 916                | 72.0            | B1-U0-G0    |
|        |              |               |                        | 4000 | 1059              | 81.5            | 965                | 75.8            |             |
|        |              |               |                        | 5000 | 1201              | 92.4            | 1117               | 85.3            |             |
| VWMV   | L17          | 16            | 4000                   | 1650 | 100.0             | 1488            | 93.9               | B1-U0-G1        |             |
|        |              |               |                        | 5000 | 1700              | 106.5           | 1565               | 99.0            |             |
|        |              |               |                        | 3000 | 2139              | 85.8            | 2022               | 80.0            |             |
| WL2    | T3           | L20           | 25                     | 4000 | 2290              | 91.6            | 2138               | 85.4            | B1-U0-G1    |
|        |              |               |                        | 5000 | 2291              | 92.0            | 2146               | 85.8            |             |

1 Wattage shown is average for 120V through 277V input.

2 Efficacy/lumen output shown is average based on voltage input of 120V through 277V.

3 Photometric tested in accordance with IESNA LM-79. Results shown are based on 25°C ambient temperature.

### LUMEN MAINTENANCE

| Lumen Package | Ambient Temp. | Reported L70 Hours (TM-21) |
|---------------|---------------|----------------------------|
| L20           | 25°C          | >60,000                    |
|               | 35°C          | >40,000                    |
|               |               |                            |

1 REV 1, 09-27-2019: REPRINTED  
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CA 6330

Eng. of Record: Thomas C. Nielsen      License No.: 53492

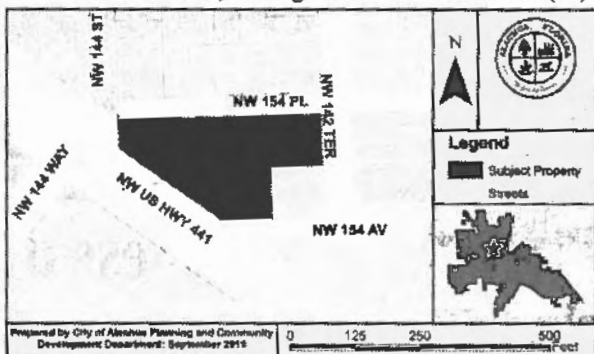




# City of ALACHUA

## 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 November 12, 2019, 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 Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Om Namah Shivaay, LLC, property owner, for consideration of a Site Plan to construct a  $\pm 8,400$  square foot commercial building with associated utility infrastructure and site improvements, on a  $\pm 1.24$  acre subject property, located at 15405 NW US Highway 441 and at 15419 NW US Highway 441; Consisting of Tax Parcel Numbers 03583-000-000 and 03583-001-000; FLUM: Commercial; Zoning: Commercial Intensive (CI).



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 101 at least 48 hours prior to the public hearing.

## AFFIDAVIT FOR POSTED LAND USE SIGN

I Jenna Beck, POSTED THE LAND USE  
(name)  
SIGN ON 10/23/19 FOR THE Alachua Retail Center Site Plan  
(date) (state type of action and project name)  
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Jenna Beck  
(signature)

6

(number of signs)





City of  
ALACHUA

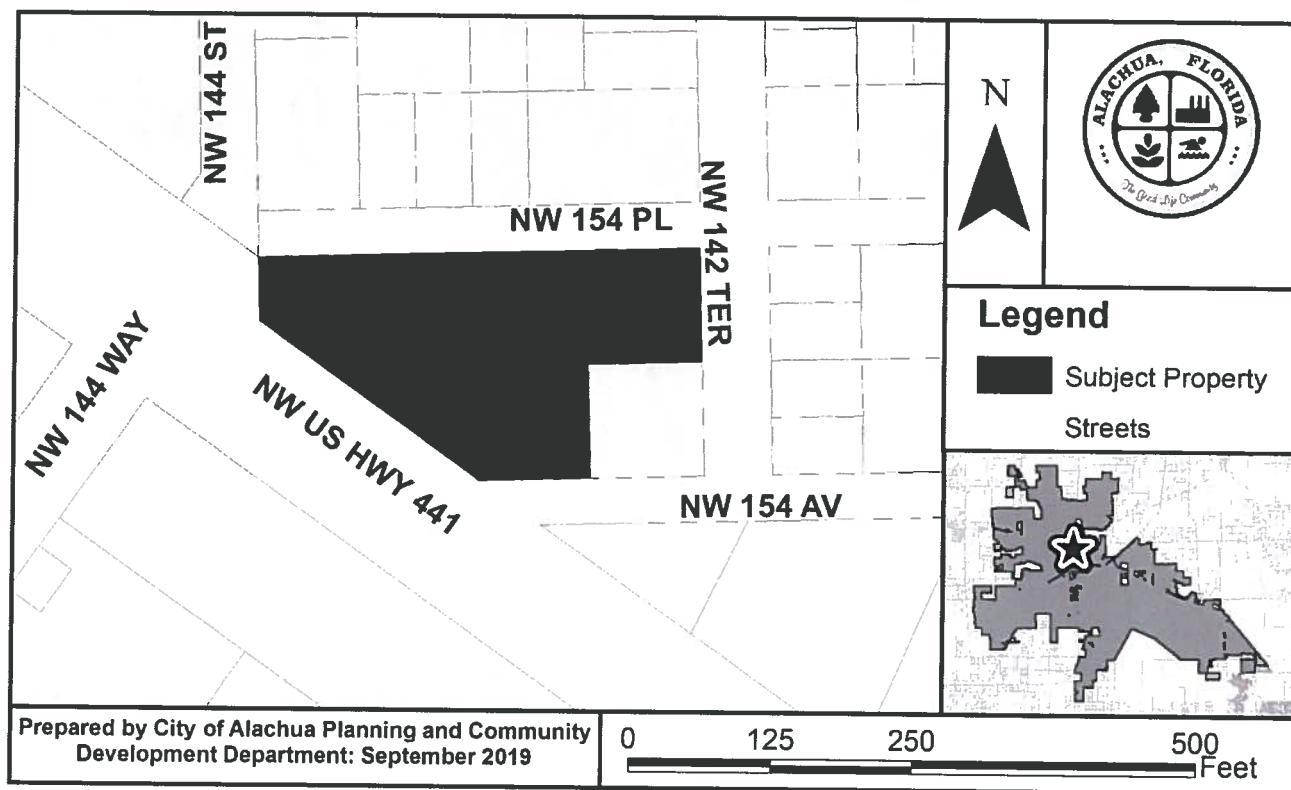
THE GOOD LIFE COMMUNITY

Mailed 10/28/2019

(KC)

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P.O. Box 9 ♦ Alachua, Florida 32616-0009  
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

03541-000-000  
 CRAWLEY CAROL  
 PO BOX 1388  
 SPRING HILL, TN 37174

03561-001-000  
 HOLMES ISABELLE LEE  
 1110 MARTIN LUTHER KING AVE  
 PERRY, FL 32348-4509

03549-000-000  
 ANTIOCH MISSIONARY BAPTIST CHURCH OF ALACHUA INC  
 PO BOX 814  
 ALACHUA, FL 32616

03869-003-001  
 ALACHUA TOWNE CENTRE ASSOCIAT  
 13505 NW 88TH PL  
 ALACHUA, FL 32615

03542-000-000  
 GREENE BEVERLY  
 110 NW 39TH AVE APT 9  
 GAINESVILLE, FL 32609

03570-003-000  
 JOHNSON ANNETTE  
 PO BOX 592  
 ALACHUA, FL 32616-0592

03540-000-000  
 CRAWLEY & CRAWLEY  
 2003 SILVERTON CIR  
 SPRING HILL, TN 37174

03542-001-001  
 GREENE BEVERLY  
 110 NW 39TH AVE APT 9  
 GAINESVILLE, FL 32609

03067-001-003  
 STARMAX FDA LLC  
 961094 GATEWAY BLVD STE 200  
 AMELIA ISLAND, FL 32034

03572-000-000  
 BANKS R B  
 14213 NW 154TH PL  
 ALACHUA, FL 32615

03587-000-000  
 ALACHUA CORNER INC  
 PO BOX 818  
 ALACHUA, FL 32616

03585-001-000  
 XPANDING INDUSTRIES INC  
 PO BOX 383  
 ALACHUA, FL 32616

03558-000-000  
 COLLINS HENRY JR  
 PO BOX 849  
 ALACHUA, FL 32616-0849

03559-000-000  
 BOWDEN & JORDAN  
 10203 NW 143RD ST  
 ALACHUA, FL 32615

03574-001-000  
 GILMORE & MALONE  
 23205 N STATE ROAD 235  
 BROOKER, FL 32622-5265

03574-000-000  
 JOHNSON & JOHNSON REVOCABLE  
 PO BOX 751  
 ALACHUA, FL 32616-0751

03570-001-000  
 COLLINS DELORIS A LIFE ESTATE  
 14101 NW 154TH PL  
 ALACHUA, FL 32615-7925

03577-000-000  
 ROBINSON DONNELL JEROME JR  
 PO BOX 705  
 ALACHUA, FL 32616-0705

03559-001-000  
 COLLINS HENRY JR  
 PO BOX 849  
 ALACHUA, FL 32616

03570-000-000  
 ROBINSON TUMPY & ELSIE HEIRS  
 15408 NW 141ST ST  
 ALACHUA, FL 32615

03537-005-000  
 CRAWLEY & CRAWLEY  
 2003 SILVERTON CIR  
 SPRING HILL, TN 37174

03537-004-000  
 CRAWLEY & CRAWLEY  
 PO BOX 1388  
 SPRING HILL, TN 37174

03605-001-013  
 ALACHUA TOWNE CENTRE ASSOCIAT  
 13505 NW 88TH PL  
 ALACHUA, FL 32615

03067-001-004  
 AUTOZONE STORES LLC  
 123 SOUTH FRONT ST 3RD FLOOR  
 MEMPHIS, TN 38103

03548-001-000  
 WELCOME EVELYN  
 PO BOX 384  
 ALACHUA, FL 32616-0384

03552-001-000  
 ANTIOCH MISSIONARY BAPTIST CHURCH OF ALA FL INC  
 PO BOX 814  
 ALACHUA, FL 32616-0814

03578-000-000  
 ROBINSON DONNELL J  
 PO BOX 705  
 ALACHUA, FL 32616-0705

03583-000-000  
 OM NAMAH SHIVAAY LLC  
 5144 SW 82ND TER  
 GAINESVILLE, FL 32608

03546-000-000  
LEWIS & LEWIS TRUSTEES  
26260 US HIGHWAY 129  
BRANFORD, FL 32008

03584-001-000  
M & R INVESTMENTS OF NORTH FL  
11 SE 2ND AVE  
GAINESVILLE, FL 32601

03550-000-000  
SOLOMON JANIE HEIRS  
PO BOX 234  
MICANOPY, FL 32667

03067-006-000  
ALACHUA DEVELOPMENT CO LLC  
16469 BRIDLEWOOD CIR  
DELRAY BEACH, FL 33445

03573-000-000  
GILMORE & GILMORE & MALONE &  
23205 N STATE ROAD 235  
BROOKER, FL 32622-5265

03544-000-000  
GARRISON LULA MAE  
PO BOX 901  
ALACHUA, FL 32616-0901

03560-000-000  
RICHARDSON ISABELLE HEIRS  
385 NW 19TH ST  
POMPANO BEACH, FL 33060-0809

03554-000-000  
BRIANT WILLIAM L & JHONA L  
14329 NW 186TH AVE  
ALACHUA, FL 32615

03557-002-000  
SHAUR ARIEL  
14227 NW 142ND PL  
ALACHUA, FL 32615

03556-001-000  
BOOKER BENNIE W HEIRS  
PO BOX 1525  
ALACHUA, FL 32616-1525

03583-001-000  
OM NAMAH SHIVAAY LLC  
5144 SW 82ND TER  
GAINESVILLE, FL 32608

03557-001-000  
COLLINS G W & VERDELL  
15506 NW 141ST ST  
ALACHUA, FL 32615

03605-001-003  
GATEWAY BANK OF CENTRAL FLORI  
1632 E SILVER SPRINGS BLVD  
OCALA, FL 34470

03549-001-000  
ANTHONY WESSOMARY BAPTISTE LLC OF ALACHUA  
PO BOX 814  
ALACHUA, FL 32616

03552-000-000  
WALKER SHARRICKA HUNT  
14327 NW 155TH PL  
ALACHUA, FL 32616

03595-200-001  
DOLGENCORP LLC  
100 MISSION RIDGE  
GOODLETTSVILLE, TN 37072

03576-000-000  
SANJIDA RENTAL LLC  
1515 SW 112TH ST  
GAINESVILLE, FL 32607

03605-001-006  
PROGRESSIVE RESTAURANTS INC  
602 S MAIN ST  
GAINESVILLE, FL 32601

03553-000-000  
BROOKS JOHNNIE MAE HEIRS  
4930 SW 87TH PL  
LAKE BUTLER, FL 32054-5966

03067-001-001  
CANVAS CHURCH FL INC  
PO BOX 219  
ALACHUA, FL 32616

03605-003-000  
GATEWAY BANK OF CENTRAL FLORI  
1632 EAST SILVER SPRINGS BLVD  
OCALA, FL 34470

03547-000-000  
CALHOUN & CALHOUN  
PO BOX 545  
ALACHUA, FL 32616-0545

03605-001-010  
WARRING & WARRING 2 LLC  
7106 NW 18TH AVE  
GAINESVILLE, FL 32605

03551-000-000  
HUNT-WALKER SHARRICKA DAWNDREY  
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ALACHUA, FL 32616-0545

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03575-000-000  
MANTLO DEREK  
PO BOX 793  
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03537-003-000  
NOBLE GAIL  
PO BOX 384  
ALACHUA, FL 32616-0384

03561-000-000  
JOHNSON JAMES JR & WARNDELLA  
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ALACHUA, FL 32616

03586-000-000  
BUSH & BUSH TRUSTEES  
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03548-000-000  
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**Dan Rhine**  
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Alachua, FL 32653

**Richard Gorman**  
5716 NW 93<sup>rd</sup> Avenue  
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**Peggy Arnold**  
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Alachua, FL 32615

**David Forest**  
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**President, TCMOA**  
1000 Turkey Creek  
Alachua, FL 32615

**Linda Dixon**  
PO Box 115050  
Gainesville, FL 32611

**Craig Parenteau**  
FDEP  
4801 Camp Ranch Road  
Gainesville, FL 32641

**Jeannette Hinsdale**  
PO Box 1156  
Alachua, FL 32616

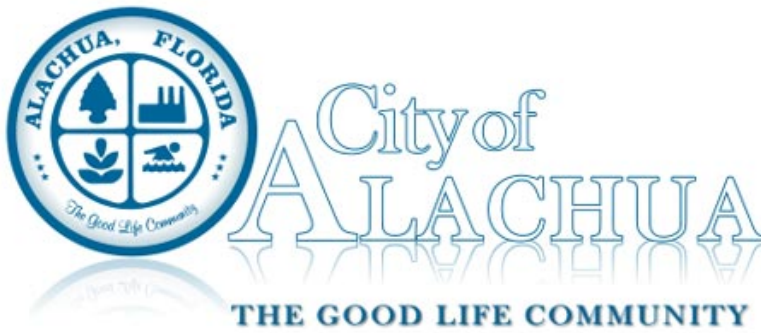
**Lynn Coullias**  
7406 NW 126<sup>th</sup> Avenue  
Alachua, FL 32616

**Lynda Coon**  
7216 NW 126 Avenue  
Alachua, FL 32615

**Tamara Robbins**  
PO Box 2317  
Alachua, FL 32616

**Michele L. Lieberman**  
County Manager  
12 SE 1<sup>st</sup> Street  
Gainesville, FL 32601

**Bonnie Flynn**  
16801 NW 166<sup>th</sup> Drive  
Alachua, FL 32615



## Board/Committee Agenda Item

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**MEETING DATE:** 11/12/2019

**SUBJECT:** Special Exception Permit - San Felasco Tech City (SFTC) – Restaurant with Drive-Through: A request by Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., applicant and agent for The Laser Investment Group, LLC, property owner, for consideration of a Special Exception Permit to allow a restaurant with a drive-through in the Corporate Park (CP) zoning district and located within Phase 3 of SFTC, located at 13025 NW US Highway 441; Consisting of a portion of Tax Parcel Number 05962-002-000; FLUM: Corporate Park; Zoning: Corporate Park (CP).

**PREPARED BY:** Justin Tabor, AICP

**RECOMMENDED ACTION:**

Staff recommends that the Planning & Zoning Board approve the Special Exception Permit for a restaurant with a drive-through at 13025 NW US Highway 441, upon making the following motion:

*Based upon 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 Special Exception Permit for a restaurant with a drive-through at 13025 NW US Highway 441.*

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### Summary

The proposed Special Exception Permit is a request by Sergio Reyes, P.E. of EDA Engineers – Surveyors – Planners, Inc., applicant and agent for The Laser Investment Group, LLC, property owner, for consideration of a Special Exception Permit for to allow a restaurant with a drive-through in the Corporate Park (CP) zoning district and located within Phase 3 of San Felasco Tech City (SFTC).

Table 4.1-1 of the City's Land Development Regulations (LDRs) establishes the uses permitted within each zoning district. A restaurant with drive through is permitted by Special Exception Permit in the CP zoning district.

Section 2.4.4(A) of the City's LDRs states that uses that require a Special Exception Permit are those which are, "...generally compatible with the other uses permitted in a zone district, but require individual review of their location, design, configuration, density, intensity, and public facility impact to determine the appropriateness of the use on any particular site in the district and their compatibility with adjacent uses." Once a Special Exception is granted, the approval shall run with the land and shall not be affected by a change in ownership, unless specifically conditioned as part of the approval.

Restaurants with drive-through facilities are subject to Use-Specific Standards provided in Section 4.3.4(A)(2) of the City's LDRs. An analysis of this application's compliance with the standards established in Section 4.3.4(A)(2) is provided within the Staff Report (attached to this item).

This Special Exception Permit application is a companion application to an application for the SFTC Phase 3 Site Plan



This Special Exception Permit application is a companion application to an application for the STFC Phase 3 Site Plan. Two (2) of the sheets from the Site Plan are included with the Special Exception Permit application to demonstrate compliance with the standards for a Special Exception Permit.

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**ATTACHMENTS:**

Description

- ▢ Staff Report & Staff Supporting Materials
- ▢ Application & Supporting Materials
- ▢ Public Notice Materials for the 11/12/19 PZB Hearing



# City of Alachua

## Planning & Community Development Department Staff Report

**Planning & Zoning Board Hearing Date:** November 12, 2019  
**Quasi-Judicial Hearing**

**SUBJECT:** A request for a Special Exception Permit to allow a restaurant with a drive-through in the Corporate Park (CP) zoning district and located within Phase 3 of San Felasco Tech City

**APPLICANT/AGENT:** Sergio Reyes, P.E., EDA Engineers – Surveyors – Planners, Inc.

**PROPERTY OWNER:** The Laser Investment Group, LLC

**LOCATION:** 13025 NW US Highway 441

**PARCEL ID NUMBER:** Portion of 05962-002-000

**FLUM DESIGNATION:** Corporate Park and Industrial

**ZONING:** Corporate Park (CP) & Industrial General (IG)

**OVERLAY:** N/A

**ACREAGE:** ±55.18 acres (overall site)

**PROJECT PLANNER:** Justin Tabor, AICP

**RECOMMENDATION:** Staff recommends that the Planning & Zoning Board approve the Special Exception Permit for a restaurant with a drive-through at 13025 NW US Highway 441.

**RECOMMENDED MOTION:** *Based upon 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 Special Exception Permit for a restaurant with a drive-through at 13025 NW US Highway 441.*

# SUMMARY

The proposed Special Exception Permit is a request by Sergio Reyes, P.E, of EDA Engineers – Surveyors – Planners, Inc., applicant and agent for The Laser Investment Group, LLC, property owner, for consideration of a Special Exception Permit for to allow a restaurant with a drive-through in the Corporate Park (CP) zoning district and located within Phase 3 of San Felasco Tech City (SFTC).

Table 4.1-1 of the City's Land Development Regulations (LDRs) establishes the uses permitted within each zoning district. A restaurant with drive through is permitted by Special Exception Permit in the CP zoning district.

Section 2.4.4(A) of the City's LDRs states that uses that require a Special Exception Permit are those which are, *"...generally compatible with the other uses permitted in a zone district, but require individual review of their location, design, configuration, density, intensity, and public facility impact to determine the appropriateness of the use on any particular site in the district and their compatibility with adjacent uses."* Once a Special Exception is granted, the approval shall run with the land and shall not be affected by a change in ownership, unless specifically conditioned as part of the approval.

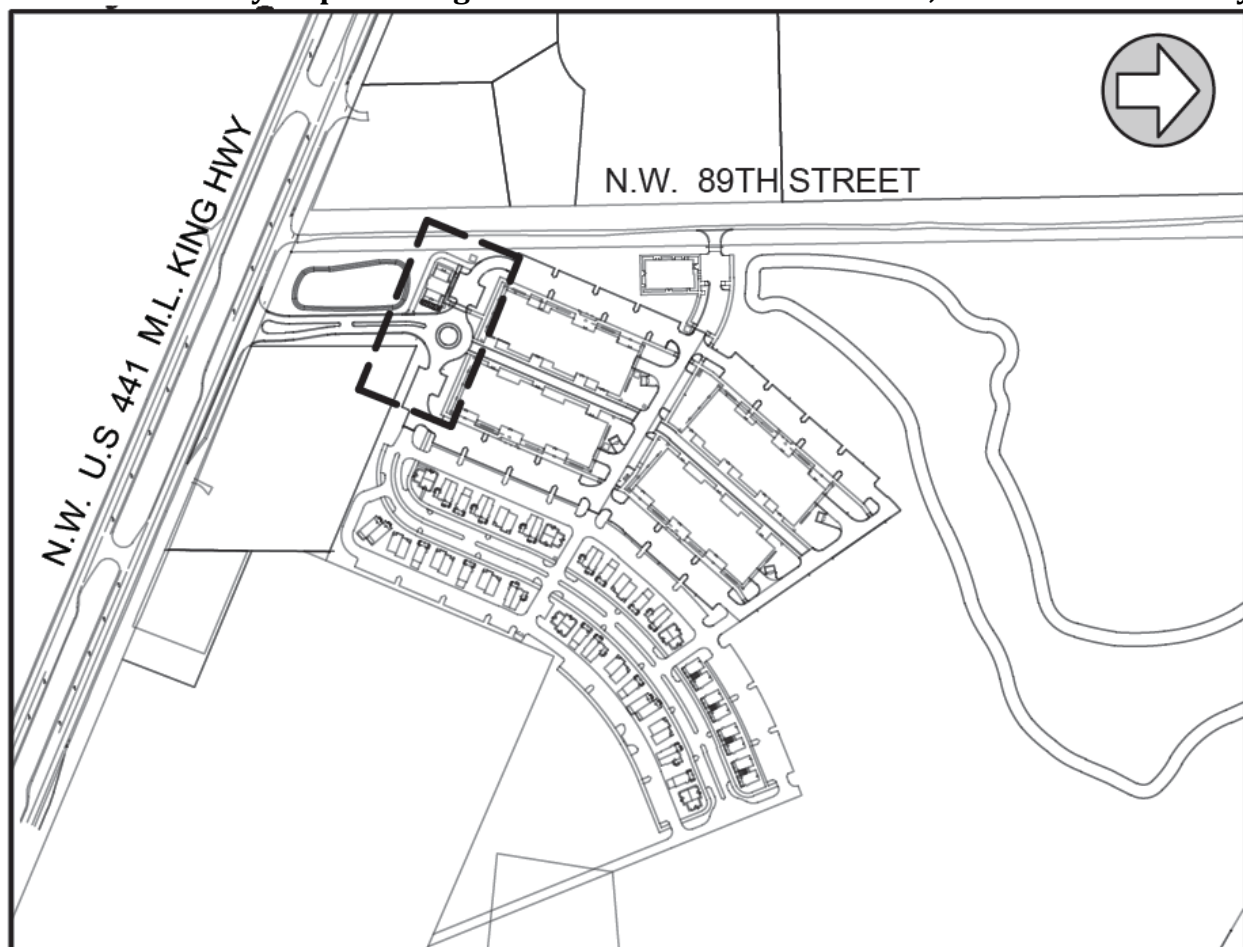
Restaurants with drive-through facilities are subject to Use-Specific Standards provided in Section 4.3.4(A)(2) of the City's LDRs. An analysis of this application's compliance with the standards established in Section 4.3.4(A)(2) is provided within this report.

This Special Exception Permit application is a companion application to an application for the STFC Phase 3 Site Plan. Two (2) of the sheets from the Site Plan are included with the Special Exception Permit application to demonstrate compliance with the standards for a Special Exception Permit.

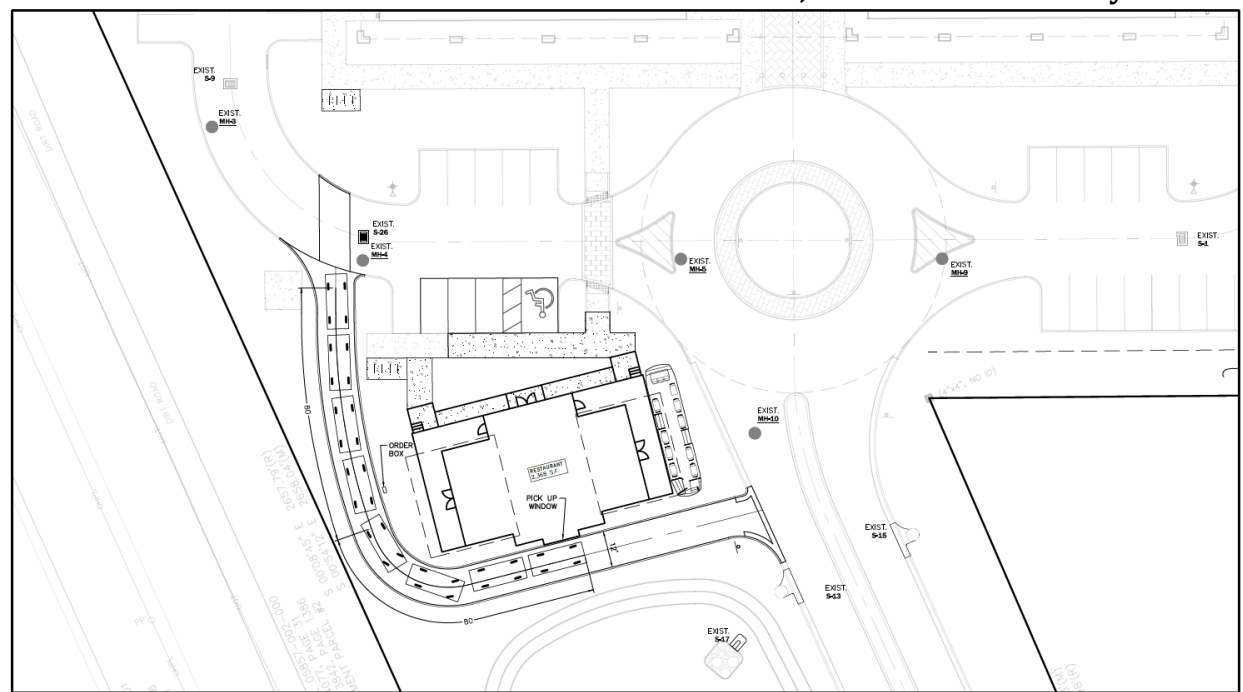
## Illustration 1. San Felasco Tech City Phase 3 Overall Development Plan



**Illustration 2. Key Map Showing Restaurant Location in Phase 3, San Felasco Tech City**



**Illustration 3. Detail of Restaurant Location in Phase 3, San Felasco Tech City**





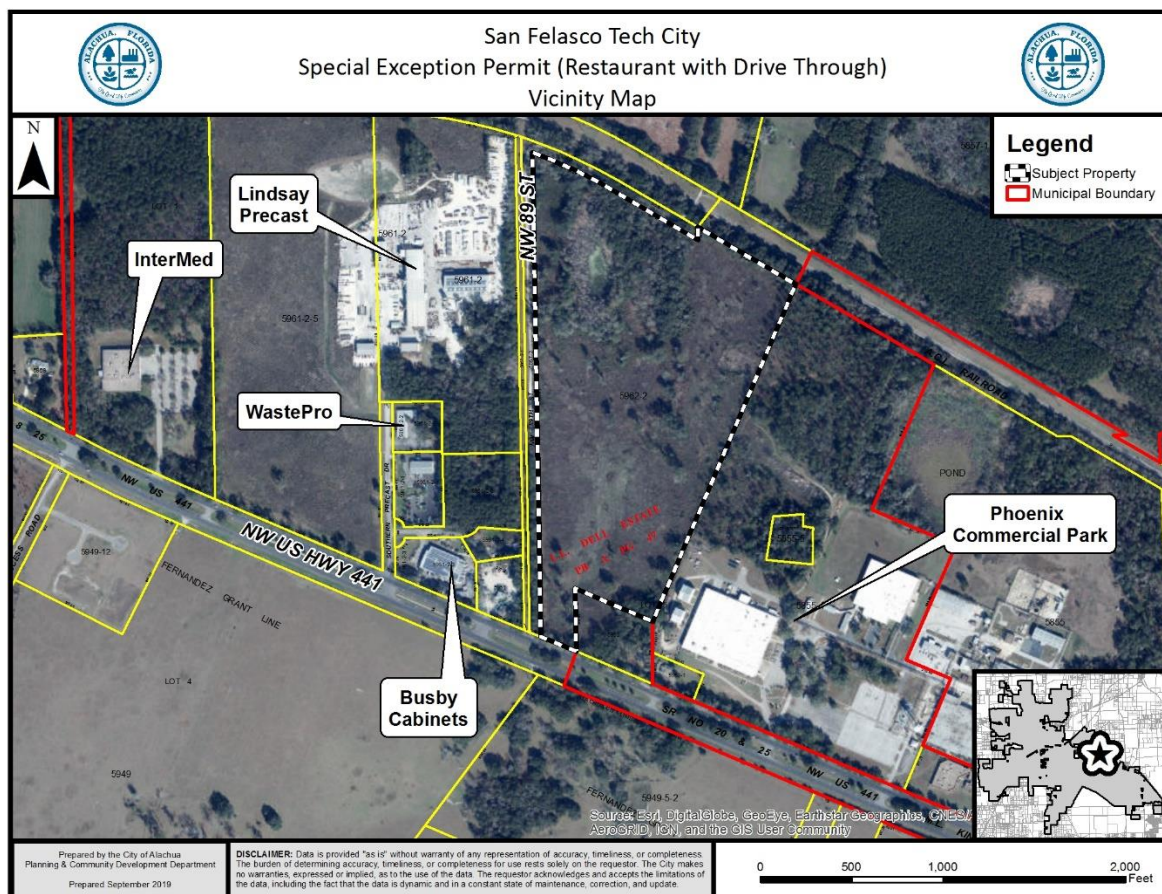
## SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 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. It 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**

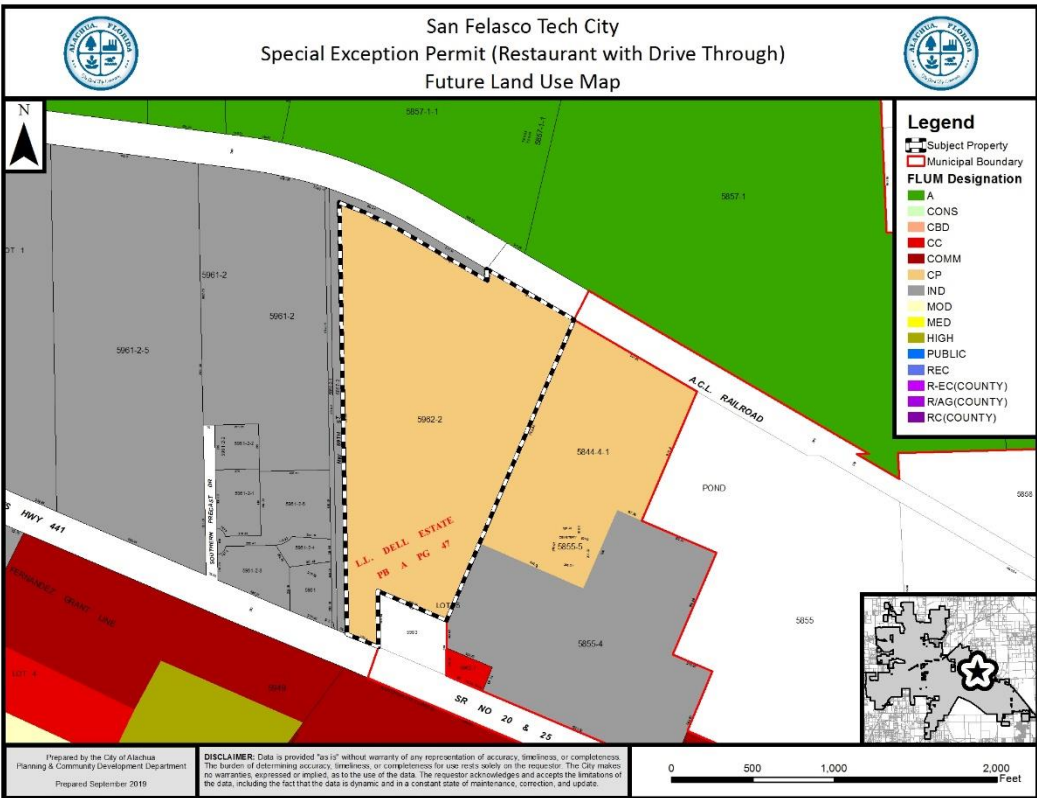
| Direction | Existing Use(s)                                          | FLUM Designation(s)                                  | Zoning District(s)                                                    |
|-----------|----------------------------------------------------------|------------------------------------------------------|-----------------------------------------------------------------------|
| North     | CSX Railroad Right-of-way                                | N/A                                                  | N/A                                                                   |
| South     | NW US Highway 441; Vacant Lands; Single Family Residence | Commercial; Rural Employment Center (Alachua County) | Commercial Intensive (CI); Highway Oriented Business (Alachua County) |
| East      | Phoenix Commercial Park                                  | Industrial                                           | Industrial General (IG)                                               |
| West      | Lindsay Precast; Waste Pro; Busby Cabinets               | Industrial                                           | Light & Warehouse Industrial (ILW)                                    |

**Map 1. Vicinity Map**

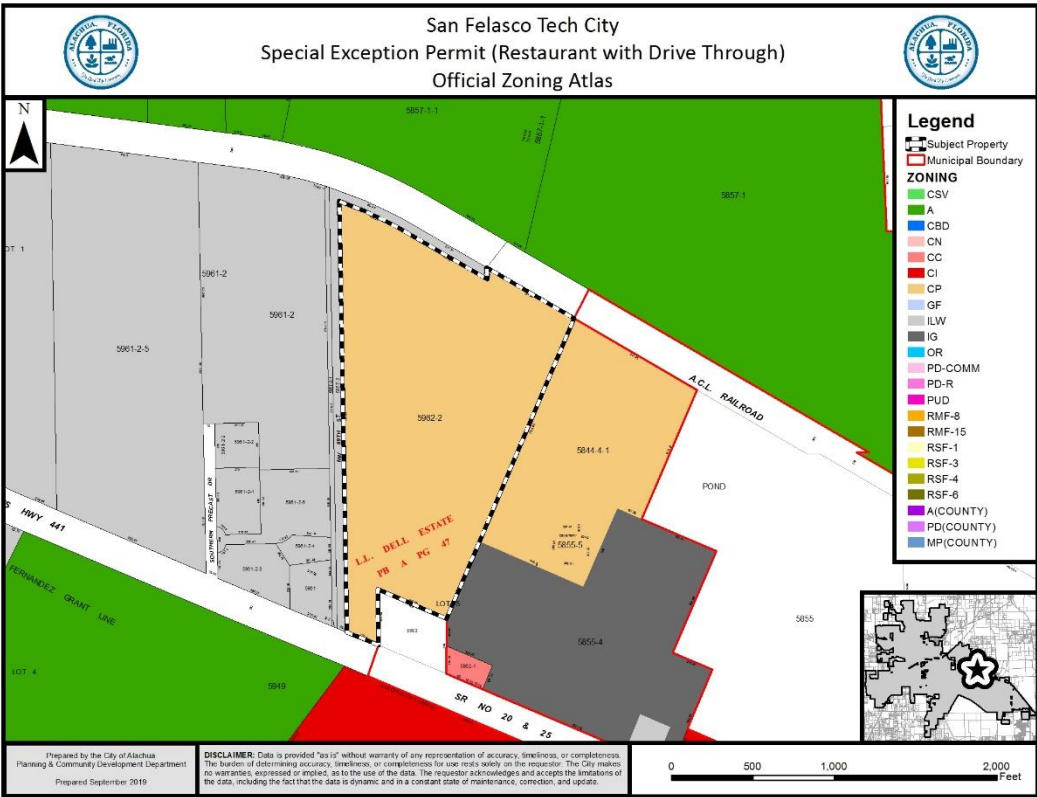




Map 2. Future Land Use Map



Map 3. Official Zoning Atlas



## 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. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held on September 18, 2019, at the Alachua Library Branch, located at 14913 NW 140<sup>th</sup> Street. The applicants were present and available to answer questions. The materials submitted by the applicant indicate that the meeting was unattended.

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

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.

### **GOAL 1:** Future Land Use Map 2025:

The City of Alachua 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.

### **Objective 1.4:** Corporate Park

The City of Alachua shall establish one mixed use district: Corporate Park. This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and complimentary residential uses located near major transportation corridors. The Corporate Park category is intended to:

- (1) provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses; and,
- (2) provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

**Policy 1.4.a:** The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, live-work units, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

**Policy 1.4.b:** Development within the Corporate Park land use category should be designed in a campus-like or "corporate park" setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features, such as buildings

placed near the street, sidewalks, and trails leading to nearby uses, such as retail and housing, is encouraged.

***Evaluation and Findings of Consistency with Goal 1, Objective 1.4, and Policies 1.4.a & 1.4.b:*** The development is designed and planned to be a campus-like environment consisting of a mix of residential and non-residential uses, including offices, technology firms, and incubators. The proposed restaurant use is consistent with the uses identified in Policy 1.4.a. There are pedestrian sidewalks and walkways connecting buildings throughout the development.

**Policy 1.4.f:** The City shall develop performance standards for Corporate Park uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;
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 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;
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 site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.
12. Complimentary residential uses.

***Evaluation and Findings of Consistency with Policy 1.4.f:*** The Site Plan demonstrates compliance with the applicable performance standards.

# FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

## SECTION 2.4.4(D), SPECIAL EXCEPTION STANDARDS

Section 2.4.4(D) of the City's Land Development Regulations (LDRs) establishes the standards with which all applications for a Special Exception Permit must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.4(D). An evaluation and findings of the application's compliance with the standards of Section 2.4.4(D) is provided below. The applicant has also provided an analysis of the application's compliance with Section 2.4.4(D) in the supporting application materials.

(D) *Special exception standards.* A special exception permit shall be approved only upon a finding the applicant demonstrates all the following standards are met:

(1) *Complies with use specific regulations.* The proposed special exception complies with all relevant standards in Section 4.3, Use specific standards.

**Evaluation & Findings:** Sections 4.3.4(A)(2) establishes use-specific standards which are applicable to restaurants with drive-through facilities. An analysis of the application's compliance with Section 4.3.4(A)(2) is provided in this Staff Report. The applicant has also provided an analysis of the application's compliance with Section 4.3.4(A)(2) within the supporting application materials.

(2) *Compatibility.* The proposed special exception is appropriate for its location and compatible with the character of surrounding lands and the uses permitted in the zone district.

**Evaluation & Findings:** Compatibility is defined by the City's Comprehensive Plan as, "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."

The proposed restaurant will be located in San Felasco Tech City, which is planned to be developed as a mixed-use, campus-like development.

The property has a Corporate Park Future Land Use Map (FLUM) Designation and is zoned Corporate Park (CP).

The Corporate Park FLUM Designation is described as follows in Policy 1.4.d of the Comprehensive Plan Future Land Use Element:

*"The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, live-work units, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment."*

The CP zoning district is described as follows in Section 3.5.2(F)(1) of the City's LDRs:

*"The CP District is established and intended to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, supporting retail, and limited residential uses. By allowing a range of permitted uses, the CP District is intended to accommodate the development of "flex space" arrangements..."*

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 2.

**Table 2. Surrounding Land Uses**

| Direction | Existing Use(s)                                          | FLUM Designation(s)                                  | Zoning District(s)                                                    |
|-----------|----------------------------------------------------------|------------------------------------------------------|-----------------------------------------------------------------------|
| North     | CSX Railroad Right-of-way                                | N/A                                                  | N/A                                                                   |
| South     | NW US Highway 441; Vacant Lands; Single Family Residence | Commercial; Rural Employment Center (Alachua County) | Commercial Intensive (CI); Highway Oriented Business (Alachua County) |
| East      | Phoenix Commercial Park                                  | Industrial                                           | Industrial General (IG)                                               |
| West      | Lindsay Precast; Waste Pro; Busby Cabinets               | Industrial                                           | Light & Warehouse Industrial (ILW)                                    |

The proposed restaurant will be located internal to the SFTC project area and is not immediately adjacent to any other uses which present any issues with compatibility between the uses.

- (3) *Design minimizes adverse impact.* The design of the proposed special exception minimizes adverse effects, including visual impacts of the proposed use on adjacent lands; furthermore, the proposed special exception avoids significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration, and does not create a nuisance.

**Evaluation & Findings:** The design of the site and location of the proposed restaurant will have a limited effect on any lands outside of the SFTC development. It is not expected that the use will result in any adverse impacts on surrounding lands as it relates to service delivery, parking and loading, odors, noise, glare, and vibration.

- (4) *Design minimizes environmental impact.* The proposed special exception minimizes environmental impacts and does not cause significant deterioration of light, water and air resources, wildlife habitat, stormwater management, scenic resources, and other natural resources.

**Evaluation & Findings:** There are no significant environmental impacts which would result from the special exception. The restaurant is proposed to be located within an area of the SFTC development which has been previously graded. An Environmental Resources Assessment has been performed as part of the development of Phases 1 and 2 of SFTC, and the applicant has relocated protected species on the site in accordance with State requirements.

- (5) *Roads and other public facilities.* There is adequate public facility capacity available to serve the proposed special exception, and the proposed special exception use is designed to ensure safe ingress and egress onto the site and safe road conditions around the site.



**Evaluation & Findings:** Access to the restaurant and drive through will be provided by internal private roads within the SFTC development. The drive through lane provides the minimum required stacking spaces from the pick up window to the order box and from the order box to the drive through entry. SFTC is currently served by City water and wastewater service. Electric service is provided by Duke Energy. No adverse effects upon existing utility service will result from the proposed use.

- (6) *Not injure neighboring land or property values.* The proposed special exception will not substantially injure the use of neighboring land for those uses that are permitted in the zone district, or reduce land values.

**Evaluation & Findings:** The lands surrounding the subject property are zoned for nonresidential uses. It is not expected that the proposed special exception would have any substantial impact which would injure the use of neighboring land for the uses permitted in the zoning district [Light & Warehouse Industrial (ILW) and Business Highway (Alachua County designation)] or reduce land values.

- (7) *Site plan.* A site plan (Subsection 2.4.9 of this section) has been prepared that demonstrates how the proposed special exception use complies with the other standards of this subsection.

**Evaluation & Findings:** A Site Plan has been submitted and reviewed concurrently with this Special Exception Permit application. The Site Plan demonstrates that the proposed use complies with the applicable requirements of the LDRs, including the standards of Section 2.4.4(D), the Use-Specific Standards established for restaurants with drive through facilities provided in Section 4.3.4(A)(2), and the stacking requirements provided in Section 6.1.

- (8) *Complies with all other relevant laws and ordinances.* The proposed special exception use complies with all other relevant City laws and ordinances, State and Federal laws, and regulations.

**Evaluation & Findings:** The application is found to comply with all other applicable City laws and ordinances, State and Federal laws, and regulations.

### ***SECTION 4.3.4(A)(2), USE-SPECIFIC STANDARDS: RESTAURANTS WITH DRIVE THROUGH OR DRIVE IN SERVICE***

Sections 4.3.3(A)(1) and (4) of the City's LDRs establish Use-Specific Standards for commercial nurseries. The application has been reviewed for compliance with the standards of Sections 4.3.3(A)(1) and (4). An evaluation and findings of the application's compliance with the standards of Sections 4.3.3(A)(1) and (4) is provided below. The applicants have also provided an analysis of the application's compliance with Sections 4.3.3(A)(1) and (4) in the application materials.

#### *4.3.4(A)(2) Restaurants with drive-through or drive-in service.*

- (a) *Off-street parking and loading.* All principal uses with drive-through or drive-in services shall comply with all applicable standards governing vehicle-stacking areas and drive-in facilities set forth in [Section 6.1](#), Off-street parking and loading standards.

**Evaluation & Findings:** The Site Plan and exhibit provided with the Special Exception Permit application demonstrates that the proposed restaurant and drive through complies with the applicable standards as set forth in Section 6.1. This section establishes minimum stacking requirements for drive through facilities, and requires a minimum of four (4) stacking spaces from the pick up window to the order box and an

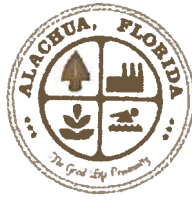
additional four (4) stacking spaces from the pick up window to the entrance of the drive through. Stacking spaces cannot impede on-site or off-site traffic movements or movements in and out of parking spaces. Drive through facilities must also be located on the side or rear of the principal structure.

- (b) *Transitional use area requirement.* When such use is located within a CI, ILW or IG district which adjoins a residential district, and is located upon the same frontage as the residential district without an intervening street, drive-throughs or drive-ins may not be closer than 100 feet from the residential district boundary line.

**Evaluation & Findings:** The subject property is zoned Corporate Park (CP), therefore, this standard is not applicable.

**EXHIBIT “A”**  
**TO**  
**SAN FELASCO TECH CITY (SFTC)**  
**SPECIAL EXCEPTION PERMIT –**  
**RESTAURANT WITH DRIVE THROUGH**

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



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

October 10, 2019

Also sent by electronic mail to [sreyes@edafl.com](mailto:sreyes@edafl.com)

Mr. Sergio Reyes, P.E.  
EDA Engineers – Surveyors – Planners, Inc.  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

RE: Planning & Zoning Board (PZB) Public Hearing: San Felasco Tech City (SFTC)  
Special Exception Permit Application for a Restaurant with Drive-Through

Dear Mr. Reyes:

On October 2, 2019, the City of Alachua received your revised application and materials for the Special Exception Permit to allow a restaurant with a drive-through in the Corporate Park (CP) zoning district and located within Phase 3 of SFTC. Based upon a review of the revised application, the City has determined that the application can be scheduled for a hearing before the Planning and Zoning Board (PZB). The PZB meeting date will be confirmed once the Development Review Team (DRT) comments for the companion Site Plan application for Phase 3 of SFTC have been sufficiently addressed.

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package, seven (7) sets of 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.com](mailto:planning@cityofalachua.com) *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.*

In addition, 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. Staff will contact notify you when the signs are available for pick up at City Hall.

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 the PZB meeting at which the application is scheduled to be heard. Any presentation or materials may be submitted by emailing them to [planning@cityofalachua.com](mailto:planning@cityofalachua.com).

Should you have any questions, please feel free to contact me at (386) 418-6100, x 107 or via email at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com).

Sincerely,

Justin Tabor, AICP  
Principal Planner

c: Adam Boukari, City Manager (*by electronic mail*)  
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)  
Adam Hall, AICP, Planner (*by electronic mail*)  
Mitch Glaeser, The Laser Investment Group, LLC (*by electronic mail*)  
Project File



October 3, 2019

Justin Tabor, AICP  
Planner  
City of Alachua Planning & Community Development  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616



**Re: Development Review Team (DRT) Summary for:  
SFTC Special Exception Permit Application for a Restaurant with Drive-Through**

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on September 26, 2019 are below.

1. Compatibility Analysis

- a. Address compatibility of the proposed use with the single family dwelling located southeast of the proposed use's location and any additional measures incorporated into the design of the site to address compatibility of these uses.

**RESPONSE: See revised compatibility analysis section of the justification report for discussion of the relationship with the single family dwelling.**

2. LDR Consistency Analysis

- a. Response to Section 4.3.4(A)(2)(a): Per Table 6.1-4, a minimum of 4 stacking spaces are required between the pickup window and the order box. The order box is located too close to the pickup window and does not provide for the minimum number of stacking spaces between the pickup window and the order box.

**RESPONSE: See revised exhibit with relocated order box to meet requirements.**

- b. In the Justification Report, include an analysis of the application's compliance with Section 4.3.4(A)(2)(b).

**RESPONSE: See revised Justification Report, page 11 – this provision does not apply, given the zoning of the subject property is Corporate Park.**

- c. The proposed use is located within 500 feet of an existing single-family dwelling. In the LDR Consistency Analysis, provide a response to the residential protection standards established in Section 6.6.3.

**RESPONSE: See revised Justification Report, page 12-13 under Land Development Regulation Consistency.**



d. Confirm if any outdoor seating areas are proposed. If so, provide analysis of compliance with the Use-Specific Standards for restaurants with outdoor seating as set forth in Section 4.3.4(A)(1) (also applicable to Site Plan application).

**RESPONSE: No outdoor seating is proposed.**

3. Minor Revisions

a. Page 2 of Justification Report: Background – Suggest adding specific information about the development approved for Phase 2 (i.e., square footage of non-residential buildings and their uses) and proposed for Phase 3 (i.e., number of dwelling units).

**RESPONSE: See revised report for mention of the existing Tech City development program.**

b. Page 2 of Justification Report: A section is labelled as “Statement of Proposed Change”, but no “change” is proposed. Suggest renaming this section of the report.

**RESPONSE: See revised report- section is now titled “Justification for Special Exception.”**

c. Page 2 of Justification Report: Statement of Proposed Change – The report states “... many of the surrounding properties along the US 441 corridor contain the same or similar nonresidential zoning designations.” SFTC is the only property designated as CP on the Official Zoning Atlas nearby the subject property. Please clarify.

**RESPONSE: See revised text- mention of the same zoning has been removed.**

d. Page 5 of Justification Report: Suitability Analysis – Correct the reference to application type in the first paragraph.

**RESPONSE: See revised paragraph – it now refers to the special exception application.**

e. Page 5 of Justification Report: Suitability Analysis – The report states, “...the specific area in which the restaurant with drive-through has already been approved for development...” Please clarify the statement, as the use of a restaurant with a drive-through has not yet been approved.

**RESPONSE: See revised text- mention of the approved development plan has been revised.**

f. Page 7 of Justification Report: Comprehensive Plan Consistency Analysis – Response to Goal 1 of the FLUE references the “change” proposed by the application, but no “change” is proposed. Please clarify.

**RESPONSE: See revised paragraph – it now refers to the special exception application.**

g. Page 9 of Justification Report: LDR Consistency – Response to Section 2.4.4(D)(4) states, “...the specific area in which the restaurant with drive-through has already been approved for development...” Please clarify the statement, as the use of a restaurant with a drive-through has not yet been approved.

**RESPONSE: See revised text- mention of the approved development plan has been revised.**



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

September 26, 2019

*Also sent by electronic mail to [sreyes@edaf.com](mailto:sreyes@edaf.com)*

Mr. Sergio Reyes, P.E.  
EDA Engineers – Surveyors – Planners, Inc.  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

RE: Development Review Team (DRT) Summary for: San Felasco Tech City (SFTC)  
Special Exception Permit Application for a Restaurant with Drive-Through

Dear Mr. Reyes:

The application for a Special Exception Permit to allow a restaurant with a drive-through in the Corporate Park (CP) zoning district and located within Phase 3 of SFTC has been reviewed by the City's Development Review Team (DRT). This application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, October 3, 2019**. A total of three (3) copies of the complete application package (i.e., all application materials and attachments) and a digital copy of all materials in PDF format, either submitted on a CD or by emailing a Cloud / FTP link to [planning@cityofalachua.com](mailto:planning@cityofalachua.com), must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the Planning & Zoning Board (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.

Please address the following:

1. Compatibility Analysis

- a. Address compatibility of the proposed use with the single family dwelling located southeast of the proposed use's location and any additional measures incorporated into the design of the site to address compatibility of these uses.

2. LDR Consistency Analysis

- a. Response to Section 4.3.4(A)(2)(a): Per Table 6.1-4, a minimum of 4 stacking spaces are required between the pickup window and the order box. The order box is located too close to the pickup window and does not provide for the minimum number of stacking spaces between the pickup window and the order box.
- b. In the Justification Report, include an analysis of the application's compliance with Section 4.3.4(A)(2)(b).

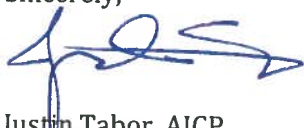
- c. The proposed use is located within 500 feet of an existing single-family dwelling. In the LDR Consistency Analysis, provide a response to the residential protection standards established in Section 6.6.3.
- d. Confirm if any outdoor seating areas are proposed. If so, provide analysis of compliance with the Use-Specific Standards for restaurants with outdoor seating as set forth in Section 4.3.4(A)(1) (*also applicable to Site Plan application*).

3. Minor Revisions

- a. Page 2 of Justification Report: Background – Suggest adding specific information about the development approved for Phase 2 (i.e., square footage of non-residential buildings and their uses) and proposed for Phase 3 (i.e., number of dwelling units).
- b. Page 2 of Justification Report: A section is labelled as "Statement of Proposed Change", but no "change" is proposed. Suggest renaming this section of the report.
- c. Page 2 of Justification Report: Statement of Proposed Change – The report states "... many of the surrounding properties along the US 441 corridor contain the same or similar non-residential zoning designations." SFTC is the only property designated as CP on the Official Zoning Atlas nearby the subject property. Please clarify.
- d. Page 5 of Justification Report: Suitability Analysis – Correct the reference to application type in the first paragraph.
- e. Page 5 of Justification Report: Suitability Analysis – The report states, "...the specific area in which the restaurant with drive-through has already been approved for development..." Please clarify the statement, as the use of a restaurant with a drive-through has not yet been approved.
- f. Page 7 of Justification Report: Comprehensive Plan Consistency Analysis – Response to Goal 1 of the FLUE references the "change" proposed by the application, but no "change" is proposed. Please clarify.
- g. Page 9 of Justification Report: LDR Consistency – Response to Section 2.4.4(D)(4) states, "...the specific area in which the restaurant with drive-through has already been approved for development..." Please clarify the statement, as the use of a restaurant with a drive-through has not yet been approved.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP  
Principal Planner

- c: Adam Boukari, City Manager (*by electronic mail*)  
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)  
Adam Hall, AICP, Planner (*by electronic mail*)  
Mitch Glaeser, The Laser Investment Group, LLC (*by electronic mail*)  
Project File



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

September 9, 2019

*Also sent by electronic mail to [sreyes@edafl.com](mailto:sreyes@edafl.com)*

Mr. Sergio Reyes, P.E.  
EDA Engineers – Surveyors – Planners, Inc.  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

RE: Conditional Application Acceptance: San Felasco Tech City (SFTC) Special Exception Permit – Restaurant with Drive-Through

Dear Mr. Reyes:

On September 5, 2019, the City of Alachua received your application for a Special Exception Permit, which proposes to allow a restaurant with a drive-through in the Corporate Park (CP) zoning district. The proposed restaurant with a drive-through is located within Phase 3 of SFTC. A Site Plan application for SFTC Phase 3 is currently under review. The subject property is located at 13025 NW US Highway 441 and is comprised of Tax Parcel Number 05962-002-000.

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, conditional upon submission of certain information found below. Please provide materials addressing the comments below by **5:00 PM** on **Thursday, September 19, 2019**. It is acceptable to submit these materials by email to the project planner.

**The comments below are based solely on a preliminary review of your application for completeness.** An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled after the application is determined to be complete.

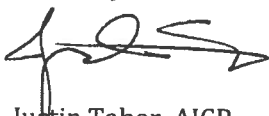
Please address the following:

1. **Special Exception Permit Attachment #3.a., Site Plan:** A site plan depicting the proposed placement of structures on the property, provisions for ingress and egress, off-street parking and off-street loading areas, and refuse and service areas, and required yards and open spaces, has not been included with the Special Exception Permit application. Include a site plan with the Special Exception Permit application depicting such features. The Site Plan should also depict compliance with the Use-Specific Standards for restaurants with drive-through facilities as set forth in Section 4.3.4(A)(2), including minimum stacking requirements as set forth in Section 6.1.

2. **Special Exception Permit Attachment #3.d., Landscaping/Buffering:** No materials have been submitted with the Special Exception Permit application which depict existing/proposed landscaping and buffering. Submit materials with the Special Exception Permit application which depict existing/proposed landscaping and buffering within the area of the proposed restaurant with a drive-through.
3. **Special Exception Permit Attachment #5, Neighborhood Meeting Materials:** Submit a written summary of the Neighborhood Meeting, including those in attendance, a summary of the issues related to the development proposal discussed at the meeting, and comments by those in attendance about the development proposal.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP  
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*  
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*  
Adam Hall, AICP, Planner *(by electronic mail)*  
Mitch Glaeser, The Laser Investment Group, LLC *(by electronic mail)*  
Project File





City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

# Special Exception Permit Application

Reference City of Alachua Land Development Regulations Article 2.4.4

## A. PROJECT

1. Project Name: San Felasco Tech City Drive Through
2. Address of Subject Property: 13025 NW US HWY 441
3. Parcel ID Number(s): 05962-002-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation: Corporate Park
6. Zoning Designation: Corporate Park
7. Acreage: 55.18

## B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Sergio Reyes, PE Title: President  
Company (if applicable): eda engineers-surveyors-planners, inc.  
Mailing address: 2404 NW 43rd St  
City: Gainesville State: FL ZIP: 32606  
Telephone: ( ) 352-373-3541 FAX: ( ) 352-373-7249 e-mail: sreyes@edafl.com
3. If the applicant is agent for the property owner\*:  
Name of Owner (title holder): Mitch Glaeser - The Laser Investment Group, LLC  
Mailing Address: 3201 SW 42nd St.  
City: Gainesville State: FL ZIP: 32608

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

## C. ADDITIONAL INFORMATION

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

## D. ATTACHMENTS

1. Statement of proposed special exception including the identification of the provision of the Land Development Regulations under which the special exception permit is sought, and stating the grounds on which it is requested.
2. Analysis of compliance with the Standards for a Special Exception, as defined in Section 2.4.4 of the Land Development Regulations (LDRs), and listed below:
  - a. Complies with Use Specific Regulations
  - b. Compatibility
  - c. Design Minimizes Adverse Impact
  - d. Design Minimizes Environmental Impact
  - e. Roads and Other Public Facilities
  - f. Not Injure Neighboring Land or Property Values
  - g. Site Plan
  - h. Complies will All Other Relevant Laws and Ordinances
3. Materials which demonstrate that the special exception permit would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or the general welfare, which shall include (at a minimum):

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

Revised 4/1/2012

- All 10 attachments are required for a complete application.** A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

John West

\_\_\_\_\_

Sergio Reyes PE-President

10. *Chlorophyll a* (Chl *a*)

State of Florida County of Alachua

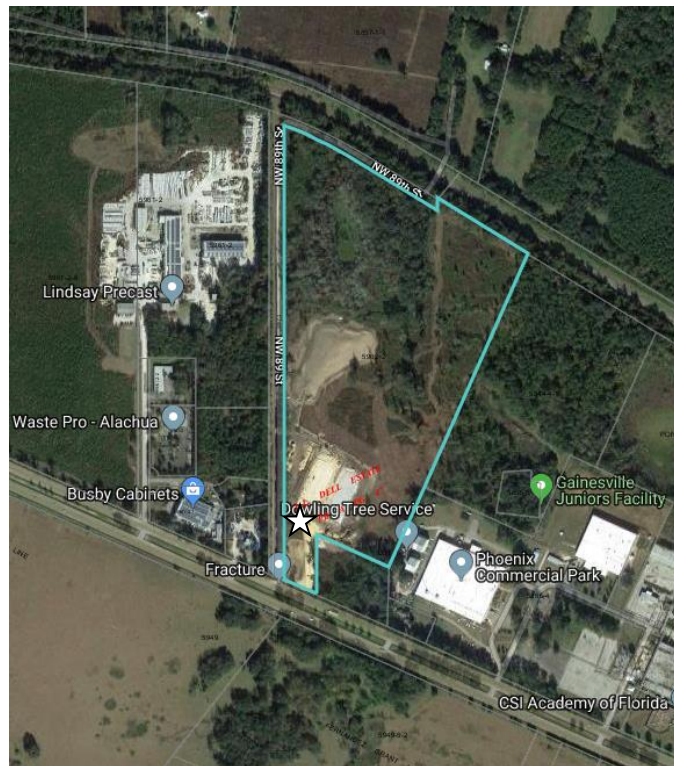
The foregoing application is acknowledged before me this 5<sup>th</sup> day of September, 2019, by Sergio Reyes

NOTARY SEAL  
ASHLEY SCANNELLA  
MY COMMISSION # GG91185  
EXPIRES: April 06, 2021

Signature of Notary Public, State of Florida



# San Felasco Tech City Special Exception Application



|                                  |                                                                                                        |
|----------------------------------|--------------------------------------------------------------------------------------------------------|
| <b><u>Project Request:</u></b>   | Special Exception to allow a restaurant with drive through in the Corporate Park (CP) zoning district. |
| <b><u>Location:</u></b>          | 13025 NW US HWY 441                                                                                    |
| <b><u>Tax Parcel Number:</u></b> | 05962-002-000                                                                                          |
| <b><u>Prepared By:</u></b>       | Clay Sweger, AICP, LEED AP<br><b>eda</b> engineers-surveyors-planners, inc.                            |

## **Background**

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The current future land use designation is Corporate Park and the zoning designation is Corporate Park (CP). The proposed drive through is a part of Phase 3 of the larger San Felasco Tech City development. Phase 1 is complete with multiple office and light industrial tenants within 60,000 SF of building area and Phase 2 is currently under construction on the site. The property is located at 13025 NW US Highway 441, to the east of the intersection of NW 89<sup>th</sup> Street and US 441. The drive through facility is proposed on tax parcel 05962-002-000. The subject property is a proposed mixed-use development with a range of residential and non-residential uses and this restaurant will serve the residents and employees of Tech City. The project is located in the center of the US 441 corporate corridor, which supports a variety of commercial activities.

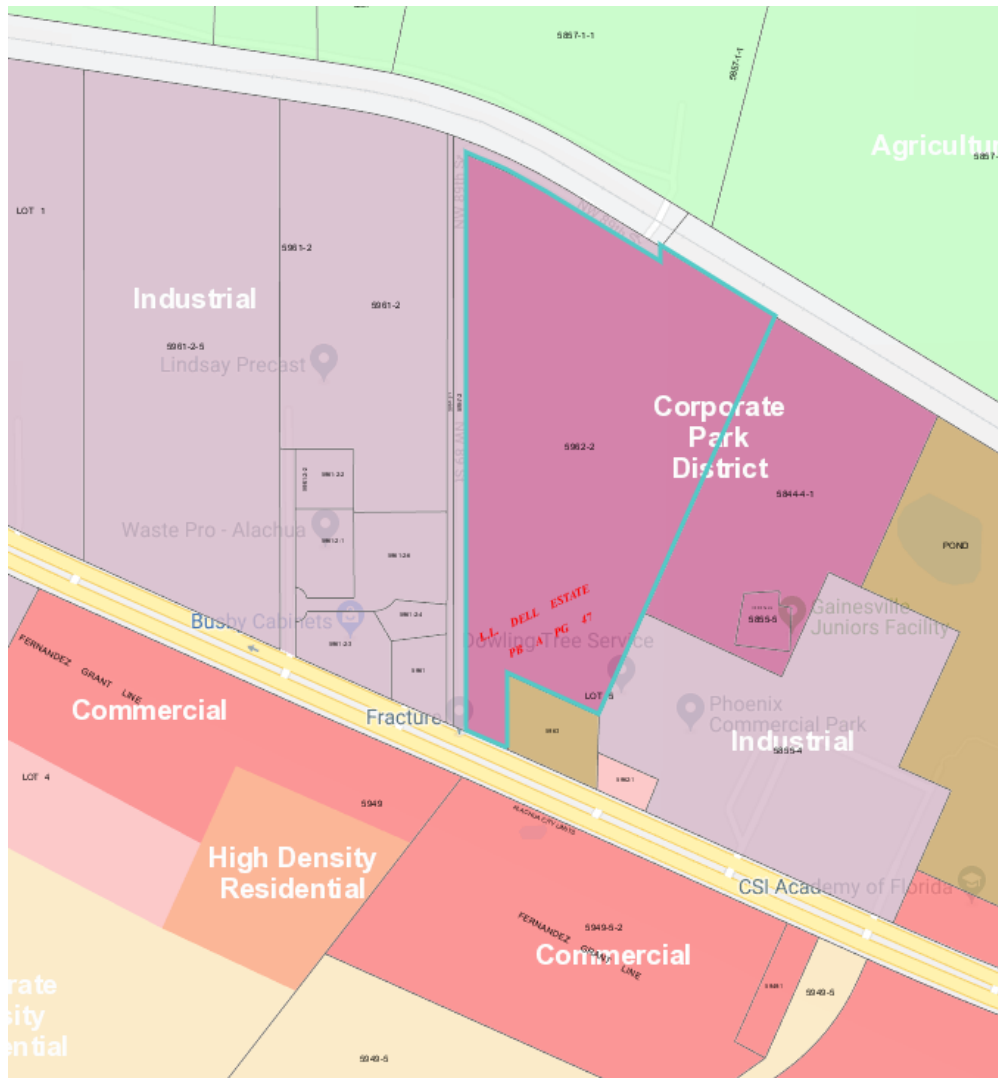
## **Justification for Special Exception**

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The property owner now seeks City approval for a restaurant with drive through which is consistent with the surrounding land use pattern and Land Development Regulations and Comprehensive Plan. Table 4.1-1 of the LDR's indicates that 'Restaurant, with drive-through or drive-in service' is permitted in this district if a Special Exception is approved by the Planning and Zoning Board. Therefore, this application must meet the criteria outlined in Section 2.4.4(D), Section 4.3.4(A)(2) and all other applicable LDR and Comprehensive Plan criteria related to the Special Exception request. All applicable criteria are addressed in the following report and application.

As indicated on the zoning map, many of the surrounding properties along the US 441 corridor contain similar non-residential zoning designations allowing commercial and industrial development. This development trend predominantly includes employment-based and complimentary commercial uses in the immediate area along US 441. Phases 1 and 2 of this development include 120,000 SF of non-residential space and Phase 3 include 73 residential units. Therefore, the applicant's request for a Special Exception to allow a restaurant with drive-through (commercial use) is located in an appropriate location along a major arterial street and surrounded by compatible uses.

## Existing Future Land Use Designation - Corporate Park



### Objective 1.4: Corporate Park

The City of Alachua shall establish one mixed use district: Corporate Park. This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and complementary residential uses located near major transportation corridors. The Corporate Park category is intended to:

(1) provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses; and,

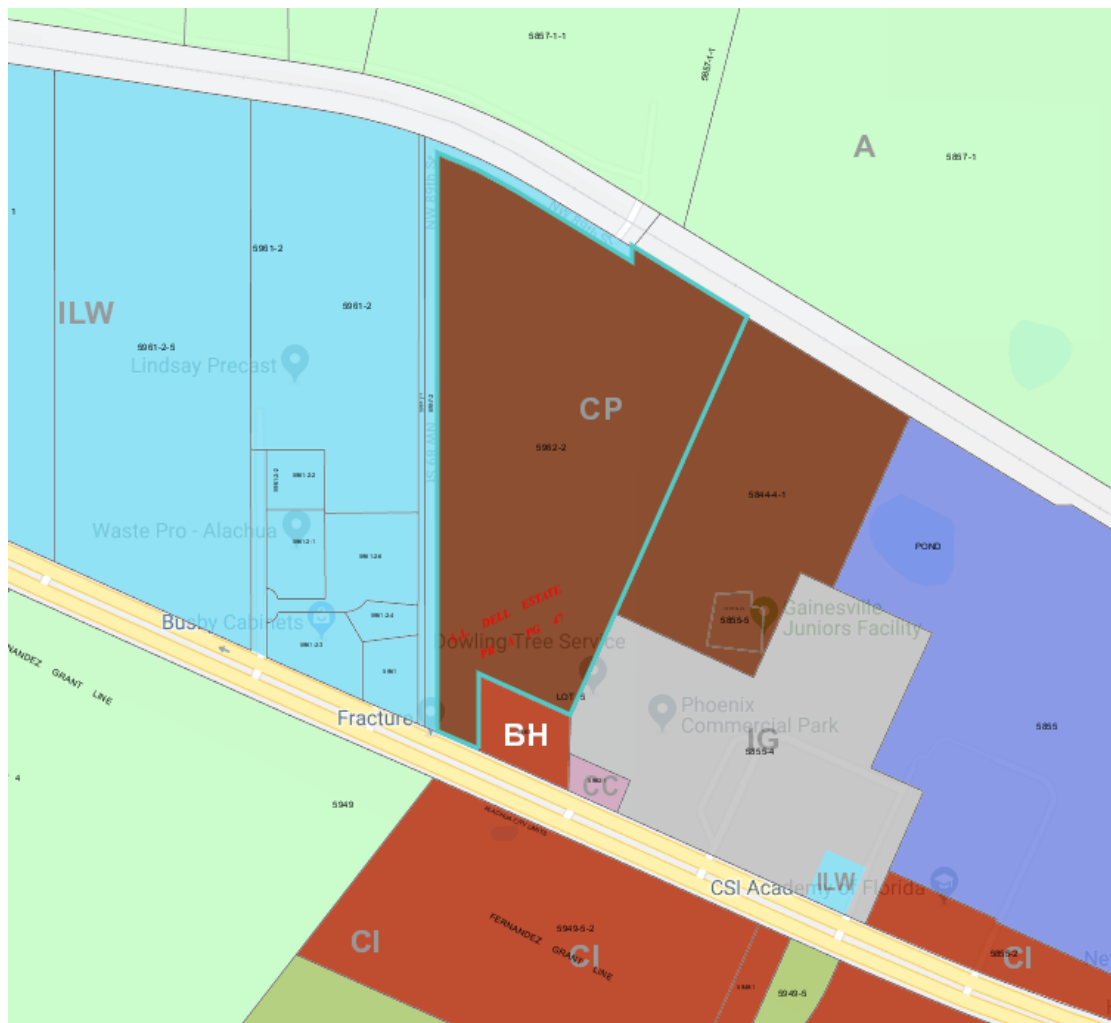


*(2) provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.*

As described in the Comprehensive Plan policy listed above, the existing future land use designation of Corporate Park in the City of Alachua promotes and allows a wide variety of business uses, including supportive retail and commercial businesses. The policy specifically addresses mixed-use developments such as San Felasco Tech City, which include both residential and non-residential uses – the proposed drive-through will meet the intent of the land use category and serve the residents and employees of the development.

## **Existing Zoning Designation - Corporate Park**

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*The CP District is established and intended to accommodate a range of research and development, technology and life sciences/biotechnology industries, office,*

*supporting retail, and limited residential uses. By allowing a range of permitted uses, the CP District is intended to accommodate the development of "flex space" arrangements. Flex space allows a developer to establish different combinations of uses on a site over time.*

As described in City of Alachua LDR Section 3.5.2(F) listed above, the existing zoning designation of Corporate Park allows a mix of uses to support office and industrial uses, including residential and commercial uses. The proposed drive-through is a commercial use and will meet the intent of the land use category by serving the residents and employees of the development.

## **Analysis of Special Exception Request**

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The following areas of analysis shall be addressed in relation to the proposed Special Exception application:

1. Suitability Analysis
2. Compatibility Analysis
3. Consistency with Comprehensive Plan
4. Consistency with Land Development Regulations

The following information based on these areas of analysis shall demonstrate that this request is consistent with the Comprehensive Plan, Land Development Regulations and general local land use patterns.

### **Suitability Analysis**

The following data and analysis included in the suitability analysis is provided to address the issue of on-site natural resources and potential impacts caused by the requested special exception:

*Objective 5.1 Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use map and the development review process. Natural features may be included as amenities within a development project.*

#### ***Environmentally Sensitive Features:***

The overall Tech City subject property contains wetlands at the back of the parcel, located far away from the proposed drive-through facility. The wetland areas and required buffers have been delineated by an environmental consultant and are shown on the Site Plan for the project. In addition, the specific area in which the restaurant with drive-through has already been approved for development and the site has been cleared, in accordance with City approvals.

Based on the information above, the Special Exception will have no negative impact on any environmentally sensitive features.

## Compatibility Analysis

Compatibility with adjacent land uses is another key factor when considering a proposed Special Exception application. The following list of adjacent uses and accompanying map illustrates the existing land uses and zoning designations for the properties surrounding the subject property.

The existing land uses and zoning designation of the adjacent properties are as follows:

- West:** Various industrial businesses, WastePro (across NW 89<sup>th</sup> Street)  
Light and Warehouse Industrial District (ILW) Zoning
- East:** Phoenix Commercial Park with General Industrial (IG) Zoning  
Single Family Home with Highway Oriented Business (BH) Zoning
- North:** San Felasco Tech City (same project) – Corporate Park (CP) Zoning
- South:** Vacant land (across US 441)  
Commercial Intensive (CI) Zoning



According to the zoning map and the list of existing land uses in the immediate area, there is a solid pattern of non-residential commercial development. The approval of the proposed Special Exception to allow a restaurant with drive through is consistent with the existing development pattern. Therefore, based on the surrounding land use pattern and the proximity to a major state road, the subject property is compatible with the commercial development in the area.

There is a single family structure located on parcel 05963-000-000 located to the SE of the subject property, but the parcel has BH zoning (not a residential district), and the property line is more than 100 feet from the proposed drive through window. The residential property has not been surveyed, but we estimate the structure (located in the SE corner) is more than 500 feet away from the proposed restaurant and the property is heavily vegetated. In addition, San Felasco Tech City provides extensive landscaping along the project entrance road and the stormwater basin that are directly adjacent to the single family property.

## **Comprehensive Plan Consistency**

The following Goals, Objectives and Policies are also applicable to the proposed special exception application:

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

*Goal 1: Future Land Use Map: The City of Alachua 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.*

**Consistency:** The intent of this Special Exception application is to demonstrate that the change is compatible with the surrounding area, consistent with the City of Alachua land use patterns and Comprehensive Plan, can be served by adequate facilities and will not negatively affect the existing level of service for public facilities. In addition, the development of a restaurant with drive through on this property will support and attract more business and employment opportunities to the City of Alachua and will therefore support local economic prosperity. This application addresses each of these issues and therefore demonstrates consistency with Goal 1 of the Future Land Use Element.

### ***Objective 1.4: Corporate Park***

*The City of Alachua shall establish one mixed use district: Corporate Park. This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and complementary residential*

uses located near major transportation corridors. The Corporate Park category is intended to:

- (1) provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses; and,
- (2) provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

**Consistency:** The subject property currently has a Corporate Park future land use designation. Comprehensive Plan Policy 1.4 listed above describes that the Corporate Park future land use designation in the City of Alachua promotes and allows a wide variety of business uses, including supporting retail businesses (as proposed). Specifically, this future land use designation supports the requested Special Exception as it provides for and supports a mixed use development, with a range of commercial and residential uses within a campus like or “corporate park” setting.

*Policy 5.2.1 All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.*

**Consistency:** The subject property is currently served by centralized water, sewer and electric services. The adjacent roadway segment is operating within an acceptable level of service and will continue to be within an acceptable level of service after San Felasco Tech City Phase 3 is approved (see Site Plan submittal for details).

## **Land Development Regulations Consistency**

### **2.4.4(D) Special Exception Standards**

*A Special Exception Permit shall be approved only upon a finding the applicant demonstrates all the following standards are met:*

#### **(1) Complies with Use Specific Regulations**

*The proposed special exception complies with all relevant standards in Section 4.3, Use Specific Standards.*

**Consistency:** As indicated later in this report, the proposed Special Exception is in compliance with each of the applicable use specific regulations as indicated in Sec. 4.3.4(A)(2).



**(2) Compatibility**

*The proposed special exception is appropriate for its location and compatible with the character of the surrounding lands and the uses permitted in the zone district.*

**Consistency:** The proposed Special Exception is appropriate for the location and compatible with the character of the surrounding lands and the uses permitted in the zoning district. As indicated on the zoning map, many of the surrounding properties along the US 441 corridor contain the similar commercial and industrial zoning designations. The proposed restaurant with drive through will serve employees of the San Felasco Tech City development and surrounding businesses. Therefore, the applicant's request for a Special Exception to allow a restaurant with drive through is located in an appropriate location along a major arterial street and surrounded by compatible uses.

**(3) Design Minimizes Adverse Impact**

*The design of the proposed special exception minimizes adverse effect, including visual impacts of the proposed use on adjacent lands; furthermore, the proposed special exception avoids significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, and vibration, and does not create a nuisance.*

**Consistency:** The proposed Special Exception minimizes visual impacts on adjacent lands and avoids significant adverse impact on surrounding lands regarding service delivery, parking and loading, odors, noise, glare, vibration and does not create a nuisance. The drive through lane is located away from the primary pedestrian activity areas within the San Felasco Tech City Project.

**(4) Design Minimizes Environmental Impact**

*The proposed special exception minimizes environmental impacts and does not cause significant deterioration of light, water and air resources, wildlife habitat, stormwater management, scenic resources, and other natural resources.*

**Consistency:** As indicated in the Suitability Analysis portion of this report, the restaurant with drive through location within the SFTC project does not contain any environmentally sensitive areas. The overall Tech City subject property contains wetlands at the back of the parcel, located far away from the proposed drive-through facility. The wetland areas and required buffers

have been delineated by an environmental consultant and are shown on the Site Plan for the project. In addition, the specific area in which the restaurant with drive-through has already been approved for development and the site has been cleared, in accordance with City approvals.

**(5) Roads and Other Public Facilities**

*There is adequate public facility capacity available to serve the proposed special exception, and the proposed special exception use is designed to ensure safe ingress and egress onto the site and safe road conditions around the site.*

**Consistency:** The subject property is currently served by centralized water, sewer and electric services. The adjacent roadway segment is operating within an acceptable level of service and will continue to be within an acceptable level of service after San Felasco Tech City Phase 3 is approved (see Site Plan submittal for details).

**(6) Not Injure Neighboring Land or Property Values**

*The proposed special exception will not substantially injure the use of neighboring land for those uses that are permitted in the zone district, or reduce land values.*

**Consistency:** The proposed Special Exception will not substantially injure the use of neighboring land for those uses that are permitted in the zone district, or reduce land values. The subject property is located in a Corporate Park zoning district and is surrounded by similar commercial and industrial uses.

**(7) Site Plan**

*A Site Plan (Section 2.4.9) has been prepared that demonstrates how the proposed special exception use complies with the other standards of this subsection.*

**Consistency:** A Site Plan has been prepared and is included as part of this Special Exception application and demonstrates how the proposed Special Exception complies with the applicable standards.

**(8) Complies with All Other Relevant Laws and Ordinances**

*The proposed special exception use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.*

**Consistency:** As indicated throughout this report, the proposed Special Exception is in compliance with all relevant City laws and ordinances, state and federal laws, and regulations.

#### **4.3.4 Business uses.**

##### **(A) Eating establishments.**

##### **(2) Restaurants with drive-through or drive-in service.**

*(a) Off-street parking and loading. All principal uses with drive-through or drive-in services shall comply with all applicable standards governing vehicle-stacking areas and drive-in facilities set forth in Section 6.1, Off-street parking and loading standards.*

**Consistency:** The Site Plan shows adequate stacking and spacing, consistent with Section 6.1.8 for the restaurant with drive through proposed.

*(b) Transitional use area requirement. When such use is located within a CI, ILW or IG district which adjoins a residential district, and is located upon the same frontage as the residential district without an intervening street, drive-throughs or drive-ins may not be closer than 100 feet from the residential district boundary line.*

**Consistency:** This provision is not applicable as the project site (special exception project) is not zoned CI, ILW, or IG which are the only applicable zoning districts. The project site where the drive-through is located is zoned CP, in which this transitional area requirement does not apply. In addition, there are no residential zoning district boundary lines that abut the subject property.

*6.1.8 (B) Design and layout. Required drive-through lanes and facilities and vehicle stacking spaces are subject to the following design and layout standards:*

##### *(1) Vehicle stacking spaces.*

*(a) Size. Vehicle stacking spaces shall be a minimum of nine feet by 20 feet in size.*

*(b) Location. Stacking spaces shall not impede on-site or off-site traffic movements, nor impede movements into or out of off-street parking spaces.*

*(c) Design.*

*(i) Stacking spaces shall be separated from other internal driveways by raised medians if the LDR Administrator determines the median is necessary for traffic movement and safety.*

*(ii) Vehicle stacking areas adjacent to public streets or sidewalks shall be separated from such streets or sidewalks by walls or landscaping with berms.*

**Consistency:** Stacking spaces are adequately sized and separated from the primary parking area and driving lanes for the development and landscaping is provide between the driving lanes and adjacent streets. A heavily landscape stormwater basin lies between the proposed drive through and US Hwy 441.

*(2) Drive-in and drive-through facilities and lanes.*

*(a) Drive-in facilities (e.g., order stations, pick-up windows, bank teller windows, money machines, etc.) shall be located on the side or rear of principal structures to minimize their visibility from public streets.*

*(b) To the maximum extent practicable, drive-in lanes shall not be located between the principal structure and adjacent public streets or sidewalks, or other public gathering places (such as a park or a bus stop). If this is not possible, drive-in lanes and facilities shall be set back a minimum of 20 feet from any adjacent public street or sidewalk or other public place. The entire 20-foot setback shall be landscaped and bermed to screen the drive-in lane and facility from adjacent streets and block the exhaust from idling automobiles.*

**Consistency:** The proposed drive through is located to the rear and side of the building (the building fronts internally to the Tech City development, not towards US 441). The drive through has been set back as much as possible from the adjacent street (more than 100' from US Hwy 441). A heavily landscaped stormwater basin lies between the proposed drive through and US Hwy 441.

#### *Sec. 6.6 – Infill standards*

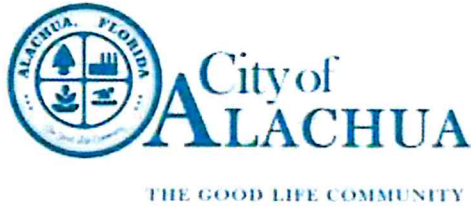
##### *6.6.3 Residential protection standards.*

*(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.*
- (2)Activities that generate potential adverse impacts. Location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare.*
- (3)Placement of trash receptacles. Placement of trash receptacles.*
- (4)Loading and delivery area. Location of loading and delivery areas.*
- (5)Lighting. Lighting location, intensity, and hours of illumination.*
- (6)Placement of outdoor machines and activities. Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.*
- (7)Additional landscaping and buffering to mitigate adverse impacts. Additional landscaping and buffering to mitigate adverse impacts.*
- (8)Height restrictions. Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.*
- (9)Preservation of natural lighting and solar access. Preservation of natural lighting and solar access.*
- (10)Ventilation and control of odors and fumes. Ventilation and control of odors and fumes.*
- (11)Paving and parking areas. Paving to control dust.*
- (12)Placement or configuration of site design. Placement or configuration of site design.*

**Consistency:** The proposed drive through restaurant will not have any activities that have adverse impacts on the residential structure located over 500 feet away. Landscaping along the stormwater basin and the entrance road located between the proposed drive through and the residential property line will provide a buffer and transitional area between the activities. The trash receptacles, loading and delivery area, order box, and drive through window are located on sides of the building not facing the residential use. The building will be one story and lighting for the building will be located along the building, which is over 500 feet from the residential structure. The parking lot for the restaurant is existing and is paved to avoid dust. The building is placed towards the front of the Tech City development, but is set back from the 441 frontage behind a stormwater basin that provides a landscaped area between the existing home and the proposed restaurant.





# Authorized Agent Affidavit

## A. PROPERTY INFORMATION

Address of Subject Property: 13025-13055 NW US HWY 441

Parcel ID Number(s): 05962-002-000

Acreage: 55.18

## B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Mitch Glaeser

Title: CEO

Company (if applicable): The Laser Investment Group, LLC

Mailing Address: 3201 SW 42nd Street, Ste 2

City: Gainesville

State: FL

ZIP: 32608

Telephone: 352-538-0072

FAX: N/A

e-mail: mitch@glaeseronline.com

## C. AUTHORIZED AGENT

Name: Sergio Reyes, PE

Title: President

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 2404 NW 43rd St.

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352-373-3541

FAX: 352-373-5249

e-mail: sreyes@edafl.com

## D. REQUESTED ACTION:

Special exception

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.

*Mitch Glaeser*  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

Mitch Glaeser

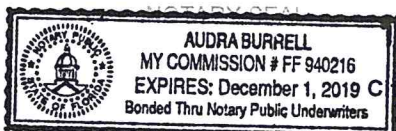
Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 3 day of September, 2019, by \_\_\_\_\_

Mitch Glaeser, who is/are personally known to me, or who has/have produced Florida Driver License as identification.



*Audra Burrell*  
Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department  
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121  
Revised 9/30/2014

①

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 3145469 5 PG(S)  
August 31, 2018 04:37:14 PM  
Book 4627 Page 672  
J.K. JESS IRBY, ESQ. CLERK OF COURT  
ALACHUA COUNTY, Florida

Prepared by and return to:  
**JAMES F. GRAY, ESQ.**  
**JAMES F. GRAY, P.A.**  
**3615 B NW 13th Street**  
**Gainesville, FL 32609**  
**352-371-6303**  
File Number: **SPERRING 18**

Doc Stamp-Deed: \$6,207.60



Parcel Identification No. **05962-002-000**

[Space Above This Line For Recording Data]

## Warranty Deed

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

**This Indenture made this 30th day of August, 2018 between TOM R. AND ASSOCIATES, LLC, a Florida limited liability company whose post office address is 11 SE Second Avenue, Gainesville, FL 32601 of the County of Alachua, State of Florida, grantor\*, and THE LASER INVESTMENT GROUP, LLC, a Florida limited liability company whose post office address is 3201 SW 42nd Street, Suite 2, Gainesville, FL 32608 of the County of Alachua, State of Florida, 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:**

**See Legal Description attached hereto as EXHIBIT A.**

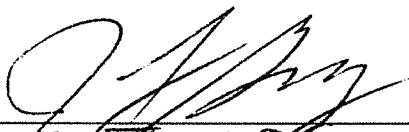
**Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

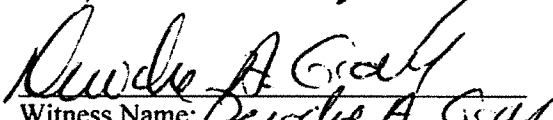
**and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.**

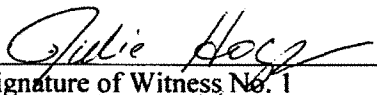
**\* "Grantor" and "Grantee" are used for singular or plural, as context requires.**

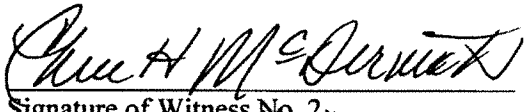
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

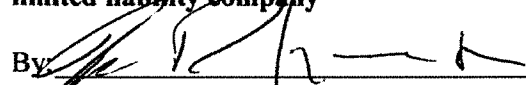
  
 Witness Name: James F. Gray

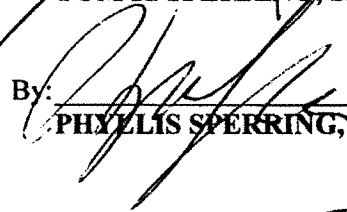
  
 Witness Name: Deirdre A. Gray

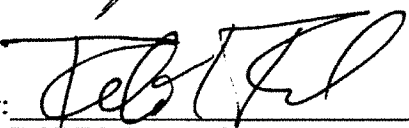
  
 Signature of Witness No. 1  
Julie Hogg  
 Printed Name of Witness No. 1

  
 Signature of Witness No. 2  
Cheri H. McDermott  
 Printed Name of Witness No. 2

**TOM R. AND ASSOCIATES, LLC, a Florida  
 limited liability company**

By:   
**TOM R. SPERRING, SR., Manager**

By:   
**PHYLLIS SPERRING, Manager**

By:   
**ROBERT A. RUSH, Manager**

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me this 30th day of August, 2018 by TOM R. SPERRING, SR., and PHYLLIS SPERRING, Managers of TOM R. AND ASSOCIATES, LLC, a Florida limited liability company, on behalf of the limited liability company, who are ☒ personally known to me or ☐ have produced a driver's license as identification.

[Notary Seal]



DEIRDRE A. GRAY  
NOTARY PUBLIC  
STATE OF FLORIDA  
Commission # FF215403  
Expires 5/2/2019

Deirdre A. Gray  
Notary Public

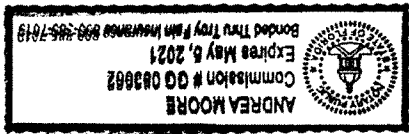
Printed Name: DEIRDRE A. GRAY

My Commission Expires: MAY 2, 2019

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me this 30th day of August, 2018 by ROBERT A. RUSH, Manager of TOM R. AND ASSOCIATES, LLC, a Florida limited liability company, on behalf of the limited liability company, who is ☒ personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



Andrea Moore  
Notary Public

Printed Name: Andrea Moore

My Commission Expires: May 5, 2021

## LEGAL DESCRIPTION

### EXHIBIT A

A parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4" iron pin marking a point on the North right-of-way line of U. S. Highway No. 441 (200 foot right-of-way); thence along said North right-of-way line; North 72 deg. 51 min. 49 sec. West a distance of 171.11 feet to a found 5/8 inch iron pin (Florida D.O.T.) marking the point of curvature of a curve concave to the Northeast, having a delta of 06 deg. 52 min. 05 sec., a radius of 11424.66 feet and a chord bearing North 69 deg. 24 min. 13 sec. West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6" x 6" concrete monument (Florida D.O.T.); thence North 65 deg. 59 min. 42 sec. West a distance of 1385.74 feet to a found 5/8 inch rebar and cap (#3524); thence departing said North right-of-way line, North 22 deg. 09 min. 10 sec. East a distance of 158.44 feet to a found 5/8 inch rebar and cap (#3524); thence North 66 deg. 13 min. 12 sec. West a distance of 229.98 feet to a found 5/8 inch rebar and cap (#3524); thence North 01 deg. 33 min. 26 sec. East a distance of 169.02 feet to a found 4" x 4" concrete monument (PLS #940) marking the Point of Beginning; thence North 23 deg. 50 min. 23 sec. East a distance of 2014.63 feet to a set 5/8 inch rebar and cap (#3524) marking a point on the South right-of-way line of Seaboard Coast Line Railroad (200 foot right-of-way); thence along said South right-of-way line of Seaboard Coast Line Railroad, North 58 deg. 44 min. 53 sec. West a distance of 624.24 feet to a found 5/8 inch rebar and cap (#3524); thence departing said South right-of-way line, South 00 deg. 37 min. 49 sec. East a distance of 70.66 feet to a found 5/8 inch rebar and cap (#3524); thence North 58 deg. 44 min. 53 sec. West a distance of 547.93 feet to a found 5/8 inch rebar and cap (#3524) marking the point of curvature of a curve concave to the Southwest, having a delta of 10 deg. 00 min. 21 sec., a radius of 2712.57 feet and a chord bearing North 63 deg. 45 min. 03 sec. West, 473.11 feet; thence along the arc of said curve a distance of 473.71 feet to a found 5/8 inch rebar and cap (#3524); thence South 00 deg. 08 min. 45 sec. West a distance of 2657.79 feet to a found 5/8 inch rebar and cap (#3524) marking a point on said North right-of-way line of U. S. Highway No. 441; thence along said North right-of-way line, South 66 deg. 00 min. 09 sec. East a distance of 209.40 feet to a found 4" x 4" concrete monument; thence departing said North right-of-way line, North 01 deg. 07 min. 22 sec. East a distance of 340.98 feet to a found 4" x 4" concrete monument; thence South 65 deg. 57 min. 03 sec. East a distance of 460.08 feet to the Point of Beginning.

Together with a perpetual, non-exclusive and unrestricted easement over, under and across the following two parcels of real property.



**Easement Parcel #1**

Commence at the Half Mile corner on the North line of Section 19, Township 8 South, Range 19 East, and run South 499.11 feet to the Southerly right-of-way line of the Seaboard Coastline Railroad; thence run, South 81 deg. 45' 10" East along said Southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2764.93 feet; thence run Southeasterly along said Southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property, said point being the P.O.B.; thence continue Southeasterly along said right-of-way an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet; thence run South 00 deg. 08' 45" West parallel with and 30 feet from the West line of said General Electric Co. property, 2718.20 feet to the Northerly right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run North 66 deg. 00' 06" West along said right-of-way line 32.8 feet to the southwest corner of said property, being a concrete monument; thence run North 00 deg. 08' 45" East along the West line of said property 2715.11 feet to the P.O.B., being and lying in Section 20, Township 8 South, Range 19 East, Alachua county, Florida.

**Easement Parcel #2**

Commence at the Half Mile corner on the North line of Section 19, Township 8 South, Range 19 East and run South 499.11 feet to the Southerly right-of-way line of the Seaboard Coastline Railroad; thence run South 81 deg. 45' 10" East along said Southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2764.93 feet; thence run Southeasterly along said Southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property; thence continue Southeasterly along said Southerly right-of-way line an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet to the P.O.B.; thence continue Southeasterly along said Southerly right-of-way line an arc distance of 582.25 feet and a chord bearing and distance of South 64 deg. 45' 10" East 581.17 feet to the P.T. of said curve; thence continue along said right-of-way line South 58 deg. 43' 12" East 510.61 feet; thence run South 00 deg. 37' 54" East 70.68 feet; thence run North 58 deg. 43' 12" West parallel with and 60 feet from the Southerly right-of-way line of said railroad, 547.97 feet to the P.C. of a curve concave to the Southwest and having a radius of 2704.93 feet; thence run Northwesterly along said curve an arc distance of 484.91 feet and a chord bearing and distance of North 63 deg. 51' 21" West 484.26 feet; thence run South 00 deg. 08' 45" West parallel with and 90 feet East of the West line of said G. E. property 2659.10 feet to the North right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run North 66 deg. 00' 06" West along said right-of-way line 65.6 feet; thence run North 00 deg. 08' 45" East 2718.2 feet to the P.O.B. Being and lying in Section 20, Township 8 South, Range 19 East, Alachua County, Florida.

**Parcel:** 05962-002-000

*Search Date: 11/12/2018 at 8:25:07 PM*

|                          |                                                            |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------|------------------------------------------------------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Taxpayer:</b>         | LASER INVESTMENT GROUP LLC (THE)                           | <b>Legal:</b> | COM SE COR SEC W 1313.40 FT N 218.99 FT N 72 DEG 51 MIN 47 SEC W 171.11 FT NWLY ALG CURVE 1369.44 FT N 65 DEG 59 MIN 42 SEC W 1385.74 FT N 22 DEG 09 MIN 10 SEC E 158.44 FT N 66 DEG 13 MIN 12 SEC W 229.98 FT N 01 DEG 33 MIN 25 SEC E 169.02 FT POB N 23 DEG 50 MIN 23 SEC E 2014.63 FT N 58 DEG 44 MIN 53 SEC W 624.24 FT S 00 DEG 37 MIN 49 SEC E 70.66 FT N 58 DEG 44 MIN 53 SEC W 547.93 FT NWLY ALG CURVE 473.71 FT S 00 DEG 08 MIN 45 SEC W 2657.79 FT S 66 DEG 00 MIN 09 SEC E 209.40 FT N 01 DEG 07 MIN 22 SEC E 340.98 FT S 65 DEG 57 MIN 03 SEC E 460.08 FT POB OR 4627/0672 |
| <b>Mailing:</b>          | 3201 SW 42ND ST STE 2<br>GAINESVILLE, FL 32608             |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Location:</b>         | 13025 NW US HWY 441 ALACHUA<br>13051 NW US HWY 441 ALACHUA |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Sec-Twn-Rng:</b>      | 20-08-19                                                   |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Property Use:</b>     | 01000 - Vacant Comm                                        |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Tax Jurisdiction:</b> | Alachua - 1700                                             |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Area:</b>             | 8-19 Rural                                                 |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Subdivision:</b>      | L L Dell Estate                                            |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

|      | Property    | Land           | Land       | Building | Misc  | Total      | Deferred | County   | School   | County | School | County  | School  |
|------|-------------|----------------|------------|----------|-------|------------|----------|----------|----------|--------|--------|---------|---------|
| YeaR | Use         | Assessed Value | Just Value | Value    | Value | Just Value | Value    | Assessed | Assessed | Exempt | Exempt | Taxable | Taxable |
| 2018 | Vacant Comm | 367400         | 367400     | 0        | 0     | 367400     | 11020    | 356380   | 367400   | 0      | 0      | 356380  | 367400  |
| 2017 | Vacant Comm | 367400         | 367400     | 0        | 0     | 367400     | 43410    | 323990   | 367400   | 0      | 0      | 323990  | 367400  |
| 2016 | Vacant Comm | 367400         | 367400     | 0        | 0     | 367400     | 72860    | 294540   | 367400   | 0      | 0      | 294540  | 367400  |
| 2015 | Vacant Comm | 312000         | 312000     | 0        | 0     | 312000     | 44230    | 267770   | 312000   | 0      | 44230  | 267770  | 267770  |
| 2014 | Vacant Comm | 312000         | 312000     | 0        | 0     | 312000     | 68570    | 243430   | 312000   | 0      | 68570  | 243430  | 243430  |
| 2013 | Vacant Comm | 312000         | 312000     | 0        | 0     | 312000     | 90700    | 221300   | 312000   | 0      | 90700  | 221300  | 221300  |
| 2012 | Vacant Comm | 312000         | 312000     | 0        | 0     | 312000     | 110810   | 201190   | 312000   | 0      | 110810 | 201190  | 201190  |
| 2011 | Vacant Comm | 182900         | 182900     | 0        | 0     | 182900     | 0        | 182900   | 182900   | 0      | 0      | 182900  | 182900  |
| 2010 | Vacant Comm | 182900         | 182900     | 0        | 0     | 182900     | 0        | 182900   | 182900   | 0      | 0      | 182900  | 182900  |
| 2009 | Vacant Comm | 182900         | 182900     | 0        | 0     | 182900     | 0        | 182900   | 182900   | 0      | 0      | 182900  | 182900  |
| 2008 | Vacant Comm | 182900         | 182900     | 0        | 0     | 182900     | 0        | 182900   | 0        | 0      | 0      | 182900  | 0       |

**Land**

| Use               | Zoning Type | Zoning Desc | Unit Type                                     | Units                                             |
|-------------------|-------------|-------------|-----------------------------------------------|---------------------------------------------------|
| Vacant Commercial | ILW         |             | Acre                                          | 45.42                                             |
| Vacant Commercial | CI          |             | Acre                                          | 10                                                |
|                   |             |             | <b>2018 Certified Land Just Value: 367400</b> | <b>2018 Certified Land Assessed Value: 367400</b> |

**Sale**

| Date       | Price  | Vac/Imp | Qualified | OR Book | OR Page | Instrument |
|------------|--------|---------|-----------|---------|---------|------------|
| 08/30/2018 | 886800 | V       | Q         | 4627    | 0672    | WD         |
| 11/06/2008 | 100    | I       | U         | 3842    | 1386    | WD         |
| 09/26/2001 | 100    | V       | U         | 2388    | 2693    | SD         |



2018 Roll Details — Real Estate Account At 13025 NW US HWY 441

Real Estate Account #05962 002 000

Parcel details

Latest bill

Full bill history

Print this page

|      |      |      |      |     |      |
|------|------|------|------|-----|------|
| 2018 | 2017 | 2016 | 2015 | ... | 2002 |
| PAID | PAID | PAID | PAID |     | PAID |

Apply for the 2019 Installment Payment Plan

Get Bills by Email

**PAID** 2018-12-18 \$7,957.92

Receipt #18-0062753

Owner: LASER INVESTMENT GROUP LLC (THE)

3201 SW 42ND ST STE 2

GAINESVILLE, FL 32608

Situs: 13025 NW US HWY 441

Account number: 05962 002 000

Alternate Key: 1028556

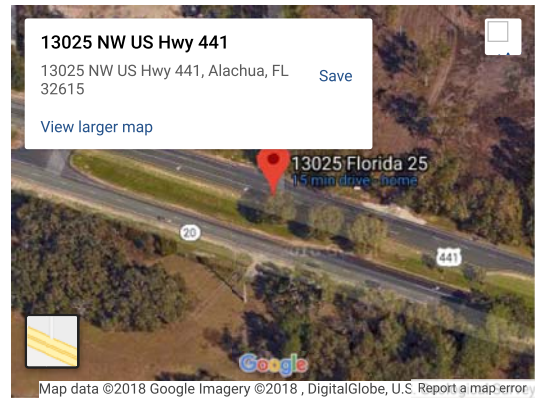
Millage code: 1700

Millage rate: 22.5620

Assessed value: 356,380

School assessed value: 367,400

Unimproved land value: 367,400



Location is not guaranteed to be accurate.

Property Appraiser

View

2018 Annual bill

Ad valorem: \$8,120.70

Non-ad valorem: \$83.34

Total Discountable: 8204.04

No Discount NAVA: 0.00

Total tax: \$8,204.04

Legal description

COM SE COR SEC W 1313.40 FT N 218.99 FT N 72 DEG 51 MIN 47 SEC W 171.11 FT NWLY ALG CURVE 1369.44 FT N 65 DEG 59 MIN 42 SEC W 1385.74 FT N 22 DEG 09 MIN 10 SEC E 158.44 FT N 66 DEG 13 MIN 12 SEC W 229.98 FT N 01 DEG 33 MIN 25 SEC E 169.02 FT POB N 23 DEG 50 MIN 23 SEC E 2014.63 FT N 58 DEG 44 MIN 53 SEC W 624.24 FT S 00 DEG 37 MIN 49 SEC E 70.66 FT N 58 DEG 44 MIN 53 SEC W 547.93 FT NWLY ALG CURVE 473.71 FT S 00 DEG 08 MIN 45 SEC W 2657.79 FT S 66 DEG 00 MIN 09 SEC E 209.40 FT N 01 DEG 07 MIN 22 SEC E 340.98 FT S 65 DEG 57 MIN 03 SEC E 460.08 FT POB OR 4627/0672

Location

Book, page, item: 4627-0672-

Geo number: 20-08-19-05962002000

Range: 19

Township: 08

Section: 20

Neighborhood: 233300.00

Use code: 01000

Total acres: 55.420



## **LEGAL DESCRIPTION**

For: Tax Parcel 05962-002-000

A parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4" iron pin marking a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence along said North right-of-way line; North 72 deg. 51 min. 49 sec. West a distance of 171.11 feet to a found 5/8 inch iron pin (Florida D.O.T.) marking the point of curvature of a curve concave to the Northeast, having a delta of 06 deg. 52 min. 05 sec., a radius of 11424.66 feet and a chord bearing North 69 deg. 24 min. 13 sec. West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 611 x 6" concrete monument (Florida D.O.T.); thence North 65 deg. 59 min. 42 sec. West a distance of 1385.74 feet to a found 5/8 inch rebar and cap (#3524); thence departing said North right-of-way line, North 22 deg. 09 min. 10 sec. East a distance of 158.44 feet to a found 5/8 inch rebar and cap (#3524); thence North 66 deg. 13 min. 12 sec. West a distance of 229.98 feet to a found 5/8 inch rebar and cap (#3524); thence North 01 deg. 33 min. 26 sec. East a distance of 169.02 feet to a found 4" x 4" concrete monument (PLS #940) marking the Point of Beginning; thence North 23 deg. 50 min. 23 sec. East a distance of 2014.63 feet to a set 5/8 inch rebar and cap (#3524) marking a point on the South right-of-way line of Seaboard Coast Line Railroad (200 foot right-of-way); thence along said South right-of-way line of Seaboard Coast Line Railroad, North 58 deg. 44 min. 53 sec. West a distance of 624.24 feet to a found 5/8 inch rebar and cap (#3524); thence departing said South right-of-way line, South 00 deg. 37 min. 49 sec. East a distance of 70.66 feet to a found 5/8 inch rebar and cap (#3524); thence North 58 deg. 44 min. 53 sec. West a distance of 547.93 feet to a found 5/8 inch rebar and cap (#3524) marking the point of curvature of a curve concave to the Southwest, having a delta of 10 deg. 00 min. 21 sec., a radius of 2712.57 feet and a chord bearing North 63 deg. 45 min. 03 sec. West, 473.11 feet; thence along the arc of said curve a distance of 473.71 feet to a found 5/8 inch rebar and cap (#3524); thence South 00 deg. 08 min. 45 sec. West a distance of 2657.79 feet to a found 5/8 inch rebar and cap (#3524) marking a point on said North right-of-way line of U. S. Highway No. 441; thence along said North right-of-way line, South 66 deg. 00 min. 09 sec. East a distance of 209.40 feet to a found 4" x 4" concrete monument; thence

departing said North right-of-way line, North 01 deg. 07 min. 22 sec. East a distance of 340.98 feet to a found 4" x 4" concrete monument; thence South 65 deg. 57 min. 03 sec. East a distance of 460.08 feet to the Point of Beginning.

Together with a perpetual, non-exclusive and unrestricted easement over, under and across the following two parcels of real property.

#### Easement Parcel #1

Commence at the Half Mile corner on the North line of Section 19, Township 8 South, Range 19 East, and run South 499.11 feet to the Southerly right-of-way line of the Seaboard Coastline Railroad; thence run, South 81 deg. 45' 10" East along said Southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2764.93 feet; thence run Southeasterly along said Southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property, said point being the P.O.B.; thence continue Southeasterly along said right-of-way an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet; thence run South 00 deg. 08' 45" West parallel with and 30 feet from the West line of said General Electric Co. property, 2718.20 feet to the Northerly right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run North 66 deg. 00' 06" West along said right-of-way line 32.8 feet to the southwest corner of said property, being a concrete monument; thence run North 00 deg. 08' 45" East along the West line of said property 2715.11 feet to the P.O.B., being and lying in Section 20, Township 8 South, Range 19 East, Alachua county, Florida.

#### Easement Parcel #2

Commence at the Half Mile corner on the North line of Section 19, Township 8 South, Range 19 East and run South 499.11 feet to the Southerly right-of-way line of the Seaboard Coastline Railroad; thence run South 81 deg. 45' 10" East along said Southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2764.93 feet; thence run Southeasterly along said Southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property; thence continue Southeasterly along said Southerly right-of-way line an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet to the P.O.B.; thence continue Southeasterly along said Southerly right-of-way line an arc distance of 582.25 feet and a chord bearing and distance of South 64 deg. 45' 10" East 581.17 feet to the P.T. of said curve; thence continue along said right-of-way line South 58 deg. 43' 12" East 510.61 feet; thence run South 00 deg. 37' 54" East 70.68 feet; thence run North 58 deg. 43' 12" West parallel with and 60 feet from the Southerly right-of-way line of said railroad, 547.97 feet to the P.C. of a curve concave to the Southwest and having a radius of 2704.93 feet; thence run Northwesterly along said curve an arc distance of 484.91 feet and a chord bearing and distance of North 63 deg. 51' 21" West 484.26 feet; thence run South 00 deg. 08'



45" West parallel with and 90 feet East of the West line of said G. E. property 2659.10 feet to the North right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run North 66 deg. 00' 06" West along said right-of-way line 65.6 feet; thence run North 00 deg. 08' 45" East 2718.2 feet to the P.O.B. Being and lying in Section 20, Township 8 South, Range 19 East, Alachua County, Florida.



TODAY IN HISTORY

In 1781, Los Angeles was founded by Spanish settlers under the leadership of Governor Felipe de Neve.

In 1944, during World War II, British troops liberated Antwerp, Belgium.

In 1951, President Harry S. Truman addressed the nation from the Japanese peace treaty conference in San Francisco in the first live, coast-to-coast television broadcast.

In 1957, Arkansas Gov. Orval Faubus used Arkansas National Guardsmen to prevent nine black students from entering all-white Central High School in Little Rock. Ford Motor Co. began selling its ill-fated Edsel.

In 1969, the Food and Drug Administration issued a report calling birth control pills “safe,” despite a slight risk of fatal blood-clotting disorders linked to the pills.

TODAY'S BIRTHDAYS

Actress **Mitzi Gaynor** is 88. Soul singer **Sonny Charles** is 79. Actor **Kenneth Kimmins** is 78. Singer **Merald “Bubba” Knight** is 77. TV personality and veterinarian **Dr. Jan Pol** is 77. World Golf Hall of Famer **Raymond Floyd** is 77. Actress **Jennifer Salt** is 75. World Golf Hall of Famer **Tom Watson** is 70. Rhythm-and-blues musician **Ronald LaPread** is 69. Actress **Judith Ivey** is 68. Rock musician **Martin Chambers** is 68. Actor Lawrence **Hilton-Jacobs** is 66. Actress **Khandi Alexander** is 62. Actor-comedian **Damon Wayans Sr.** is 59. Rock musician **Kim Thayil** is 59. Actor **Richard Speight Jr.** is 50. Actor **Noah Taylor** is 50. Actress **Ione Skye** is 49. Actor-singer **James Monroe Iglehart** is 45. Rhythm-and-blues singer **Richard Wingo** is 44. Rock musician **Ian Grushka** is 42. Actor **Wes Bentley** is 41.

LOTTERY

Wednesday’s jackpot is \$4 million

**Aug. 31:** 6-12-18-19-38-51 x3

**FANTASY 5**

**Sept. 2:** 8-12-17-19-28

**PICK 2**

**Sept. 3:** Midday: 5-3

**Sept. 2:** Evening: 8-0

**PICK 3**

**Sept. 3:** Midday: 8-6-4

**Sept. 2:** Evening: 7-0-3

**PICK 4**

**Sept. 3:** Midday: 2-3-8-4

**Sept. 2:** Evening: 5-0-3-2

**PICK 5**

**Sept. 3:** Midday: -0-0-7-4-9

**Sept. 2:** Evening: 0-9-3-3-0

**JACKPOT TRIPLE PLAY**

**Tuesday’s jackpot:** \$500,000

**Aug. 30:** 05-06-09-32-42-45

**POWERBALL**

**Today’s jackpot:** \$80 million

**Aug. 31:** 14-41-50-56-57

**Powerball:** 18

**MEGA MILLIONS**

**Tuesday’s jackpot:** \$127 million

**Aug. 30:** 03-09-11-34-39

**Mega Ball:** 10

**CASH4LIFE**

**Sept. 2:** 6-9-22-46-48

**Cash Ball:** 3

Climate, post-conflict peace on pope’s Africa agenda

By Nicole Winfield and Andrew Meldrum

The Associated Press

VATICAN CITY — Pope Francis heads this week to the southern African nations of Mozambique, Madagascar and Mauritius, visiting some of the world’s poorest countries in a region hard hit by some of his biggest concerns: conflict, corruption and climate change.

The Sept. 4-10 trip is Francis’ second pilgrimage to sub-Saharan Africa, which the Catholic Church is looking to as its future given that Africa is one of the few places on Earth where Catholic communities and priestly vocations are growing.

Francis will encourage that growth, especially as he honors Catholics who were instrumental in spreading the faith in Africa before him. Among them is Jacques-Desire Laval, a 19th century French missionary who dedicated his life to preaching to the black slaves of Mauritius. Francis will pray at his tomb during a daylong stop on the Indian Ocean island.

On the first leg of the trip, Francis is expected to encourage Mozambique’s peace process, which took a major step forward in August when the ruling Frelimo Party

and the armed opposition Renamo signed a new peace agreement.

In 1992, the Rome-based Catholic charity San’Egidio Community helped broker the first peace deal to end Mozambique’s 15-year civil war, which had killed an estimated 1 million people and devastated the former Portuguese colony. The permanent cease-fire signed Aug. 1 was the culmination of years of negotiations to end fighting that has flared sporadically in the 27 years since.

Angelo Romano, a Sant’Egidio official who represented the European Union during international mediation efforts that helped lead to the Aug. 1 accord, said Francis’ visit would help solidify the deal and help the whole country look forward.

“I think it’s a very happy coincidence that Pope Francis is coming right after the signing,” Romano said. “Clearly it’s a peace that has to be applied, respected and made to grow. But there’s no doubt that the pope in some way can put his seal on it.”

Tom Bowker, editor of Mozambique’s Zitamar news service, said the pope’s visit wasn’t seen necessarily as an endorsement of the ruling Frelimo

government of President Filipe Nyusi ahead of October elections. Rather, he said, it was an endorsement of the peace accord itself.

“The peace deal looks a bit fragile, with some hard-liners in Renamo rejecting it. And it is not known how the elections will go,” he said. “So the pope could encourage cooperation between Frelimo and Renamo.”

In a videotaped message released on the eve of the trip, Francis recalled that when St. John Paul II visited Mozambique in 1988, he emphatically called for peace to end the war that was still raging. Francis said he wanted his own visit to consolidate Mozambique’s process of reconciliation.

“I’ll have the joy to share directly with you these convictions and also verify how the seeds planted by my predecessor John Paul II are growing,” he said.

Francis will also reach out to Mozambicans affected by back-to-back cyclones that ripped into the country earlier this year, leaving more than 650 people dead and destroying vast swaths of crops on the eve of harvest.

More than 1.3 million people are said to require food aid in one of the world’s least developed countries, where



Pope Francis salutes pilgrims and faithful Aug. 28 as he leaves St. Peter’s Square at the Vatican after his weekly general audience. [ALESSANDRA TARANTINO/THE ASSOCIATED PRESS]

even before the cyclones hit, 40 percent of children were stunted from malnutrition.

The unprecedented storms laid bare the impact of climate change on countries like Mozambique, which with its 2,400-kilometer (1,500-mile) coastline is one of the world’s most vulnerable to the rising sea levels, warming waters and unpredictable storms blamed on global warming.

More so than any pope before him, Francis has made environmental concerns a pillar of his papacy, linking global warming to the persistent exploitation of the world’s poor by the wealthy. He has issued an entire encyclical on the need to care for God’s creation and next month will preside over a meeting of bishops from the Amazon, where an outbreak of rainforest fires have once again focused

international attention on the need to preserve what he calls the “lungs of the planet.”

Environmental concerns are also expected to be on Francis’ agenda when he travels to the Indian Ocean island nation of Madagascar, home to ecosystems and wildlife that exist nowhere else on Earth. Deforestation is threatening vital habitats, with farmers slashing and burning forest land to find fertile soil in a country beset by cycles of cyclone and drought.

“The major issues here are increased cyclones and floods which we’re seeing which seem to be more frequent and more intense,” said James Hazen, Madagascar representative for Catholic Relief Services, the humanitarian arm of the U.S. bishops conference, which has been on the island for five decades working with the poor and on environmental concerns.

Grand Canyon to make second run at corralling bison herd

By Felicia Fonseca

The Associated Press

FLAGSTAFF, Ariz. — In the two years since the Grand Canyon approved a plan to reduce the number of bison roaming in the national park, the herd has only grown in size.

No one is sure exactly how many of the massive animals call far northern Arizona home because they’re hard to count amid the Ponderosa pine trees, but it’s in the hundreds. Left unchecked, the herd could reach 1,500 in several years, severely damaging the landscape and water resources, the park says.

The reduction plan has been hampered by weather and disagreements over how to kill some of the bison if shipping them off isn’t enough. The Grand Canyon tried to round up some animals last year, but wintry weather set in and the bison headed farther north on a plateau.

The park is taking a second run at capturing this month.

“We’re getting a little late start,” said Jan Balsom, a senior adviser at the park.

The Grand Canyon bison are descendants of those introduced to



This undated photo provided by hunting guide Russ Jacoby shows bison in far northern Arizona. [RUSS JACOBY VIA THE ASSOCIATED PRESS]

northern Arizona in the early 1900s as part of a ranching operation to crossbreed them with cattle. The state of Arizona now owns them and has an annual draw for tags on the neighboring Kaibab National Forest.

The National Park Service released a plan in September 2017 that called for a mix of corralling the animals near the highway that leads to the Grand Canyon’s North Rim, and for skilled volunteers to shoot a certain number of bison inside and outside the park. It has made no significant

progress on guidelines for lethal options.

The Park Service fenced off watering holes on the North Rim to try to force bison into the national forest, where they legally can be hunted. But it didn’t keep the bison out.

The 25 hunters who drew tags in a state hunt earlier this year came up nearly empty-handed, bagging just two animals. The Arizona Game and Fish Commission recently amended the spring hunts for 2020 and 2021 to give hunters more time overall to kill bison.

Meanwhile, the animals’ population is growing.

The park hopes to corral dozens of the animals at the North Rim, where the bison breed exclusively after hunting pressure forced them out of the forest about a decade ago. It uses thumb-size pellets to lure the bison into 8-foot-high corrals that can hold

up to 100 animals.

Balsom said the park plans to sort animals that are captured in September and give them to Native American tribes across the U.S. that request them through the Intertribal Buffalo Council.

The agreement with the Park Service says none of the animals can be slaughtered within the first year, she said.

Officials hoped to ship out 50 animals in 2018, but the bison left, traveling about a mile outside of the park boundary, bison project manager Miranda Terwilliger said late last year.

“We were ready to move them. It was a bummer to have to call it off,” she said.

The goal is to reduce the bison herd to 200 within five years, Balsom said.

The lethal option is contentious. A recording on a Grand Canyon hotline for information

on the bison has said for more than a year that the park is still developing plans to allow skilled volunteers to legally kill the animals.

The state wildlife commission ordered the Arizona Game and Fish Department to cut off talks with the Park Service in January 2018 because it prefers hunters do the work and keep their prey, regional Game and Fish supervisor Scott Poppenberger said.

“That would be a substantial game-changer in moving the ball forward,” he said.

It’s a conflict that has played out in other national parks where hunting is banned.

In Montana, former Gov. Brian Schweitzer and state legislators over the years have urged Yellowstone National Park to allow bison hunting to keep a rare but contagious bacterial infection in check. The idea was met with stiff resistance from park administrators and has gone nowhere.

Under a 2001 agreement between federal and state officials, thousands of bison attempting to migrate to winter feeding grounds outside Yellowstone have been captured and sent to slaughter. Others are killed by state-licensed hunters or Native Americans who hold treaty rights to harvest the animals.

The hunts have stirred controversy, with bison often shot immediately after stepping beyond the park boundary. They have also failed to significantly reduce Yellowstone’s herds, which had roughly 4,500 animals at last count.

**PUBLIC NOTICE**

A neighborhood meeting will be held to discuss a proposed special exception for a restaurant with drive through on tax parcel number 05962-002-000 at 13025-13055 NW US Hwy 441. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed special exception and to seek their comments.

The meeting will be held at 5:45 p.m. on September 18, 2019 at the Alachua Library Branch Meeting Room located at 14913 NW 140 Street, Alachua, Florida 32615.

Contact: Sergio Reyes, PE  
eda engineers-surveyors-planners, inc.  
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## **NEIGHBORHOOD WORKSHOP NOTICE**

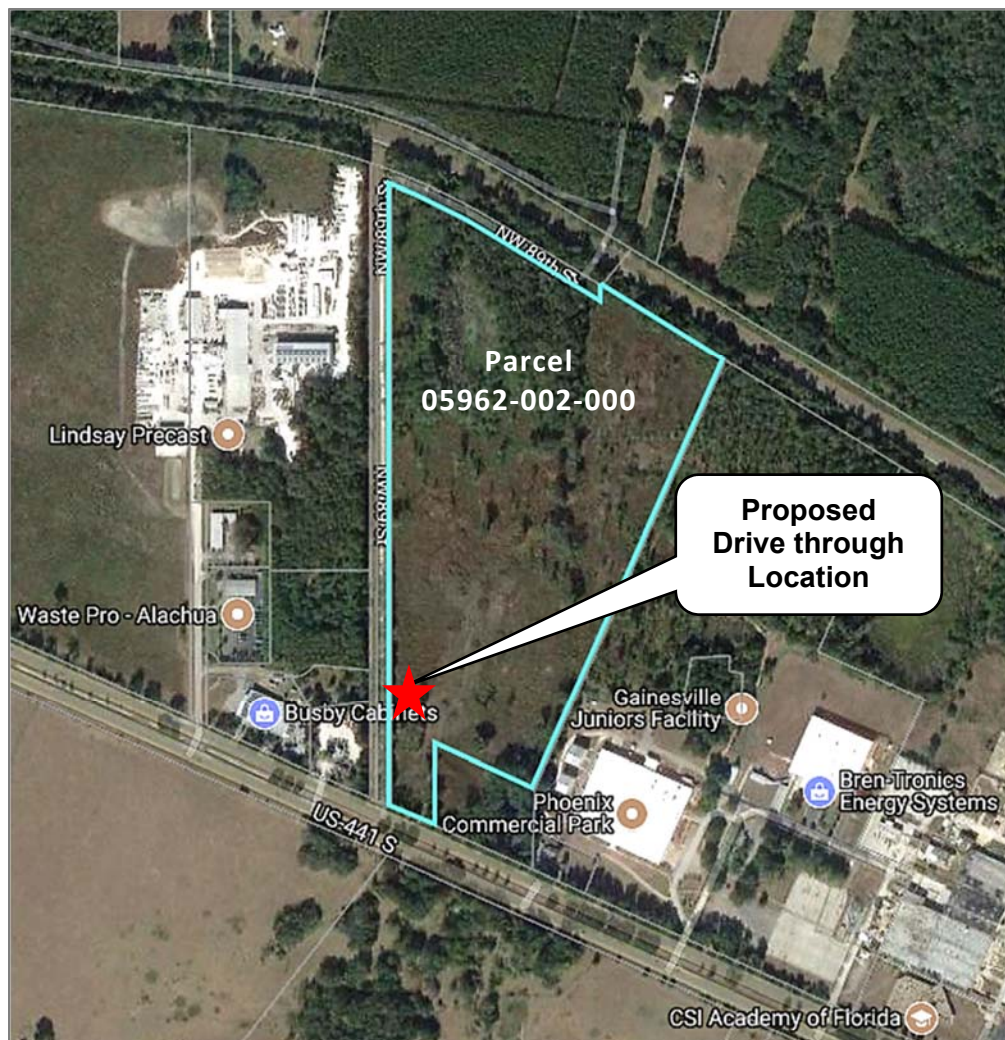
Date: Wednesday, September 18, 2019

Time: 5:45 PM

Place: Alachua Library Branch  
Meeting Room  
14913 NW 140 Street  
Alachua, Florida 32615

Contact: eda engineers–surveyors–planners, inc. at (352) 373-3541

A neighborhood meeting will be held to discuss a proposed special exception for a restaurant with drive-through on tax parcel number 05962-002-000 at 13025-13055 NW US Hwy 441. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed special exception and to seek their comments.



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LONGWOOD, FL 32779

05961-002-003  
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13313 SOUTHERN PRECAST DR  
ALACHUA, FL 32615-8548

05961-002-004  
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05961-002-006  
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ALACHUA, FL 32615

05857-001-001  
LOWE MICHAEL S TRUSTEE  
13929 NW 89TH ST  
ALACHUA, FL 32615

05857-002-000  
F&R HOLDINGS OF GAINESVILLE  
13929 NW 89TH ST  
ALACHUA, FL 32615

05949-005-002  
HIPPE INVESTMENTS LLC  
14610 NW 129TH TER  
ALACHUA, FL 32615

05963-000-000  
WERSHOW J F  
204 SE 1ST ST  
GAINESVILLE, FL 32601

05857-002-001  
F&R HOLDINGS OF GAINESVILLE  
220 NW 122ND ST  
GAINESVILLE, FL 32607-1107

05962-001-000  
SPERRING & SPERRING SR TRUSTEE  
2928 NW 22ND ST  
GAINESVILLE, FL 32605

05855-005-000  
THE LASER INVESTMENT GROUP  
LLC  
3201 SW 42ND ST STE 2  
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LLC  
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PO BOX 1000  
ALACHUA, FL 32616

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GAINESVILLE, FL 32604-2425

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PO BOX 3009  
LAKE CITY, FL 32056

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TRIPLE L LLC  
PO BOX 641  
CANAL FULTON, OH 44164

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5562 NW 93rd Avenue  
Gainesville, FL 32653

Dan Rhine  
288 Turkey Creek  
Alachua, FL 32615

Tom Gorman  
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Bonnie Flynn  
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## Neighborhood Meeting - Sign-in Sheet

**Project:** Proposed special exception for a restaurant with drive-through

**Date & Time:** September 18, 2019 at 5:45 PM

**Location:** Alachua Library Branch  
Meeting Room A  
14913 NW 140 Street  
Alachua, Florida 32615

[illegible]

## Neighborhood Meeting Minutes

**Project:** Proposed special exception for a restaurant with drive-through

**Meeting Date & Time:** September 18, 2019 at 5:45 PM

**Location:** Alachua Library Branch  
Meeting Room A  
14913 NW 140 Street  
Alachua, Florida 32615

**Community Participants:** 0

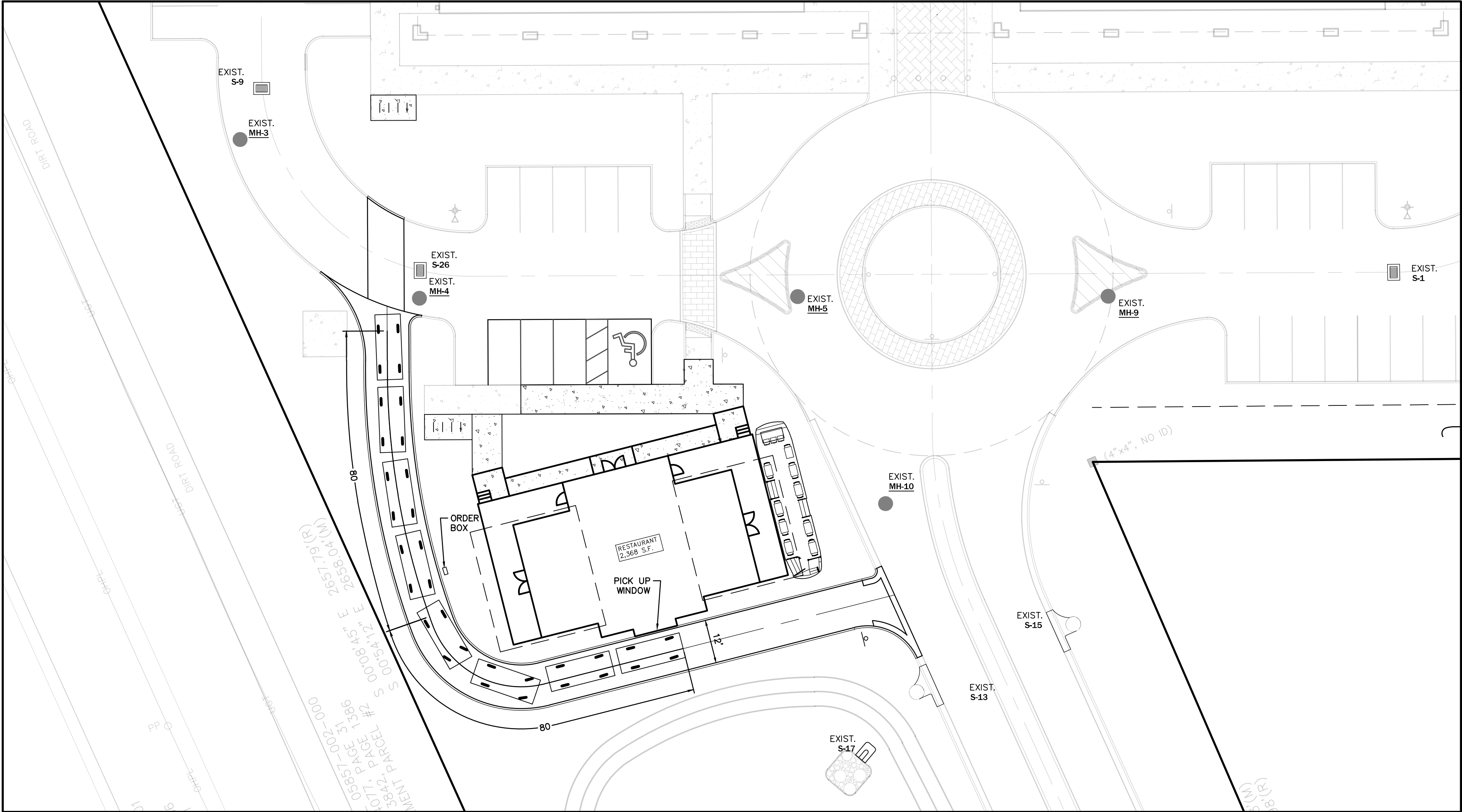
**Project Representatives:**

Engineer/Planner: Sergio Reyes, eda  
Ashley Scannella, eda

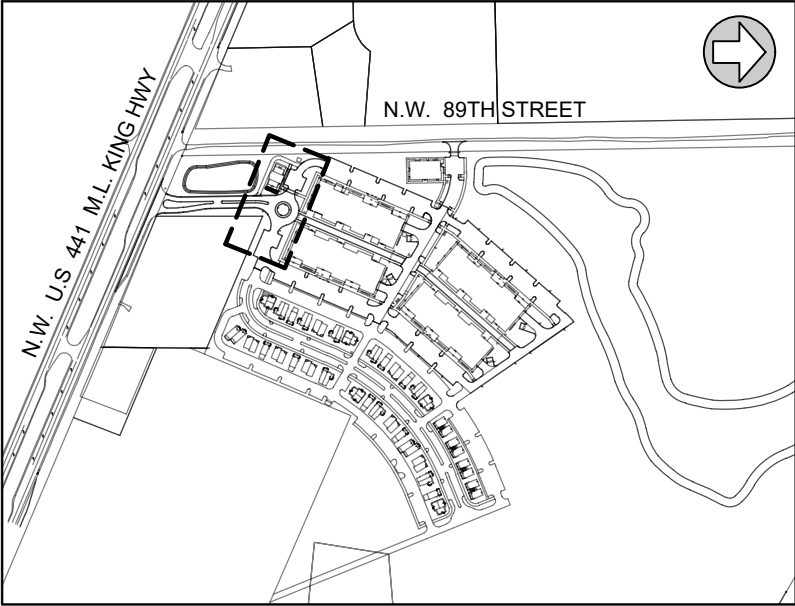
**Meeting Minutes:**

There were no attendees.

\\SERVERE3\proj\projects\San Felasco Tech City - Phase 3\Plans\Current\DWG\190461.dwg DRIVE THRU EXHIBIT 9/27/2019 11:36:43 AM mbarahona



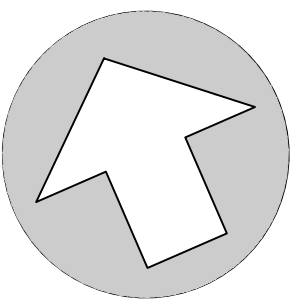
Key Map





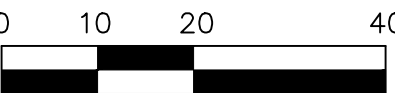
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**NORTH**

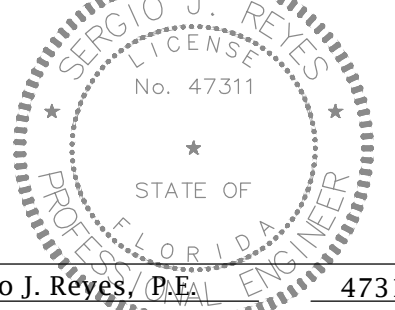
SCALE: 1"= 20'



GRAPHIC SCALE

| No. | Date | Comment |
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Professional Engineer of Record:



Sergio J. Reyes, P.E. 47311  
Engineer Certificate No.

Project No: 19-046

Project phase: CITY SUBMITTAL

Project title: SAN FELASCO TECH CITY  
PHASE 3  
CITY OF ALACHUA,  
FLORIDA

Sheet title: DRIVE THRU RESTAURANT  
EXHIBIT

|               |            |
|---------------|------------|
| Designed: DJM | Sheet No.: |
| Drawn: MAB    | C800       |
| Checked: SJR  |            |
| Date: 9/12/19 |            |



# SAN FELASCO TECH CITY PHASE 3

for  
**Laser Investment Group**

REGISTERED LANDSCAPE ARCHITECT  
LA 6668722  
STATE OF FLORIDA  
R. M. Smith

ISSUED DATE: 30 SEPT 2019

REVISIONS:

0 15' 30' 60'

SCALE: 1" = 30'

## PLANT SCHEDULE AND LANDSCAPE PLAN

# L-202



| <u>PREES</u>    | <u>QTY</u> | <u>BOTANICAL NAME</u>                      | <u>COMMON NAME</u>            | <u>SIZE</u>                            | <u>SPACING</u> | <u>NOTES</u>                                       |
|-----------------|------------|--------------------------------------------|-------------------------------|----------------------------------------|----------------|----------------------------------------------------|
| AR              | 36         | Acer rubrum 'Florida Flame'                | Florida Flame Red Maple       | 30 gal., 11' ht. x 48" sprd., 2" cal.  | As shown       | 'Canopy Tree'                                      |
| FP              | 57         | Fraxinus pennsylvanica                     | Green Ash                     | 30 gal., 11' ht. x 48" sprd., 2" cal.  | As shown       | 'Canopy Tree'                                      |
| IC              | 87         | Ilex cassine                               | Dahoon Holly                  | 15 gal., 8' ht. x 24" sprd., 1.5" cal. | As shown       | 'Understory Tree'                                  |
| LIM             | 25         | Lagerstroemia indica x faurei 'Muskogee'   | Muskogee Crape Myrtle         | 15 gal., 8' ht. x 24" sprd., 1.5" cal. | As shown       | Multi-trunk, five canes minimum, 'Understory Tree' |
| LIN             | 14         | Lagerstroemia indica x faurei 'Natchez'    | Natchez Crape Myrtle          | 15 gal., 8' ht. x 24" sprd., 1.5" cal. | As shown       | Multi-trunk, five canes minimum, 'Understory Tree' |
| LT              | 57         | Liriodendron tulipifera                    | Tulip Poplar                  | 30 gal., 11' ht. x 48" sprd., 2" cal.  | As shown       | 'Canopy Tree'                                      |
| MG              | 33         | Magnolia grandiflora                       | Southern Magnolia             | 30 gal., 11' ht. x 48" sprd., 2" cal.  | As shown       | 'Canopy Tree'                                      |
| QV              | 49         | Quercus virginiana                         | Southern Live Oak             | 30 gal., 11' ht. x 48" sprd., 2" cal.  | As shown       | 'Canopy Tree'                                      |
| UP              | 51         | Ulmus parvifolia 'Allee'                   | Allee Elm                     | 30 gal., 11' ht. x 48" sprd., 2" cal.  | As shown       | 'Canopy Tree'                                      |
| VOL             | 91         | Viburnum obovatum                          | Walter's Viburnum             | 15 gal., 5' ht. x 30" sprd., 1.5" cal. | As shown       | 'Understory Tree'                                  |
| <u>SHRUBS</u>   | <u>QTY</u> | <u>BOTANICAL NAME</u>                      | <u>COMMON NAME</u>            | <u>SIZE</u>                            | <u>SPACING</u> | <u>NOTES</u>                                       |
| ID              | 166        | Ilex cornuta 'Dwarf Burford'               | Dwarf Burford Holly           | 3 gal., 24" ht. x 18" sprd.            | 30" o.c.       |                                                    |
| LP              | 357        | Loropetalum chinense rubrum 'Plum Delight' | 'Plum Delight' Loropetalum    | 3 gal., 24" ht. x 18" sprd.            | 30" o.c.       |                                                    |
| MC              | 88         | Muhlenbergia capillaris                    | Pink Muhly                    | 1 gal., 18" ht., full                  | 30" o.c.       |                                                    |
| PQ              | 80         | Paspalum quadrifarium                      | Crowngrass                    | 1 gal., 18" ht., full                  | 36" o.c.       |                                                    |
| VM              | 251        | Viburnum obovatum 'Mrs Shillers Delight'   | Mrs Shillers Delight Viburnum | 3 gal., 24" ht. x 18" sprd.            | 24" o.c.       |                                                    |
| VS              | 39         | Viburnum suspensum                         | Sandankwa Viburnum            | 3 gal., 24" ht. x 18" sprd.            | 30" o.c.       |                                                    |
| <u>SOD/SEED</u> |            | <u>BOTANICAL NAME</u>                      | <u>COMMON NAME</u>            | <u>SIZE</u>                            |                | <u>NOTES</u>                                       |
| SOD             |            | Paspalum notatum 'Argentine'               | Argentine Bahia Grass         | sod                                    |                | Sand grown and weed free                           |



A diagram of a cell with a nucleus. Inside the nucleus is a smaller, darker circle labeled 'p124'.

[illegible]

1. **PRE-DESIGN MEETING:** IF REQUESTED BY THE CITY OF ALACHUA, CONDUCT A PRE-DESIGN, ON-SITE MEETING WITH THE LDR ADMINISTRATOR TO LOCATE ANY CHAMPION OR HERITAGE TREES AND OTHER REGULATED TREES AND TO DISCUSS PROTECTION METHODS FOR TREES TO BE RETAINED OR RELOCATED.
2. **EXISTING UTILITIES:** LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL - SEE LOGO BELOW. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED, HERITAGE, AND CHAMPION TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS. TREES WHOSE ROOTS ARE KNOWN TO CAUSE ROOT DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED WITHIN 15 FEET OF A PUBLIC UTILITY.
3. **INVASIVE NON-NATIVE TREE AND VEGETATION REMOVAL:** VEGETATIVE MATERIALS IDENTIFIED IN THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE PLANT SPECIES, AS AMENDED, SHALL BE REMOVED AT TIME OF DEVELOPMENT.
4. **VISIBILITY:** NO TREE SHALL BE PLANTED WITHIN TEN FEET OF A FIRE HYDRANT OR UTILITY POLE, WITHIN 15 FEET OF A DRIVEWAY APRON, WITHIN 20 FEET OF A TRAFFIC SIGN, OR WITHIN 25 FEET OF AN INTERSECTION IN ORDER TO ENSURE ADEQUATE VISIBILITY.
5. **PLANTING PREPARATION:** REMOVE ALL CONSTRUCTION DEBRIS, LIMBEROCK, GRAVEL, ROAD BEDDING, LITTER, AND OTHER ITEMS POTENTIALLY DAMAGING TO PLANT GROWTH WITHIN PROPOSED LANDSCAPE AND TURF AREAS PRIOR TO PLANTING. MAINTAIN EXISTING GRADES UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. IF FILL IS REQUIRED, USE A CLEAN, SANDY LOAM, WITH H<sub>2</sub>O 5.5-6.5 AND EXCAVATED FROM LOCAL SOURCES AND DEEP PITS SUCH THAT IT IS FREE OF WEEDS, SEEDS, LIXIN, TOPHNS, AND OTHER ITEMS HARMFUL TO PLANTINGS.
6. **PRUNING:** IF TREE OR ROOT PRUNING IS REQUIRED, THESE ACTIVITIES SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). TREE PRUNING SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS "TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE" (ANSI 300) AND "PRUNING, TRIMMING, REPAIRING, MAINTAINING, AND REMOVING TREES, AND CUTTING BRUSH—SAFETY REQUIREMENTS" (ANSI Z33). NO MORE THAN 25 PERCENT OF THE CROWN SHOULD BE REMOVED AT ONE TIME. ON YOUNG TREES, LIMB REMOVAL SHALL LEAVE NO MORE THAN 33 PERCENT OF THE TRUNK BARE OF BRANCHES.
7. **PLANT MATERIAL - GENERAL:** ALL PLANT MATERIALS SHALL MEET FLORIDA NUMBER 1 REQUIREMENTS AS PER THE MOST CURRENT EDITION OF FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS; FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

8. **PROPOSED TREES:** PROPOSED CANOPY TREES SHALL BE A MINIMUM OF EIGHT FEET TALL WITH 1 1/2" CALIPER PER FLORIDA GRADES AND STANDARDS. PROPOSED UNDERSTORY TREES SHALL HAVE A CALIPER OF 1 1/2" INCHES.
9. **PROPOSED SHRUBS:** PROPOSED SHRUBS SHALL BE A MINIMUM OF 24" HEIGHT IF UPRIGHT SPECIES AND 18" SPREAD IF SPREADING SPECIES.
10. **NEW TREE STAKING:** IF NECESSARY TO MAINTAIN TREES PLUMB, TREES SHALL BE STAKED WITH BIODEGRADABLE STAKING MATERIALS.
11. **SOD:** ALL UNPAVED AND DISTURBED AREAS OUTSIDE OF PROPOSED TREE, SHRUB, AND GROUND COVER PLANTINGS SHALL BE SODDED. SEE CIVIL PLANS FOR SODDING INFORMATION FOR STORMWATER FACILITIES. SOD SHALL BE SAND-GROWN, STRONGLY ROOTED, WITHOUT SYNTHETIC STABILIZING MATERIALS, FREE OF PESTS, AND CERTIFIED FREE OF NOXIOUS WEEDS BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY.
12. **MULCH:** THREE INCHES OF MULCH SHOULD COVER TREE RING PLANTING AREAS AND ALL SHRUB AND GROUND COVER PLANTING AREAS. MULCH SHOULD BE NO DEEPER THAN ONE INCH OVER THE TOP OF TREE ROOTBALLS. USE PINE STRAW MULCH FOR ALL PLANTING AREAS. MULCH TO BE FREE OF DEBRIS, STICKS, AND CONES. NO PLASTIC OR NON-BIODEGRADABLE WEED CLOTH OR SURFACE COVERS TO BE USED.
13. **IRRIGATION:** SEE FUTURE IRRIGATION PLANS FOR IRRIGATION DESIGN.
14. **RESPONSIBILITY:** THE OWNER OF THE PARCEL SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRESERVED, RELOCATED, OR REPLACEMENT TREES. ALL TREES WILL BE INSPECTED BY AN ARBORIST, FORESTER, OR REGISTERED LANDSCAPE ARCHITECT, HIRED BY THE OWNER, WITHIN SIX MONTHS AFTER PLANTING TO ENSURE THE TREES ARE SURVIVING IN A HEALTHY CONDITION. A CERTIFIED REPORT SHALL BE PROVIDED TO THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR DESCRIBING THE CONDITION OF TREES, TREES FOUND TO BE IN DECLINING CONDITION SHALL BE REPLACED BY THE OWNER OF THE PARCEL WITHIN 30 DAYS OF SUBMITTAL OF THE REPORT. IF REPLACEMENT IS NECESSARY, THERE SHALL BE A REINSPECTION REPORT SUBMITTED WITHIN SIX MONTHS AFTER THE REPLACEMENT REPLANTING. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ALL PLANT LIFE SHOWN ON A LANDSCAPE PLAN SHALL BE REPLACED IF IT DIES, IS SERIOUSLY DAMAGED, OR REMOVED.

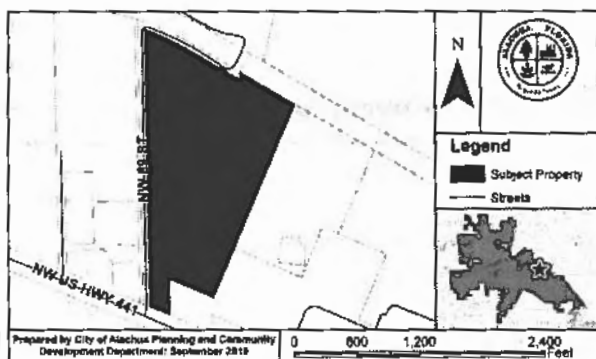




# City of ALACHUA

## 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 November 12, 2019, 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 Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., applicant and agent for The Laser Investment Group, LLC, property owner, for consideration of a Special Exception Permit to allow a restaurant with a drive-through in the Corporate Park (CP) zoning district and located within Phase 3 of San Felasco Tech City, located at 13025 NW US Highway 441; Consisting of a portion of Tax Parcel Number 05962-002-000; FLUM: Corporate Park; Zoning: Corporate Park (CP).



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 101 at least 48 hours prior to the public hearing.



## AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa WATSON, POSTED THE LAND USE  
(name)  
SIGN ON 10-24-19 FOR THE SFTC Special Exception Permit (Restaurant w/ Drive Through)  
(date) (state type of action and project name)  
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson  
(signature)

5  
(number of signs)

# IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

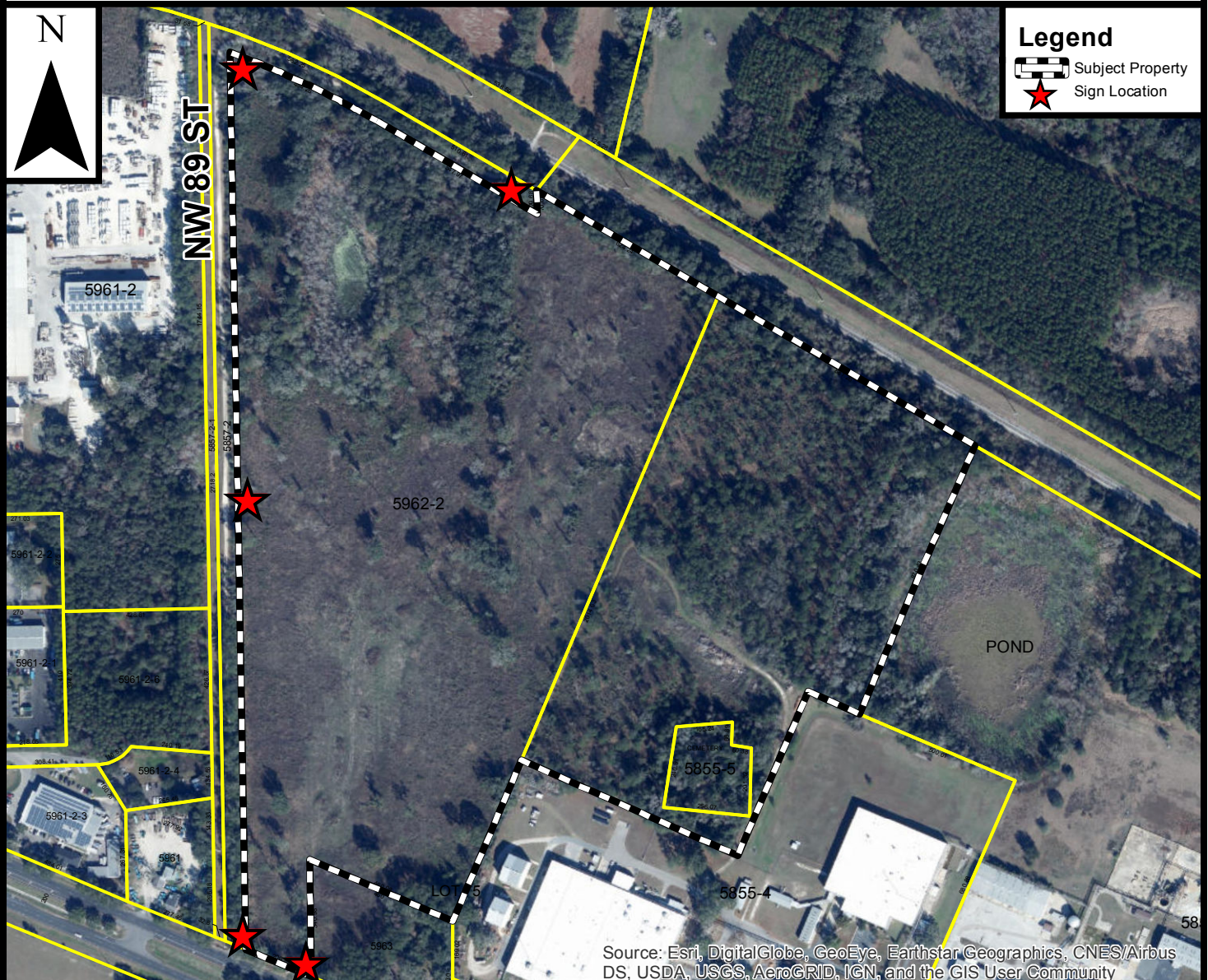
Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

***Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.***



## San Felasco Tech City Phase 3 Site Plan



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Prepared by the City of Alachua  
Planning & Community Development Department  
Prepared August 2019

**DISCLAIMER:** Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

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Feet



City of  
ALACHUA

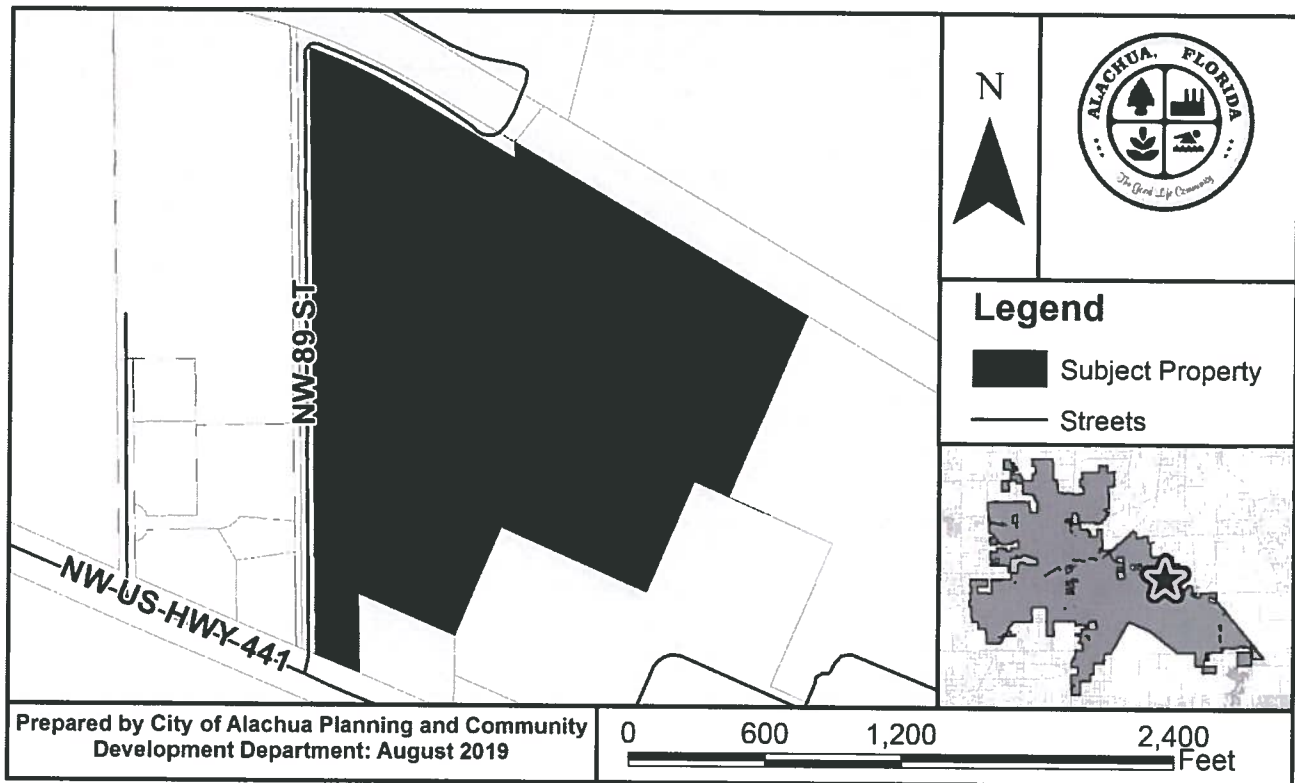
THE GOOD LIFE COMMUNITY

*Mailed 10/28/2019*

*KC*

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P.O. Box 9 ♦ Alachua, Florida 32616-0009  
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130



05961-000-000  
HIGHWAY 441 HOLDINGS LLC  
100 AMBERWOOD COURT  
LONGWOOD, FL 32779

05961-002-003  
DESIGN CABINET & FURNITURE INC  
13313 SOUTHERN PRECAST DR  
ALACHUA, FL 32615-8548

05961-002-004  
DESIGN CABINETS & FURNITURE  
13313 SOUTHERN PRECAST DR  
ALACHUA, FL 32615-8548

05961-002-006  
DESIGN CABINETS & FURNITURE  
13313 SOUTHERN PRECAST DR  
ALACHUA, FL 32615

05857-001-001  
LOWE MICHAEL S TRUSTEE  
13929 NW 89TH ST  
ALACHUA, FL 32615

05857-002-000  
F&R HOLDINGS OF GAINESVILLE  
13929 NW 89TH ST  
ALACHUA, FL 32615

05949-005-002  
HIPP INVESTMENTS LLC  
14610 NW 129TH TER  
ALACHUA, FL 32615

05963-000-000  
WERSHOW J F  
204 SE 1ST ST  
GAINESVILLE, FL 32601

05857-002-001  
F&R HOLDINGS OF GAINESVILLE  
220 NW 122ND ST  
GAINESVILLE, FL 32607-1107

05962-001-000  
SPERRING & SPERRING SR TRUSTEE  
2928 NW 22ND ST  
GAINESVILLE, FL 32605

05855-000-000  
LITHIUM NICKEL ASSET HOLDING  
3 EXPRESSWAY PLAZA  
ROSLYN HEIGHTS, NY 11577

05844-004-001  
THE LASER INVESTMENT GROUP  
LLC  
3201 SW 42ND ST STE 2  
GAINESVILLE, FL 32608

05855-005-000  
THE LASER INVESTMENT GROUP  
LLC  
3201 SW 42ND ST STE 2  
GAINESVILLE, FL 32608

05962-002-000  
LASER INVESTMENT GROUP LLC  
(THE)  
3201 SW 42ND ST STE 2  
GAINESVILLE, FL 32608

92060-517-900  
CSX TRANSPORTATION INC  
500 WATER ST TAX DEPARTMENT J-  
910  
JACKSONVILLE, FL 32202-4423

92060-503-901  
CSX TRANSPORTATION INC  
500 WATER ST TAX DEPARTMENT J-  
910  
JACKSONVILLE, FL 32202-4422

05855-004-000  
PHOENIX COMMERCIAL PARK LLP  
PO BOX 1000  
ALACHUA, FL 32616

05949-000-000  
U OF F FOUNDATION INC  
PO BOX 14425  
GAINESVILLE, FL 32604-2425

05857-001-000  
F&R HOLDINGS OF GAINESVILLE  
PO BOX 3009  
LAKE CITY, FL 32056

05961-002-000  
TRIPLE L LLC  
PO BOX 641  
CANAL FULTON, OH 44164

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

President of TCMOA  
1000 Turkey Creek  
Alachua, FL 32615

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

Craig Parenteau  
FL Dept. 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

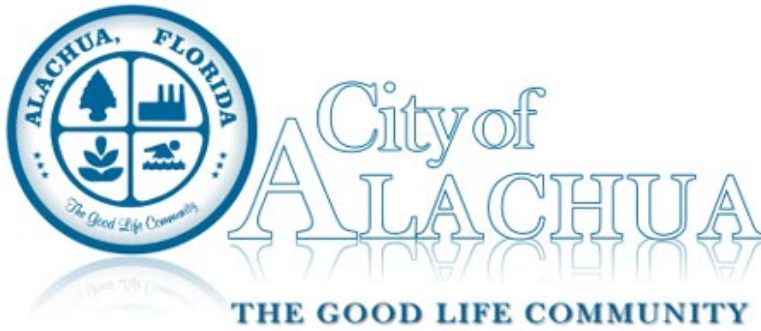
Lynda Coon  
7216 NW 126 Avenue  
Alachua, FL 32615

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





## Board/Committee Agenda Item

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**MEETING DATE:** 11/12/2019

**SUBJECT:** Site Plan – San Felasco Tech City (SFTC) Phase 3: A request by Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., applicant and agent for The Laser Investment Group, LLC, property owner, for consideration of a Site Plan to construct a ±3,200 square foot restaurant with drive-through and 74 attached and detached dwelling units, with associated site improvements, on a ±82.68 acre subject property, consisting of a ±23.35 acre project area, located at 13025 NW US Highway 441; Consisting of portions of Tax Parcel Numbers 05962-002-000, 05844-004-001, 05855-005-000 and 05855-004-000; FLUM: Corporate Park and Industrial; Zoning: Corporate Park (CP) and Industrial General (IG).

**PREPARED BY:** Justin Tabor, AICP

**RECOMMENDED ACTION:**

Staff recommends that the Planning & Zoning Board approve the Site Plan for SFTC Phase 3, subject to the five (5) conditions provided in Exhibit “A” and located on page 25 of the November 12, 2019 Staff Report to the Planning & Zoning Board, upon making the following motion:

*Based upon 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 Site Plan for SFTC Phase 3, subject to the five (5) conditions provided in Exhibit “A” and located on page 25 of the November 12, 2019 Staff Report to the Planning & Zoning Board*

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### Summary

This application is a request by Sergio Reyes, P.E, of EDA Engineers – Surveyors – Planners, Inc., applicant and agent for The Laser Investment Group, LLC, property owner, for consideration of a Site Plan to construct a ±3,200 square foot restaurant with drive-through and 74 attached and detached dwelling units, with associated utility infrastructure and site improvements.

This Site Plan represents Phase 3 of San Felasco Tech City (SFTC). Phase 1 of the project consists of two (2) ±30,100 square foot buildings and has been completed. Phase 2 was approved in April 2019, and consists of two (2) ±30,100 square foot buildings which are similar in size and design to those within Phase 1. Phase 2 also includes a ±6,000 square foot day care facility. The day care facility is presently under construction.

The proposed restaurant will be located to the south of the Phase 1 buildings. The proposed residential dwellings will be located generally to the east of the Phase 1 and Phase 2 buildings (Buildings A – D).

There are no changes or modifications proposed to the existing ingress/egress to SFTC, and access to Phase 3 will be provided via the existing ingress/egress connecting to NW US Highway 441. The project will expand Existing Stormwater Basin 2 and would construct a new Stormwater Basin 3. Existing Basin 2 is located in the northwestern portion of the property; proposed Basin 3 would be located in the eastern portion of the property.

property, proposed Basin 5 would be located in the eastern portion of the property.

The SFTC property is ±82.68 acres in area; the project area consists of ±23.35 acres of the subject property. The subject property is located in the 12000 Block of NW US Highway 441, to the east of NW 89<sup>th</sup> Street, and northwest of Phoenix Commercial Park.

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**ATTACHMENTS:**

Description

- ▢ SFTC Phase 3 Site Plan - Part 1 of 4
- ▢ SFTC Phase 3 Site Plan - Part 2 of 4
- ▢ SFTC Phase 3 Site Plan - Part 3 of 4
- ▢ SFTC Phase 3 Site Plan - Part 4 of 4
- ▢ Staff Report & Staff Supporting Materials
- ▢ Application & Supporting Materials
- ▢ Public Notice Materials for the 11/12/19 PZB Hearing



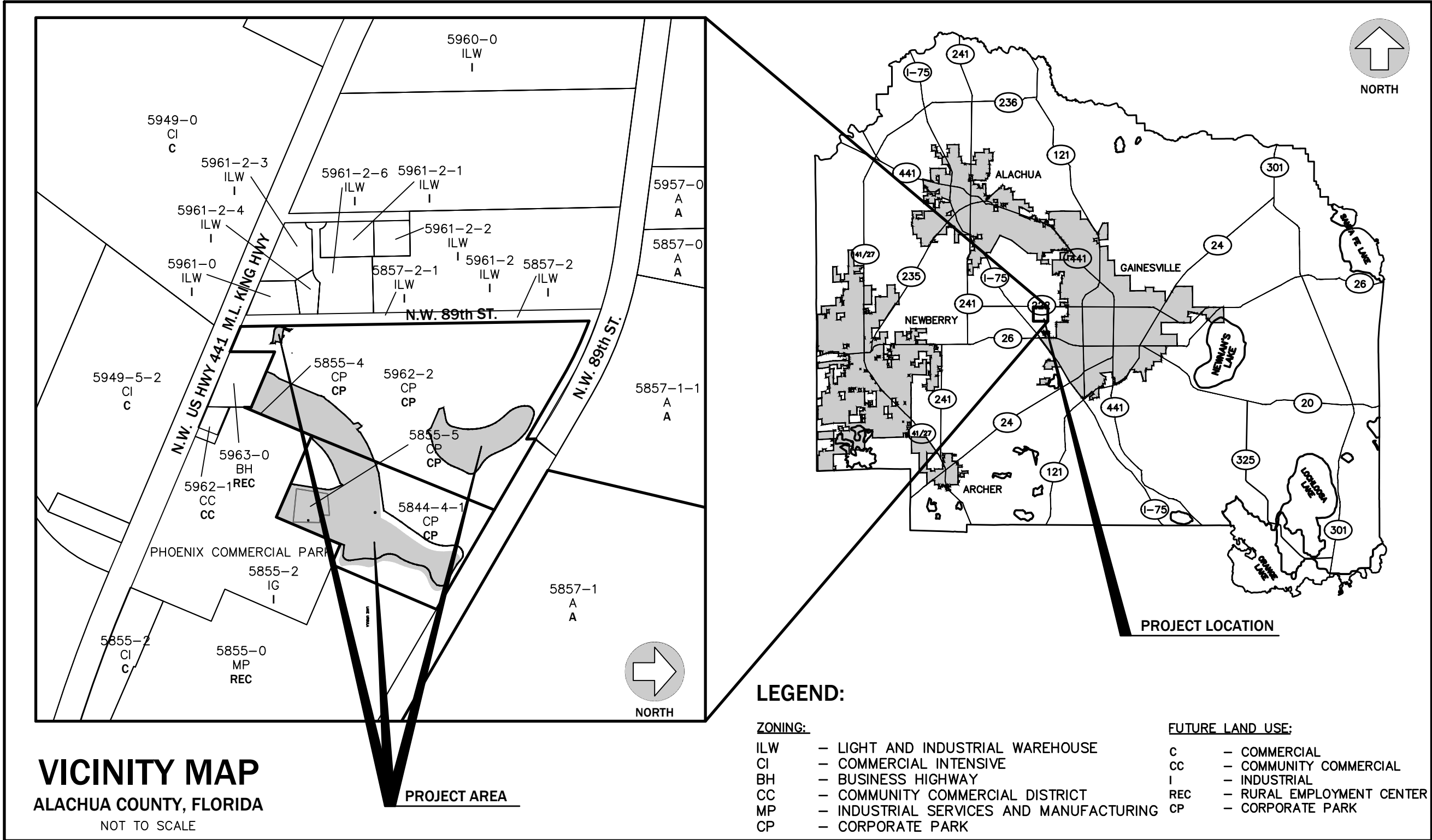
# SAN FELASCO TECH CITY PHASE 3

## CITY OF ALACHUA, FLORIDA

| DEVELOPMENT INFORMATION |                                                                                                       |                                                                                                                    |
|-------------------------|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| 1.                      | PROJECT OWNER:                                                                                        | LASER INVESTMENT GROUP, LLC<br>3201 SW 42ND STR, SUITE 2<br>GAINESVILLE, FLORIDA 32608                             |
| 2.                      | NAME OF PROJECT:                                                                                      | SAN FELASCO TECH CITY – PHASE 3                                                                                    |
| 3.                      | PROJECT DESCRIPTION:                                                                                  | 74 ATTACHED RESIDENTIAL UNITS AND RESTAURANT TO EXPAND EXISTING DEVELOPMENT                                        |
| 4.                      | PROJECT ADDRESS:                                                                                      | 13025 AND 13051 NW US HWY 441                                                                                      |
| 5.                      | TAX PARCEL NUMBER:                                                                                    | 05962–002–000 (PORTION OF), 05844–004–001 (PORTION OF), AND 05855–005–000 (PORTION OF), 05855–004–000 (PORTION OF) |
| 6.                      | SECTION/TOWNSHIP/RANGE:                                                                               | SECTION 20, TOWNSHIP 08 SOUTH, RANGE 19 EAST                                                                       |
| 7.                      | ZONING:                                                                                               | CORPORATE PARK, IG                                                                                                 |
| 8.                      | FUTURE LAND USE DESIGNATION:                                                                          | CORPORATE PARK, INDUSTRIAL                                                                                         |
| 9.                      | A FLOOD PLAIN IS LOCATED WITHIN THE PARCEL, BUT NO IMPACT IS PROPOSED WITH THIS PHASE OF THE PROJECT. |                                                                                                                    |
| 10.                     | IRRIGATION SYSTEM IS PROVIDED FOR LANDSCAPED AREAS                                                    |                                                                                                                    |
| 11.                     | THE PROJECT SITE WILL MEET ALL NPDES CRITERIA DURING AND AFTER CONSTRUCTION.                          |                                                                                                                    |

| PROJECT AREA IMPERVIOUS AREA CALCULATIONS |                                |                                                         |               |                |
|-------------------------------------------|--------------------------------|---------------------------------------------------------|---------------|----------------|
| #                                         | DESCRIPTION                    | SQUARE FOOTAGE (S.F.)                                   | ACREAGE (AC.) | PERCENTAGE (%) |
| 1.                                        | TOTAL PROJECT AREA:            | 1,017,041 S.F.                                          | 23.35 AC.     | 100.00%        |
| 2.                                        | PROPOSED BUILDING COVERAGE:    | 57,490 S.F.                                             | 1.32 AC.      | 5.65%          |
| 3.                                        | PAVEMENT AND SIDEWALK AREA:    | 188,103 S.F.                                            | 4.32 AC.      | 18.50%         |
| 4.                                        | PROPOSED AREA OF DWELING UNITS | 54,220 S.F.                                             | 1.24 AC.      | 5.31%          |
| 5.                                        | TOTAL IMPERVIOUS AREA:         | 245,593 S.F.                                            | 5.64 AC.      | 24.15%         |
| 6.                                        | OPEN AREA:                     | 771,448 S.F.                                            | 17.71 AC.     | 75.85%         |
| 7.                                        | FLOOR TO AREA RATIO:           | 57,490 BUILDING AREA SF: 1,017,041 PROJECT AREA SF=0.06 |               |                |

| TRIP GENERATION                                  |        |                |       |                                           |      |                 |        |  |  |
|--------------------------------------------------|--------|----------------|-------|-------------------------------------------|------|-----------------|--------|--|--|
|                                                  |        |                |       | SOURCE: ITE TRIP GENERATION, 10TH EDITION |      |                 |        |  |  |
| ITE LAND USE 210 SINGLE–FAMILY DETACHED HOUSING  |        |                |       |                                           |      |                 |        |  |  |
| 9                                                |        | DWELLING UNITS |       |                                           |      |                 |        |  |  |
|                                                  |        |                |       | TRIP DISTRIBUTION                         |      | PROJECTED TRIPS |        |  |  |
| PERIOD                                           | RATE   | PER UNIT       | TRIPS | ENTER                                     | EXIT | IN              | OUT    |  |  |
| AM                                               | 0.74   | 9.00           | 7     | 25%                                       | 75%  | 1.67            | 5.00   |  |  |
| PM                                               | 0.99   | 9.00           | 9     | 63%                                       | 37%  | 5.61            | 3.30   |  |  |
| AVG                                              | 9.44   | 9.00           | 85    | 50%                                       | 50%  | 42.48           | 42.48  |  |  |
| ITE LAND USE 220 MULTI–FAMILY HOUSING (LOW–RISE) |        |                |       |                                           |      |                 |        |  |  |
| 49                                               |        | DWELLING UNITS |       |                                           |      |                 |        |  |  |
|                                                  |        |                |       | TRIP DISTRIBUTION                         |      | PROJECTED TRIPS |        |  |  |
| PERIOD                                           | RATE   | PER UNIT       | TRIPS | ENTER                                     | EXIT | IN              | OUT    |  |  |
| AM                                               | 0.46   | 49.00          | 23    | 23%                                       | 77%  | 5.18            | 17.36  |  |  |
| PM                                               | 0.56   | 49.00          | 27    | 63%                                       | 37%  | 17.29           | 10.15  |  |  |
| AVG                                              | 7.32   | 49.00          | 359   | 50%                                       | 50%  | 179.34          | 179.34 |  |  |
| ITE LAND USE 221 MULTI–FAMILY HOUSING (MID–RISE) |        |                |       |                                           |      |                 |        |  |  |
| 16                                               |        | DWELLING UNITS |       |                                           |      |                 |        |  |  |
|                                                  |        |                |       | TRIP DISTRIBUTION                         |      | PROJECTED TRIPS |        |  |  |
| PERIOD                                           | RATE   | PER UNIT       | TRIPS | ENTER                                     | EXIT | IN              | OUT    |  |  |
| AM                                               | 0.36   | 16.00          | 6     | 26%                                       | 74%  | 1.50            | 4.26   |  |  |
| PM                                               | 0.44   | 16.00          | 7     | 61%                                       | 39%  | 4.29            | 2.75   |  |  |
| AVG                                              | 5.44   | 16.00          | 87    | 50%                                       | 50%  | 43.52           | 43.52  |  |  |
| ITE LAND USE 930 FAST CASUAL RESTAURANT          |        |                |       |                                           |      |                 |        |  |  |
| 3,200                                            |        | SF             |       |                                           |      |                 |        |  |  |
|                                                  |        |                |       | TRIP DISTRIBUTION                         |      | PROJECTED TRIPS |        |  |  |
| PERIOD                                           | RATE   | PER UNIT       | TRIPS | ENTER                                     | EXIT | IN              | OUT    |  |  |
| AM                                               | 2.07   | 3.20           | 7     | 67%                                       | 33%  | 4.44            | 2.19   |  |  |
| PM                                               | 14.13  | 3.20           | 45    | 55%                                       | 45%  | 24.87           | 20.35  |  |  |
| AVG                                              | 315.17 | 3.20           | 1009  | 50%                                       | 50%  | 504.27          | 504.27 |  |  |
|                                                  |        |                |       |                                           |      |                 |        |  |  |
|                                                  |        | AM             | PM    | AVG                                       |      |                 |        |  |  |
| SINGLE FAMILY DETACHED                           |        | 7              | 9     | 85                                        |      |                 |        |  |  |
| MULTIFAMILY (LOW–RISE)                           |        | 23             | 27    | 359                                       |      |                 |        |  |  |
| MULTIFAMILY (MID–RISE)                           |        | 6              | 7     | 87                                        |      |                 |        |  |  |
| RESTAURANT                                       |        | 7              | 45    | 1009                                      |      |                 |        |  |  |
| NET                                              |        | 42             | 89    | 1540                                      |      |                 |        |  |  |
|                                                  |        |                |       |                                           |      |                 |        |  |  |
|                                                  |        | AM             | PM    | AVG                                       |      |                 |        |  |  |
| NET                                              |        | 42             | 89    | 1540                                      |      |                 |        |  |  |
| INTERNAL CAPTURE REDUCTION                       |        | 4.2            | 8.9   | 154.0                                     |      |                 |        |  |  |
| FINAL                                            |        | 38             | 80    | 1386                                      |      |                 |        |  |  |



| PARKING CALCULATIONS                  |            |        |          |                   |                   |                  |
|---------------------------------------|------------|--------|----------|-------------------|-------------------|------------------|
| USE                                   | CODE MIN.  | © 125% | PROVIDED | HANDICAP REQUIRED | HANDICAP PROVIDED | BICYCLE PROVIDED |
| PHASE 1                               | 158 SPACES | 198    | 164      | 6                 | 7                 | 16               |
| PHASE 2                               | 174 SPACES | 217    | 174      | 6                 | 7                 | 18               |
| PHASE 3 RESIDENTIAL                   | 148 SPACES | 185    |          |                   |                   |                  |
| PHASE 3 RESTAURANT WITH DRIVE THROUGH | 22 SPACES  | 27     | 265      | 7                 | 7                 | 16               |
| TOTAL PERMITTED                       | 502 SPACES | 627    |          |                   |                   | 24               |
| PROPOSED                              |            |        | 603      | —                 | 21                | 50               |

- \* 74 RESIDENTIAL UNITS (SINGLE FAMILY ATTACHED AND TWO–TO–FOUR FAMILY), 2 SPACES EACH
- \* \* RESTAURANT WITH DRIVE THROUGH, 1 SPACE PER 150 S.F. FLOOR AREA
- \* SFTC IS A MIXED USE CAMPUS IN CP ZONING
- \* PARKING IS FOR ALL USES AND IS MIXED THROUGHOUT
- \* ALL USES COMPLY WITH MIN/MAX PER CODE –ESP. 6.1.4(3) (5) – “125% RULE”

| TOTAL SITE IMPERVIOUS AREA CALCULATIONS |                                   |                                              |                |
|-----------------------------------------|-----------------------------------|----------------------------------------------|----------------|
| #                                       | DESCRIPTION                       | SQUARE FOOTAGE (S.F.)                        | PERCENTAGE (%) |
| 1.                                      | TOTAL SITE AREA:                  | 3,601,461 S.F.                               | 100.00%        |
| 2.                                      | TOTAL BUILDING COVERAGE:          | 183,890 S.F.                                 | 5.10%          |
| 3.                                      | TOTAL PAVEMENT AND SIDEWALK AREA: | 416,331 S.F.                                 | 11.56%         |
| 4.                                      | TOTAL IMPERVIOUS AREA:            | 600,185 S.F.                                 | 16.67%         |
| 5.                                      | GROSS DEVELOPED AREA              | 1,777,429 S.F.                               | 49.35%         |
| 6.                                      | DENSITY                           | 74 DWELLING UNITS/40.80 AC. = 1.81 UNITS/AC. |                |

| DRAWING INDEX |                                                       |
|---------------|-------------------------------------------------------|
| SHEET NUMBER  | SHEET TITLE                                           |
| C000          | COVER SHEET                                           |
| C010          | LEGEND, SYMBOLS & GENERAL NOTES                       |
| C020          | OVERALL DEVELOPMENT PLAN                              |
| C030          | TREE CLEARING, EROSION AND SEDIMENTATION CONTROL PLAN |
| C100          | DIMENSION PLAN, RESIDENTIAL 1                         |
| C110          | DIMENSION PLAN, RESIDENTIAL 2                         |
| C120          | DIMENSION PLAN, RESIDENTIAL 3                         |
| C130          | DEMOLITION AND DIMENSION PLAN, CAFE                   |
| C200          | PAVING, GRADING AND DRAINAGE PLAN 1                   |
| C210          | PAVING, GRADING AND DRAINAGE PLAN 2                   |
| C220          | PAVING, GRADING AND DRAINAGE PLAN 3                   |
| C230          | PAVING, GRADING AND DRAINAGE PLAN 4                   |
| C240          | BASIN 2 DETAILS                                       |
| C250          | BASIN 3 CROSS SECTION AND DETAILS                     |

| RESIDENCE TYPES |                |             |            |
|-----------------|----------------|-------------|------------|
| BUILDING TYPE   | # OF BUILDINGS | UNITS/BLDGS | # OF UNITS |
| 1               | 5              | 3           | 15         |
| 2               | 7              | 2           | 14         |
| 3               | 9              | 2           | 18         |
| 4               | 9              | 1           | 9          |
| 5               | 1              | 2           | 2          |
| 6               | 4              | 4           | 16         |
| TOTAL           | 35             | —           | 74         |

| DRAWING INDEX |                                      |
|---------------|--------------------------------------|
| SHEET NUMBER  | SHEET TITLE                          |
| C260          | PAVING, GRADING AND DRAINAGE DETAILS |
| C270          | TEMPORARY STABILIZED ROAD            |
| C280          | WORK WITHIN PHASE 1 AND PHASE 2      |
| C300          | STORMWATER POLLUTION PREVENTION PLAN |
| C400          | UTILITY PLAN 1                       |
| C410          | UTILITY PLAN 2                       |
| C420          | UTILITY PLAN 3                       |
| C430          | UTILITY PLAN 4                       |
| C440          | UTILITY DETAILS                      |
| V SERIES      | BOUNDARY AND TOPOGRAPHIC SURVEY      |
| A SERIES      | ARCHITECTURAL PLANS                  |
| L SERIES      | LANDSCAPE PLANS                      |
| E SERIES      | PHOTOMETRIC PLANS                    |

### LEGAL DESCRIPTION

LEGAL DESCRIPTION: (PER OFFICIAL RECORDS BOOK 3842, PAGE 1386)

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND IRON PIN MARKING THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE WEST A DISTANCE OF 1313.40 FEET TO A POINT; THENCE NORTH A DISTANCE OF 218.99 FEET TO A FOUND 3/4" IRON PIN MARKING A POINT ON THE NORTH RIGHT–OF–WAY LINE OF U. S. HIGHWAY NO. 441 (200 FOOT RIGHT–OF–WAY); THENCE ALONG SAID NORTH RIGHT–OF–WAY LINE; NORTH 72 DEG. 51 MIN. 49 SEC. WEST A DISTANCE OF 171.11 FEET TO A FOUND 5/8" INCH IRON PIN (FLORIDA D.O.T.), MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A DELTA OF 06 DEG. 52 MIN. 05 SEC., A RADIUS OF 11424.66 FEET AND A CHORD BEARING NORTH 69 DEG. 24 MIN. 13 SEC. WEST, 1368.62 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 1368.44 FEET TO A FOUND 6" X 6" CONCRETE MONUMENT (FLORIDA D.O.T.); THENCE NORTH 65 DEG. 59 MIN. 42 SEC. WEST A DISTANCE OF 1385.74 FEET TO A FOUND 5/8" INCH REBAR AND CAP (#3524); THENCE DEPARTING SAID NORTH RIGHT–OF–WAY LINE, NORTH 22 DEG. 09 MIN. 10 SEC. EAST A DISTANCE OF 159.44 FEET TO A FOUND 5/8" INCH REBAR AND CAP (#3524); THENCE NORTH 66 DEG. 13 MIN. 12 SEC. WEST A DISTANCE OF 228.98 FEET TO A FOUND 5/8" INCH REBAR AND CAP (#3524); THENCE NORTH 01 DEG. 33 MIN. 25 SEC. EAST A DISTANCE OF 169.02 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT (PLS #940) MARKING THE POINT OF BEGINNING; THENCE NORTH 23 DEG. 50 MIN. 23 SEC. EAST A DISTANCE OF 2014.63 FEET TO A SET 5/8" INCH REBAR AND CAP (#3524) MARKING A POINT ON THE SOUTH RIGHT–OF–WAY LINE OF SEABOARD COAST LINE RAILROAD(200 FOOT RIGHT–OF–WAY); THENCE ALONG SAID SOUTH RIGHT–OF–WAY LINE A FOUND 5/8" INCH REBAR AND CAP (#3524); THENCE DEPARTING SAID SOUTH RIGHT–OF–WAY LINE, SOUTH 00 DEG. 37 MIN. 49 SEC. EAST A DISTANCE OF 70.65 FEET TO A FOUND 5/8" INCH REBAR AND CAP (#3524); THENCE NORTH 58 DEG. 44 MIN. 53 SEC. WEST A DISTANCE OF 547.93 FEET TO A FOUND 5/8" INCH REBAR AND CAP (#3524) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A DELTA OF 10 DEG. 00 MIN. 21 SEC., A RADIUS OF 2712.57 FEET AND A CHORD BEARING NORTH 63 DEG. 45 MIN. 03 SEC. WEST, 473.11 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 473.71 FEET TO A FOUND 5/8" INCH REBAR AND CAP (#3524); THENCE SOUTH 00 DEG. 08 MIN. 45 SEC. WEST A DISTANCE OF 2657.79 FEET TO A FOUND 5/8" INCH REBAR AND CAP (#3524) MARKING A POINT ON SAID NORTH RIGHT–OF–WAY LINE OF U. S. HIGHWAY NO. 441; THENCE ALONG SAID NORTH RIGHT–OF–WAY LINE, SOUTH 66 DEG. 00 MIN. 09 SEC. EAST A DISTANCE OF 209.40 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT; THENCE DEPARTING SAID NORTH RIGHT–OF–WAY LINE, NORTH 01 DEG. 07 MIN. 22 SEC. EAST A DISTANCE OF 340.98 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT; THENCE SOUTH 65 DEG. 57 MIN. 03 SEC. EAST A DISTANCE OF 460.08 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL, NON–EXCLUSIVE AND UNRESTRICTED EASEMENT OVER, UNDER AND ACROSS THE FOLLOWING TWO PARCELS OF REAL PROPERTY.

#### EASEMENT PARCEL #1

COMMENCE AT THE HALF MILE CORNER OR THE NORTH LINE OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND RUN SOUTH 499.11 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN, SOUTH 81 DEG. 45' 10" EAST ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE 2797.03 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS AT 2764.93 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE AN ARC DISTANCE OF 498.99 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF GENERAL ELECTRIC CO. PROPERTY, SAID POINT BEING THE P.O.B.; THENCE CONTINUE SOUTHEASTERLY ALONG SAID RIGHT–OF–WAY AN ARC DISTANCE OF 31.68 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 71 DEG. 06' 52" EAST 31.68 FEET; THENCE RUN SOUTH 00 DEG. 08' 45" WEST PARALLEL WITH AND 30 FEET FROM THE WEST LINE OF SAID GENERAL ELECTRIC CO. PROPERTY, 2718.29 FEET TO THE NORTHERLY RIGHT–OF–WAY LINE AT U.S. HIGHWAY NO. 441 (STATE ROAD NO. 25); THENCE RUN NORTH 66 DEG. 00' 06" WEST ALONG SAID RIGHT–OF–WAY LINE 32.8 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY, BEING A CONCRETE MONUMENT; THENCE RUN NORTH 00 DEG. 08' 45" EAST ALONG THE WEST LINE AT SAID PROPERTY 2715.11 FEET TO THE P.O.B. BEING AND LYING IN SECTION 30, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

#### EASEMENT PARCEL #1

COMMENCE AT THE HALF MILE CORNER ON THE NORTH LINE OR SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST AND RUN SOUTH 499.11 FEET TO THE SOUTHERLY RIGHT–OF–WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN, SOUTH 81 DEG. 45' 18" EAST ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE 2797.03 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2764.93 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE AN ARC DISTANCE OF 498.99 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF GENERAL ELECTRIC CO. PROPERTY; THENCE CONTINUE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE AN ARC DISTANCE OF 31.68 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 71 DEG. 06' 52" EAST 31.68 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT–OF–WAY LINE AN ARC DISTANCE OF 582.25 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 64 DEG. 45' 10" EAST 581.11 FEET TO THE P.T. OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT–OF–WAY LINE SOUTH 58 DEG. 43' 12" EAST 510.61 FEET; THENCE RUN SOUTH 00 DEG. 37' 54" EAST 70.68 FEET; THENCE RUN NORTH 58 DEG. 43' 12" WEST PARALLEL WITH AND 60 FEET FROM THE SOUTHERLY RIGHT–OF–WAY LINE OF SAID RAILROAD, 547.97 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS AT 2704.93 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 484.91 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 63 DEG. 51' 21" WEST 484.26 FEET; THENCE RUN SOUTH 08 DEG. 08' 45" WEST PARALLEL WITH AND 90 FEET EAST OF THE WEST LINE OF SAID G. E. PROPERTY 2659.10 FEET TO THE NORTH RIGHT–OF–WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NO. 25); THENCE RUN NORTH 66 DEG. 00' 06" WEST ALONG SAID RIGHT–OF–WAY LINE 65.8 FEET; THENCE RUN NORTH 00 DEG. 08' 45" EAST 2718.2 FEET TO THE P.O.B. BEING AND LYING IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF PARCEL A AS RECORDED IN OFFICIAL RECORDS BOOK 3527, PAGE 1217 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE WEST A DISTANCE OF 1313.40 FEET; THENCE NORTH A DISTANCE OF 218.99 FEET TO A POINT ON THE NORTH RIGHT–OF–WAY LINE OF U.S. HIGHWAY NO. 441 (200 FOOT RIGHT–OF–WAY); THENCE NORTH 72' 51' 47" WEST ON SAID NORTH RIGHT–OF–WAY LINE A DISTANCE OF 171.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A DELTA OF 06° 52' 05", A RADIUS OF 11424.66 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 69° 24' 13" WEST, 1368.62 FEET; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE A DISTANCE OF 1369.44 FEET; THENCE NORTH 66° 00' 17" WEST, A DISTANCE OF 58.98 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL A; THENCE ON THE BOUNDARY OF SAID PARCEL A THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. LEAVING SAID NORTH RIGHT–OF–WAY LINE, NORTH 23° 59' 25" EAST, A DISTANCE OF 664.68 FEET;
2. THENCE NORTH 66° 04' 35" WEST, A DISTANCE OF 265.85 FEET;
3. THENCE NORTH 24° 28' 46" EAST, A DISTANCE OF 680.88 FEET;
4. THENCE NORTH 65° 49' 12" WEST, A DISTANCE OF 500.01 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;
5. THENCE NORTH 24° 11' 00" EAST, A DISTANCE OF 870.43 FEET TO A POINT ON THE SOUTH RIGHT–OF–WAY LINE OF THE SEABOARD COAST LINE RAILROAD (200' RIGHT–OF–WAY);
6. THENCE NORTH 58° 45' 42" WEST, ON SAID SOUTH RIGHT–OF–WAY LINE, A DISTANCE OF 881.26 FEET;
7. THENCE SOUTH 23° 50' 23" WEST, A DISTANCE OF 1504.88 FEET;

THENCE LEAVING SAID BOUNDARY SOUTH 65° 30' 13" EAST, A DISTANCE OF 699.02 FEET; THENCE NORTH 24° 02' 31" EAST, A DISTANCE OF 530.00 FEET TO A POINT ON THE BOUNDARY OF SAID PARCEL A; THENCE SOUTH 65° 49' 12" EAST ON SAID NORTHWESTERLY PROJECTION, A DISTANCE OF 167.86 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA AND CONTAINING AN AREA OF 26.98 ACRES MORE OR LESS.

TOGETHER WITH:

A PORTION OF TAX PARCEL 05855–004–000

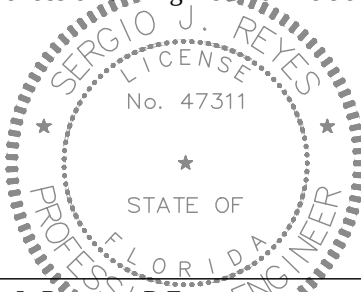
A 20 FOOT WIDE STRIP OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF PARCEL A AS RECORDED IN OFFICIAL RECORDS BOOK 3527, PAGE 1217 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL A, BEING ON THE NORTH RIGHT–OF–WAY LINE OF U.S. HIGHWAY 441; THENCE ON THE BOUNDARY OF SAID PARCEL A THE FOLLOWING FIVE (5)

- 1) NORTH 66 DEGREES 00 MINUTES 17 SECONDS WEST ON SAID RIGHT–OF–WAY LINE, A DISTANCE OF 1,251.02 FEET;
  - 2) THENCE NORTH 22 DEGREES 09 MINUTES 10 SECONDS EAST, A DISTANCE OF 158.74 FEET;
  - 3) THENCE NORTH 66 DEGREES 13 MINUTES 12 SECONDS WEST, A DISTANCE OF 305.43 FEET;
  - 4) THENCE NORTH 01DEGREES33 MINUTES 25 SECONDS EAST, A DISTANCE OF 116.27 FEET TO THE POINT OF BEGINNING;
  - 5) THENCE CONTINUE NORTH 01 DEGREES 33 MINUTES 25 SECONDS EAST, A DISTANCE OF 52.75 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL A;
- THENCE NORTH 23 DEGREES 50 MINUTES 23 SECONDS EAST ON SAID WESTERLY LINE, A DISTANCE OF 509.75 FEET TO A POINT ON THE SOUTHERLYMOST SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4637, PAGE 2216 OF SAID PUBLIC RECORDS; THENCE SOUTH 65 DEGREES 30 MINUTES 13 SECONDS EAST ON SAID SOUTH LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 23 DEGREES 50 MINUTES 23 SECONDS WEST ON A LINE 20 FEET EAST OF AND PARALLEL WITH SAID WESTERLY LINE, A DISTANCE OF 558.33 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING AN AREA OF 0.25 ACRES MORE OR LESS.



| No. | Date | Comment |
|-----|------|---------|
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|                                                                                       |                                                                 |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| Professional Engineer of Record:                                                      |                                                                 |
|  |                                                                 |
| <u>Sergio J. Reyes, P.E.</u>                                                          | <u>47311</u>                                                    |
| Engineer                                                                              | Certificate No.                                                 |
| Project No:                                                                           | 19-046                                                          |
| Project phase:                                                                        | CITY SUBMITTAL                                                  |
| Project title:                                                                        | SAN FELASCO TECH CITY<br>PHASE 3<br>CITY OF ALACHUA,<br>FLORIDA |
| Sheet title:                                                                          | COVER SHEET                                                     |
| Designed: DJM                                                                         | Sheet No.:                                                      |
| Drawn: MAB                                                                            | C000                                                            |
| Checked: SJR                                                                          |                                                                 |
| Date: 10/17/19                                                                        |                                                                 |



## EXISTING SYMBOLS & ABBREVIATIONS

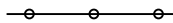
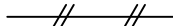
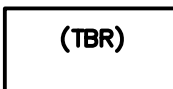
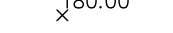
= CENTERLINE  
 = CORRUGATED METAL PIPE  
 CONC = CONCRETE  
 COR = CORNER  
 D = DELTA (CENTRAL) ANGLE  
 R = RADIUS  
 A = ARC  
 T = TANGENT  
 CB = CHORD BEARING  
 CD = CHORD DISTANCE  
 dp = DUCTILE IRON PIPE  
 E = ELEVATION  
 elev = ELEVATION CORRUGATED METAL PIPE  
 ELLIP = ELLIPTICAL REINFORCED CONCRETE PIPE  
 ID = IDENTIFICATION  
 INVERT  
 Irv = INVERT  
 D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION  
 F.F. = FINISHED FLOOR  
 M.E.S. = MITERED END SECTION  
 N = NUMBER  
 N.O. = OFFICIAL RECORDS BOOK  
 P.C.S. = PAGES  
 PVC = POLY-VINYL CHLORIDE  
 RCP = REINFORCED CONCRETE PIPE  
 R/W = RIGHT OF WAY  
 RS-19 = SECTION 28, TOWNSHIP 9 SOUTH, RANGE 15  
 S = THE TRANSPORTER PUMP  
 WITH  
 GUY ANCHOR  
 W = WATER BLOW OFF  
 CH = CHIMNEY  
 ■ = FOUND CONCRETE MONUMENT (size, id)  
 ● = FOUND DRILL HOLE  
 ○ = FOUND IRON PIPE (size, id)  
 ⊙ = FOUND NAIL & DISK (ID)  
 ⊗ = FOUND REBAR & CAP (size, id)  
 ⊕ = FOUND SPIKE  
 DM = GAS METER  
 IG = GAS VALVE  
 DV = GUY POLE  
 GP = ELECTRICAL HANDHOLE  
 TH = FIRE HYDRANT  
 MGR VLV = IRRIGATION VALVE  
 LT FL = LIGHT  
 REG = MAIL BOX  
 MH = MANHOLE  
 ○H = MANHOLE (C101, typ.)  
 ○T = TORMETER CLEARANCE (C400, typ.)  
 ○PP = POWER POLE  
 SET = SET 5/8" REBAR & CAP (LB 2389)  
 SET = SET CONCRETE MONUMENT (FRM LB 2389)  
 SET = SET NAIL & DISC (FRM LB 2389)  
 SET = SET SPIKE  
 SHRUB  
 SIGN  
 = TELEPHONE RISER  
 = CABLE TELEVISION RISER  
 = WATER METER  
 = WATER VALVE  
 = ELEVATION CONTOUR LINE  
 = FENCE LINE  
 = OVERHEAD GUY WIRE  
 = OVERHEAD POWER LINE  
 = OVERHEAD TELEPHONE LINE  
 = OVERHEAD TELEVISION LINE  
 = FIRE LINE  
 = WASTEWATER (GRAVITY) MANHOLE LINE  
 = UNDERGROUND ELECTRIC LINE  
 = UNDERGROUND GAS LINE  
 = UNDERGROUND TELEPHONE LINE  
 = UNDERGROUND CABLE TELEVISION LINE  
 = UNDERGROUND WATER LINE  
 = SPOT ELEVATION

### TREE LEGEND

THE ONLY TREES LOCATED FOR THIS SURVEY WERE  
HARDWOODS 8" AND GREATER AND PINES 12" AND  
GREATER (DIAMETER MEASURED AT BREAST HEIGHT)

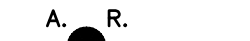
|          | SIZE/COMMON NAME        |
|----------|-------------------------|
| • ba010  | = 10' BAY               |
| • cb11   | = 11' CHINABERRY        |
| • ce11   | = 11' CEDAR             |
| • ch12   | = 12' CHERRY            |
| • ch110  | = 10' CHINESE TALLOW    |
| • hi11   | = 11' HICKORY           |
| • la012  | = 12' LAUREL OAK        |
| • lo15   | = 15' LIVE OAK          |
| • mo12   | = 12' MULBERRY          |
| • mg18   | = 18' MAGNOLIA          |
| • po18   | = 18' PALM              |
| • pi14   | = 14' PINE              |
| • po9    | = 9' POST OAK           |
| • sb11   | = 11' SUGARBERRY        |
| • sg17   | = 17' SWEETGUM          |
| • me11   | = 11' TURKEY OAK        |
| • tree18 | = 18' UNIDENTIFIED TREE |
| • wo14   | = 14' WATER OAK         |

## LEGEND

|                                                                                     |                                                                             |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
|  | TREE BARRICADE                                                              |
|  | SILT FENCE                                                                  |
|  | EXISTING FEATURES TO BE REMOVED (TBR)                                       |
|  | LIMITS OF EXISTING ASPHALT PAVEMENT, CONCRETE AND/OR BUILDING TO BE REMOVED |
|  | LIMITS OF ASPHALT PAVEMENT                                                  |
|  | LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS                                   |
|  | PEDESTRIAN WALKWAY (SEE SHEET C2.10 FOR DETAILS MATERIAL AND INSTALLATION)  |
|  | EXISTING TREE TO REMAIN                                                     |
|  | EXISTING TREE TO BE REMOVED                                                 |
|  | EXISTING SPOT ELEVATION                                                     |
|  | PROPOSED SPOT ELEVATION                                                     |
|  | PROPOSED CONTOUR ELEVATION                                                  |
|  | EXISTING CONTOUR ELEVATION                                                  |

## PROPOSED UTILITY SYMBOLS

|  |                                   |
|--|-----------------------------------|
|  | WATER MAIN, PROPOSED              |
|  | WASTEWATER GRAVITY MAIN, PROPOSED |
|  | PLUG END AND CAP                  |
|  | BLOW-OFF ASSEMBLY                 |
|  | GATE VALVE & BOX                  |
|  | BUTTERFLY VALVE                   |
|  | PLUG VALVE                        |
|  | SWING CHECK VALVE                 |
|  | BACK FLOW PREVENTER               |
|  | REDUCED PRESSURE ZONE BFP         |
|  | DOUBLE CHECK BFP                  |
|  | DUAL CHECK VALVE                  |
|  | AIR RELEASE VALVE                 |
|  | REDUCER FITTING                   |
|  | PRESSURE REGULATOR                |
|  | POST INDICATOR VALVE              |
|  | CLEAN OUT OR ROOF DRAIN LATERAL   |
|  | FITTING W/ THRUST BLOCK           |
|  | FIRE HYDRANT W/ THRUST BLOCK      |
|  | FIRE HYDRANT ASSEMBLY             |
|  | POTABLE WATER METER               |
|  | SINGLE SERVICE WATER METER        |
|  | DUAL SERVICE WATER METER          |
|  | GANG WATER METER ASSEMBLY         |
|  | ELECTRIC TRANSFORMER              |

|                                                                                     |                                        |
|-------------------------------------------------------------------------------------|----------------------------------------|
|  | RECLAIMED WATER MAIN, PROPOSED         |
|  | PLUG END AND CAP                       |
|  | BLOW-OFF ASSEMBLY                      |
|  | GATE VALVE & BOX                       |
|  | REDUCER FITTING                        |
|  | WASTEWATER (PRESSURE) MAIN, PROPOSED   |
|  | WASTEWATER (GRAVITY) MANHOLE, PROPOSED |
|  | FIRE LINE, PROPOSED                    |
|  | SANITARY SEWER PLUG                    |
|  | PLUG VALVE                             |
|  | SEWER LATERAL, SINGLE SERVICE          |
|  | GATE VALVE                             |
|  | CHECK VALVE                            |
|  | AIR RELEASE VALVE                      |

## GENERAL NOTES

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS; THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE DATA, REMOVAL OF ANY OF THE EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS WORK, PRIOR TO CONSTRUCTION.
2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND/OR ADJACENT TO THE SITE, REMOVE OR CAP AS NECESSARY. CONTACT ENGINEER OF RECORD IMMEDIATELY WITH ANY DISCREPANCIES.
3. 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 OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
4. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR THE RELOCATION OF EXISTING UTILITIES. UTILITIES NEEDING TO BE REMOVED OR RELOCATED SHALL BE REMOVED OR RELOCATED BEFORE THE UTILITY COMPANY ACQUATTE THE SHALL BE PROVIDED FOR RELOCATION, AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTION OF THE WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION/REQUIREMENTS.
6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR REVIEW. FAILURE TO OBTAIN APPROVAL BEFORE THE WORK BEGINS WILL RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
7. SAFETY:
  - A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED, THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND SAFETY OF THE TRAVELING PUBLIC. THE CONTRACTOR SHALL EMPLOY HIS PERSONNEL TO ENFORCE ALL APPLICABLE SAFETY REGULATIONS.
  - B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA.
  - C. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS.
  - D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
  - E. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
  - F. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
8. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
9. CONTRACTOR IS REQUIRED TO SECURE A FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) "NATURAL POLLUTANT DISCHARGE ELIMINATION SYSTEM" (NPDES) PERMIT BEFORE BEGINNING CONSTRUCTION.
10. A COMPLETE SET OF PERMITTED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE UPON REQUEST.
11. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SILT BARRIERS WILL BE INSTALLED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREAM AREAS.
12. CONTRACTOR SHALL PROVIDE CITY AS-BUILT PLANS (IF REQUIRED BY THE CITY OR AGENCY), AND SHALL BE PROVIDED AND SEALED BY A FLORIDA REGISTERED ENGINEER OR SURVEYOR AND A CERTIFIED PAPER COPY WITH ELECTRONIC COPY IN AUTOCAD FORMAT PRIOR TO FINAL ACCEPTANCE.
13. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACTOR'S WORK IS NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
14. CONTRACTOR TO FOLLOW ALL CRITERIA SET FORTH BY THE CITY OF ALACHUA REQUIREMENTS FOR POTABLE WATER, RECLAIMED WATER, AND WASTEWATER.

## DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC. LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, ETC. SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. THE CONTRACTOR SHALL PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION / PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
4. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
5. CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ADJACENT STREETS, WALKS, AND OTHER OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. CLOSURE OF THESE FACILITIES MAY REQUIRE A MAINTENANCE OF TRAFFIC PLAN PREPARED BY A REGISTERED PROFESSIONAL AT THE CONTRACTORS EXPENSE.
6. PROVIDE PROTECTION AS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS SHOWN IN THE PLANS TO REMAIN.
7. LOCATE EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES IN AREAS OF WORK. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING DEMOLITION.
8. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR THE REMOVAL OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES. ABOVE GROUND UTILITY SERVICES UNLESS DIRECTED TO OTHERWISE.

## CONSTRUCTION NOTES

1. SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION'S MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S ROADWAY AND TRAFFIC DESIGN STANDARDS INDEXES 60 THROUGH 685 (LATEST EDITIONS).
2. SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.
3. ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED TO THE NEAREST JOINT.
4. DISTURBED AREA WITHIN THE R-0-W WILL BE COMPACTED TO 98% OF MAXIMUM DENSITY AND SOODED.
5. STOCKPILING OF MATERIAL IS NOT ALLOWED ON ROADWAYS OR SIDEWALKS. ALL DIRT AND DEBRIS WILL BE REMOVED FROM JOB SITE DAILY. ROADS AND SIDEWALKS ARE TO BE SWEEP DAILY AS PART OF DAILY CLEANUP.
6. ANY PORTION OF ROADWAYS OR SIDEWALKS THAT SUSTAIN EXCESSIVE CONSTRUCTION RELATED DAMAGE, THE OPRBVL OF APPLICABLE AGENCIES, SHALL BE REPAIRED AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY THAT PARTICULAR AGENCY.
7. CONSTRUCTION MUST BE PER THE APPROVED SITE PLAN OF THE DRC (OR EQUIVALENT). DEVIATIONS IN ROADWAY, UTILITY OR DRAINAGE CONSTRUCTION WILL REQUIRE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER OR THE DIRECTOR OF PUBLIC SERVICES (OR EQUIVALENT). NOTE: SIGNIFICANT CHANGES FROM THE DRC AND/OR REGISTERED ENGINEER OF THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY. BOTH PAPER AND AUTOCAD FILES SHALL BE PROVIDED.
8. OFF-SITE OR ROADWAY R-0-W CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CONDITIONS OF THE APPROVED R-0-W PERMIT(S). A COPY OF THE APPROVED R-0-W PERMIT MUST BE KEPT ON-SITE AND READILY AVAILABLE DURING ALL CONSTRUCTION ACTIVITIES WITHIN THE R-0-W.
9. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CHECKING AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.
10. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS.
11. CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL ADJACENT SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
12. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED WITH THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY. BOTH PAPER AND AUTOCAD FILES SHALL BE PROVIDED.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING ALL FIELD INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER AND FOR PROVIDING ALL NECESSARY INFORMATION TO THE JURISDICTIONAL AGENCIES AS REQUIRED. BOTH PAPER AND AUTOCAD SHALL BE PROVIDED.

### EROSION CONTROL NOTES

1. THE STORM POLLUTION PREVENTION MEASUREMENT PLAN (SWPPP) IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ADDENDUMS REFERENCED BY THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (SWPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT AND ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
5. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
6. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF ROAD OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
8. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER RUNOFF.
9. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS PRACTICABLE.
10. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM DRAINS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
12. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN BY THE CONTRACTOR AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STABILIZATION, SEDIMENT BASINS, ETC.) AS NEEDED FOR EACH STAGE OF SITE WORK / GRADING.
14. NO GRADING, CUTTING, OR FILLING SHALL COMMENCE UNTIL SUCH TIME AS APPROPRIATE EROSION AND SEDIMENTATION CONTROL DEVICES HAVE BEEN INSTALLED BETWEEN ALL DISTURBED AREAS AND WATER BODIES, WATERCOURSES OR WETLANDS AND ANY CONVEYANCES SUCH AS DRAINAGE DITCHES, STORM DRAINS, AND INLETS.
15. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRECEDING ANY DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSTALL ALL EROSION AND PREVENTION STRUCTURES SHOWN ON THE PLANS AT A MINIMUM AND IN FULL CONFORMANCE WITH ALL APPLICABLE WATER MANAGEMENT DISTRICT PERMITS AND REGULATIONS.
16. ALL CONTROL STRUCTURE AND OUTFALL CULVERT INSTALLATIONS SHALL BE PROTECTED WITH SEDIMENT BARRIERS AT A MINIMUM.
17. ALL DISTURBED AREAS (ABOVE NORMAL WATER LEVELS) UNLESS OTHERWISE NOTED HEREIN SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS OF FINAL GRADING. UNLESS OTHERWISE NOTED, ALL SLOPES STEEPER THAN 4:1 SHALL BE SODDED.
18. FOR REMOVING DELETTERIAL MATERIAL FROM THE SITE.
19. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.
20. PROPOSED SLOPE ELEVATIONS REPRESENT FINISHED PAVEMENT, SIDEWALK, OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.
21. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL FDOT TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.
22. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.
23. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.
24. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A REGISTERED LAND SURVEYOR. ALL SURVEY COSTS WILL BE CONTRACTORS RESPONSIBILITY.
25. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.
26. IF WORK IS SUSPENDED OR DELAYED FOR 14 DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREAS AT NO ADDITIONAL COST TO THE OWNER.
27. STORM DRAINS SHALL BE REINFORCED CONCRETE PIPE, PER ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. LIFTING HOLES ARE PROHIBITED.
28. ALL CONCRETE CURBS, SIDEWALKS, INLET TOPS, ETC. SHALL BE 3000 PSI MINIMUM, UNLESS OTHERWISE SPECIFIED.
29. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE SOILS REPORT UPON COMPLETION OF WORK. THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
30. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS, THE VARIOUS AGENCIES AND PERMIT CONDITIONS. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.
31. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
32. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE RE-INSPECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. THE CONTRACTOR MAY BE REQUIRED TO RE-CLEAN PIPES AND INLETS FOR THESE PURPOSES.

## PAVING, GRADING, AND DRAINAGE NOTES

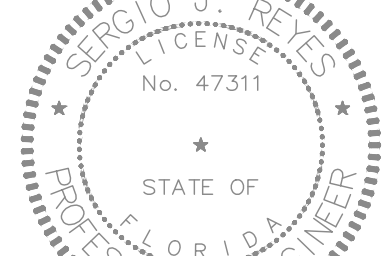
1. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
3. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE FREE OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE.
4. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
5. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, STATEMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
6. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING OR SHORING AS NECESSARY. DE-WATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
8. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION IMPROVEMENTS TO FOLLOW.
9. SITE GRADING, PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
10. IMMEDIATELY AT ONSET OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.
11. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND ROPE OFF CONSERVATION AREA LINES. OWNER RESERVE THE RIGHT TO CHECK THE STAKING AND REQUIRING IT TO BE RELOCATED IF NECESSARY. IT SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.
12. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD.
13. ALL SIGNAGE, PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS AND FHWA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
14. REGULATORY SIGNS (STOP, ETC.) SHALL BE PAID FOR BY THE CONTRACTOR AND IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS.
15. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED OPPOSITE FIRE HYDRANTS IN THE CENTER OF THE NEAREST TRAVELED LANE TO MARK THEIR LOCATIONS.
16. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE GRADUALLY TO FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS. SLOPES SHALL BE MAINTAINED TO PREVENT AREAS OF POOR DRAINAGE BE OBSERVED. CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
17. PROPOSED AND EXISTING SIDEWALKS SHALL BE RAMPED FLUSH WITH PAVEMENT. RAMPS SHALL NOT EXCEED SLOPES OF 14 HORIZONTAL TO 1 VERTICAL.
18. FINISHED FLOOR ELEVATIONS ARE MINIMUM ELEVATIONS REQUIRED TO SATISFY DRAINAGE AND/OR 100-FLOODPLAIN REQUIREMENTS. PAD ELEVATIONS, IMMEDIATELY OUTSIDE OF BUILDING WALLS, SHALL BE NO MORE THAN 8 INCHES BELOW THE FINISHED FLOOR ELEVATIONS SHOWN.
19. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURNED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE COMPACTED SOILS, AS DIRECTED BY THE OWNER, THE OWNERS ENGINEERS, OR OWNERS SOILS TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
20. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNERS SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.
21. PROPOSED SLOPE ELEVATIONS REPRESENT FINISHED PAVEMENT, SIDEWALK, OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.
22. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE LATEST EDITION OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS FOR DETAILS AND SPECIFICATIONS OF ALL FDOT TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.
23. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.
24. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.
25. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A REGISTERED LAND SURVEYOR. ALL SURVEY COSTS WILL BE CONTRACTORS RESPONSIBILITY.
26. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.
27. IF WORK IS SUSPENDED OR DELAYED FOR 14 DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREAS AT NO ADDITIONAL COST TO THE OWNER.
28. STORM DRAINS SHALL BE REINFORCED CONCRETE PIPE, PER ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. LIFTING HOLES ARE PROHIBITED.
29. ALL STORM STRUCTURES SHALL CONFORM WITH FDOT STANDARD INDEX DRAWINGS AND SPECIFICATIONS EXCEPT THAT DITCH BOTTOM INLETS IN PAVED AREAS SHALL HAVE TRAVERSABLE, TRAFFIC BEARING, GRATES SUPPORTED BY STEEL ANGULAR SEATS OR SUPPORTED ON FOUR SIDES. GRATES SHALL BE CAST IRON UNLESS OTHERWISE SPECIFIED OR APPROVED.
30. ALL CONCRETE CURBS, SIDEWALKS, INLET TOPS, ETC. SHALL BE 3000 PSI MINIMUM, UNLESS OTHERWISE SPECIFIED.
31. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE SOILS REPORT. UPON COMPLETION OF WORK THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
32. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS, THE VARIOUS AGENCIES AND PERMIT CONDITIONS. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.
33. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
34. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE RE-INSPECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. THE CONTRACTOR MAY BE REQUIRED TO RE-CLEAN PIPES AND INLETS FOR THESE PURPOSES.



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Professional Engineer of Record:



Sergio J. Reyes, P.E. 47311  
Engineer Certificate No.

Project No:

Project phase: CITY SUBMITTAL

SAN FELASCO TECH CITY  
PHASE 3  
CITY OF ALACHUA,  
FLORIDA

Sheet title:

### LEGEND, SYMBOLS & GENERAL NOTES

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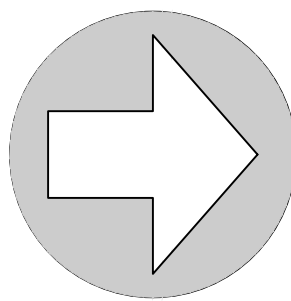
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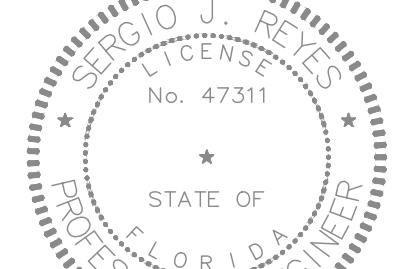
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Professional Engineer of Record:



Sergio J. Reyes, P.E. 47311  
Engineer Certificate No.

Project No: 19-046

Project phase: CITY SUBMITTAL

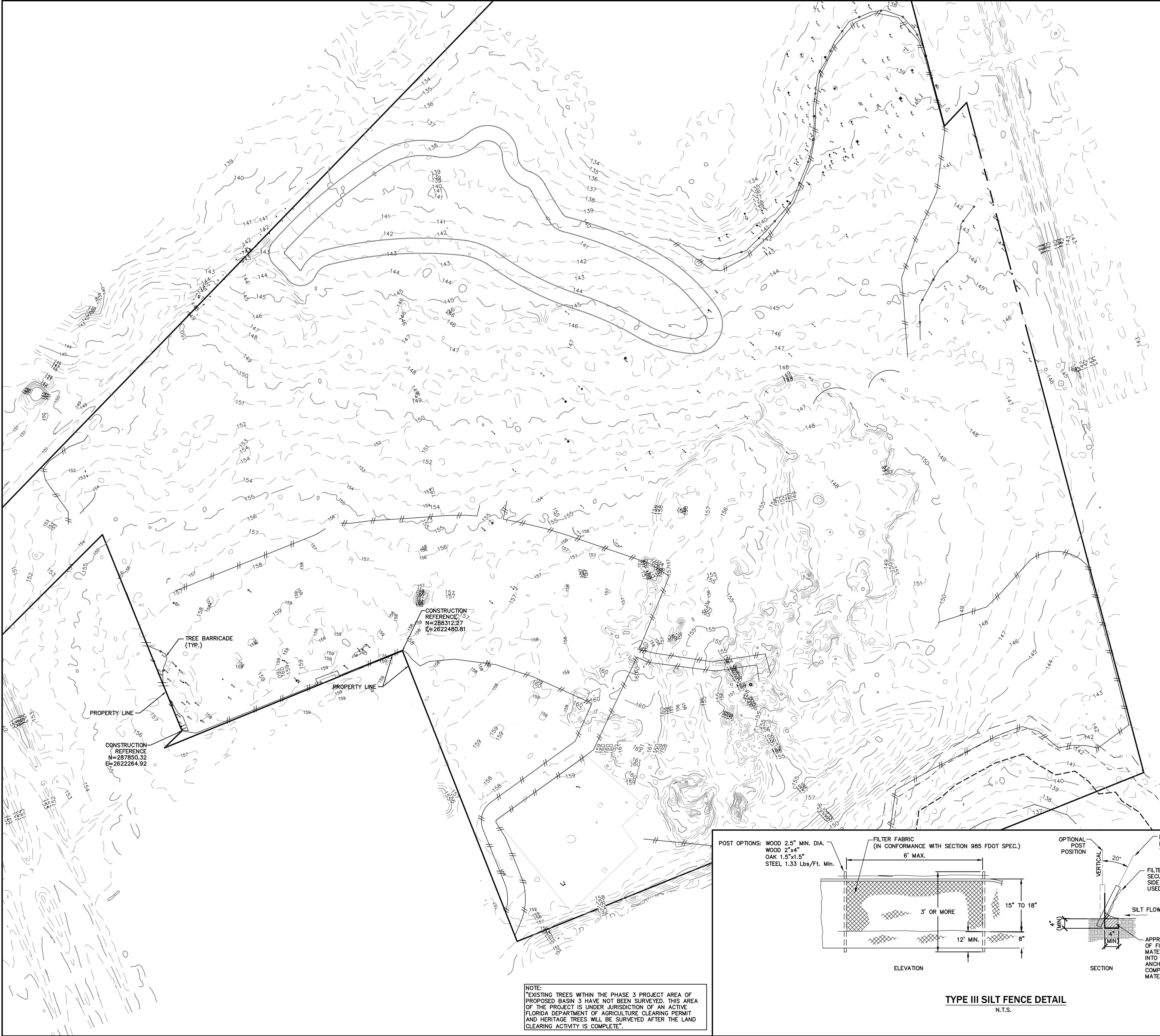
Project title:  
**SAN FELASCO TECH CITY  
PHASE 3  
CITY OF ALACHUA,  
FLORIDA**

Sheet title:  
**OVERALL DEVELOPMENT PLAN**

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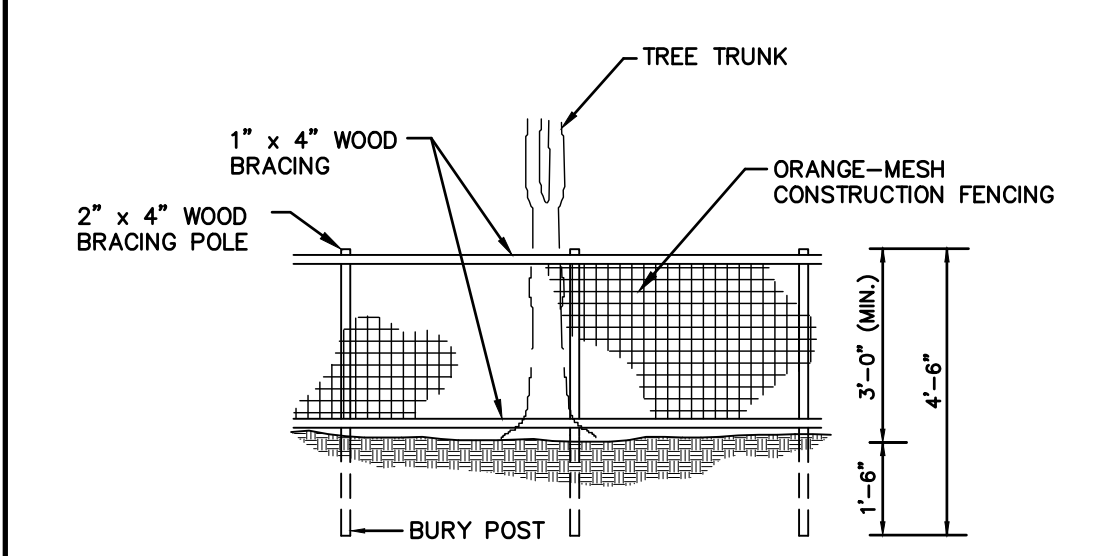


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### DEMOLITION NOTES

- ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
- REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
- THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION / PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
- CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
- CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. CLOSURE OF THESE FACILITIES MAY REQUIRE A MAINTENANCE OF TRAFFIC PLAN PREPARED BY A REGISTERED PROFESSIONAL AT THE CONTRACTORS EXPENSE.
- PROVIDE PROTECTION AS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS SHOWN IN THE PLANS TO REMAIN.
- LOCATE EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES IN AREAS OF WORK. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR THE TERMINATION, CAPPING-OFF AND REMOVAL OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITY SERVICES UNLESS DIRECTED TO OTHERWISE.
- EROSION CONTROLS ARE TO BE INSTALLED AND INSPECTED PRIOR TO BEGINNING DEMOLITION WORK.
- IN AREAS WHERE PROPOSED CURBING IS TO BE PLACED, THE ASPHALT PAVEMENT SHALL BE REMOVED TO THE FACE OF CURB TO ALLOW PLACEMENT OF 6" STANDARD CONCRETE CURBING.
- IN AREAS OF PROPOSED LANDSCAPE AREA THE PAVEMENT, LIMEROCK BASE, AND 12" OF THE STABILIZED SUBGRADE SHALL BE REMOVED. COORDINATE WITH LANDSCAPE ARCHITECT TO DETERMINE IF ADDITIONAL REMOVAL IS REQUIRED TO MAKE AREA SUITABLE FOR LANDSCAPE PURPOSES. THE REMOVED LIMEROCK BASE SHALL NOT BE USED IN THE BASE FOR THE NEW PAVEMENT (PER FDOT SECTION 200), BUT THE REMOVED BASE CAN BE USED IN THE STABILIZATION OF SUBGRADE. SEE GRADING PLAN FOR BACKFILL REQUIREMENTS.
- ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDER'S SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED AND 36" OF CLEAN FILL OF PH 5.5 - 6.5 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
- SEE DIMENSION PLAN FOR DIMENSIONING OF PROPOSED LANDSCAPE AREAS.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF EXISTING UTILITIES TO REMAIN AS SHOWN IN THE UTILITY PLAN. ANY EXISTING UTILITIES TO BE REMOVED SHALL BE COORDINATED WITH THE ASSOCIATED UTILITY COMPANY, AND PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- SEE ELECTRICAL AND IRRIGATION PLANS FOR COORDINATION OF PAVEMENT CUTS FOR ASSOCIATED CONDUITS.

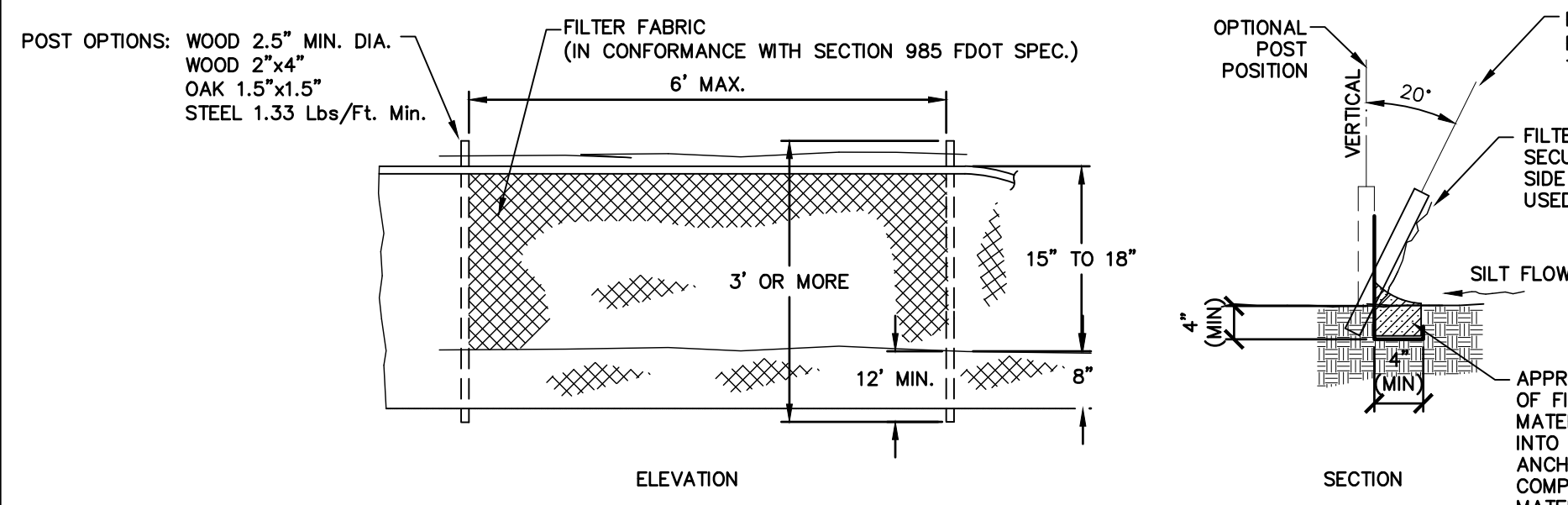


- NOTES:**
- TREE BARRICADES WILL BE BUILT BEFORE ANY SITE WORK IS UNDERTAKEN AND WILL REMAIN IN PLACE UNTIL THE LANDSCAPING IS PLANTED.
  - EACH BARRICADE MUST BE AT LEAST 3 FEET TALL, WITH CORNER POSTS OF 2" X 4" WOOD INSERTED AT LEAST ONE AND A HALF (1-1/2) FEET DEEP. THE TWO ROWS OF SIDE SLATS MUST BE 1" X 4" AND BE MARKED WITH PLASTIC RIBBONS OR MESH FENCING FOR VISIBILITY.
  - NO GRADING WITHIN FENCING. ANY ROOTS GREATER THAN 1" IN DIAMETER THAT ARE DAMAGED OR EXPOSED SHALL BE CLEANLY CUT AND COVERED OVER WITH SOIL.
  - NO CONSTRUCTION MATERIALS OR EQUIPMENT SHALL BE PERMITTED WITHIN CONSTRUCTION FENCING OR BEYOND THE CONSTRUCTION LIMITS.
  - THE AREA ENCLOSED MUST BE AT OR OUTSIDE THE DRIPLINE FOR ALL HERITAGE AND CHAMPION TREES AND ALL REGULATED PINE AND PALM TREES, OR EQUAL TO 2/3 OF THE DRIPLINE OF THE TREE CANOPY FOR ALL OTHER REGULATED SPECIES, OR AT THE TREE ROOT PLATE WHERE ALLOWED BY CONSTRUCTION LIMITS.

### TREE BARRICADE FENCING DETAIL

N.T.S.

| TREE LEGEND                                                                                                                         |                               |
|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| THE ONLY TREES LOCATED FOR THIS SURVEY WERE HARDWOODS 8" AND GREATER AND PINES 12" AND GREATER (DIAMETER MEASURED AT BREAST HEIGHT) |                               |
| LOCAL TREE SYMBOLS                                                                                                                  | SIZE/COMMON NAME              |
| • ba010.                                                                                                                            | = 10" BAY                     |
| • ca011.                                                                                                                            | = 11" CHINABERRY              |
| • ce011.                                                                                                                            | = 11" CEDAR                   |
| • ch12.                                                                                                                             | = 12" CHERRY                  |
| • ch10.                                                                                                                             | = 10" CHINESE TALLOW          |
| • hi011.                                                                                                                            | = 11" HICKORY                 |
| • lo012.                                                                                                                            | = 12" LAUREL OAK              |
| • lo15.                                                                                                                             | = 15" LIVE OAK                |
| • mb12.                                                                                                                             | = 12" MULBERRY                |
| • mg18.                                                                                                                             | = 18" MAGNOLIA                |
| • pa18.                                                                                                                             | = 18" PALM                    |
| • pi14.                                                                                                                             | = 14" PINE                    |
| • po09.                                                                                                                             | = 9" POST OAK                 |
| • sa11.                                                                                                                             | = 11" SUGARBERRY              |
| • sg17.                                                                                                                             | = 17" SWEETGUM                |
| • to011.                                                                                                                            | = 11" TURKEY OAK              |
| • tr018.                                                                                                                            | = 18" UNIDENTIFIED TREE       |
| • wo14.                                                                                                                             | = 14" WATER OAK               |
| • xpi20.                                                                                                                            | = EXISTING TREE TO BE REMOVED |
| •                                                                                                                                   | = TREE BARRICADE              |
| •                                                                                                                                   | = SILT FENCE                  |



### TYPE III SILT FENCE DETAIL

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Professional Engineer of Record:

Sergio J. Reyes, P.E. 47311  
Engineer Certificate No.

Project No: 19-046

Project phase: CITY SUBMITTAL

Project title: SAN FELASCO TECH CITY PHASE 3 CITY OF ALACHUA, FLORIDA

Sheet title: TREE CLEARING, EROSION AND SEDIMENTATION CONTROL PLAN

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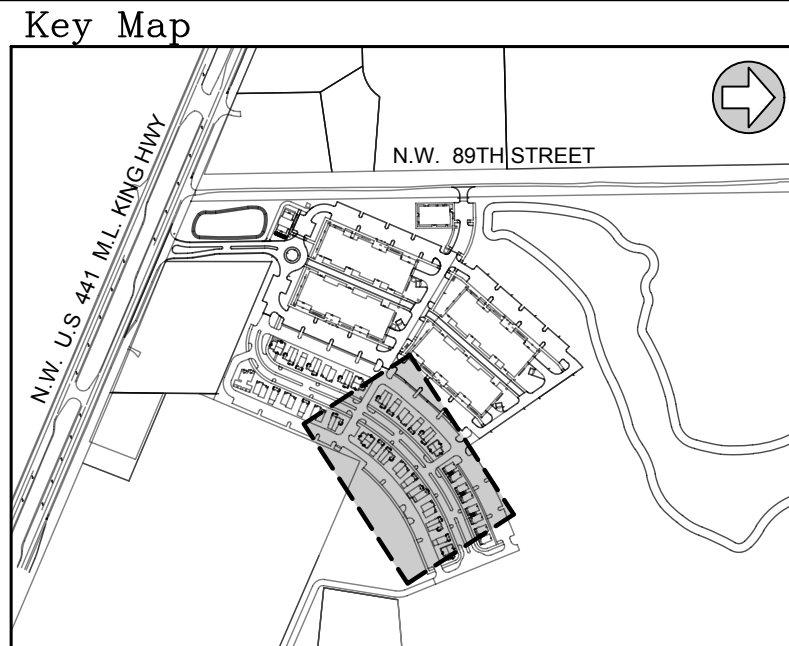




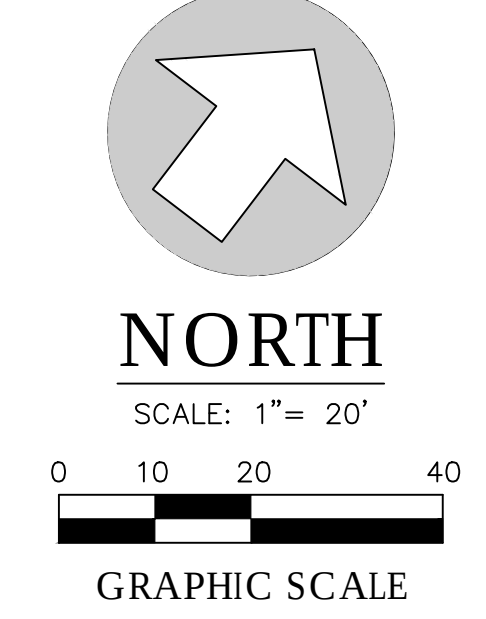


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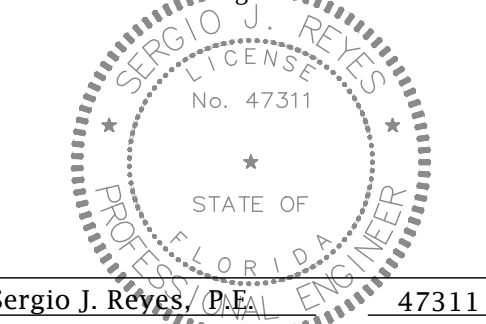


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Professional Engineer of Record:



Sergio J. Reyes, P.E. 47311  
Engineer Certificate No.

Project No: 19-046

Project phase: CITY SUBMITTAL

Project title: SAN FELASCO TECH CITY  
PHASE 3  
CITY OF ALACHUA,  
FLORIDA

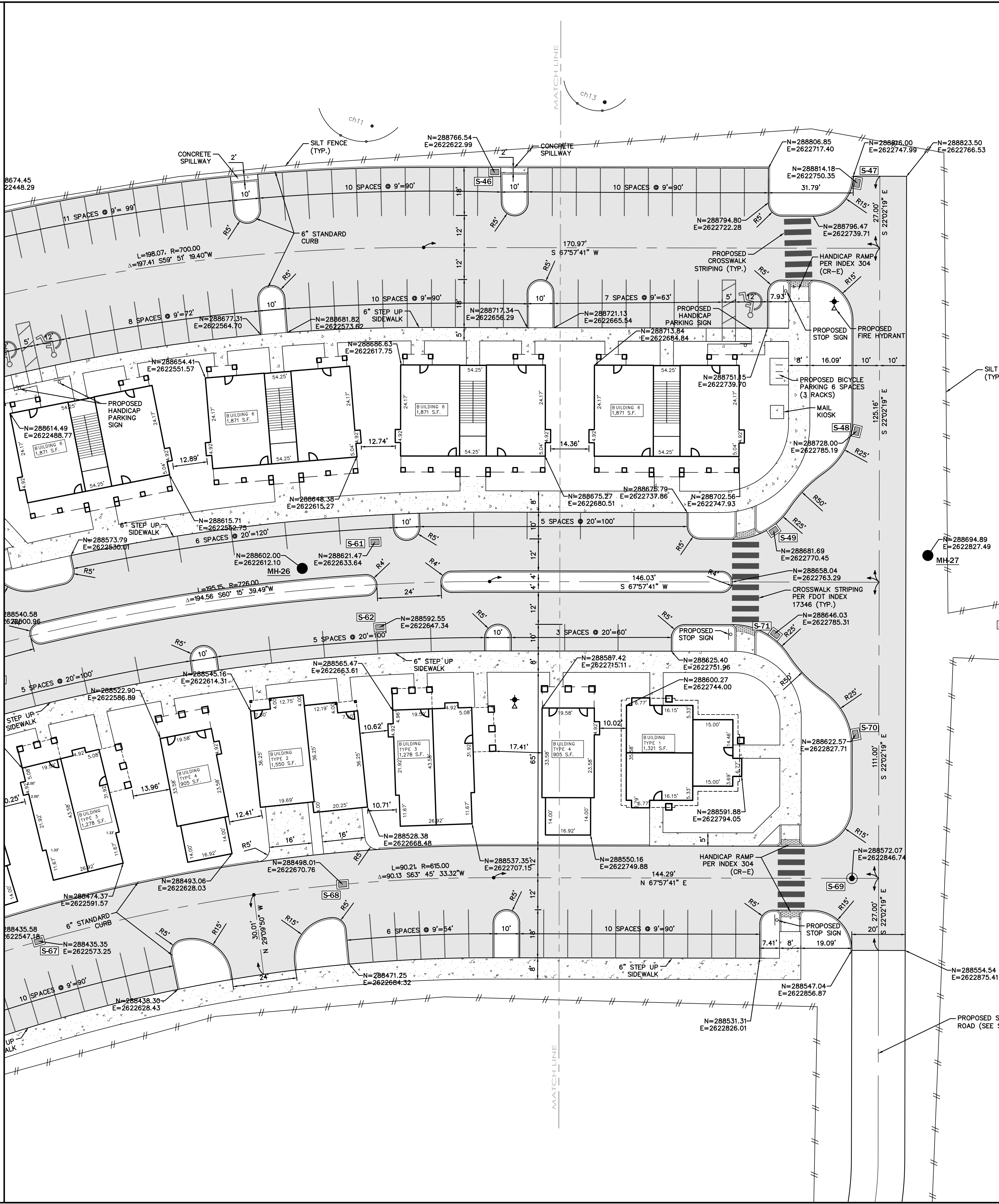
Sheet title: DIMENSION PLAN, RESIDENTIAL 2

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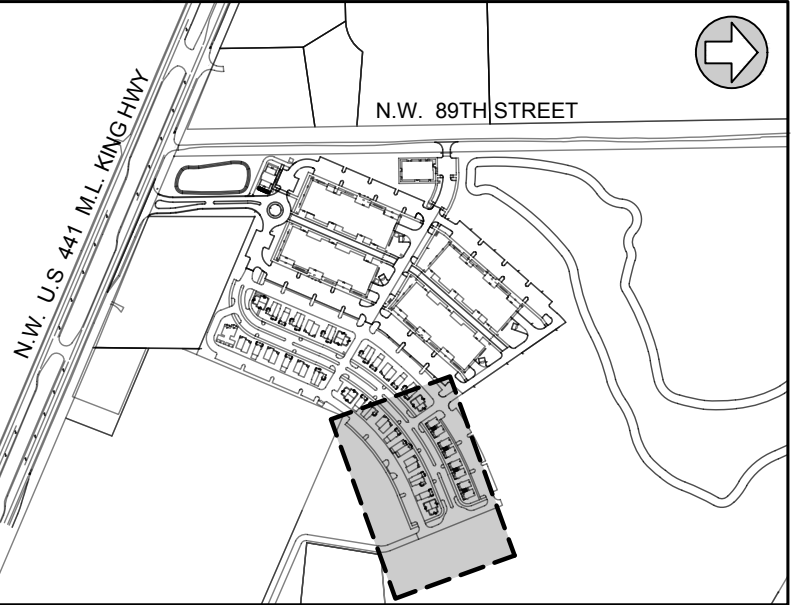
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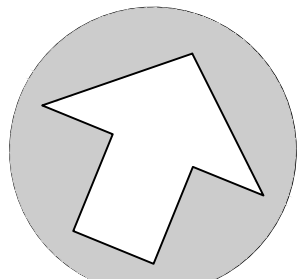
GENERAL NOTES

1. ALL PARKING LOT DIMENSIONS AND RADII SHOWN ARE MEASURED FROM FACE OF CURB AND/OR THE EDGE OF PAVEMENT IF THERE IS NOT CURB PROPOSED. ALL RADIAL PARKING IS 9' MIN. WIDTH AT NARROWEST POINT.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF LOCATION OF ALL EXISTING UTILITIES AND PROTECTION OF SAME DURING CONSTRUCTION.

Key Map



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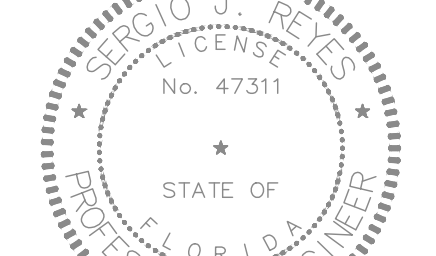
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Professional Engineer of Record:



Sergio J. Reyes, P.E. 47311  
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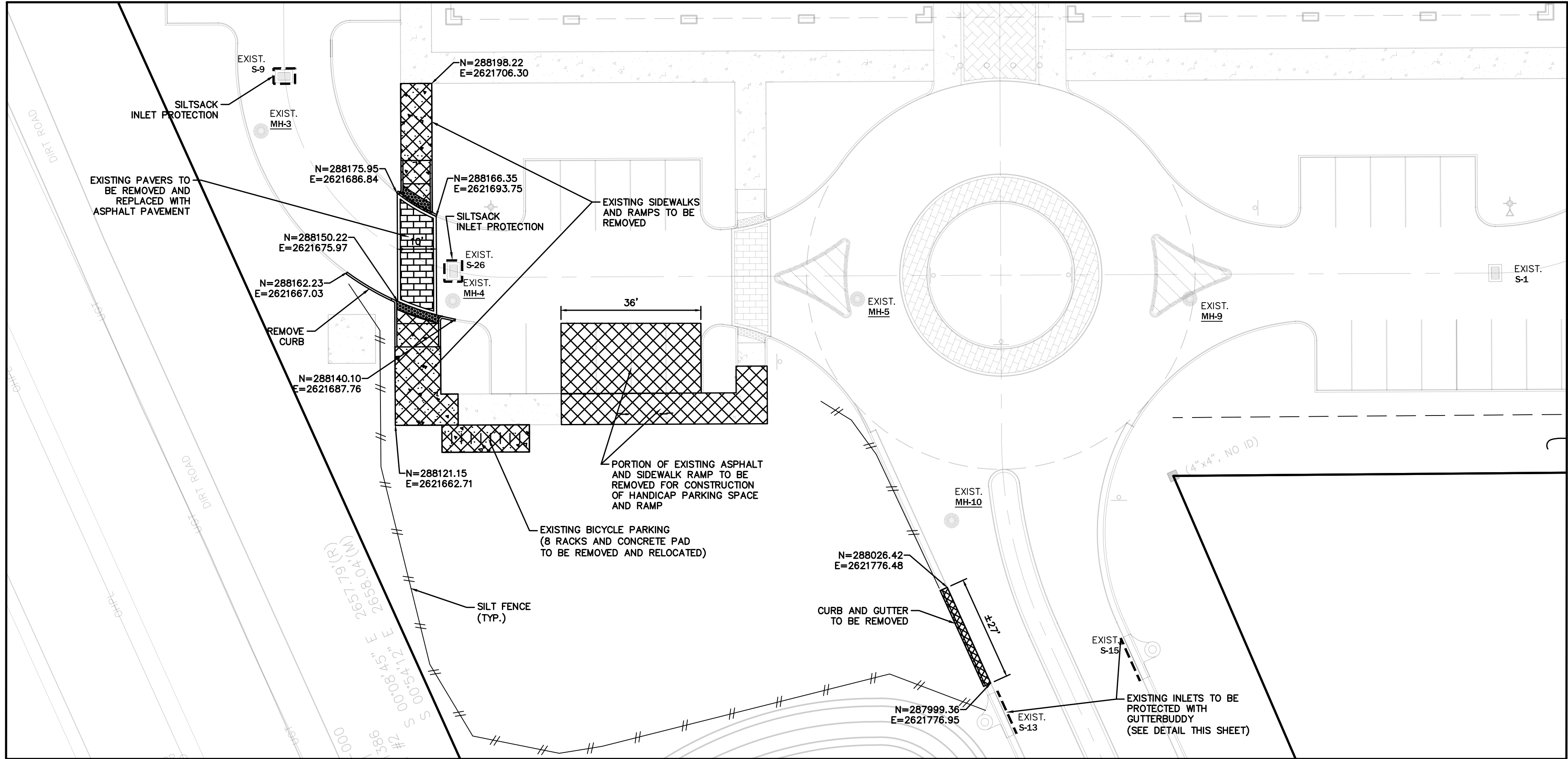
Project phase: CITY SUBMITTAL

Project title: **SAN FELASCO TECH CITY  
PHASE 3  
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FLORIDA**

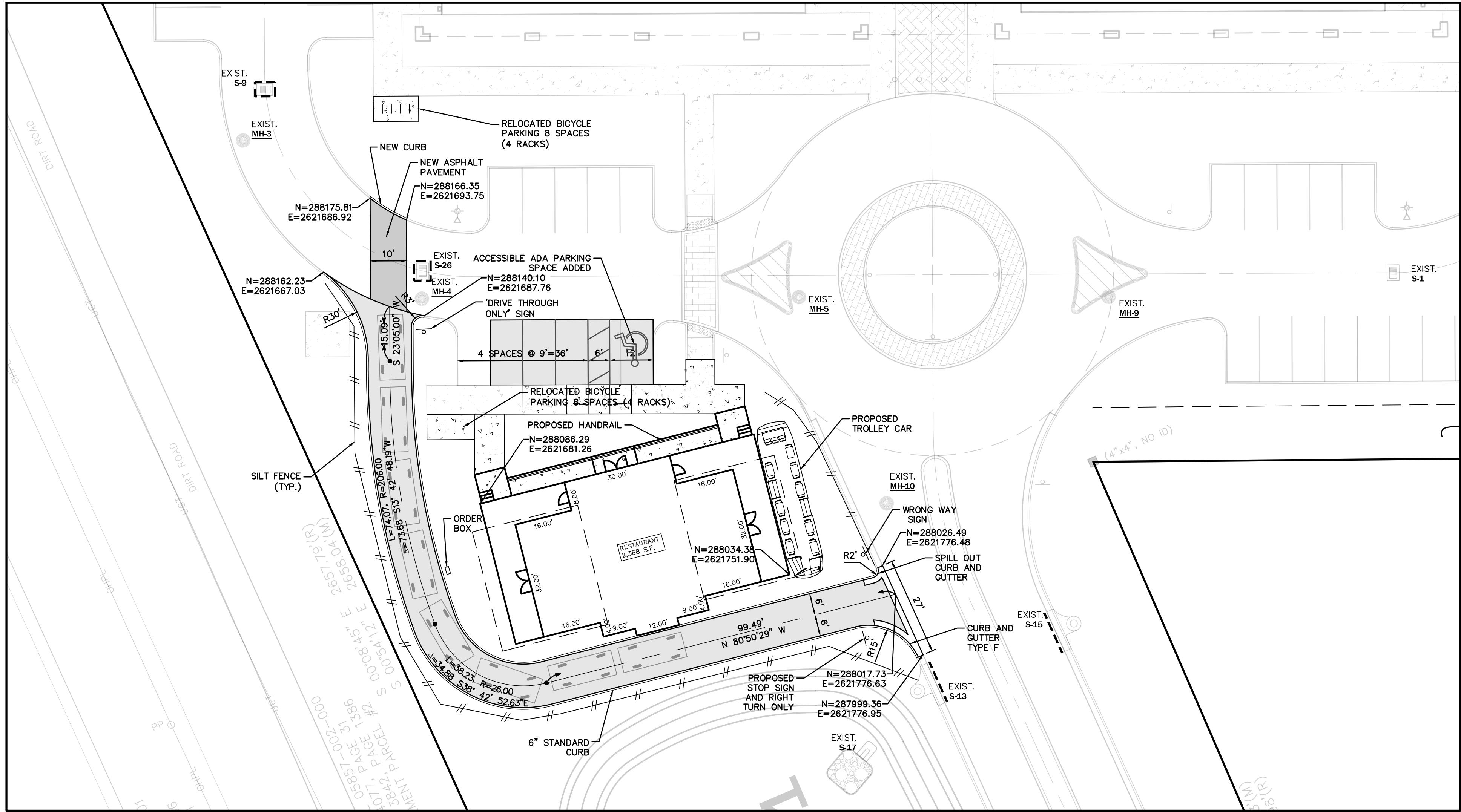
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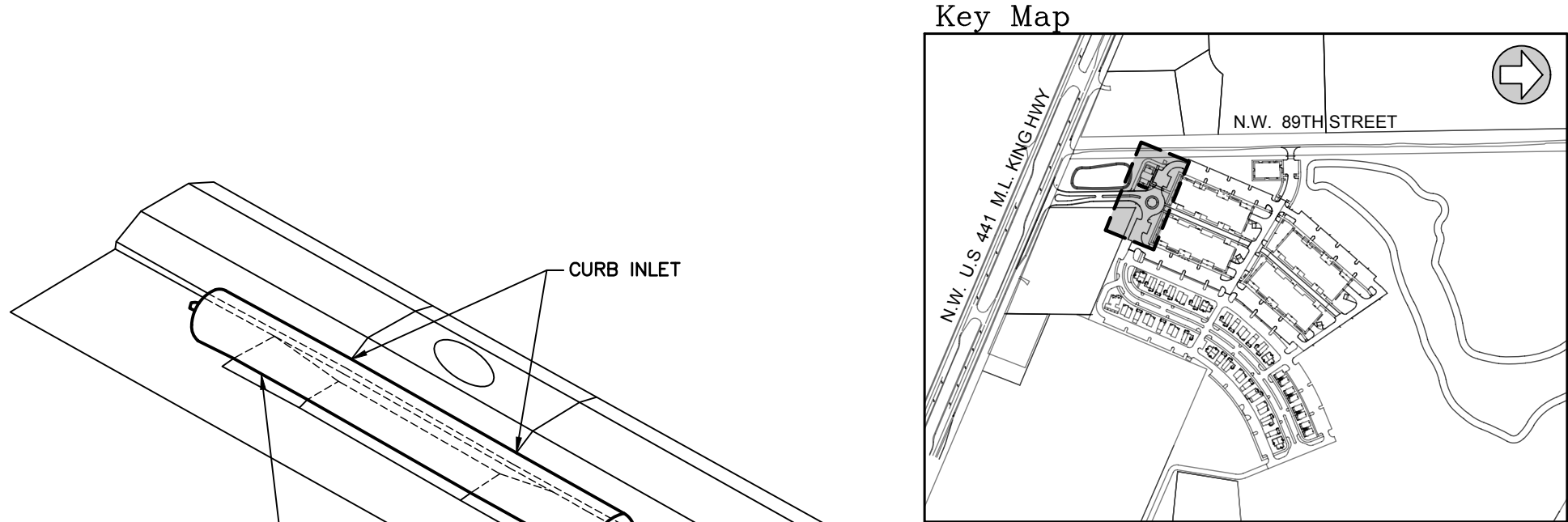




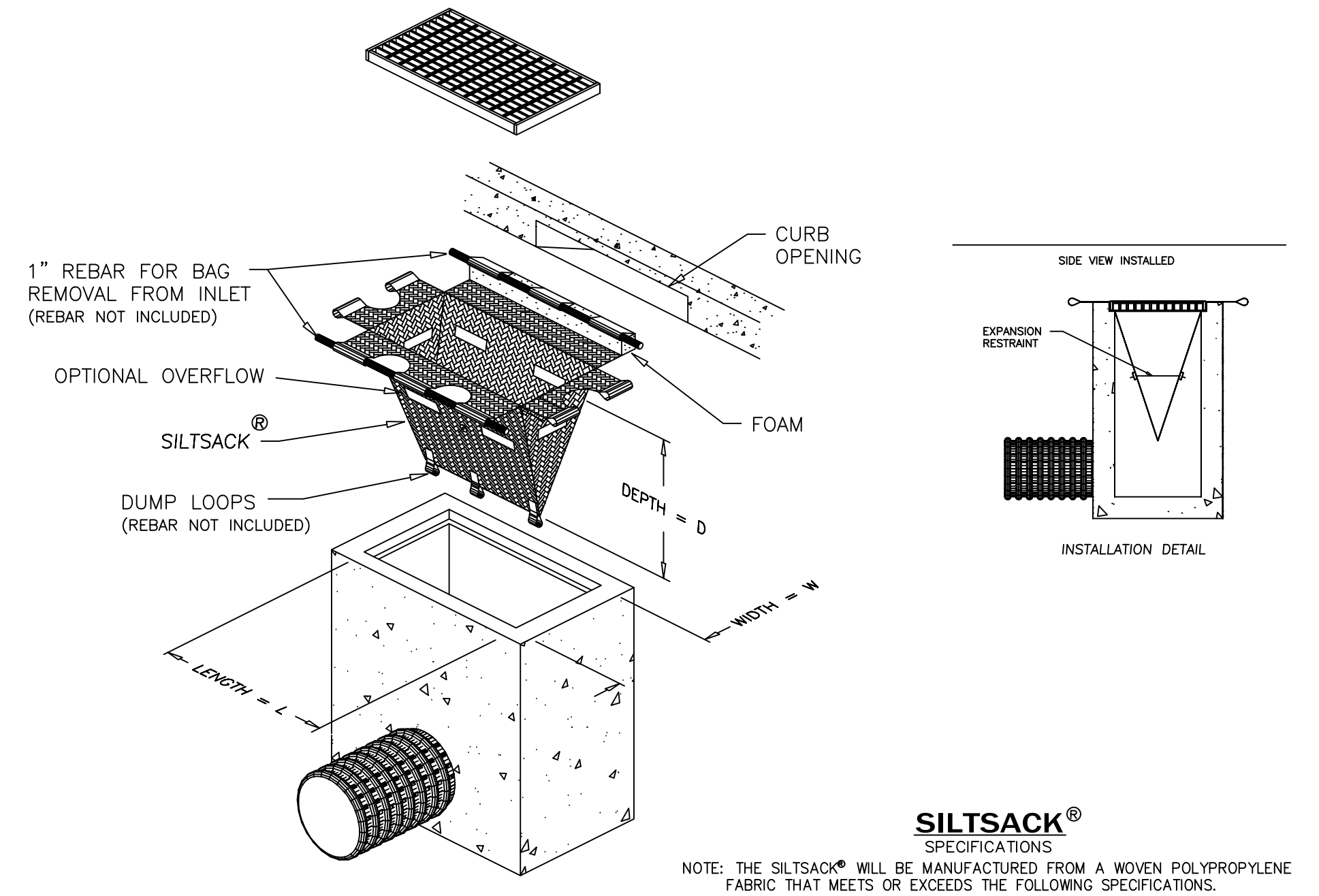
DEMOLITION PLAN



DIMENSION PLAN



- GUTTERBUDDY TYPICAL DETAIL**  
N.T.S.
- MINIMUM 1 FOOT OVERLAP
- NOTES:**
1. INSTALL THE GUTTERBUDDY IN FRONT OF THE CURB INLET OPENING. EACH END OF THE GUTTERBUDDY SHOULD OVERLAP THE CURB INLET APPROXIMATELY 12".
  2. THE GUTTERBUDDY SHOULD BE CLEANED IF A VISUAL INSPECTION SHOWS SILT AND DEBRIS BUILD UP AROUND THE GUTTERBUDDY.
  3. PONDING IS LIKELY IF SEDIMENT IS NOT REMOVED REGULARLY. INSPECTION OF THE GUTTERBUDDY SHOULD BE ON A REGULAR BASIS AND IMMEDIATELY AFTER MAJOR RAIN EVENTS.



**REGULAR FLOW SILTSACK®**  
(FOR AREAS OF LOW TO MODERATE PRECIPITATION AND RUN-OFF)

| PROPERTIES              | TEST METHOD | UNITS            |
|-------------------------|-------------|------------------|
| GRAB TENSILE STRENGTH   | ASTM D-4632 | 300 LBS          |
| GRAB TENSILE ELONGATION | ASTM D-4632 | 20 %             |
| PUNCTURE                | ASTM D-4833 | 120 LBS          |
| MULLEN BURST            | ASTM D-3786 | 800 PSI          |
| TRAPEZOID TEAR          | ASTM D-4533 | 120 LBS          |
| UV RESISTANCE           | ASTM D-4355 | 80 %             |
| APPARENT OPENING SIZE   | ASTM D-4751 | 40 US SIEVE      |
| FLOW RATE               | ASTM D-4491 | 40 GAL/MIN/SQ FT |
| PERMITTIVITY            | ASTM D-4491 | 0.55 SEC -1      |

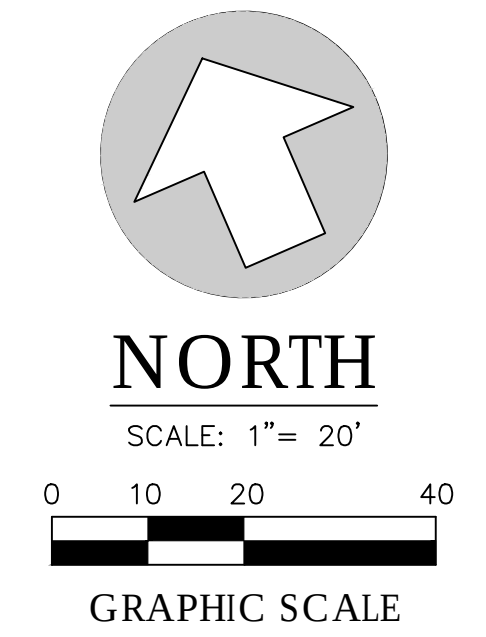
**HI-FLOW SILTSACK®**  
(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN-OFF)

| PROPERTIES              | TEST METHOD | UNITS             |
|-------------------------|-------------|-------------------|
| GRAB TENSILE STRENGTH   | ASTM D-4632 | 265 LBS           |
| GRAB TENSILE ELONGATION | ASTM D-4632 | 20 %              |
| PUNCTURE                | ASTM D-4833 | 135 LBS           |
| MULLEN BURST            | ASTM D-3786 | 420 PSI           |
| TRAPEZOID TEAR          | ASTM D-4533 | 45 LBS            |
| UV RESISTANCE           | ASTM D-4355 | 90 %              |
| APPARENT OPENING SIZE   | ASTM D-4751 | 20 US SIEVE       |
| FLOW RATE               | ASTM D-4491 | 200 GAL/MIN/SQ FT |
| PERMITTIVITY            | ASTM D-4491 | 1.5 SEC -1        |

**OIL-ABSORBANT SILTSACK®**  
(FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS)

DEPENDING ON YOUR PARTICULAR APPLICATION, THE SILTSACK CAN BE MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AN OIL-ABSORBANT PILLOW INSERT OR, MADE COMPLETELY FROM AN OIL-ABSORBANT SILTSACK® WITH A WOVEN PILLOW INSERT.

**DETAIL OF INLET SEDIMENT CONTROL DEVICE WITH CURB DEFLECTOR**  
N.T.S.



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Professional Engineer of Record:  
**Sergio J. Reyes, P.E.**  
No. 47311  
STATE OF FLORIDA  
Engineer Certificate No. 47311

Project No: 19-046

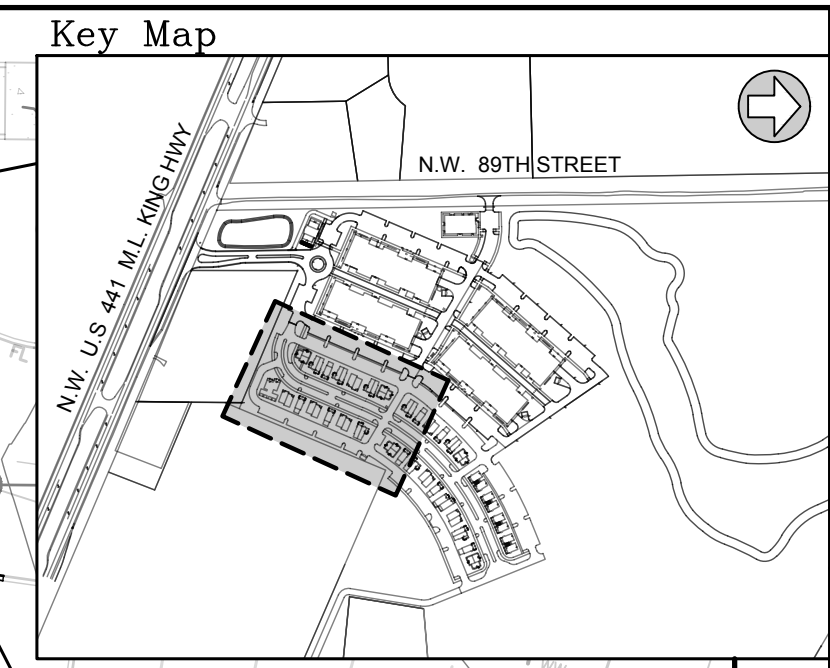
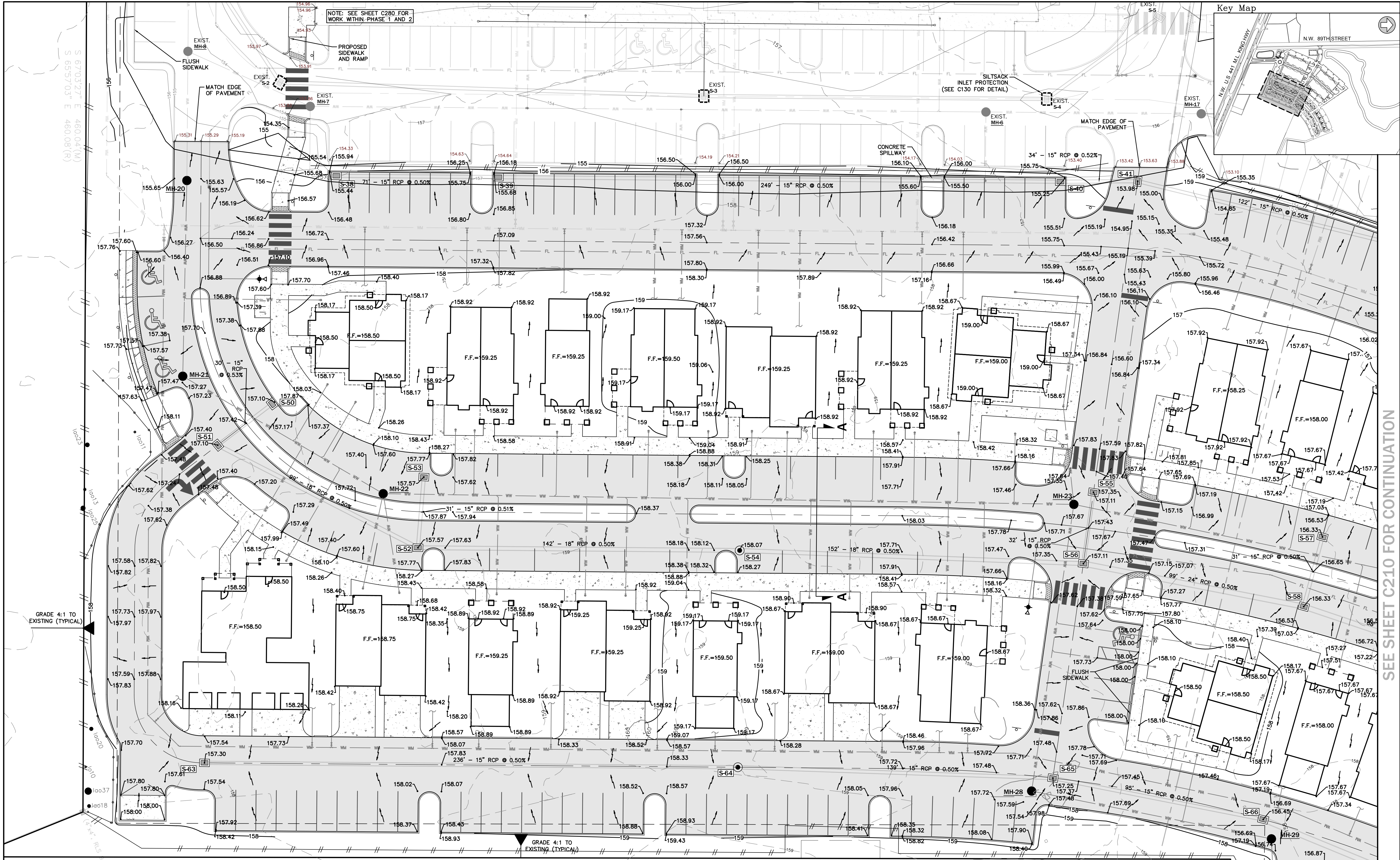
Project phase: CITY SUBMITTAL

Project title: SAN FELASCO TECH CITY PHASE 3 CITY OF ALACHUA, FLORIDA

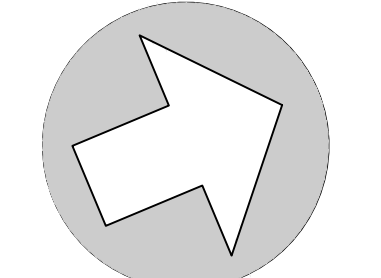
Sheet title: DEMOLITION AND DIMENSION PLAN, CAFE

Designed: DJM  
Drawn: MAB  
Checked: SJR  
Date: 10/17/19  
Sheet No.: C130





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**NORTH**

SCALE: 1" = 20'

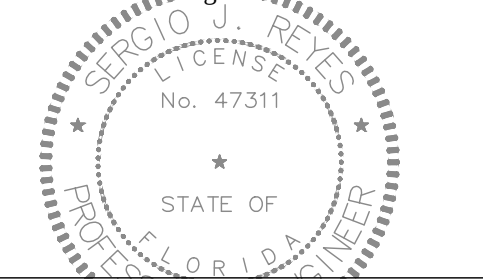


GRAPHIC SCALE

SEE SHEET C210 FOR CONTINUATION

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Professional Engineer of Record:



Sergio J. Reyes, P.E. 47311  
Engineer Certificate No.

Project No: 19-046

Project phase: CITY SUBMITTAL

Project title:

**SAN FELASCO TECH CITY  
PHASE 3  
CITY OF ALACHUA,  
FLORIDA**

Sheet title:

**PAVING, GRADING AND  
DRAINAGE PLAN 1**

Designed: DJM Sheet No.:

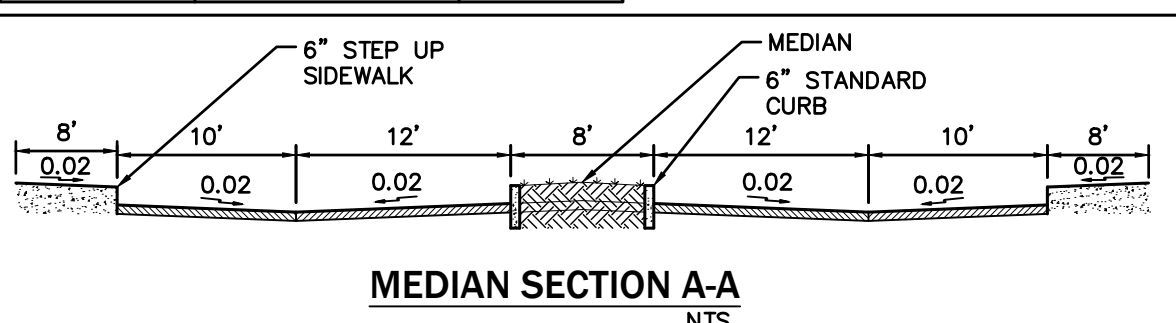
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Date: 10/17/19

**C200**

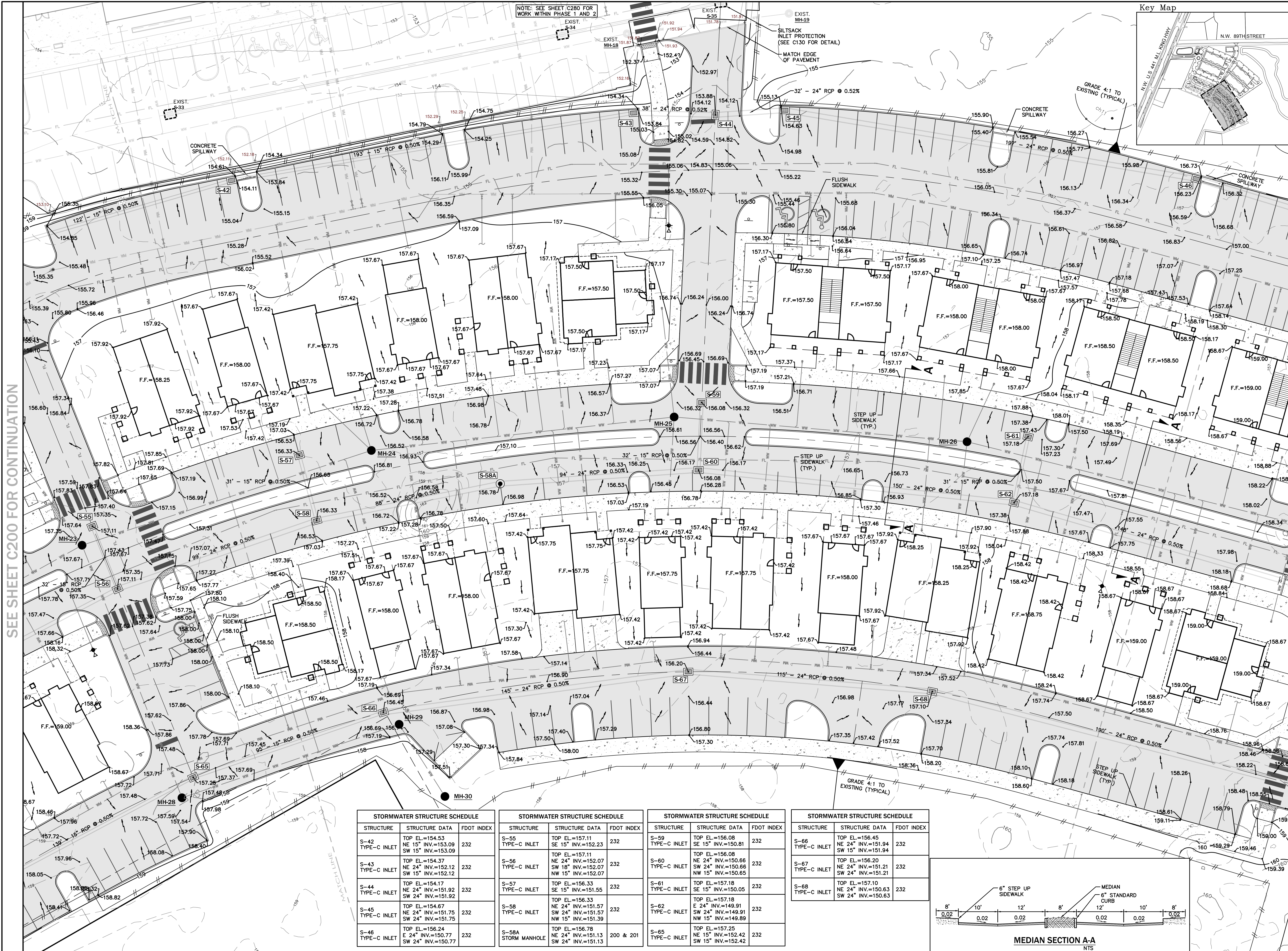
| STORMWATER STRUCTURE SCHEDULE |                                                            |            | STORMWATER STRUCTURE SCHEDULE |                                                                                  |            | STORMWATER STRUCTURE SCHEDULE |                                                                                  |            | STORMWATER STRUCTURE SCHEDULE |                                                            |            |
|-------------------------------|------------------------------------------------------------|------------|-------------------------------|----------------------------------------------------------------------------------|------------|-------------------------------|----------------------------------------------------------------------------------|------------|-------------------------------|------------------------------------------------------------|------------|
| STRUCTURE                     | STRUCTURE DATA                                             | FDOT INDEX | STRUCTURE                     | STRUCTURE DATA                                                                   | FDOT INDEX | STRUCTURE                     | STRUCTURE DATA                                                                   | FDOT INDEX | STRUCTURE                     | STRUCTURE DATA                                             | FDOT INDEX |
| S-38<br>TYPE-C INLET          | TOP EL.=156.92<br>NE 15" INV.=155.48                       | 232        | S-51<br>TYPE-C INLET          | TOP EL.=157.10<br>NE 18" INV.=154.06<br>N 15" INV.=154.06                        | 232        | S-56<br>TYPE-C INLET          | TOP EL.=157.11<br>NE 24" INV.=152.07<br>SW 18" INV.=152.07<br>NW 15" INV.=152.07 | 232        | S-65<br>TYPE-C INLET          | TOP EL.=157.25<br>NE 15" INV.=152.42<br>SW 15" INV.=152.42 | 232        |
| S-39<br>TYPE-C INLET          | TOP EL.=156.56<br>SW 15" INV.=155.12<br>NE 15" INV.=155.12 | 232        | S-52<br>TYPE-C INLET          | TOP EL.=157.57<br>NE 18" INV.=153.56<br>SW 18" INV.=153.56<br>NW 15" INV.=153.56 | 232        | S-57<br>TYPE-C INLET          | TOP EL.=156.33<br>SE 15" INV.=151.55                                             | 232        | S-66<br>TYPE-C INLET          | TOP EL.=156.45<br>NE 24" INV.=151.94<br>SW 15" INV.=151.94 | 232        |
| S-40<br>TYPE-C INLET          | TOP EL.=155.32<br>N 15" INV.=153.88<br>SW 15" INV.=153.88  | 232        | S-53<br>TYPE-C INLET          | TOP EL.=157.57<br>SE 15" INV.=153.72                                             | 232        | S-58<br>TYPE-C INLET          | TOP EL.=156.33<br>NE 24" INV.=151.57<br>SW 24" INV.=151.57<br>NW 15" INV.=151.39 | 232        |                               |                                                            |            |
| S-41<br>TYPE-C INLET          | TOP EL.=155.14<br>NE 15" INV.=153.70<br>S 15" INV.=153.70  | 232        | S-54<br>STORM MANHOLE         | TOP EL.=158.07<br>NE 18" INV.=152.84<br>SW 18" INV.=152.84                       | 200 & 201  | S-63<br>TYPE-C INLET          | TOP EL.=157.30<br>NE 15" INV.=154.30                                             | 232        |                               |                                                            |            |
| S-50<br>TYPE-C INLET          | TOP EL.=157.13<br>S 15" INV.=154.22                        | 232        | S-55<br>TYPE-C INLET          | TOP EL.=157.11<br>SE 15" INV.=152.23                                             | 232        | S-64<br>STORM MANHOLE         | TOP EL.=158.14<br>NE 15" INV.=153.12<br>SW 15" INV.=153.12                       | 200 & 201  |                               |                                                            |            |



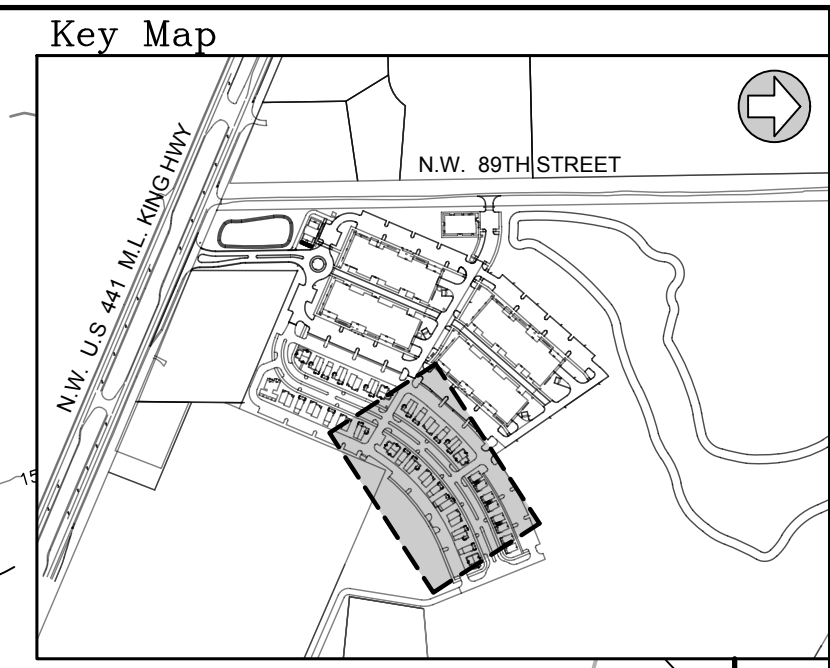


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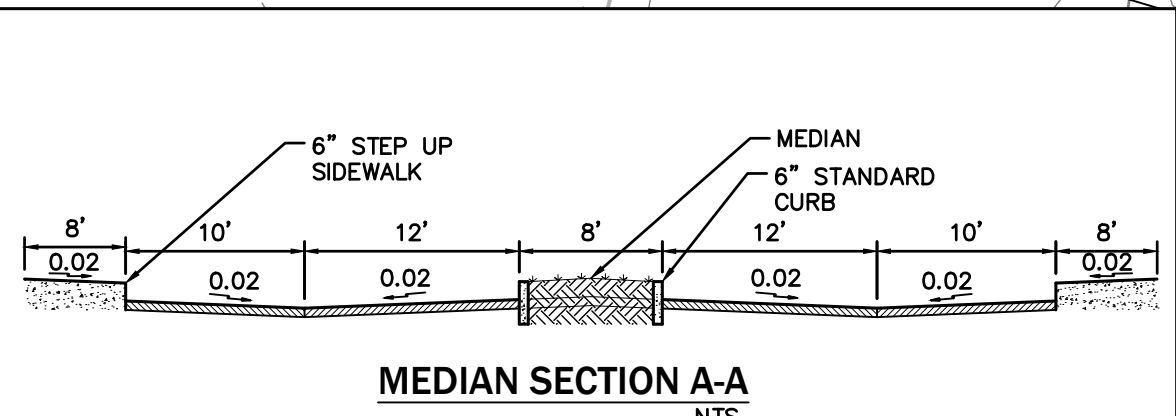
SEE SHEET C200 FOR CONTINUATION



NOTE: SEE SHEET C280 FOR WORK WITHIN PHASE 1 AND 2



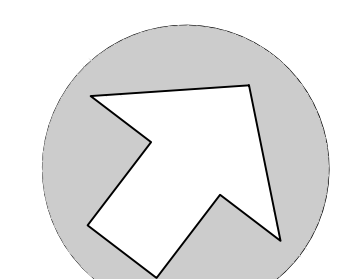
| STORMWATER STRUCTURE SCHEDULE |                                                            |            | STORMWATER STRUCTURE SCHEDULE |                                                                                  |            | STORMWATER STRUCTURE SCHEDULE |                                                                                  |            | STORMWATER STRUCTURE SCHEDULE |                                                            |            |
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| STRUCTURE                     | STRUCTURE DATA                                             | FDOT INDEX | STRUCTURE                     | STRUCTURE DATA                                                                   | FDOT INDEX | STRUCTURE                     | STRUCTURE DATA                                                                   | FDOT INDEX | STRUCTURE                     | STRUCTURE DATA                                             | FDOT INDEX |
| S-42<br>TYPE-C INLET          | TOP EL.=154.53<br>NE 15" INV.=153.09<br>SW 15" INV.=153.09 | 232        | S-55<br>TYPE-C INLET          | TOP EL.=157.11<br>SE 15" INV.=152.23                                             | 232        | S-59<br>TYPE-C INLET          | TOP EL.=156.08<br>SE 15" INV.=150.81                                             | 232        | S-66<br>TYPE-C INLET          | TOP EL.=156.45<br>NE 24" INV.=151.94<br>SW 15" INV.=151.94 | 232        |
| S-43<br>TYPE-C INLET          | TOP EL.=154.37<br>NE 24" INV.=152.12<br>SW 15" INV.=152.12 | 232        | S-56<br>TYPE-C INLET          | TOP EL.=157.11<br>NE 24" INV.=152.07<br>SW 18" INV.=152.07<br>NW 15" INV.=152.07 | 232        | S-60<br>TYPE-C INLET          | TOP EL.=156.08<br>NE 24" INV.=150.66<br>SW 24" INV.=150.66<br>NW 15" INV.=150.65 | 232        | S-67<br>TYPE-C INLET          | TOP EL.=156.20<br>NE 24" INV.=151.21<br>SW 24" INV.=151.21 | 232        |
| S-44<br>TYPE-C INLET          | TOP EL.=154.17<br>NE 24" INV.=151.92<br>SW 24" INV.=151.92 | 232        | S-57<br>TYPE-C INLET          | TOP EL.=156.33<br>SE 15" INV.=151.55                                             | 232        | S-61<br>TYPE-C INLET          | TOP EL.=157.18<br>SE 15" INV.=150.05                                             | 232        | S-68<br>TYPE-C INLET          | TOP EL.=157.10<br>NE 24" INV.=150.63<br>SW 24" INV.=150.63 | 232        |
| S-45<br>TYPE-C INLET          | TOP EL.=154.67<br>NE 24" INV.=151.57<br>SW 24" INV.=151.75 | 232        | S-58<br>TYPE-C INLET          | TOP EL.=156.33<br>NE 24" INV.=151.57<br>SW 24" INV.=151.39<br>NW 15" INV.=151.39 | 232        | S-62<br>TYPE-C INLET          | TOP EL.=157.18<br>E 24" INV.=149.91<br>SW 24" INV.=149.91<br>NW 15" INV.=149.89  | 232        |                               |                                                            |            |
| S-46<br>TYPE-C INLET          | TOP EL.=156.24<br>E 24" INV.=150.77<br>SW 24" INV.=150.77  | 232        | S-58A<br>STORM MANHOLE        | TOP EL.=156.78<br>NE 24" INV.=151.13<br>SW 24" INV.=151.13                       | 200 & 201  | S-65<br>TYPE-C INLET          | TOP EL.=157.25<br>NE 15" INV.=152.42<br>SW 15" INV.=152.42                       | 232        |                               |                                                            |            |





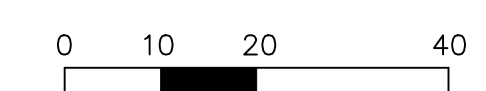
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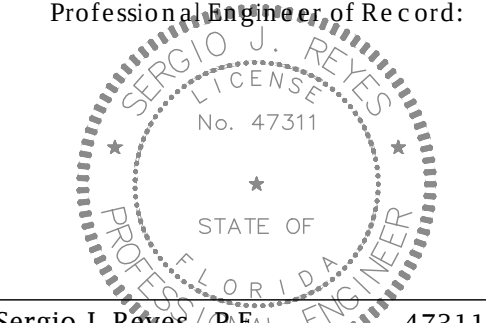
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Professional Engineer of Record:



Sergio J. Reyes, P.E. 47311  
Engineer Certificate No.

Project No: 19-046

Project phase: CITY SUBMITTAL

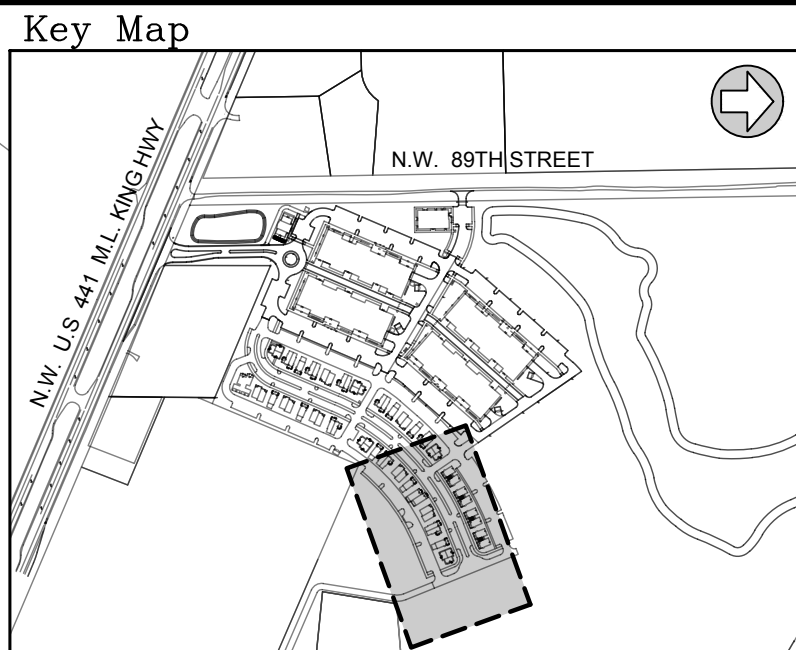
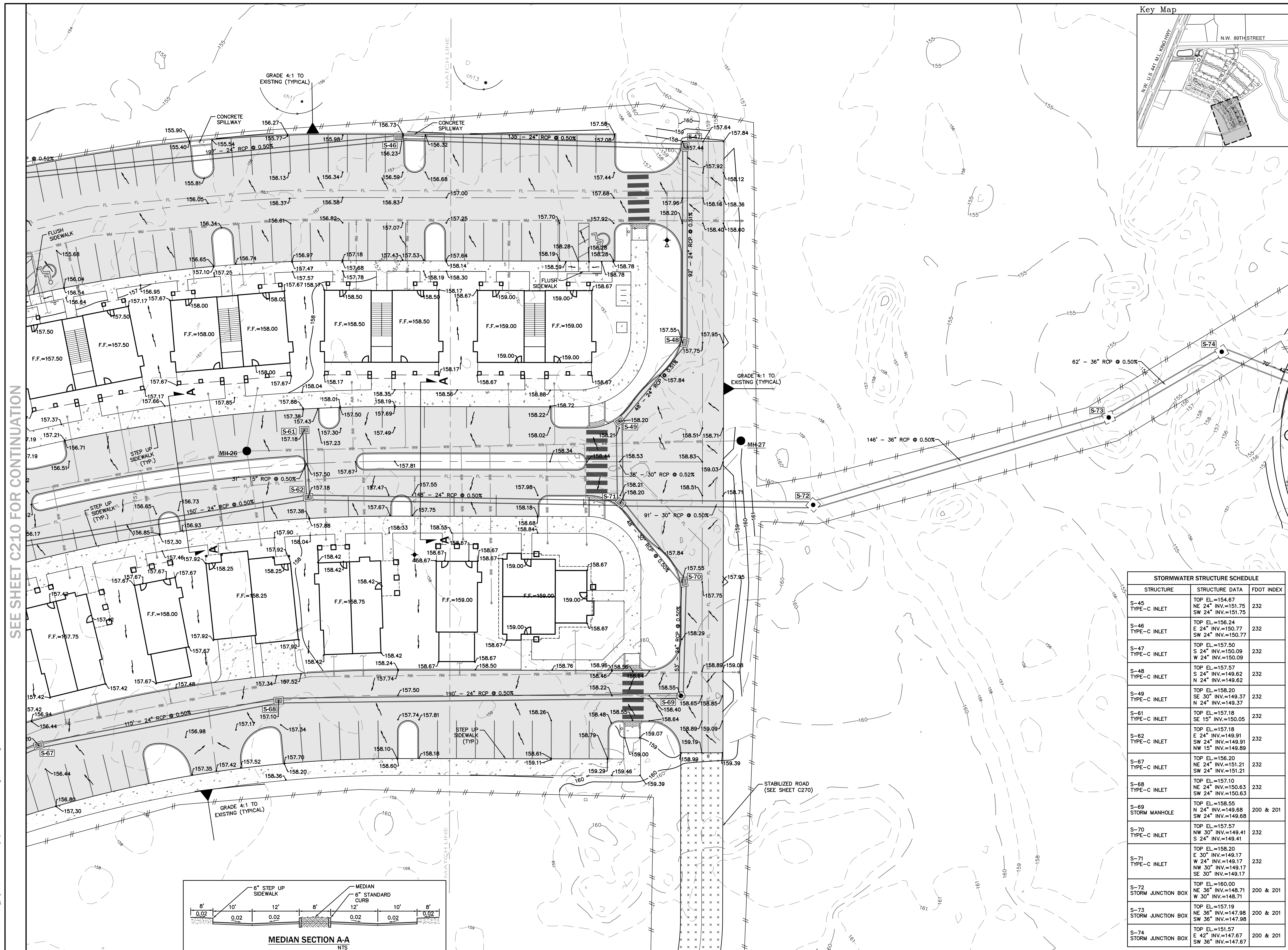
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PHASE 3  
CITY OF ALACHUA,  
FLORIDA

Sheet title: PAVING, GRADING AND  
DRAINAGE PLAN 2

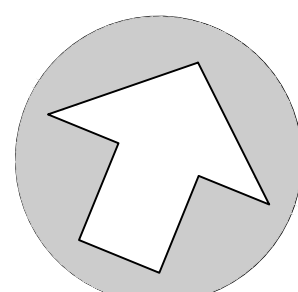
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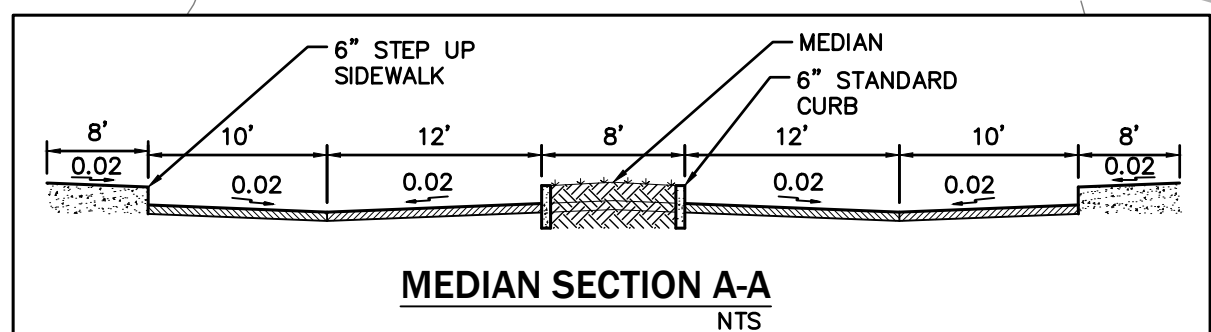
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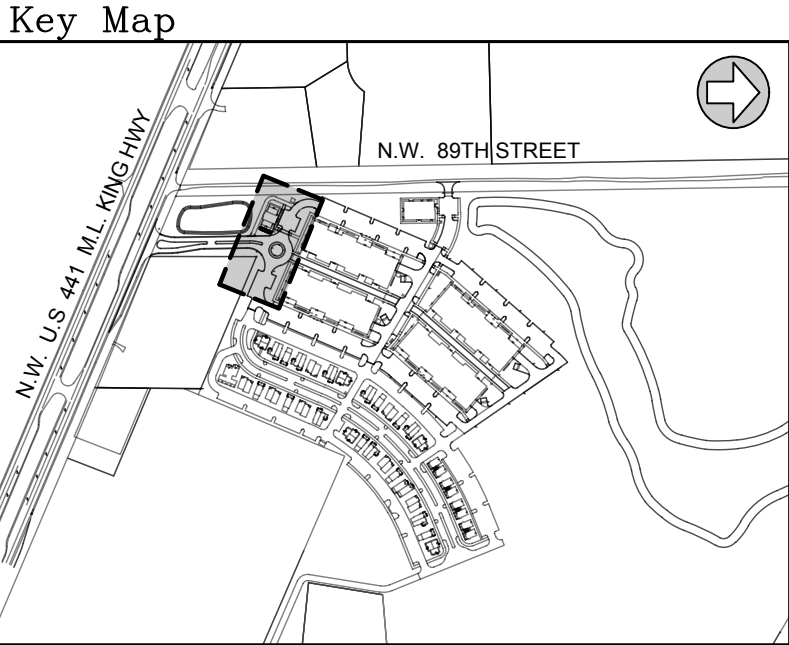
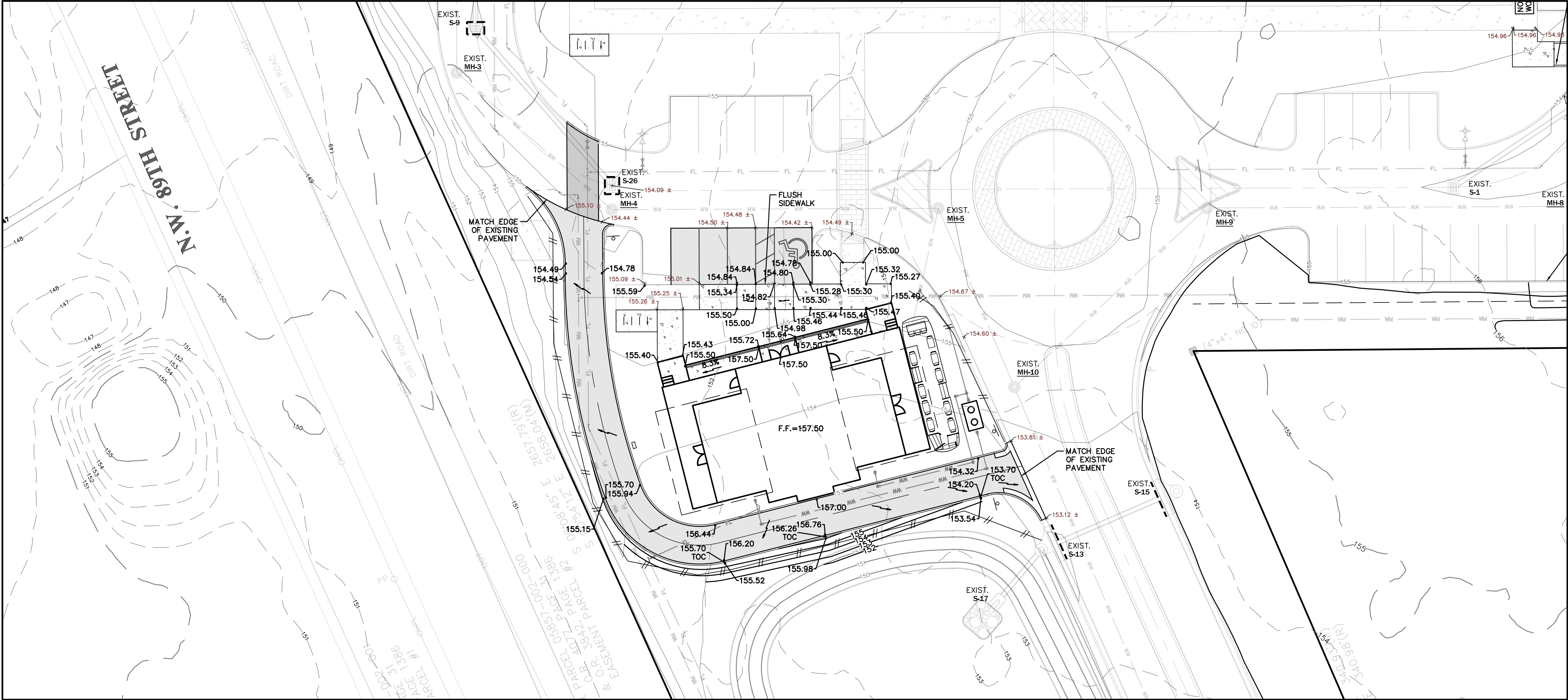
| STORMWATER STRUCTURE SCHEDULE |                                                                                                      |            |  |
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| S-45<br>TYPE-C INLET          | TOP EL.=154.67<br>NE 24" INV.=151.75<br>SW 24" INV.=151.75                                           | 232        |  |
| S-46<br>TYPE-C INLET          | TOP EL.=156.24<br>E 24" INV.=150.77<br>SW 24" INV.=150.77                                            | 232        |  |
| S-47<br>TYPE-C INLET          | TOP EL.=157.50<br>S 24" INV.=150.09<br>W 24" INV.=150.09                                             | 232        |  |
| S-48<br>TYPE-C INLET          | TOP EL.=157.57<br>S 24" INV.=149.62<br>N 24" INV.=149.62                                             | 232        |  |
| S-49<br>TYPE-C INLET          | TOP EL.=158.20<br>SE 30" INV.=149.37<br>N 24" INV.=149.37                                            | 232        |  |
| S-61<br>TYPE-C INLET          | TOP EL.=157.18<br>SE 15" INV.=150.05                                                                 | 232        |  |
| S-62<br>TYPE-C INLET          | TOP EL.=157.18<br>E 24" INV.=149.91<br>SW 24" INV.=149.91<br>NW 15" INV.=149.89                      | 232        |  |
| S-67<br>TYPE-C INLET          | TOP EL.=156.20<br>NE 24" INV.=151.21<br>SW 24" INV.=151.21                                           | 232        |  |
| S-68<br>TYPE-C INLET          | TOP EL.=157.10<br>NE 24" INV.=150.63<br>SW 24" INV.=150.63                                           | 232        |  |
| S-69<br>STORM MANHOLE         | TOP EL.=158.55<br>N 24" INV.=149.68<br>SW 24" INV.=149.68                                            | 200 & 201  |  |
| S-70<br>TYPE-C INLET          | TOP EL.=157.57<br>NW 30" INV.=149.41<br>S 24" INV.=149.41                                            | 232        |  |
| S-71<br>TYPE-C INLET          | TOP EL.=158.20<br>E 30" INV.=149.17<br>W 24" INV.=149.17<br>NW 30" INV.=149.17<br>SE 30" INV.=149.17 | 232        |  |
| S-72<br>STORM JUNCTION BOX    | TOP EL.=160.00<br>NE 36" INV.=148.71<br>W 30" INV.=148.71                                            | 200 & 201  |  |
| S-73<br>STORM JUNCTION BOX    | TOP EL.=157.19<br>NE 36" INV.=147.98<br>SW 36" INV.=147.98                                           | 200 & 201  |  |
| S-74<br>STORM JUNCTION BOX    | TOP EL.=151.57<br>E 42" INV.=147.67<br>SW 36" INV.=147.67                                            | 200 & 201  |  |



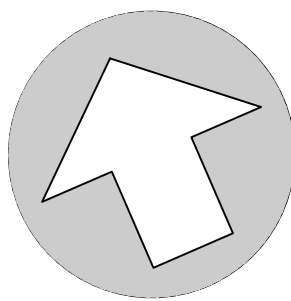
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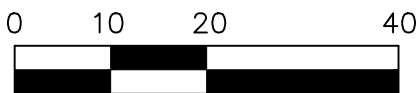


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**NORTH**

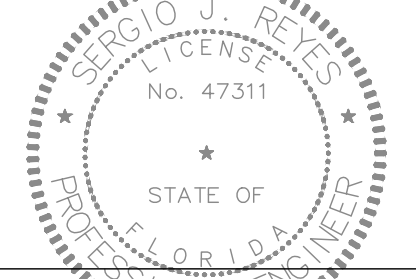
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Professional Engineer of Record:



Sergio J. Reyes, P.E. 47311  
Engineer Certificate No.

Project No: 19-046

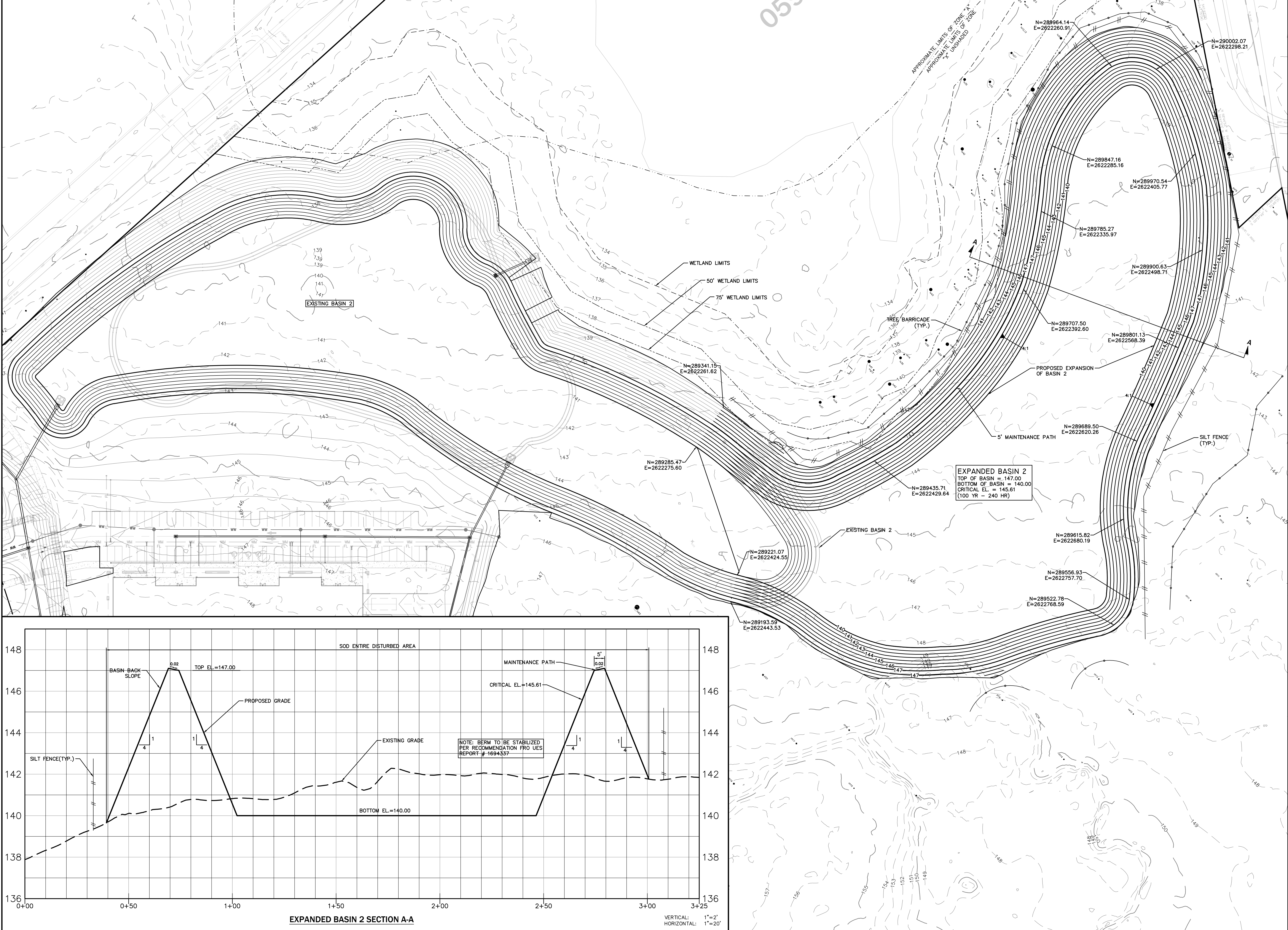
Project phase: CITY SUBMITTAL

Project title:  
**SAN FELASCO TECH CITY  
PHASE 3  
CITY OF ALACHUA,  
FLORIDA**

Sheet title:  
**PAVING, GRADING AND  
DRAINAGE PLAN 4**

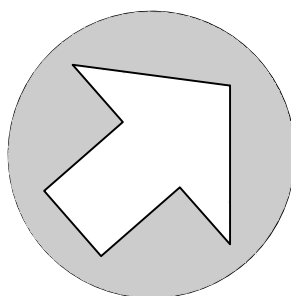
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| Drawn: MAB     |                           |
| Checked: SJR   |                           |
| Date: 10/17/19 |                           |





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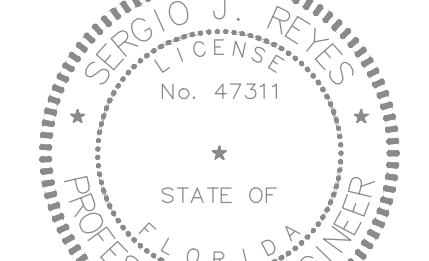
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Professional Engineer of Record:



Sergio J. Reyes, P.E. 47311  
Engineer Certificate No.

Project No: 19-046

Project phase: CITY SUBMITTAL

Project title: SAN FELASCO TECH CITY  
PHASE 3  
CITY OF ALACHUA,  
FLORIDA

Sheet title:

BASIN 2 DETAILS

Designed: DJM

Drawn: MAB

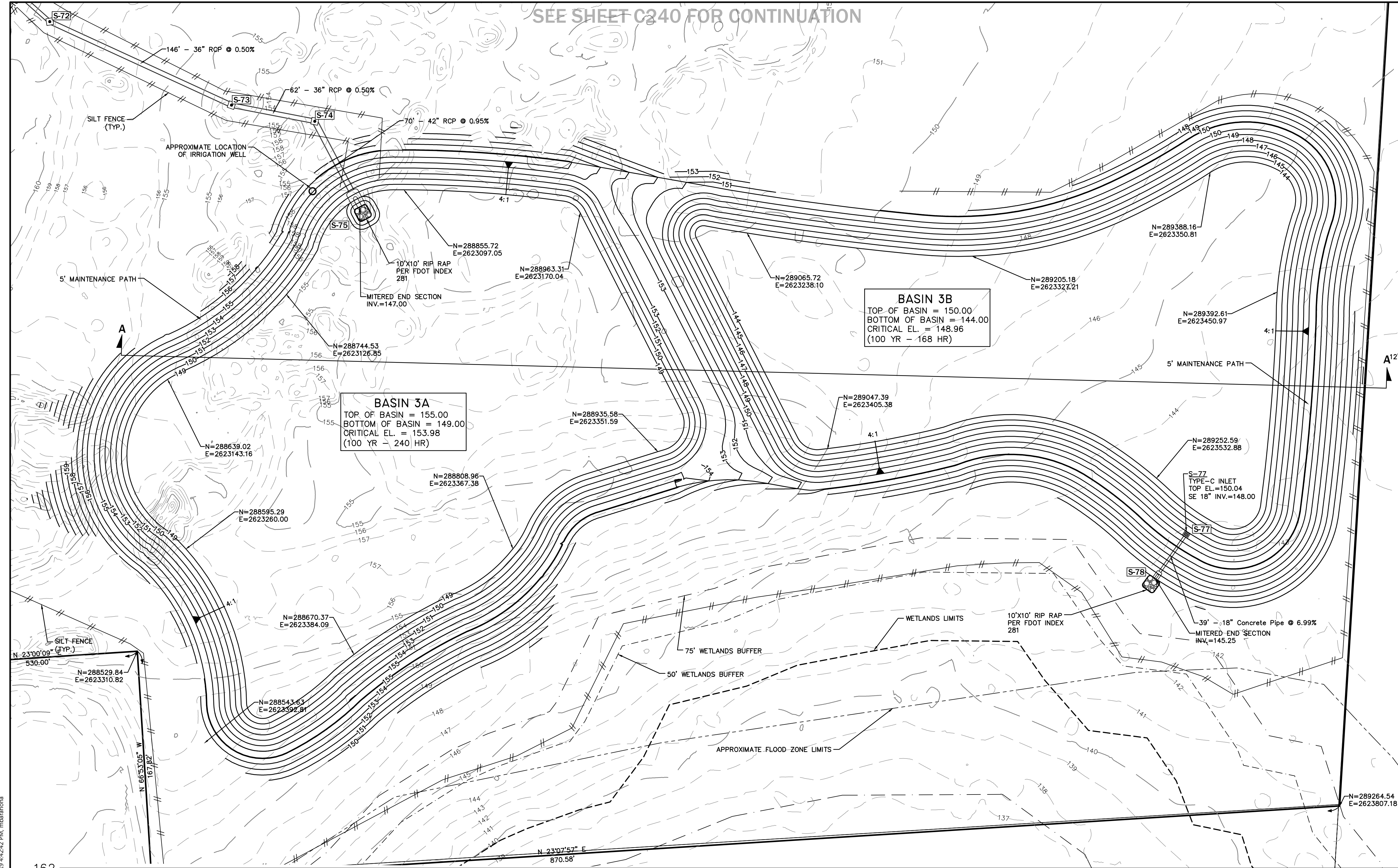
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Date: 10/17/19

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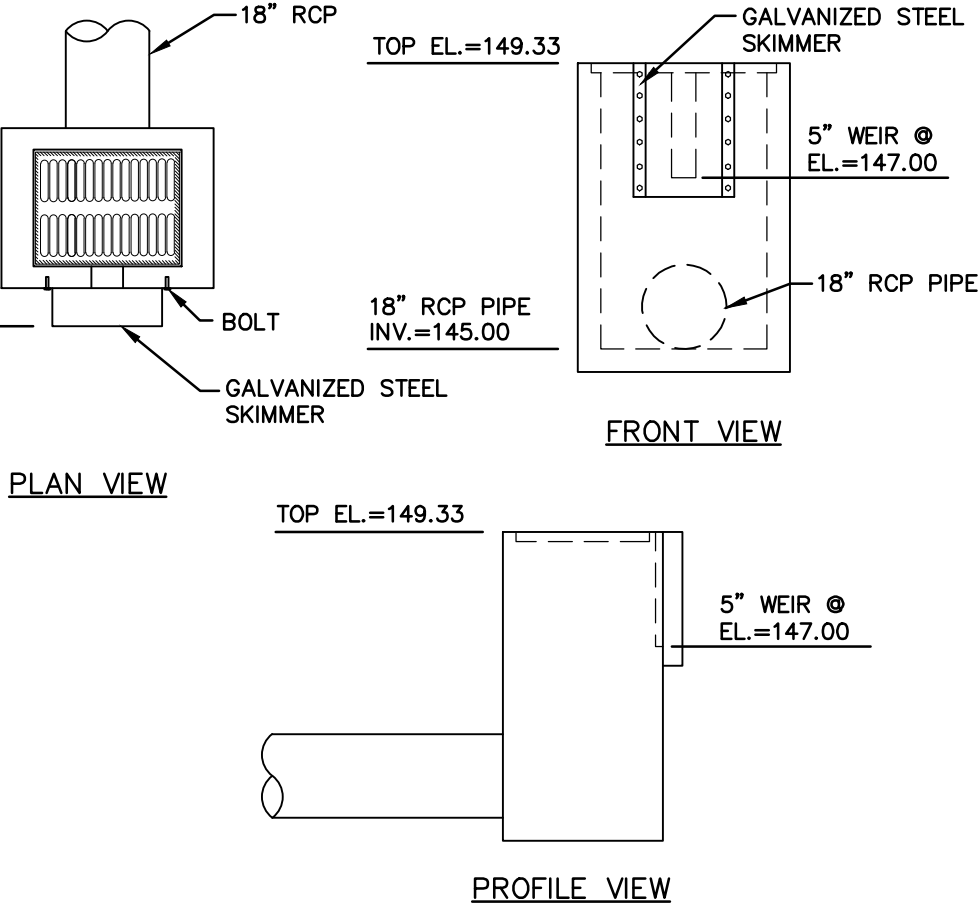
C240





MAINTENANCE NOTES

- MAINTENANCE RESPONSIBILITY:**  
THE LASER INVESTMENT GROUP LLC WILL BE THE ENTITY RESPONSIBLE FOR THE MAINTENANCE OF THE PROPOSED STORMWATER MANAGEMENT SYSTEM.
- MAINTENANCE PLAN:**
  - BASINS SHALL BE MOWED REGULARLY TO AVOID EXCESSIVE VEGETATIVE GROWTH. MOWING SCHEDULE SHOULD BE MONTHLY DURING WINTER MONTHS AND MORE FREQUENTLY (BIWEEKLY) DURING SUMMER MONTHS.
  - BASIN SHALL BE CLEANED OUT ANNUALLY OF ANY ACCUMULATED SEDIMENTATION BUILDUP. IF THE BASINS ARE SHOWING EXCESSIVE SEDIMENTATION ACCUMULATION AT THE BASIN BOTTOM, THE BASIN BOTTOM SHALL BE SCRAPED CLEAN MORE OFTEN AS THE CONDITION DICTATES.
  - BASIN SIDE SLOPES SHALL BE MAINTAINED WITH A GOOD STAND OF GRASS. SEASONAL GRASSES SHALL BE PLANTED TO AVOID EROSION (WINTER RYE, SUMMER MILLET).
  - BASIN 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 THIS OCCURS.
  - THE REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A SOUND CONDITION AT ALL TIMES. ANY DEAD LANDSCAPING MATERIALS SHALL BE REPLACED IMMEDIATELY TO ASSURE PUBLIC SAFETY.



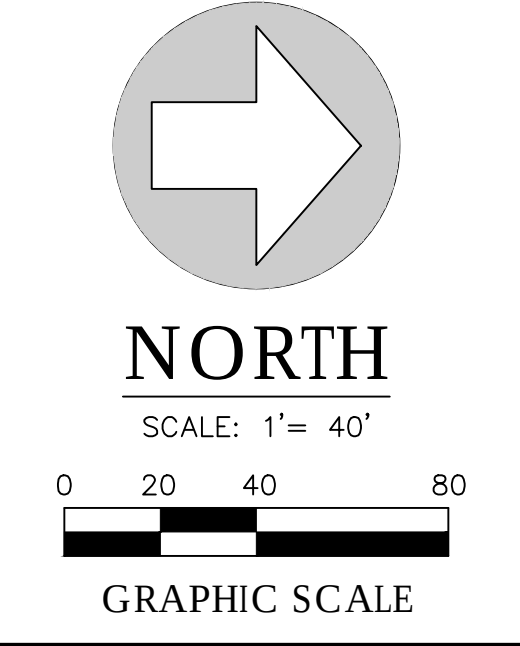
NOTE:  
EXISTING TREES WITHIN THE PHASE 3 PROJECT AREA OF PROPOSED BASIN 3 HAVE NOT BEEN SURVEYED. THIS AREA OF THE PROJECT IS UNDER JURISDICTION OF AN ACTIVE FLORIDA DEPARTMENT OF AGRICULTURE CLEARING PERMIT AND HERITAGE TREES WILL BE SURVEYED AFTER THE LAND CLEARING ACTIVITY IS COMPLETE.

| MITERED END SECTION SCHEDULE |                 |            |
|------------------------------|-----------------|------------|
| MES                          | PIPE INVERT     | FDOT INDEX |
| S-75                         | 42" INV.=147.00 | 272        |
| S-78                         | 18" INV.=145.25 | 272        |

| STORMWATER STRUCTURE SCHEDULE |                                                            |            |
|-------------------------------|------------------------------------------------------------|------------|
| STRUCTURE                     | STRUCTURE DATA                                             | FDOT INDEX |
| S-72                          | TOP EL.=160.00<br>NE 36" INV.=148.71<br>W 30" INV.=148.71  | 200 & 201  |
| S-73                          | TOP EL.=157.19<br>NE 36" INV.=147.98<br>SW 36" INV.=147.98 | 200 & 201  |
| S-74                          | TOP EL.=151.57<br>E 42" INV.=147.67<br>SW 36" INV.=147.67  | 200 & 201  |
| S-77                          | TOP EL.=150.04<br>SE 18" INV.=148.00                       | 232        |



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Professional Engineer of Record:  
**Sergio J. Reyes, P.E.**  
No. 47311  
STATE OF FLORIDA  
Engineer

Project No: 19-046  
Project phase: CITY SUBMITTAL  
Project title: SAN FELASCO TECH CITY PHASE 3 CITY OF ALACHUA, FLORIDA

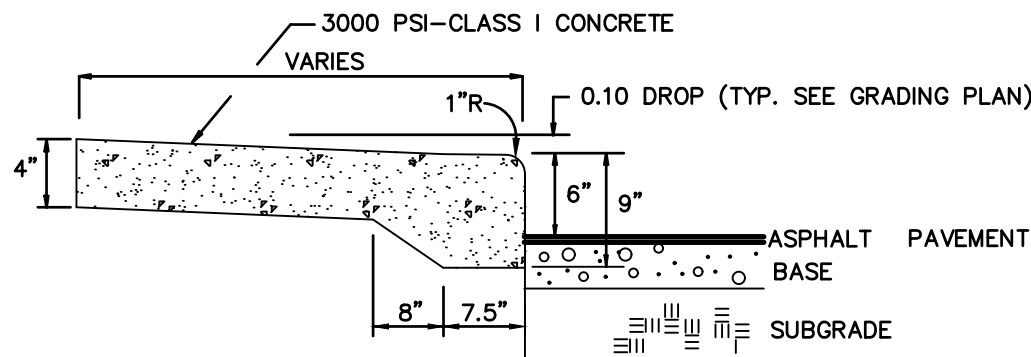
Sheet title: BASIN 3 CROSS SECTION AND DETAILS

Designed: DJM  
Drawn: MAB  
Checked: SJR  
Date: 10/17/19

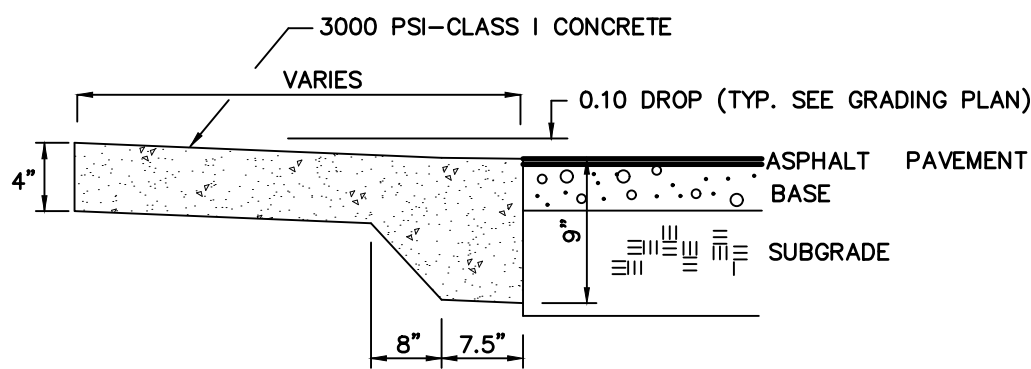
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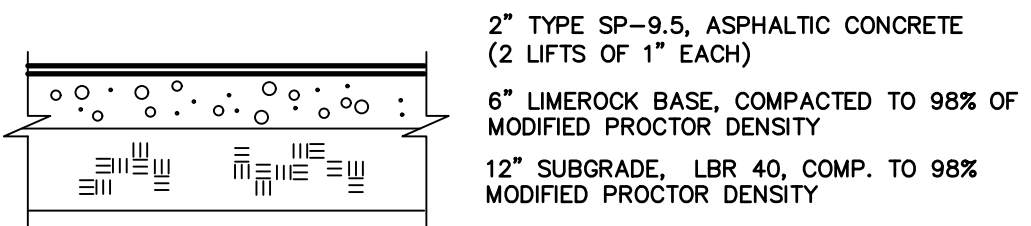
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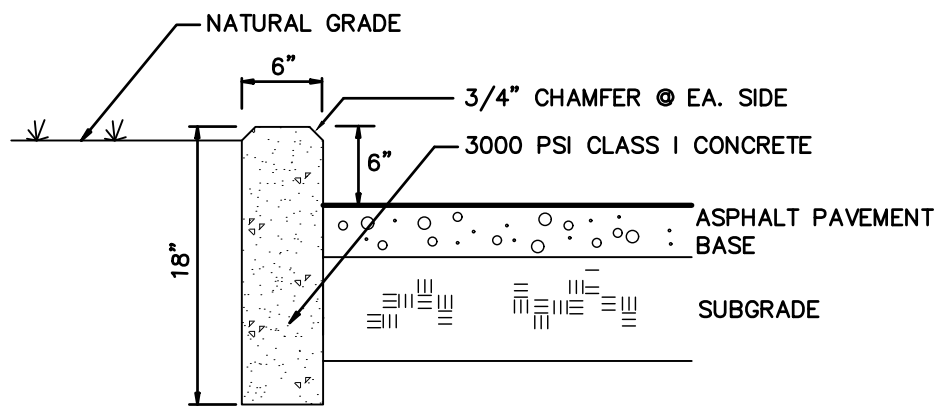
**TYPICAL STEPUP SIDEWALK**  
N.T.S.



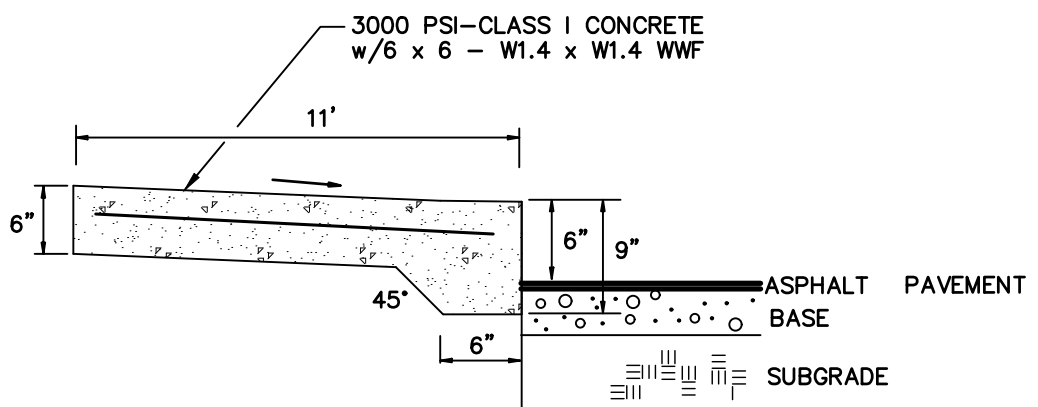
**TYPICAL FLUSH SIDEWALK DETAIL**  
N.T.S.



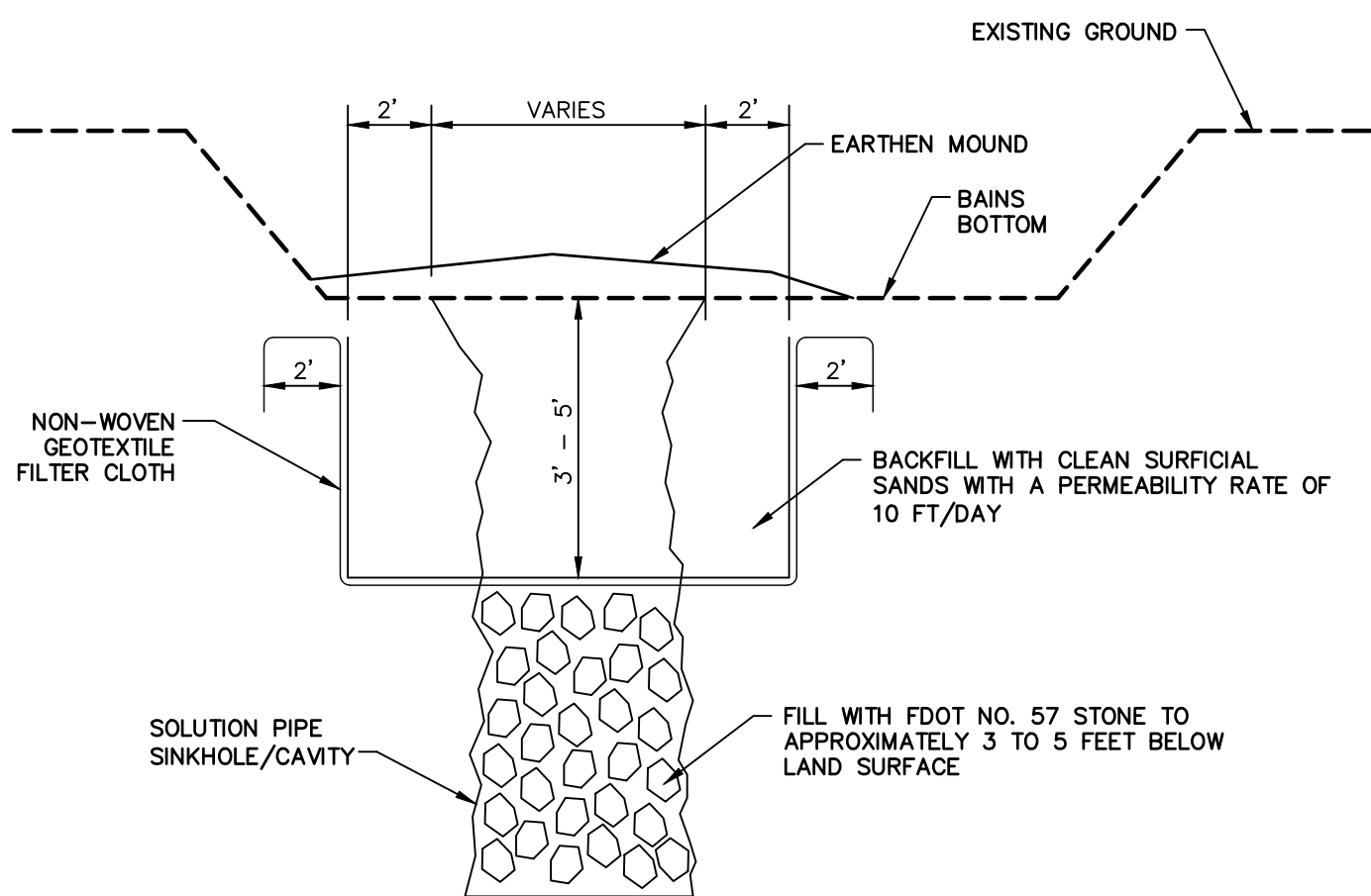
**TYPICAL ASPHALT PAVEMENT DETAIL**  
N.T.S.



**6" STANDARD CURB DETAIL**  
N.T.S.

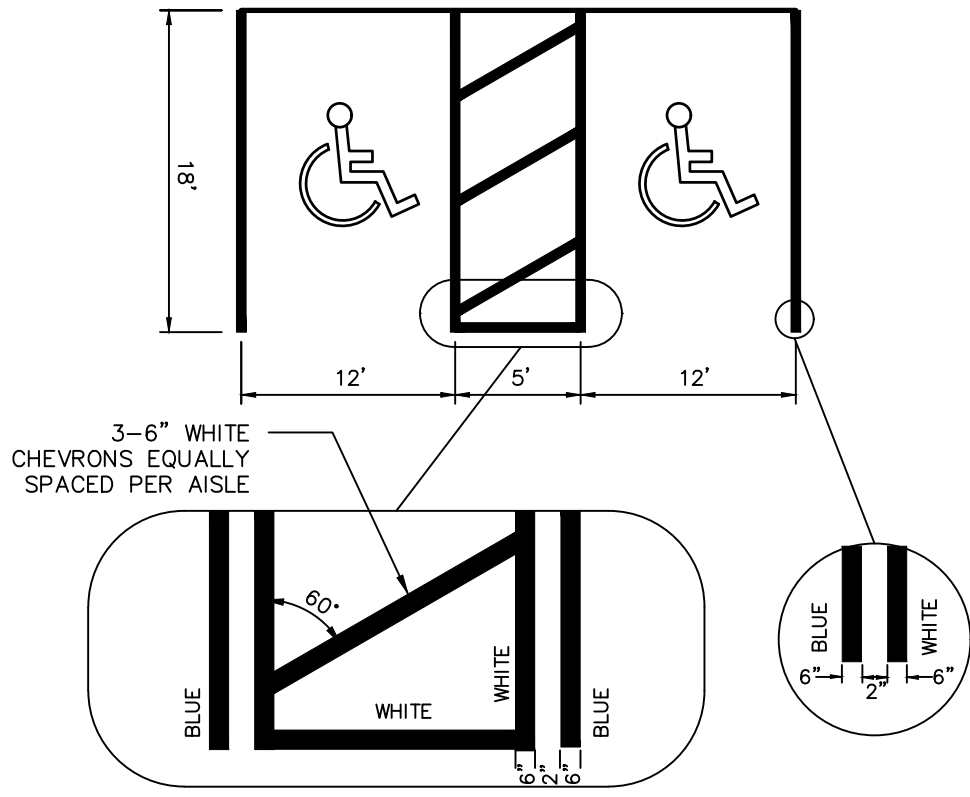


**CONCRETE DUMPSTER PAD DETAIL**  
N.T.S.

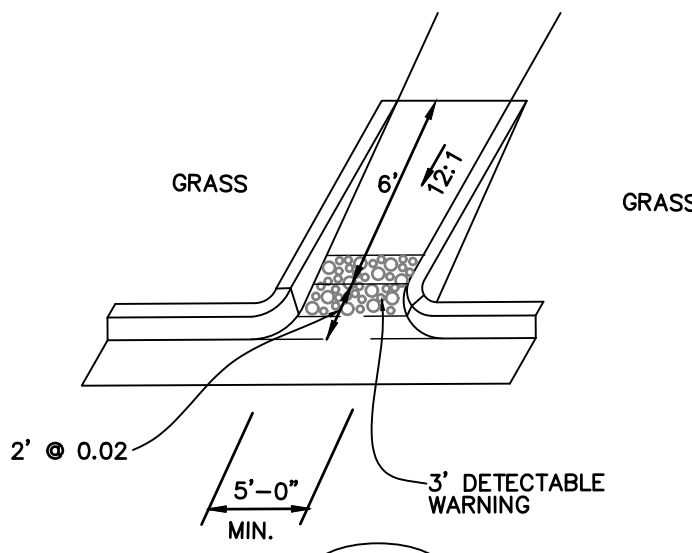


IF A SOLUTION PIPE SINKHOLE DOES FORM IN THE STORMWATER BASIN THEN THE SINKHOLE SHALL BE REPAIRED BY BACKFILLING WITH NO. 57 STONE TO APPROXIMATELY 3 TO 5 FEET BELOW LAND SURFACE. AN AREA AT LEAST 6' BEYOND THE EDGES OF THE CHIMNEY SHOULD BE EXCAVATED TO THE TOP OF THE GRAVEL. A NON-WOVEN GEOTEXTILE FILTER CLOTH SHOULD BE PLACED AT THE BOTTOM OF THE EXCAVATION AND THE EXCAVATION SHOULD BE BACKFILLED WITH CLEAN SAND HAVING A VERTICAL COEFFICIENT OF PERMEABILITY OF 10 FEET PER DAY. 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.

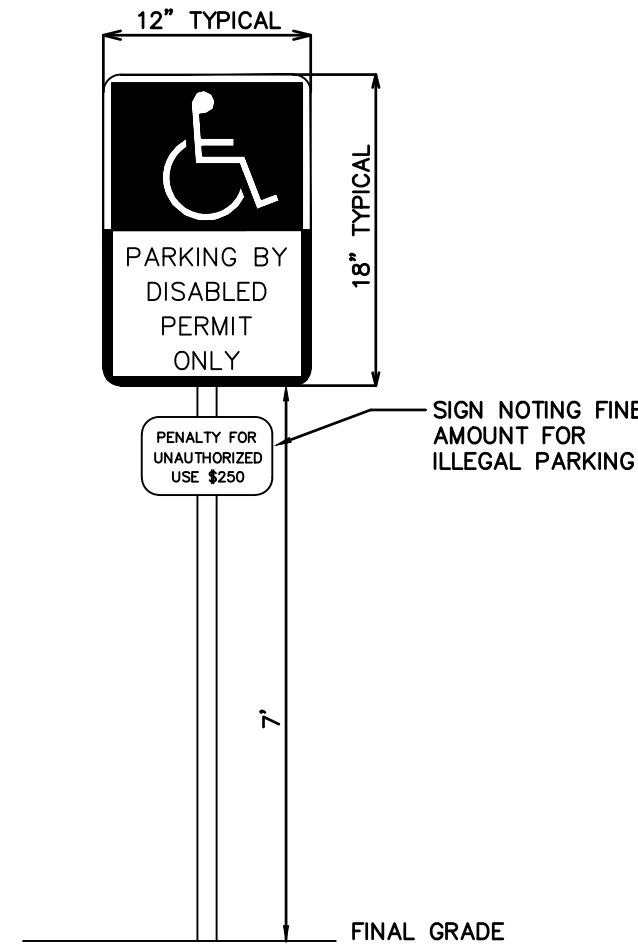
**SOLUTION PIPE/CHIMNEY REPAIR DETAIL**  
N.T.S.



**HANDICAP STRIPING DETAIL**  
N.T.S.



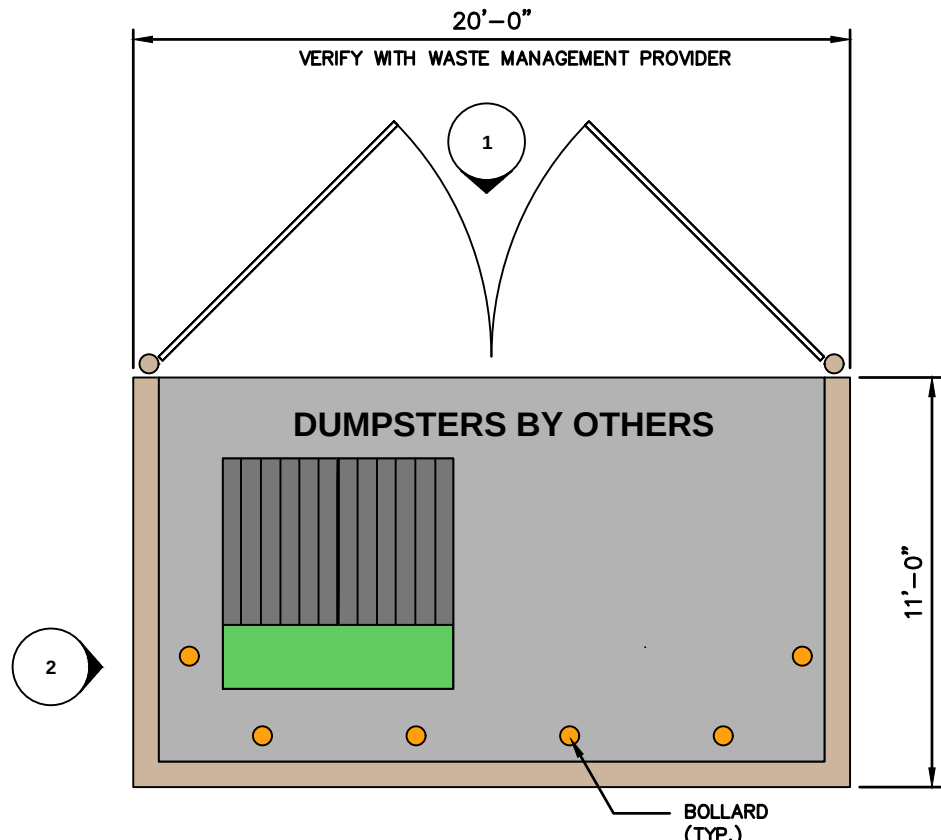
**CURB RAMP (TYP.)**  
N.T.S.



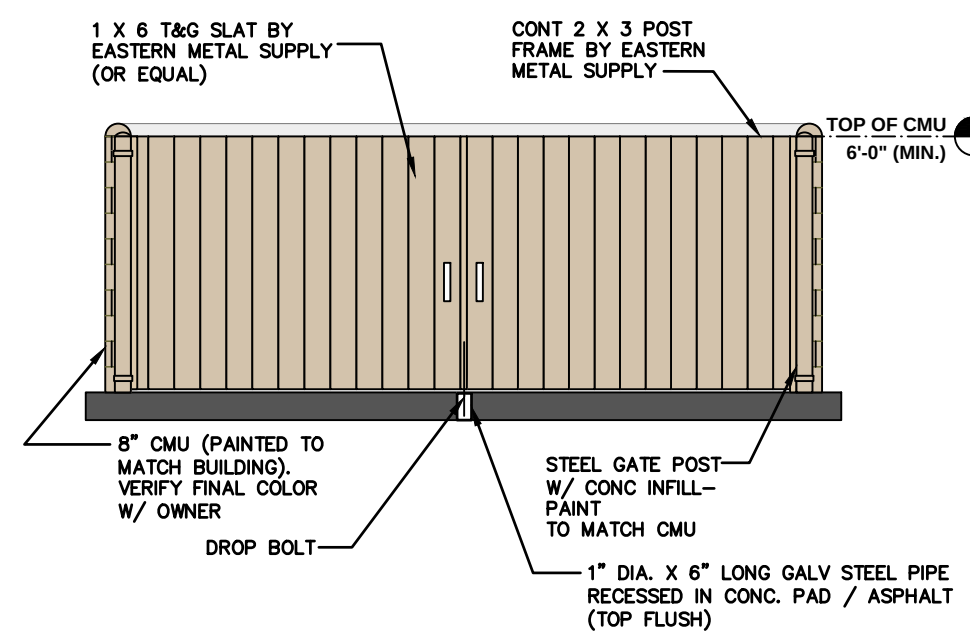
SIGN NOTES:

1. SIGN TO BE MADE OF 0.063" STEEL PAINTED WITH TRAFFIC PAINT
2. HANDICAP SIGN TO BE AS SHOWN ABOVE OR AS REQUIRED BY LOCAL CODE PAINT SIGN BLUE AND WHITE

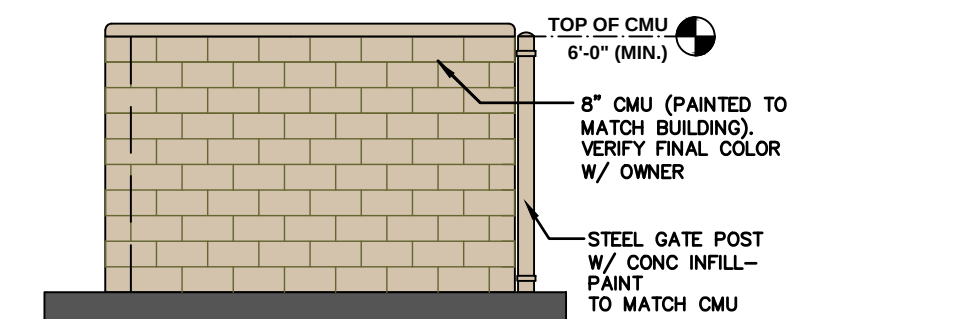
**HANDICAP PARKING SIGN DETAIL**  
N.T.S.



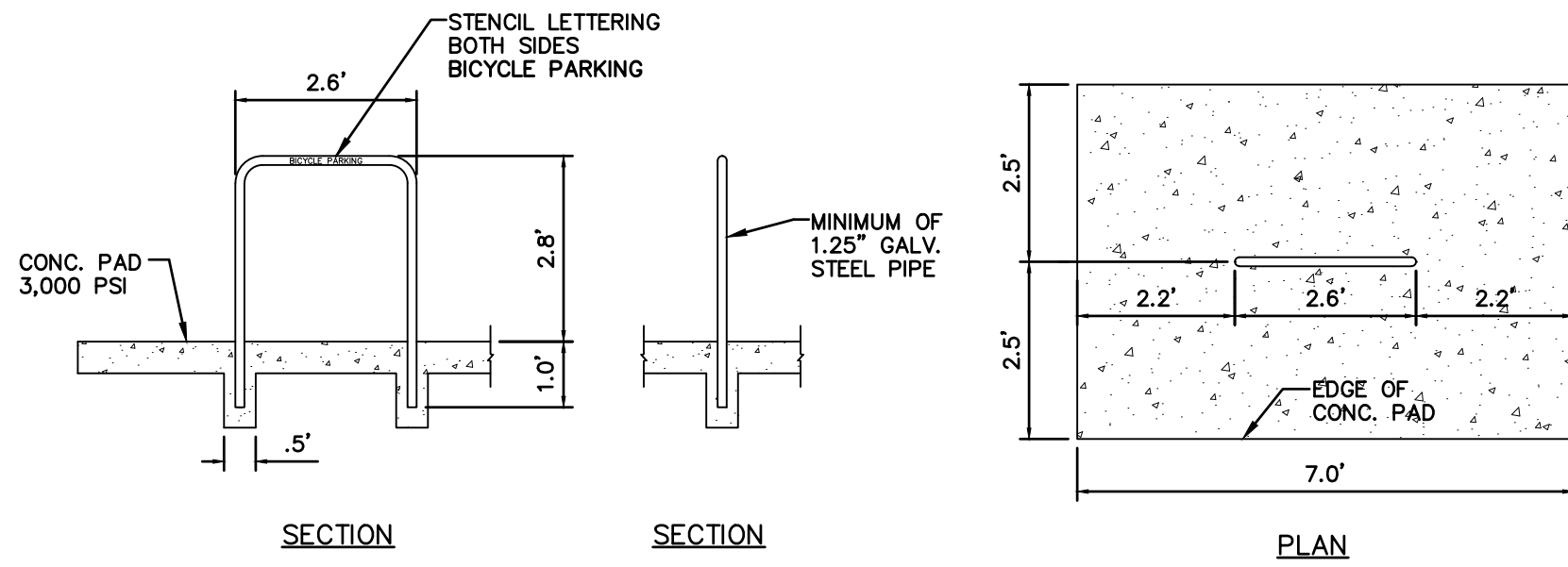
**DUMPSTER ENCLOSURE PLAN**  
N.T.S.



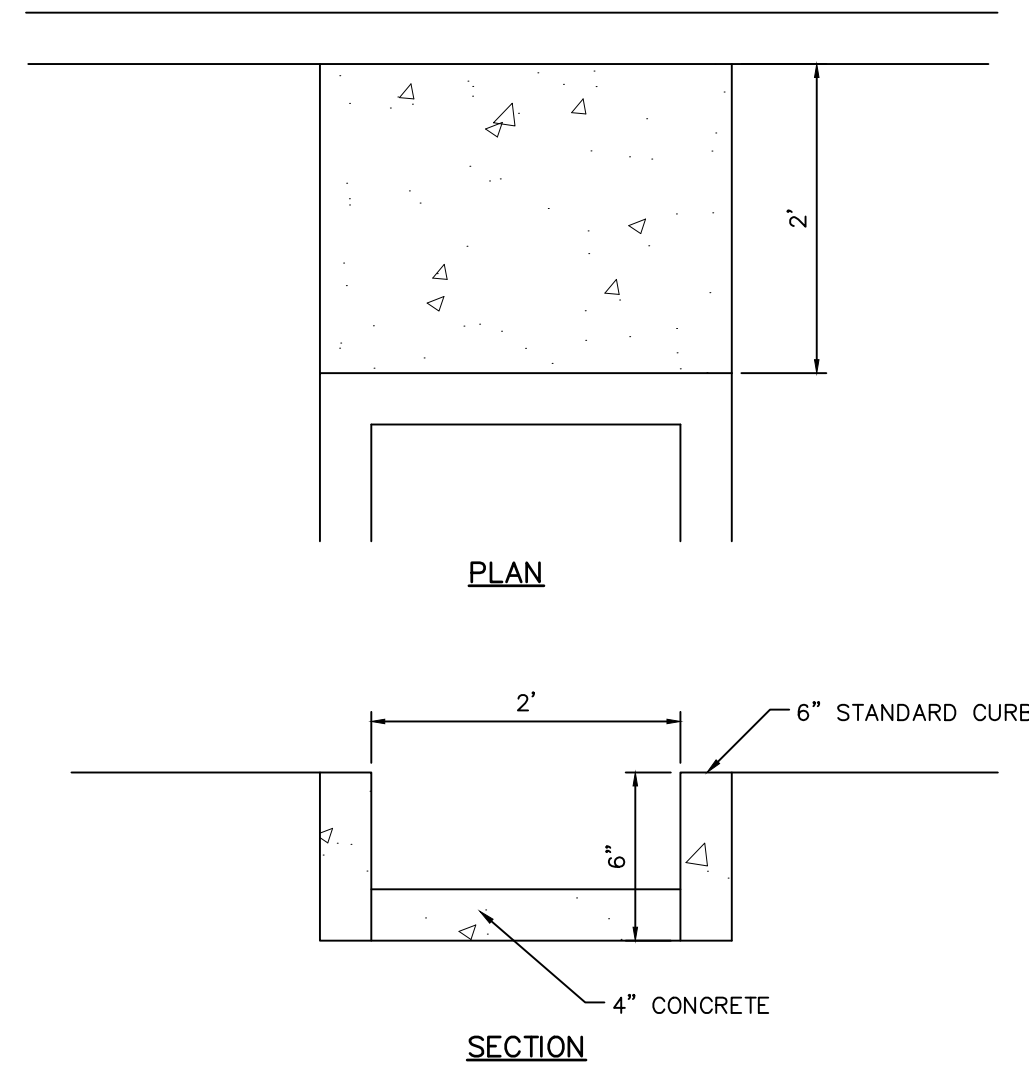
**DUMPSTER ENCLOSURE ELEVATION 1**  
N.T.S.



**DUMPSTER ENCLOSURE ELEVATION 2**  
N.T.S.



**BIKE RACK DETAIL**  
N.T.S.



**CONCRETE SPILLWAY DETAIL**  
N.T.S.

**PAVING, GRADING AND DRAINAGE SPECIFICATIONS**

1. GENERAL: ALL ROADWAY AND DRAINAGE CONSTRUCTION, INCLUDING MATERIALS, CONSTRUCTION TECHNIQUES, AND TECHNICAL STANDARDS, SHALL BE IN ACCORDANCE WITH THE LATEST F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE LATEST F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS.
2. ALL AREAS OF NEW CONSTRUCTION SHALL BE PREPARED AFTER SITE DEMOLITION. TOP SOIL REMAINING ONSITE MAY BE STOCKPILED FOR FINE GRADING IN LANDSCAPED AREAS, IF SUITABLE. THE CONTRACTOR SHALL FURNISH ALL FILL REQUIRED AND DISPOSE OF ALL EXCESS OR UNSUITABLE MATERIAL OFFSITE IN ACCORDANCE WITH ALL REGULATORY REQUIREMENTS.
3. ALL NEW ASPHALT PAVEMENT CONSTRUCTION SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
  - A. EARTHWORK: FILL MATERIALS SHALL CONFORM TO AASHTO SOIL GROUPS A-1, A-3, OR A-2-4 AND SHALL BE PLACED IN 6"-12" LOOSE LIFTS AND COMPACTED TO 98% DENSITY USING MODIFIED PROCTOR METHOD (AASHTO T-180).
  - B. SUBSOIL EXCAVATION: WHERE SUBSOIL EXCAVATION IS REQUIRED, UNSUITABLE MATERIALS SHALL BE REMOVED TO A DEPTH OF 18" BELOW THE LIMEROCK BASE AND BACKFILLED WITH CLEAN FILL.
  - C. STABILIZED SUBGRADE: ALL STABILIZED MATERIAL SHALL BE TYPE 'B' CONFORMING TO SECTION 914-3 AND PLACED ACCORDING TO SECTION 160 IN ONE 12" MINIMUM COMPACTED LIFT. SUBGRADE SHALL BE STABILIZED TO A MINIMUM LBR VALUES AND DENSITIES AS SHOWN IN THE TYPICAL SECTIONS.
  - D. BASE COURSE: ALL MATERIAL SHALL BE LIMEROCK CONFORMING TO SECTION 911 AND PLACED ACCORDING TO SECTION 200 IN ONE 6" MINIMUM COMPACTED LIFT OR DOUBLE COMPACTED LIFT. ALL BASE MATERIAL SHALL BE COMPACTED TO 98% DENSITY BY MODIFIED PROCTOR METHOD (AASHTO T-180). THE PRIME COAT SHALL CONFORM TO SECTION 300.
  - E. ASPHALTIC CONCRETE: ALL ASPHALTIC CONCRETE MATERIAL SHALL BE AS PER DESIGN SECTIONS AND SHALL CONFORM TO SECTION 334. ALL ASPHALTIC CONCRETE CONSTRUCTION SHALL CONFORM TO SECTION 330. ASPHALT PAVEMENT SHALL BE SUPERPAVE SP-PC 67-22 ASPHALT BINDER.
4. ALL CONCRETE USED FOR CONSTRUCTION OF DRAINAGE STRUCTURES, SIDEWALKS, AND CURBING SHALL BE CLASS I CONFORMING TO SECTION 346.
5. REINFORCED CONCRETE PIPE SHALL CONFORM TO SECTION 430.
6. ALL PAVEMENT MARKINGS REQUIRED IN THE R/W SHALL BE THERMOPLASTIC AND INCLUDE RAISED PAVEMENT MARKERS, WHERE REQUIRED CONFORMING TO SECTION 711.
7. ALL PAVEMENT MARKING, SYMBOLS AND STRIPING WITHIN THE SITE SHALL MEET THE LATEST FLORIDA HANDICAP ACCESSIBILITY CODE. PAVEMENT MARKING SHALL BE 4" BLUE/WHITE (HANDICAP) OR WHITE (REGULAR) AND SHALL CONFORM TO THE LATEST F.D.O.T. AND M.U.T.C.D. STANDARDS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A GEOTECHNICAL CONSULTANT TO PROVIDE A FIELD INVESTIGATION REPORT DELINEATING RECOMMENDATIONS FOR UNDERCUTTING AND/OR UNDERDRAINS. A COPY OF THIS REPORT SHALL BE FORWARDED TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO UNDERCUTTING OR INSTALLING UNDERDRAIN. UNIT PRICES SHALL BE PROVIDED FOR UNDERDRAIN AND UNDERCUTTING. THE CONTRACTOR SHALL NOT CONSTRUCT BASE COURSE UNTIL THE REPORT IS REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.
9. SOIL TESTING RESULTS SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION. TESTING RESULTS SHALL BE SUBMITTED FOR THE SUBGRADE AND BASE COURSE, IN ACCORDANCE WITH THE DESIGN SECTION. A MINIMUM OF 5 TEST LOCATIONS SHALL BE PROVIDED ONSITE. THE TESTING REPORT SHALL DENOTE THE TEST LOCATIONS. THE CONTRACTOR SHALL NOT PROCEED TO THE SUBSEQUENT PAVEMENT SECTION UNTIL TESTING RESULTS ARE APPROVED FOR PREVIOUS SECTION. ALL TESTING REQUIRED WITHIN THE COUNTY R/W SHALL BE COORDINATED WITH THE COUNTY INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING COST.
10. LANDSCAPING: FINAL GRADING IN OPEN AREAS AND LANDSCAPE ISLANDS SHALL BE COORDINATED WITH THE LANDSCAPE CONTRACTOR AND THE OWNER. THE CONTRACTOR SHALL ALSO COORDINATE THE PLACEMENT OF ANY IRRIGATION AND ELECTRICAL CONDUIT SLEEVES DURING CONSTRUCTION.
11. ROOF RUNOFF WILL BE DIRECTED TO THE STORMWATER SYSTEM IF A GUTTER COLLECTION SYSTEM IS NOT SHOWN IN THE PLANS. RUNOFF COLLECTION SHALL BE COORDINATED WITH THE ARCHITECT.
12. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS IS THE RESPONSIBILITY OF THE SITE WORK CONTRACTOR. SOIL IN AREAS TO BE LANDSCAPED SHALL BE UNCOMPACTED, SUITABLE FOR ROOT GROWTH WITH APPROPRIATE AMOUNTS OF ORGANIC MATTER, AND OF pH 5.5-6.5.
13. TREE BARRICADES MUST REMAIN IN PLACE AND IN THE DIMENSIONS SHOWN ON THE PLAN UNTIL LANDSCAPING BEGINS. SEE NOTE ON SHEET C0.20 AND THE DETAIL ON THE LANDSCAPE PLAN.



SCALES:  
AS SHOWN

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Professional Engineer of Record:  
Sergio J. Reyes, P.E.  
No. 47311  
STATE OF FLORIDA  
Engineer Certificate No. 47311

Project No: 19-046

Project phase: CITY SUBMITTAL

Project title: SAN FELASCO TECH CITY  
PHASE 3  
CITY OF ALACHUA,  
FLORIDA

Sheet title: PAVING, GRADING AND  
DRAINAGE DETAILS

Designed: DJM Sheet No.:

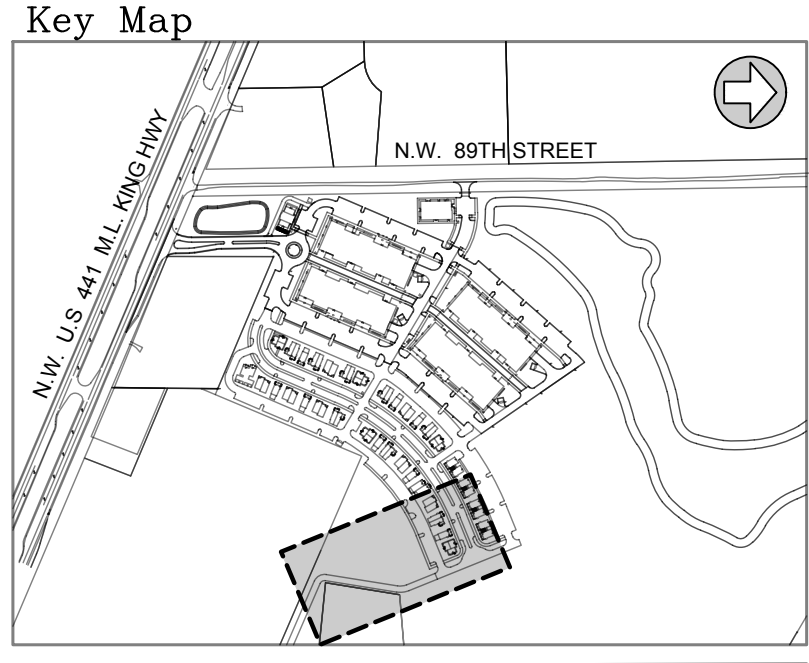
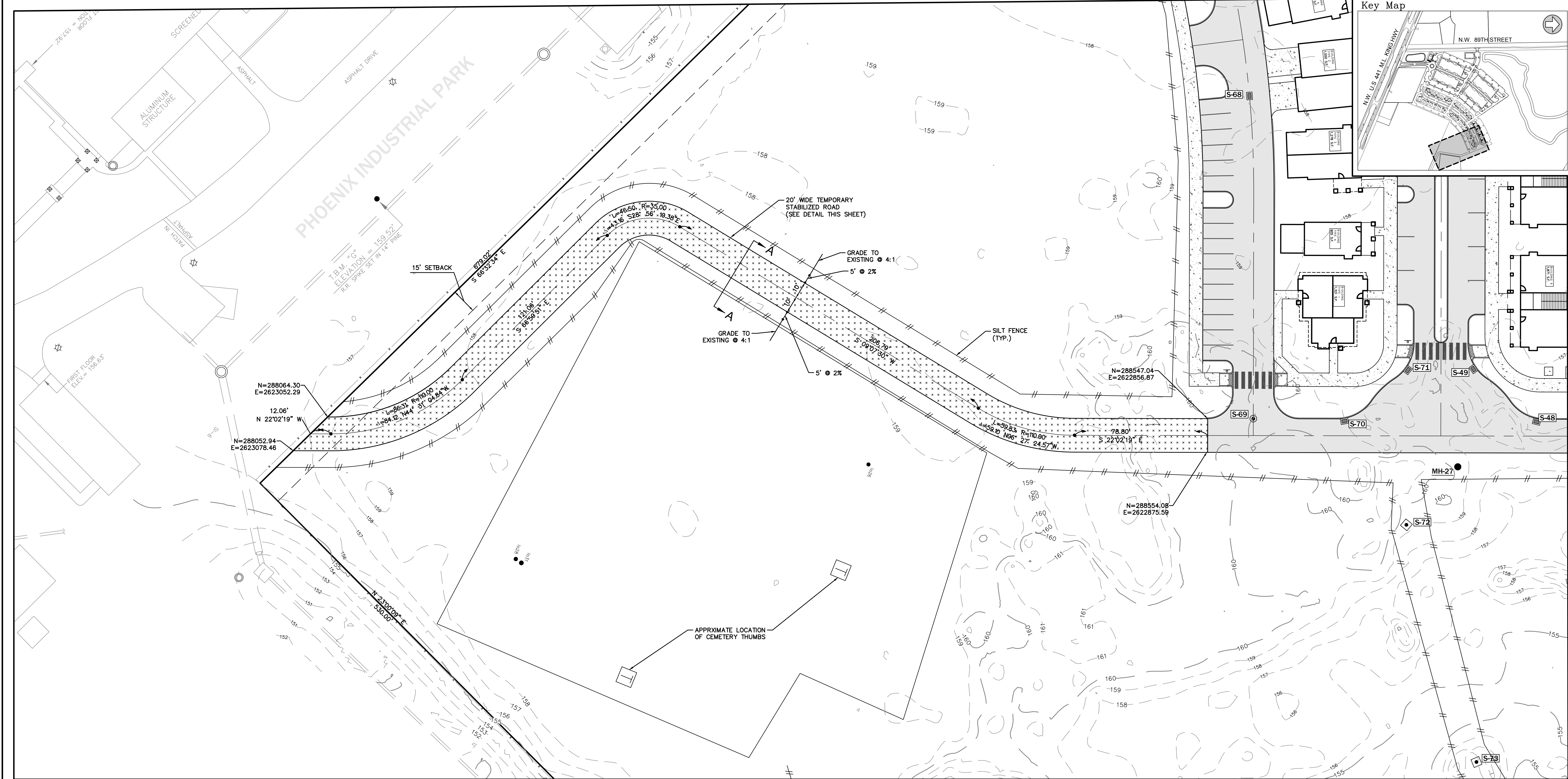
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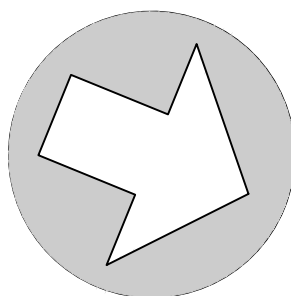
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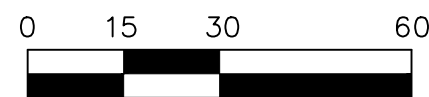


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**NORTH**

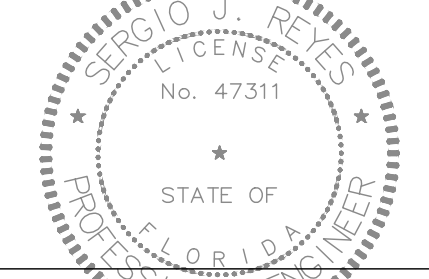
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Professional Engineer of Record:



Sergio J. Reyes, P.E. 47311  
Engineer Certificate No.

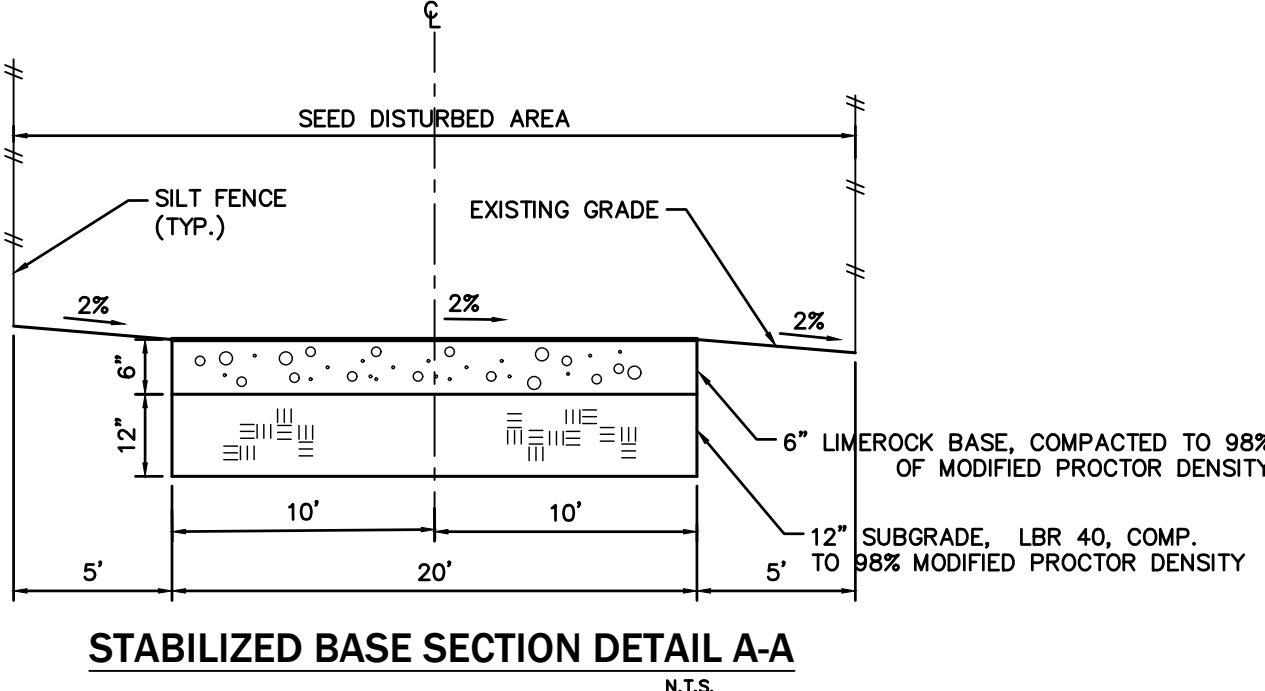
Project No: 19-046

Project phase: CITY SUBMITTAL

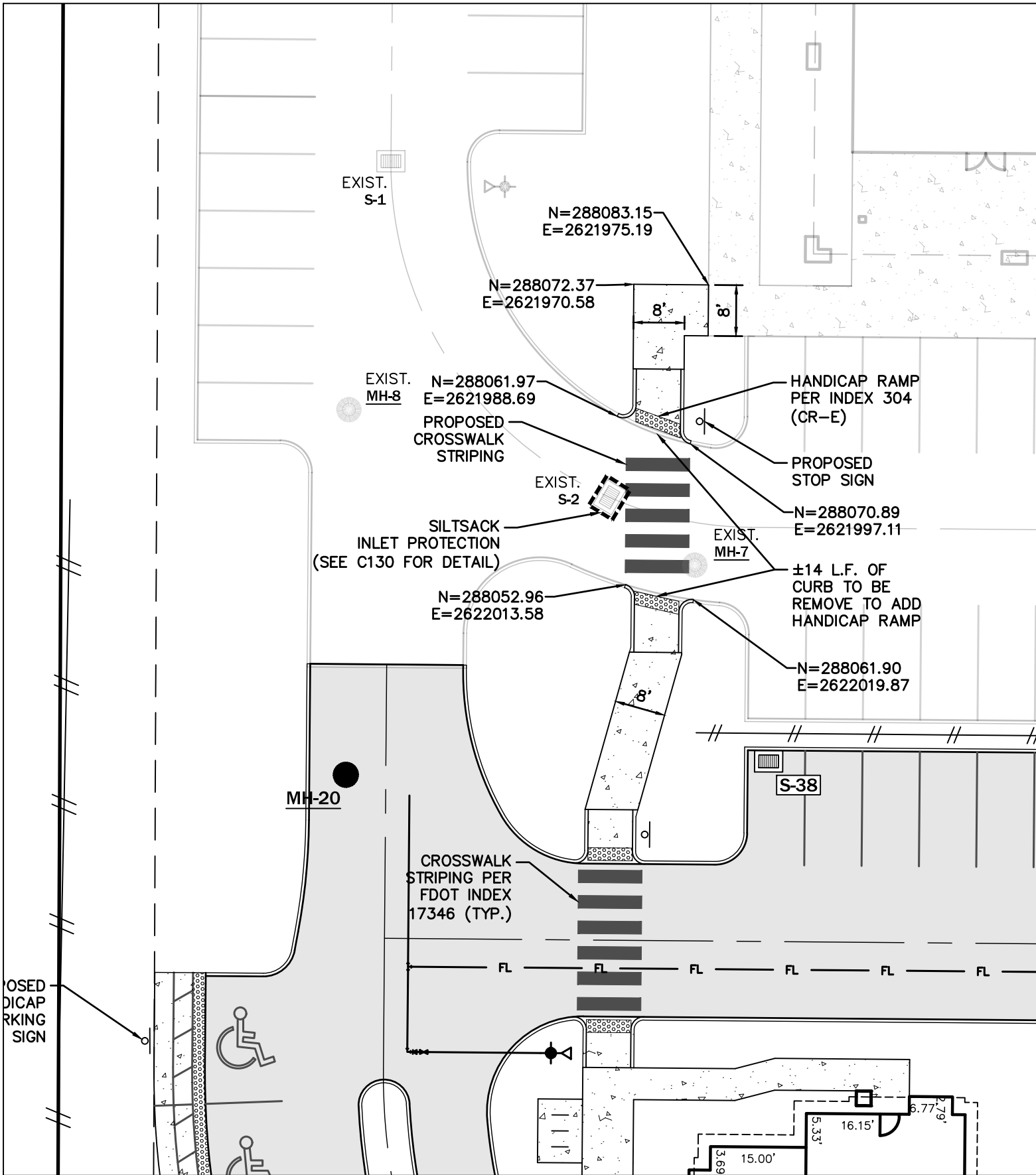
Project title:  
**SAN FELASCO TECH CITY  
PHASE 3  
CITY OF ALACHUA,  
FLORIDA**

Sheet title:  
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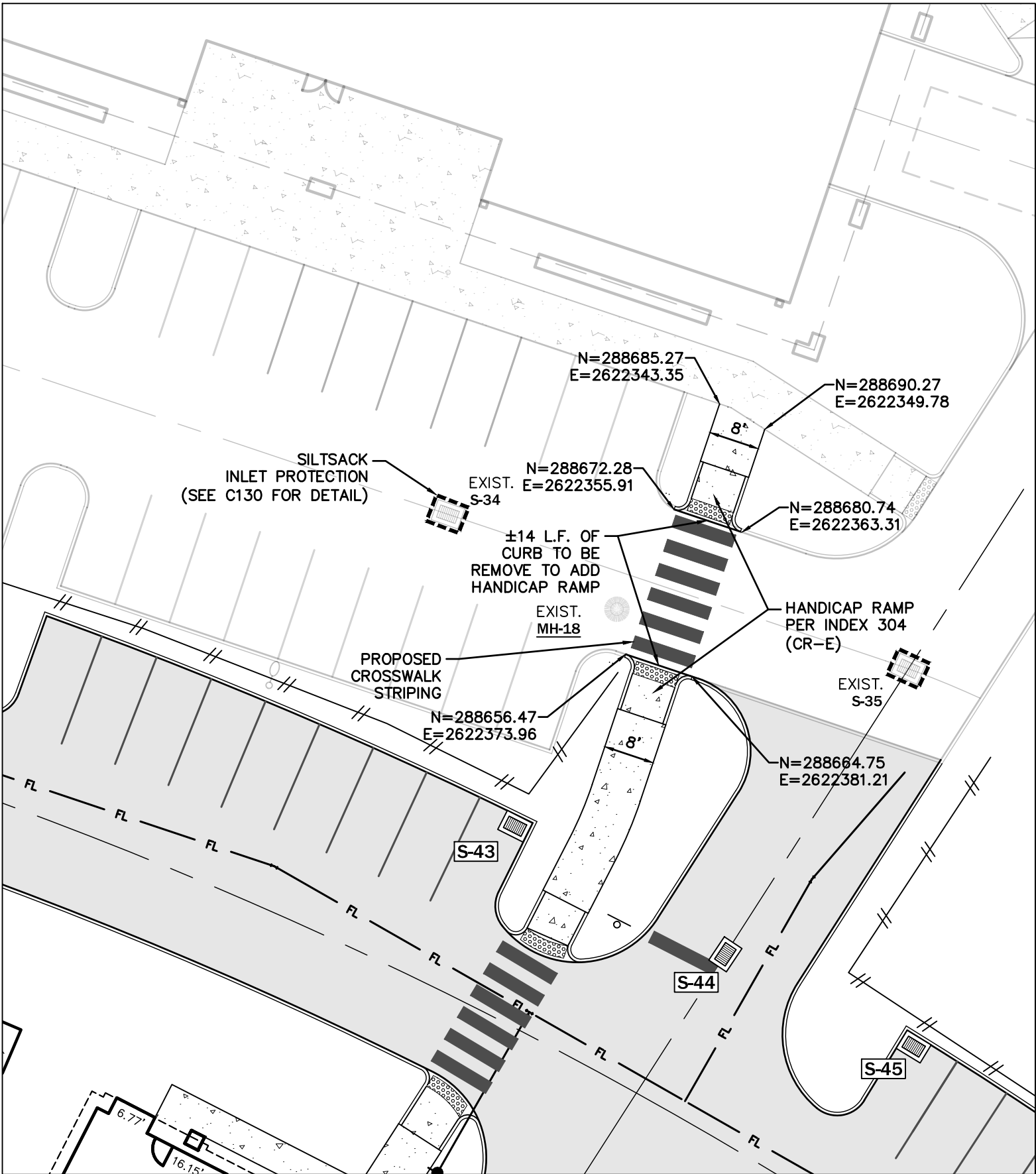
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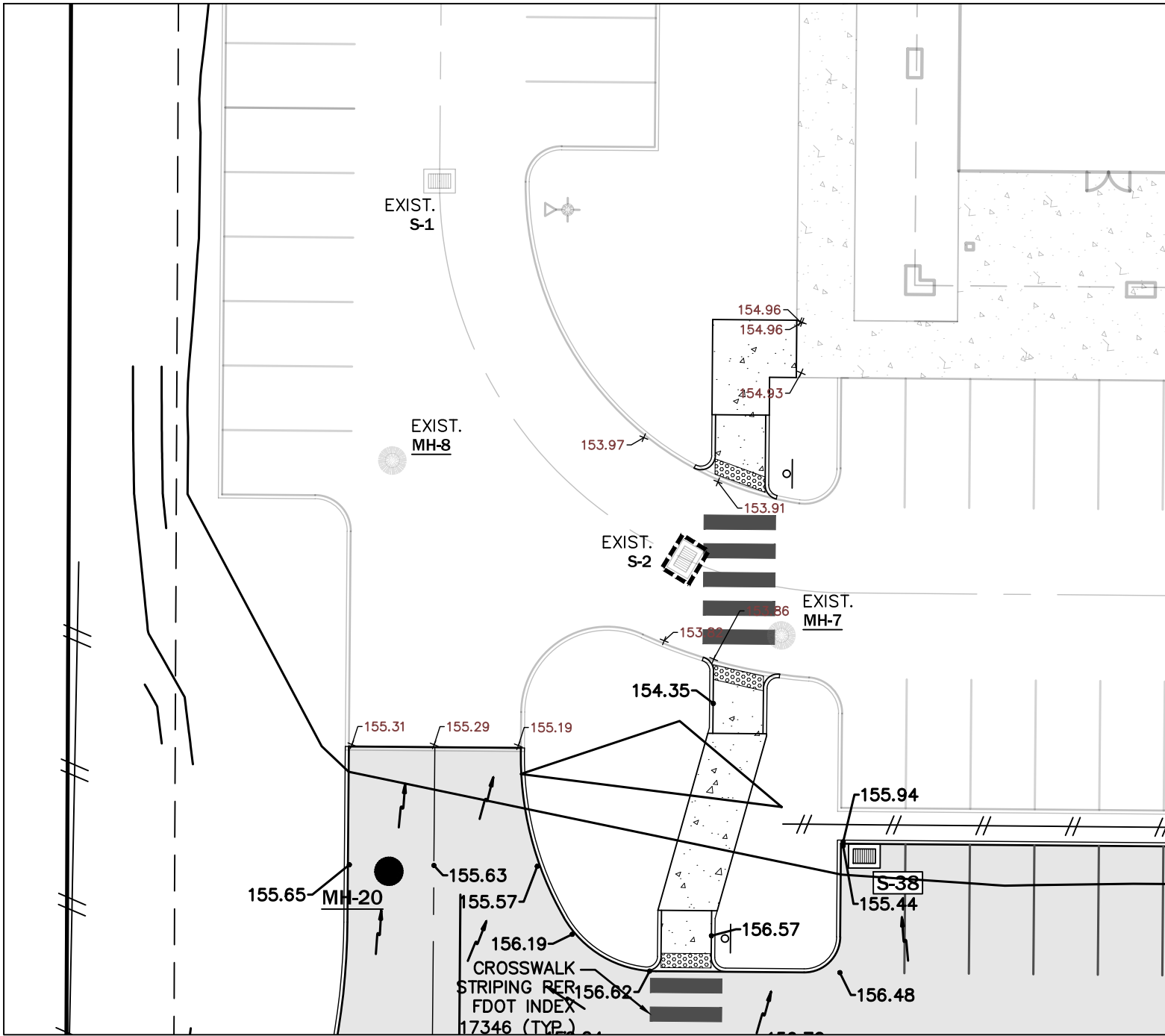




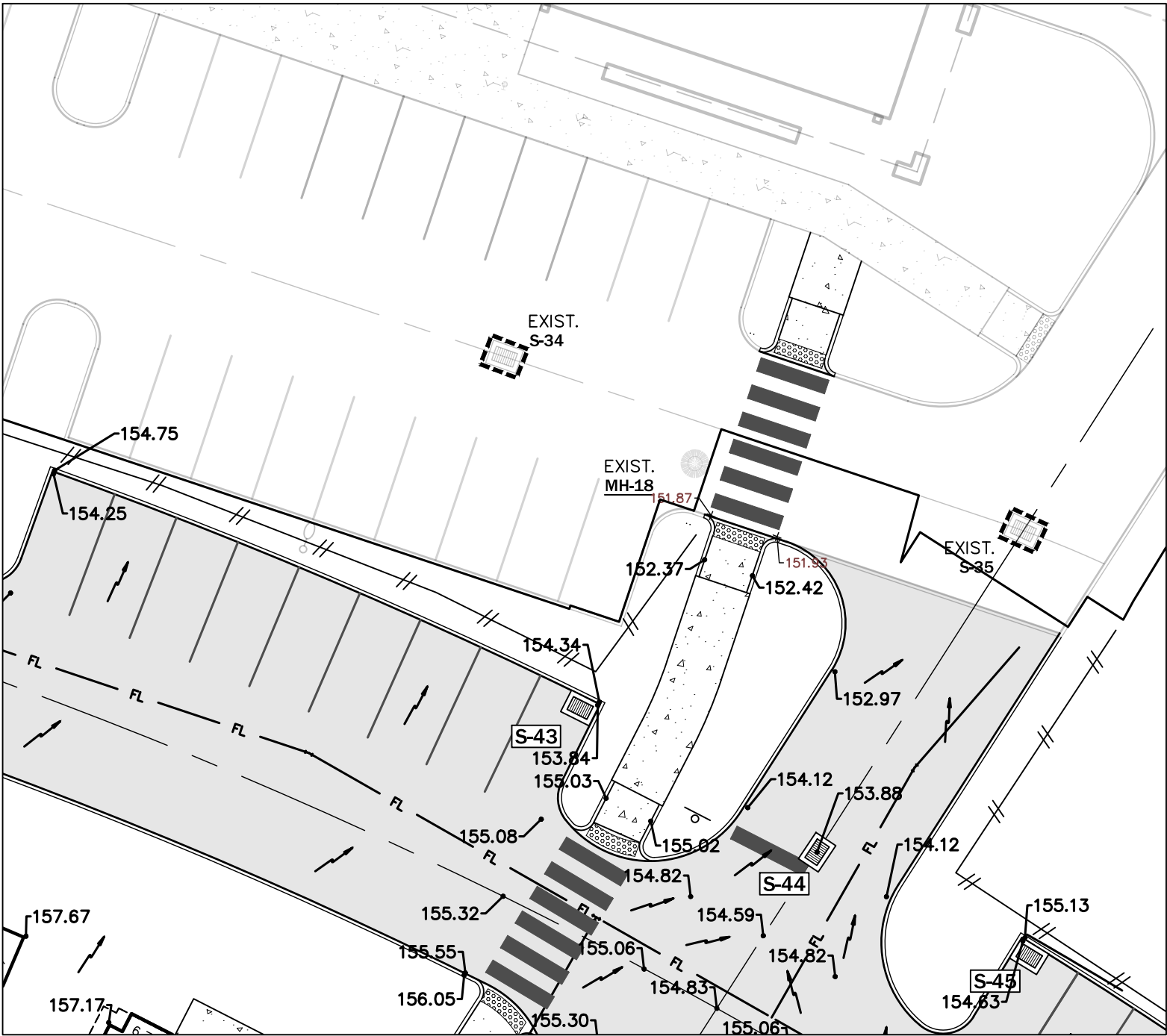
DIMENSION PLAN - WORK WITHIN PHASE 1



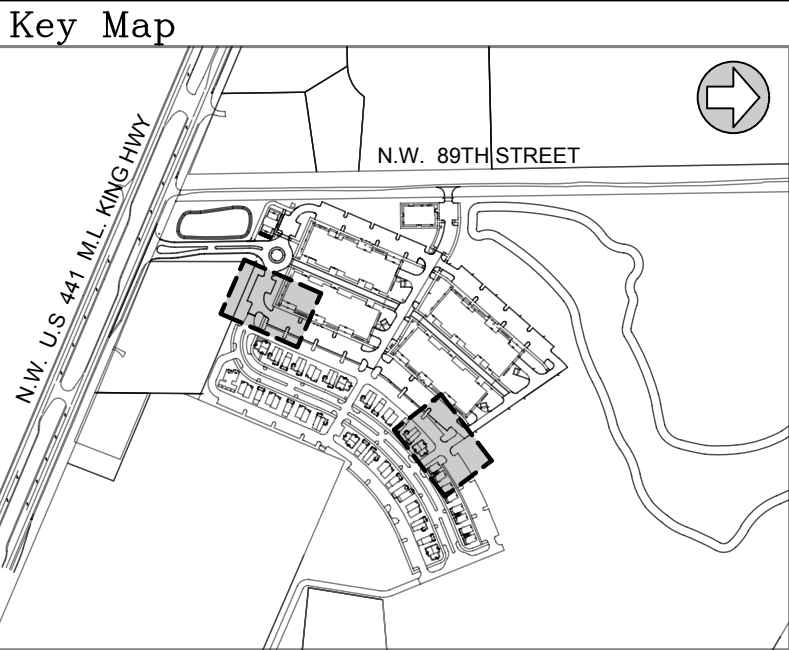
DIMENSION PLAN - WORK WITHIN PHASE 2



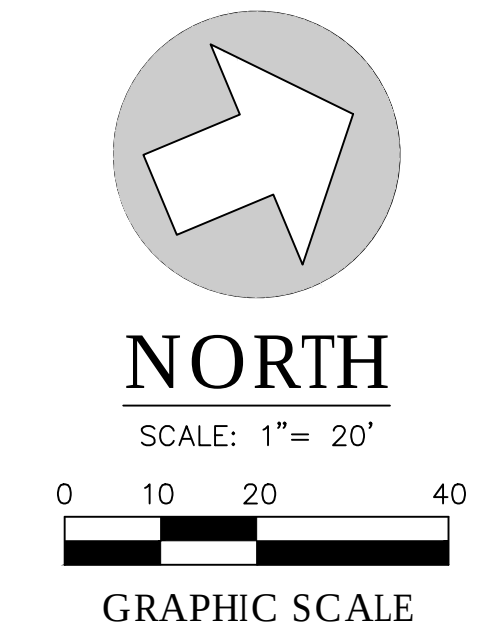
GRADING PLAN - WORK WITHIN PHASE 1



GRADING PLAN - WORK WITHIN PHASE 2



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No. 47311  
STATE OF FLORIDA  
Engineer Certificate No. 47311

Project No: 19-046

Project phase: CITY SUBMITTAL

Project title: SAN FELASCO TECH CITY  
PHASE 3  
CITY OF ALACHUA,  
FLORIDA

Sheet title: WORK WITHIN PHASE 1 AND  
PHASE 2

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| Drawn: MAB     | C280       |
| Checked: SJR   |            |
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THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MAY BE MODIFIED AND UPDATED DURING CONSTRUCTION AS A RESULT OF WEATHER, UNPREDICTABLE EVENTS AND SITE INSPECTIONS.

THIS DOCUMENT WAS PREPARED IN ORDER TO BE IN 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 DISCHARGES OF STORM-WATER FROM CONSTRUCTION SITES. THIS DOCUMENT ESTABLISHES A STORMWATER POLLUTION PREVENTION PLAN FOR THE SITE AND IS ORGANIZED TO CORRESPOND TO PART V OF DEP DOCUMENT No. 62-621.300 (4) (A) FDP FORM 62-261.300 (4) (B) IS TO BE SUBMITTED IN CONJUNCTION WITH THIS DOCUMENT.

I. PROJECT INFORMATION:

PROJECT: SAN FELASCO TECH CITY PHASE 3  
COUNTY: ALACHUA FLORIDA  
SECTION/TOWNSHIP/RANGE: S 20 , T 08 SOUTH, R 19 EAST  
COUNTY PARCEL NO.: 05962-002-000  
LATITUDE AND LONGITUDE:  
STREET ADDRESS: 13025 AND 13051 NW US HWY 441  
PROJECT AREA: 23.35 Ac.  
APPROXIMATE AREA TO BE DISTURBED BY CONSTRUCTION: 23.35 Ac.

II. SITE DESCRIPTION:

- THE PROPOSED DEVELOPMENT WILL CONSIST OF THE CONSTRUCTION OF 73 ATTACHED RESIDENTIAL UNITS AND A RESTAURANT TO EXPAND THE EXISTING DEVELOPMENT.  
THE PROPOSED STORMWATER SYSTEM IS A MODIFICATION TO AN EXISTING STORMWATER BASIN AND CONSTRUCTION OF A NEW STORMWATER BASIN.
- THE SOIL CONDITIONS WERE INVESTIGATED AND SUMMARIZED IN THE SOILS REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES. THE PROPOSED DRAINAGE PLAN WILL CONSIST OF (3) DRAINAGE AREA(S). AREA (1): 3.00 ACRES OF RUNOFF WILL BE ATTENUATED BY BASIN No. 1 WHICH DISCHARGES INTO THE EXISTING STORMWATER SYSTEM ALONG THE RIGHT-OF-WAY OF US HWY 441. AREA (2) 36.00 ACRES OF RUNOFF WILL BE ATTENUATED BY BASIN No. 2 WHICH DISCHARGES INTO THE EXISTING WETLAND AT THE NORTHERN END OF THE PROJECT SITE. AREA (3): 23.36 ACRES OF RUNOFF WILL BE ATTENUATED BY BASIN No. 3 WHICH DISCHARGES INTO THE EXISTING WETLAND AT THE EASTERN END OF THE PROJECT SITE. AREA (4): 16.36 ACRES OF RUNOFF WILL SHEET FLOW INTO THE EXISTING WETLAND AS IN EXISTING CONDITIONS.
- EXISTING AND FUTURE DRAINAGE PATTERNS ARE SHOWN ON THE DRAINAGE PLAN FOR PRE-DEVELOPMENT CONDITIONS AND POST-DEVELOPMENT CONDITIONS. OUTFALLS, AND STORMWATER BASINS ARE SHOWN IN THE DRAINAGE PLAN AND THE DETAIL PLAN.
- SEQUENCE OF CONSTRUCTION:
  - PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION BARRICADES SHALL BE INSTALLED AND ALL EXISTING DRAINAGE STRUCTURES SHALL BE PROTECTED IN ACCORDANCE WITH THE FDOT FLORIDA EROSION AND SEDIMENTATION CONTROL MANUAL.
  - THE CONSTRUCTION ENTRANCE(S) WILL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF SITE TRACKING OF SEDIMENTS.
  - THE SITE SHALL BE CLEARED AND GRUBBED OF UNDESIRABLE VEGETATION.
  - THE UNDERGROUND UTILITIES AND STORMWATER PIPING WILL BE INSTALLED AND CONNECTED TO EXISTING STRUCTURES.
  - THE SITE WILL BE ROUGHLY GRADED. IF SUITABLE, THE EXCAVATED MATERIAL MAY BE USED AS FILL FOR ON-SITE GRADING. THE ROADWAYS SHALL BE GRADED. (THE BASIN AREA SHALL BE STABILIZED AS SPECIFIED IN THE PLANS.)
  - ROADWAYS AND PARKING LOTS WILL BE COMPACTED AND A LIMEROCK BASE WILL BE ESTABLISHED FOLLOWED BY AN OVERLAY OF ASPHALTIC CONCRETE. BUILDINGS SHALL BE CONSTRUCTED.
  - UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.
  - EXISTING STORMWATER BASINS WILL BE SCRAPED CLEAN OF ACCUMULATED SEDIMENT.
  - ALL DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.

III. CONTROLS:

THE CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED DURING THE ENTIRE CONSTRUCTION OF THE PROJECT. IF SITE CONDITIONS ARE SUCH THAT ADDITIONAL CONTROL MEASURES ARE REQUIRED THAN WHAT IS SPECIFIED IN THE EROSION AND SEDIMENTATION CONTROL PLAN, THEN THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES NECESSARY.

- THE CONSTRUCTION ACCESS SHALL BE STABILIZED WITH GRAVEL AND TEMPORARY VEGETATION TO PREVENT SILT LEAVING THE SITE.
- TREE BARRICADES SHALL BE IMPLEMENTED BEFORE CLEARING AND GRUBBING OF ANY OF THE WORK AREAS.
- BEFORE CLEARING, SILT FENCES SHALL BE INSTALLED AROUND THE PERIMETER OF THE CONSTRUCTION AND AROUND THE WETLAND(S) AND/OR BASIN(S) AS SHOWN IN THE PLANS. ALL EXISTING STORM DRAINAGE SWALES AND INLETS SHALL BE PROTECTED PER THE FDOT FLORIDA EROSION AND SEDIMENTATION CONTROL MANUAL.
- AFTER CLEARING BUT BEFORE EXCAVATION AND GRADING, TEMPORARY BERMS AND SWALES SHALL BE CONSTRUCTED AS REQUIRED TO DIVERT THE FLOW INTO THE CORRESPONDING STORMWATER BASIN.
- THE BASIN (ALL BASIN) AREA(S) SHALL BE PROTECTED AS INDICATED ON THE PLANS.
- THE STORMWATER BASIN(S) SHALL BE ROUGH GRADED TO WITHIN 6" OF THE DESIGNED BASIN BOTTOM. THE BASIN SIDE SLOPES SHALL BE STABILIZED AS SHOWN IN THE PLANS BY SEEDING, MULCHING AND/OR SODDING TO PREVENT EXCESSIVE EROSION.
- DURING CONSTRUCTION OF PAVING AND BUILDINGS, EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED.
- ALL DISTURBED AREAS WITHIN THE CONSTRUCTION SITE SHALL BE COMPLETELY LANDSCAPED AND/OR GRASSED. FINAL STABILIZATION (INCLUDING SEEDING, MULCHING, SODDING OR RIPRAP) SHALL BE INSTALLED AS REQUIRED. GRASS SEEDING RATES AND MIXTURES SHALL BE PER FDOT INDEX 104. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS AND PRIOR TO FINAL RELEASE.

IV. EROSION AND SEDIMENTATION CONTROLS:

STABILIZATION PRACTICES

- ALL ENTRANCES TO THE SITE SHALL BE STABILIZED BEFORE CONSTRUCTION AND FURTHER DISTURBANCE BEGINS. GRAVEL PAD SHALL PROVIDE STABILIZATION AND MINIMIZE THE AMOUNT OF SEDIMENT LEAVING THE SITE. MAINTENANCE OF THE ENTRANCE SHALL INCLUDE SWEEPING OF THE AREA ADJACENT TO THE ENTRANCE. STONE AND GRAVEL MIGHT NEED TO BE PERIODICALLY ADDED TO MAINTAIN THE EFFECTIVENESS OF THE ENTRANCE(S).
- TREE BARRICADES SHALL BE INSTALLED AROUND THE TREES AS SHOWN IN THE DETAIL PLAN TO PROTECT THE EXISTING VEGETATION.
- MULCH SHALL BE PLACED IN THE AREAS REQUIRED TO PREVENT EROSION FROM STORMWATER RUNOFF AND THE AREAS SHOWN ON THE PLANS. MULCH SHALL BE ANCHORED TO RESIST WIND DISPLACEMENT AND SHALL BE INSTALLED AFTER EVERY RAINSTORM TO IDENTIFY AREAS WHERE MULCH HAS BEEN WASHED OUT OR LOOSEENED. THESE AREAS SHALL HAVE MULCH COVER REPLACEMENT.
- SEEDING SHALL BE STARTED AFTER GRADING HAS BEEN FINISHED ON THE AREAS SHOWN IN THE PLANS. SEEDED AREAS SHOULD BE INSPECTED FOR FAILURE TO ESTABLISH, AND NECESSARY REPAIRS AND RESEEDING SHOULD BE MADE AS SOON AS POSSIBLE. ADDITIONAL SEEDING AND MULCH MAY BE REQUIRED AS NECESSARY TO PREVENT EROSION DURING OR AFTER CONSTRUCTION HAS FINISHED.
- SOD SHALL BE INSTALLED IN THE AREAS SHOWN IN THE PLANS. SOD SHALL BE PEGGED IF INSTALLED ON SLOPES GREATER THAN 3:1. SODDED AREAS SHALL BE MAINTAINED AND INSPECTED TO ENSURE SUCCESSFUL ESTABLISHMENT.

SEDIMENTATION PRACTICES

- SILT FENCES SHALL BE INSTALLED IN THE AREAS SHOWN IN THE PLANS AND AS REQUIRED TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION AREA. SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL EVENT TO ENSURE THAT THERE ARE NO GAPS OR TEARS. IF GAPS OR TEARS ARE FOUND THE FABRIC SHOULD BE REPAIRED OR REPLACED. SEDIMENT REMOVAL SHALL BE PART OF THE REGULAR MAINTENANCE. SILT FENCES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS FINISHED AND DISTURBED AREAS ARE PERMANENTLY STABILIZED.
- DIVERSION SWALES, IF REQUIRED, SHALL BE CONSTRUCTED BEFORE MAJOR LAND DISTURBANCE OF THE RECEIVING BASIN. DIVERSION SWALES SHALL BE STABILIZED AFTER CONSTRUCTION TO MAINTAIN ITS EFFICIENCY.
- INLETS SHOULD BE TEMPORARILY PROTECTED TO PREVENT SEDIMENT ENTERING THE INLET. BARRIERS WILL CATCH SOIL, DEBRIS AND SEDIMENT AT THE ENTRANCE OF THE INLET.
- OUTFALL STRUCTURES SHALL HAVE SILT FENCES TO PREVENT SILT FROM ENTERING THE STORMWATER BASINS AND SHALL BE STABILIZED AS REQUIRED TO PREVENT EROSION FROM WASHOUTS.

V. STORMWATER MANAGEMENT:

- THE PROPOSED PROJECT OBTAINED AN ENVIRONMENTAL RESOURCE PERMIT FROM SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) FOR THE CONSTRUCTION AND OPERATION OF A STORMWATER TREATMENT SYSTEM AND CONTROLS. THE PROPOSED SYSTEM (AS SHOWN ON THE PLANS) INCLUDED THE USE OF THE BEST MANAGEMENT PRACTICES (BMP) CONSISTENT WITH THE APPLICABLE REQUIREMENTS OF RULE 400-42 OF THE DISTRICT. THE OWNER AND/OR THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER TREATMENT SYSTEM AND CONTROLS UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETED AND FINAL STABILIZATION HAS BEEN ACCOMPLISHED. HOWEVER, THE OWNER AND/OR AN ENTITY SIMILAR TO A HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM IN PERPETUITY, IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL RESOURCE PERMIT.
- TO TREAT AND CONTROL THE STORMWATER PRODUCED BY THE PROPOSED DEVELOPMENT, THE PROJECT REQUIRES THE INSTALLATION AND CONSTRUCTION OF THE FOLLOWING BMP'S: 2 DRY RETENTION BASINS WITH ALL GRADING ASSOCIATED WITH THE CONSTRUCTION. THE BASIN SYSTEM HAS BEEN DESIGNED TO CONTAIN AND ATTENUATE THE STORMS AND DISCHARGE AT PRE-DEVELOPMENT CONDITIONS, WHILE PROVIDING TREATMENT TO THE RUNOFF AS REQUIRED BY THE DISTRICT AND STATE RULES USING THE GUIDELINES CONTAINED IN THE SRWMD HANDBOOK.
- AREA 1 WILL HAVE A DRY RETENTION BASIN THAT DISCHARGES TO THE EXISTING STORMWATER SYSTEM ALONG THE RIGHT-OF-WAY OF US HWY 441. AREA 2 WILL HAVE A DRY RETENTION BASIN THAT DISCHARGES TO THE EXISTING WETLAND. AREA 3 WILL HAVE A DRY RETENTION BASIN THAT DISCHARGES TO THE EXISTING WETLAND.

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS:

- WASTE DISPOSAL: NO SOLID MATERIALS, INCLUDING CONSTRUCTION MATERIALS, SHALL BE DISCHARGED TO SURFACE WATERS AND ARE NOT AUTHORIZED UNDER THE ISSUED ENVIRONMENTAL RESOURCE PERMIT.
- THE USE OF GRAVEL AND CONTINUING SWEEPING ACTIVITIES AT THE ENTRANCE OF THE SITE WILL CONTROL THE TRACKING OF SEDIMENT AND DUST LEAVING THE SITE.
- THE PROPOSED DEVELOPMENT WILL PROVIDE WATER AND SEWER SYSTEM BY CONNECTING INTO THE CENTRAL MUNICIPAL SYSTEM OF THE CITY OF ALACHUA.
- ANY APPLICATION OF FERTILIZERS AND PESTICIDES NECESSARY TO ESTABLISH AND MAINTENANCE OF VEGETATION DURING CONSTRUCTION AND THROUGH PERPETUITY MAINTENANCE SHALL FOLLOW THE MANUFACTURERS RECOMMENDATIONS AND THE APPLICABLE RULES OF THE STATE OF FLORIDA.
- ANY TOXIC MATERIALS REQUIRED DURING CONSTRUCTION SHALL BE PROPERLY STORED, DISPOSED OF AND CONTRACTOR AND/OR OWNER SHALL PROVIDE THE APPROPRIATE PERMITS FROM THE LOCAL OR STATE AGENCIES.

VII. APPROVED STATE OR LOCAL PLANS:

- ALL THE SEDIMENT AND EROSION CONTROLS THAT ARE LISTED IN THE SITE PLAN AS APPROVED BY THE SRWMD ARE INCLUDED IN THIS STORMWATER POLLUTION PREVENTION PLAN (SEE ITEM III AND IV).
- THIS STORMWATER POLLUTION PREVENTION PLAN SHALL BE AMENDED IF REQUIRED BY ANY LOCAL OR STATE AGENCY OR AS REQUIRED BY UNFORESEEABLE CONDITIONS AND THE OWNER SHALL SUBMIT A RE-CERTIFICATION TO THE NPDES STATE OFFICE THAT THE PLAN HAS BEEN AMENDED TO ADDRESS THOSE CHANGES.

VIII. 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 ITEMS MENTIONED IN THE PREVIOUS SECTIONS, THE CONTRACTOR SHALL INITIATE ANY REPAIRS WITHIN 24 HOURS OF BEING REPORTED. IN THE EVENT THAT THE BASINS DO NOT PERFORM PROPERLY OR IF A SINKHOLE DEVELOPS, THE PROJECT ENGINEER SHALL BE NOTIFIED TO ASSIST IN COORDINATING REMEDIAL ACTION.

- MAINTENANCE WOULD BE DIVIDED IN ROUTINE MAINTENANCE AND REPAIR MAINTENANCE. ALL STORMWATER BMP'S SHOULD BE INSPECTED FOR CONTINUED EFFECTIVENESS AND STRUCTURAL INTEGRITY ON A REGULAR BASIS. THE SYSTEMS SHOULD BE CHECKED AFTER EACH STORM EVENT IN ADDITION TO REGULARLY SCHEDULED INSPECTIONS.
- ROUTINE MAINTENANCE REQUIREMENTS SHOULD BE INCLUDED IN THE INSPECTOR CHECKLIST TO AID THE INSPECTOR IN DETERMINING WHETHER A BMP'S MAINTENANCE IS ADEQUATE OR NEEDS A REVISION. INSPECTORS SHALL KEEP RECORD OF MAINTENANCE, ROUTINE OR REPAIR, TO PROVIDE EVIDENCE OF AN EFFICIENT INSPECTION AND MAINTENANCE.
- SIDE ENTRANCES: MAINTENANCE SHALL INCLUDE REPLACEMENT OF GRAVEL AND CLEANING THE SOIL THAT IS TRACKED OFFSITE FOR PROPER DISPOSAL.
- TREE BARRICADES: MAINTENANCE SHALL INCLUDE INSPECTION OF MESH AND POSTS AND REPAIR OR REPLACEMENT OF DAMAGED VEGETATION.
- SILT FENCES: MAINTENANCE SHALL INCLUDE SEDIMENT REMOVAL AND INSPECTION TO ENSURE PROPER ANCHORING AND THAT NO TEARING OR GAPS HAVE OCCURRED. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF SILT FENCE.
- DIVERSION SWALES: MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY RAINFALL EVENT AND ONCE EVERY TWO WEEKS BEFORE FINAL STABILIZATION. THEY SHOULD BE CLEARED OF SEDIMENT AND MAINTAIN VEGETATIVE COVER.
- TEMPORARY BERMS: MAINTENANCE SHALL INCLUDE REMOVAL OF DEBRIS, TRASH SEDIMENT AND LEAVES. SIDES OF THE BERM SHALL BE INSPECTED FOR EROSION AFTER EACH STORM EVENT.
- MULCHING: ROUTINE MAINTENANCE SHALL INCLUDE REPLACEMENT PERIODICALLY.
- SEEDING: ROUTINE MAINTENANCE SHALL INCLUDE RESEEDING OF AREAS THAT FAILED TO ESTABLISH.
- SODDING: ROUTINE MAINTENANCE SHALL INCLUDE WATERING AND MOWING. REPLACEMENT OF GRASS MAY BE NECESSARY IF COVER IS NOT FULLY ESTABLISHED.
- INLETS: ROUTINE MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY STORM EVENT AND MIGHT INCLUDE REMOVAL OF ACCUMULATED SEDIMENT.
- OUTFALL STRUCTURES: ROUTINE MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY STORM EVENT TO ASSURE NO EROSION OR SCOUR HAS OCCURRED.
- DRY RETENTION BASINS: ROUTINE MAINTENANCE SHALL INCLUDE MONITORING FOR SEDIMENT ACCUMULATION, CLEAN AND REMOVE DEBRIS FROM INLETS AND OUTLETS, MOW SIDE SLOPES AND INSPECT FOR DAMAGE OF BERMS AND REPAIR UNDERCUT OR ERODED AREAS AS NECESSARY.
- WET DETENTION BASINS: ROUTINE MAINTENANCE SHALL INCLUDE MONITORING FOR SEDIMENT ACCUMULATION, CLEAN AND REMOVE DEBRIS FROM INLETS AND OUTLETS, MOW SIDE SLOPES AND INSPECT FOR DAMAGE OF BERMS AND REPAIR UNDERCUT OR ERODED AREAS AS NECESSARY.

IX. INSPECTIONS:

- THE OWNER AND /OR CONTRACTOR SHALL PROVIDE QUALIFIED PERSONNEL TO INSPECT ALL POINTS OF POTENTIAL DISCHARGE FROM THE PROJECT SITE FOR DISTURBED AREAS, THE EROSION AND SEDIMENTATION CONTROLS AND BMP'S AS LISTED IN THIS PLAN. THE INSPECTION SHALL BE PERFORMED DURING CONSTRUCTION AND BEFORE FINAL STABILIZATION, ONCE EVERY SEVEN-CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS GREATER THAN 0.50 INCHES. AFTER FINAL STABILIZATION AND BEFORE FINISH OF CONSTRUCTION THE INSPECTION SHALL BE CONDUCTED ONCE EVERY MONTH.
- THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AT THE SITE TO MONITOR AND DOCUMENT RAINFALL EVENTS IN EXCESS OF 0.50 INCHES.
- ALL DISTURBED AREAS AND AREAS USED FOR MATERIALS 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 LEAVE THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.
- REPAIR OR MAINTENANCE NEEDED TO ASSURE PROPER OPERATION OF THE STORMWATER POLLUTION PREVENTION PLAN SHALL BE DONE IN A TIMELY MANNER BUT NO LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.
- A REPORT SHALL BE KEPT OF EACH INSPECTION FOR THREE YEARS AFTER FINAL STABILIZATION AND SHALL INCLUDE THE DATES OF EACH INSPECTION, THE SCOPE OF THE INSPECTION, MAJOR OBSERVATIONS, ANY REPAIR AND/OR MAINTENANCE REQUIRED AND ANY INCIDENT OF NON-COMPLIANCE. IF THE REPORT DOES NOT CONTAIN ANY INCIDENTS OF NON-COMPLIANCE, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY HAS BEEN IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE NPDES PERMIT. THE REPORT SHALL INCLUDE THE NAME AND QUALIFICATIONS OF THE INSPECTOR AND SHALL BE SIGNED IN ACCORDANCE TO FDEP RULE 62-621.300, PART VI.C. A COPY OF THE CONSTRUCTION INSPECTION FORM IS INCLUDED ON THIS STORMWATER POLLUTION PREVENTION PLAN SHEET. A COPY SHALL BE RETAINED AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

X. NON-STORMWATER DISCHARGES:

- THE FOLLOWING NON-STORMWATER DISCHARGES MIGHT BE COMBINED WITH STORMWATER AND WOULD BE AUTHORIZED AS PART OF THIS PERMIT: FIRE HYDRANT FLUSHING, CONTROL OF DUST, POTABLE WATER FLUSHING AND IRRIGATION DRAINAGE. BECAUSE OF THE NATURE OF THESE DISCHARGES, THE EROSION, STABILIZATION AND TREATMENT SYSTEMS TO BE IMPLEMENTED, AS PART OF THIS PLAN WOULD BE APPROPRIATE TO PREVENT AND TREAT ANY POLLUTION RELATED TO THESE NON-STORMWATER DISCHARGES.
- DISCHARGES FROM DEWATERING ACTIVITIES ASSOCIATED WITH SITE CONSTRUCTION ARE NOT AUTHORIZED AND REQUIRED CONSTRUCTION OF TEMPORARY SEDIMENTATION BASINS AND USE OF APPROPRIATE FLOCCULATING AGENTS TO ENHANCE PARTICLE SEGREGATION AND SPEED UP SETTLING OF PARTICLES.

XI. CONTRACTORS:

- ALL CONTRACTORS AND/OR SUBCONTRACTORS RESPONSIBLE FOR IMPLEMENTING THE PLAN SHALL SIGN THE CERTIFICATION STATEMENT BEFORE STARTING CONSTRUCTION ACTIVITIES OF THE PROJECT. THE CERTIFICATION MUST INCLUDE THE NAME AND TITLE OF THE PERSON PROVIDING THE SIGNATURE, THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE CONTRACTING FIRM, THE ADDRESS OF THE SITE AND THE DATE THE CERTIFICATION IS MADE. THE OWNER SHALL KEEP THESE CERTIFICATIONS AS PART OF THIS POLLUTION PLAN. MULTIPLE COPIES OF THE CERTIFICATION STATEMENT MAY BE NECESSARY DEPENDING UPON THE NUMBER OF SUBCONTRACTORS ASSOCIATED WITH THE PROJECT.

STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM

Inspections must occur at least once a week and within 24 hours of the end of a storm event that is 0.50 inches or greater.

PROJECT NAME: **SAN FELASCO TECH CITY PHASE 3** FDEP NPDES STORMWATER IDENTIFICATION NO.: FLR10

OWNER: \_\_\_\_\_ CONTRACTOR: \_\_\_\_\_

CONSTRUCTION MANAGER: \_\_\_\_\_

| Date of Inspection | Location | Rain data | Type of control (see below) | Date installed / modified | Current Condition (see below) | Observations or Corrective Action / Other Remarks | Inspected By |
|--------------------|----------|-----------|-----------------------------|---------------------------|-------------------------------|---------------------------------------------------|--------------|
|                    |          |           |                             |                           |                               |                                                   |              |
|                    |          |           |                             |                           |                               |                                                   |              |
|                    |          |           |                             |                           |                               |                                                   |              |
|                    |          |           |                             |                           |                               |                                                   |              |
|                    |          |           |                             |                           |                               |                                                   |              |
|                    |          |           |                             |                           |                               |                                                   |              |
|                    |          |           |                             |                           |                               |                                                   |              |

CONDITION CODE: G = Good M = Marginal, needs maintenance or replacement soon O = Other  
C = Needs to be cleaned P = Poor, needs immediate maintenance or replacement

CONTROL TYPE CODES

|                         |                                         |                                      |                                   |
|-------------------------|-----------------------------------------|--------------------------------------|-----------------------------------|
| 1. Silt Fence           | 10. Storm drain inlet protection        | 19. Reinforced soil retaining system | 28. Tree protection               |
| 2. Earth dikes          | 11. Vegetative buffer strip             | 20. Gabion                           | 29. Detention pond                |
| 3. Structural diversion | 12. Vegetative preservation area        | 21. Sediment Basin                   | 30. Retention pond                |
| 4. Swale                | 13. Retention Pond                      | 22. Temporary seed / sod             | 31. Waste disposal / housekeeping |
| 5. Sediment Trap        | 14. Construction entrance stabilization | 23. Permanent seed / sod             | 32. Dam                           |
| 6. Check dam            | 15. Perimeter ditch                     | 24. Mulch                            | 33. Sand Bag                      |
| 7. Subsurface drain     | 16. Curb and gutter                     | 25. Hay Bales                        | 34. Other                         |
| 8. Pipe slope drain     | 17. Paved road surface                  | 26. Geotextile                       |                                   |
| 9. Level spreaders      | 18. Rock outlet protection              | 27. Rip-rap                          |                                   |

INSPECTOR INFORMATION:

\_\_\_\_\_  
Name Qualification Date

The above signature also shall certify that this facility is in compliance with the Stormwater Pollution Prevention Plan and the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities if there are not any incidents of non compliance identified above.

\* \* \* \* \*

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

CERTIFICATION STATEMENT

"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."

CONTRACTING FIRM: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP CODE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

PROJECT NAME: SAN FELASCO TECH CITY PHASE 3

PROJECT ADDRESS: \_\_\_\_\_

PROJECT ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP CODE: \_\_\_\_\_, FLORIDA.

NAME: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

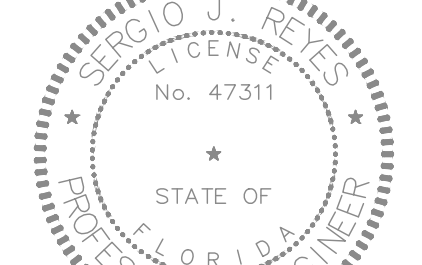


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Professional Engineer of Record:



Sergio J. Reyes, P.E. 47311  
Engineer Certificate No.

Project No: 19-046

Project phase: CITY SUBMITTAL

Project title:

SAN FELASCO TECH CITY  
PHASE 3  
CITY OF ALACHUA,  
FLORIDA

Sheet title:

STORMWATER POLLUTION  
PREVENTION PLAN

Designed: DJM Sheet No.:

Drawn: MAB

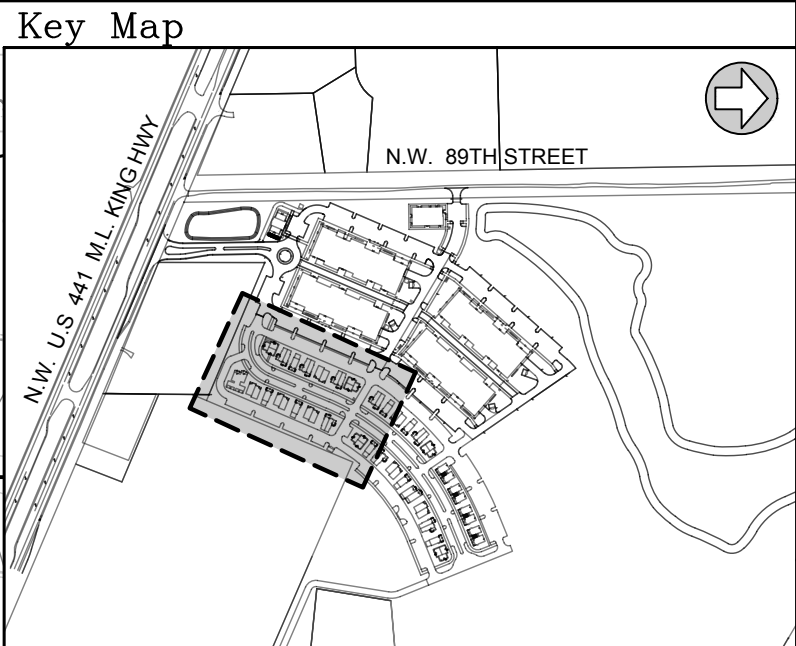
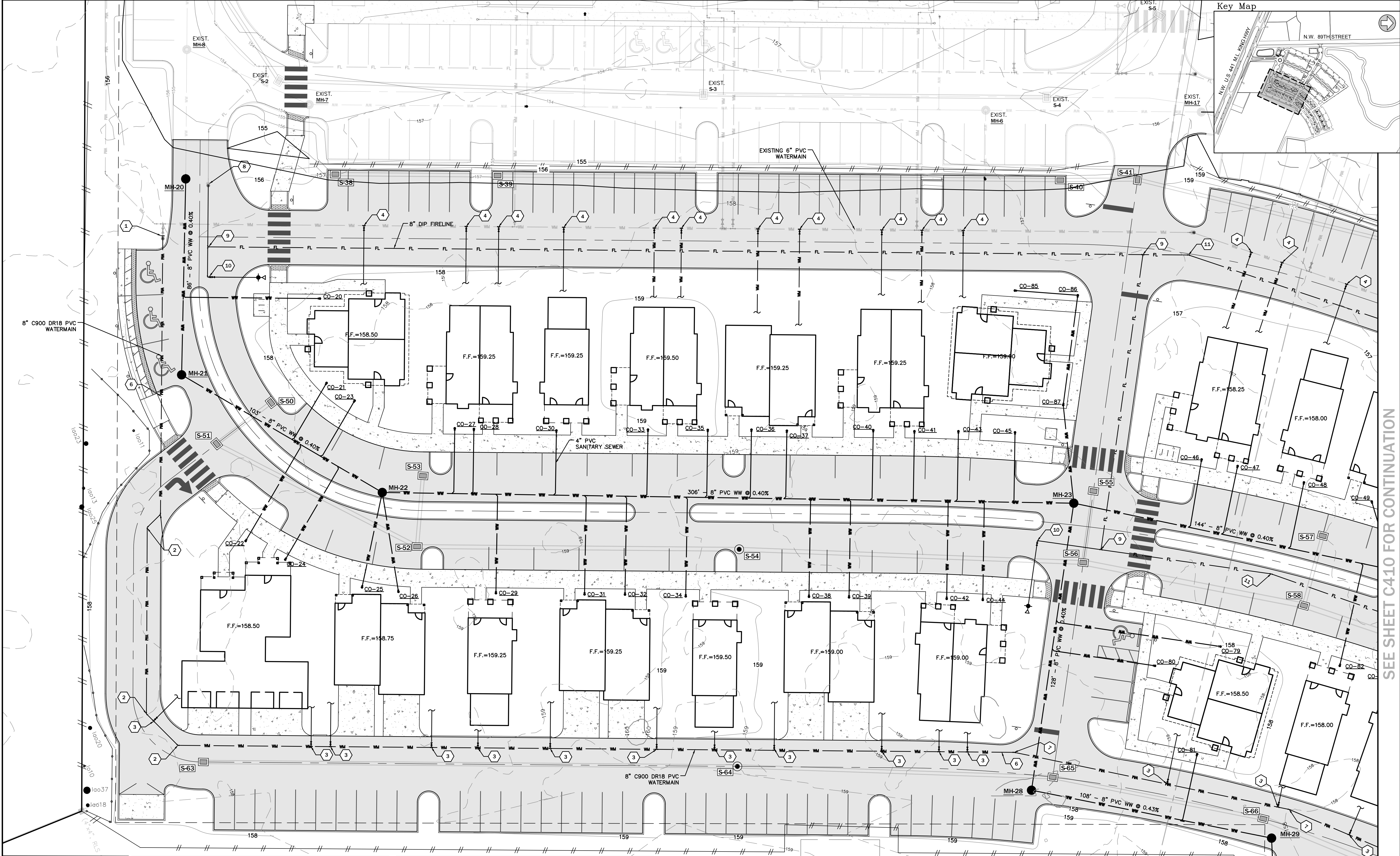
Checked: SJR

Date: 10/17/19

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| WATER FITTING SCHEDULE |                                                                                                             |
|------------------------|-------------------------------------------------------------------------------------------------------------|
| KEY                    | ASSEMBLY                                                                                                    |
| 1                      | REMOVE EXISTING 2" BLOW-OFF AND CONNECT NEW 8" PVC WATERMAIN WITH A 6"x8" DI INCREASER TO EXISTING 6" VALVE |
| 2                      | 1-8" PVC 45° BEND                                                                                           |
| 3                      | 1-8"x1" SADDLE<br>1-1" CORPORATION STOP<br>1" SCH 40 PVC WATERMAIN                                          |
| 4                      | 1-6"x1" SADDLE<br>1-1" CORPORATION STOP<br>1-1" SCH 40 PVC WATERMAIN                                        |
| 5                      | 8" PVC STUB AND 3" PVC BLOW-OFF ASSEMBLY FOR FUTURE WATERMAIN EXTENSION                                     |
| 6                      | 1-8"x8"x6" PVC TEE<br>1-6" GATE VALVE AND BOX<br>1-6" FIRE HYDRANT ASSEMBLY                                 |

| WATER FITTING SCHEDULE |                                                                                                 |
|------------------------|-------------------------------------------------------------------------------------------------|
| KEY                    | ASSEMBLY                                                                                        |
| 7                      | 1-8" PVC 11.25° BEND                                                                            |
| 8                      | REMOVE EXISTING 3" BLOW-OFF AND CONNECT NEW 8" DIP FIRELINE                                     |
| 9                      | 1-8" DI TEE                                                                                     |
| 10                     | 1-8" 90° DI BEND<br>1-8"x6" DI REDUCER<br>1-6" GATE VALVE AND BOX<br>1-4" FIRE HYDRANT ASSEMBLY |
| 12                     | 1-8" 11.25° DI BEND                                                                             |

NOTE: ALL WATER FITTINGS 4" AND GREATER SHALL BE MECHANICALLY RESTRAINED FITTINGS.

| WASTEWATER STRUCTURE SCHEDULE |                                                                                                   |
|-------------------------------|---------------------------------------------------------------------------------------------------|
| STRUCTURE                     | STRUCTURE DATA                                                                                    |
| MH-20                         | TOP EL.=155.67<br>SE 8" INV.=138.89<br>NW 8" INV.=138.79(EXIST.)                                  |
| MH-21                         | TOP EL.=157.31<br>NW 8" INV.=139.24<br>NE 8" INV.=139.34                                          |
| MH-22                         | TOP EL.=157.65<br>SW 8" INV.=139.75<br>NE 8" INV.=139.85<br>E 4" INV.=140.15<br>SE 4" INV.=140.15 |
| MH-23                         | TOP EL.=157.40<br>SW 8" INV.=141.08<br>SE 8" INV.=141.18<br>NE 8" INV.=141.18<br>W 8" INV.=141.18 |

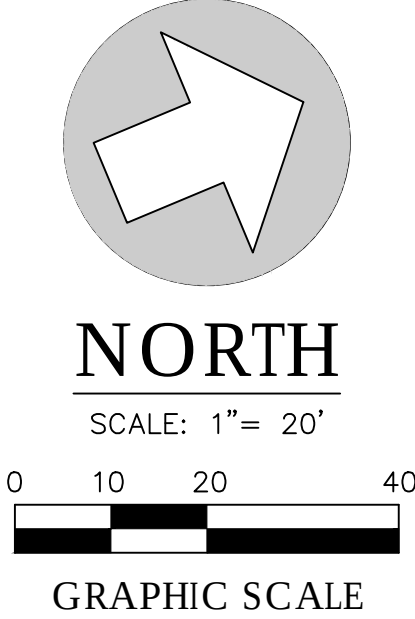
| WASTEWATER STRUCTURE SCHEDULE |                                                          |
|-------------------------------|----------------------------------------------------------|
| STRUCTURE                     | STRUCTURE DATA                                           |
| MH-28                         | TOP EL.=157.46<br>NW 8" INV.=141.69<br>NE 8" INV.=141.79 |
| MH-29                         | TOP EL.=156.63<br>E 8" INV.=142.56<br>SW 8" INV.=142.28  |
| MH-30                         | TOP EL.=158.09<br>W 8" INV.=142.73                       |

NOTE: ALL SANITARY CLEAN OUTS DATA CAN BE FOUND IN THE WASTEWATER CLEANOUT SCHEDULE ON SHEET C420.

| WASTEWATER STRUCTURE SCHEDULE |                                                                               |
|-------------------------------|-------------------------------------------------------------------------------|
| STRUCTURE                     | STRUCTURE DATA                                                                |
| MH-8*                         | TOP EL.=154.23<br>NE 8" INV.=138.56<br>NW 8" INV.=138.46<br>SE 8" INV.=138.56 |

\* PERMITTED WITH PHASE I.

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Professional Engineer of Record:  
  
Sergio J. Reyes, P.E. 47311  
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SAN FELASCO TECH CITY  
PHASE 3  
CITY OF ALACHUA,  
FLORIDA

Sheet title:  
UTILITY PLAN 1  
Designed: DJM Sheet No.:  
Drawn: MAB  
Checked: SJR  
Date: 10/17/19  
**C400**

SEE SHEET C410 FOR CONTINUATION



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| WATER FITTING SCHEDULE |                                                                                        |
|------------------------|----------------------------------------------------------------------------------------|
| KEY                    | ASSEMBLY                                                                               |
| 1                      | REMOVE EXISTING 2" BLOW-OFF AND CONNECT NEW 8" PVC WATERMAIN WITH A 6"x8" DI INCREASER |
| 2                      | 1-8" PVC 45° BEND                                                                      |
| 3                      | 1-8"x1" SADDLE<br>1-1" CORPORATION STOP<br>1" SCH 40 PVC WATERMAIN                     |
| 4                      | 1-6"x1" SADDLE<br>1-1" CORPORATION STOP<br>1-1" SCH 40 PVC WATERMAIN                   |
| 5                      | 8" PVC STUB AND 3" PVC BLOW-OFF ASSEMBLY FOR FUTURE WATERMAIN EXTENSION                |
| 6                      | 1-8"x8"x6" PVC TEE<br>1-6" GATE VALVE AND BOX<br>1-6" FIRE HYDRANT ASSEMBLY            |

| WATER FITTING SCHEDULE |                                                                                                 |
|------------------------|-------------------------------------------------------------------------------------------------|
| KEY                    | ASSEMBLY                                                                                        |
| 7                      | 1-8" PVC 11.25° BEND                                                                            |
| 8                      | REMOVE EXISTING 3" BLOW-OFF AND CONNECT NEW 8" DIP FIRELINE                                     |
| 9                      | 1-8" DI TEE                                                                                     |
| 10                     | 1-8" 90° DI BEND<br>1-8"x6" DI REDUCER<br>1-6" GATE VALVE AND BOX<br>1-6" FIRE HYDRANT ASSEMBLY |
| 11                     | 1-8" 11.25° DI BEND                                                                             |
| 12                     | 1-8" 45° DI BEND                                                                                |

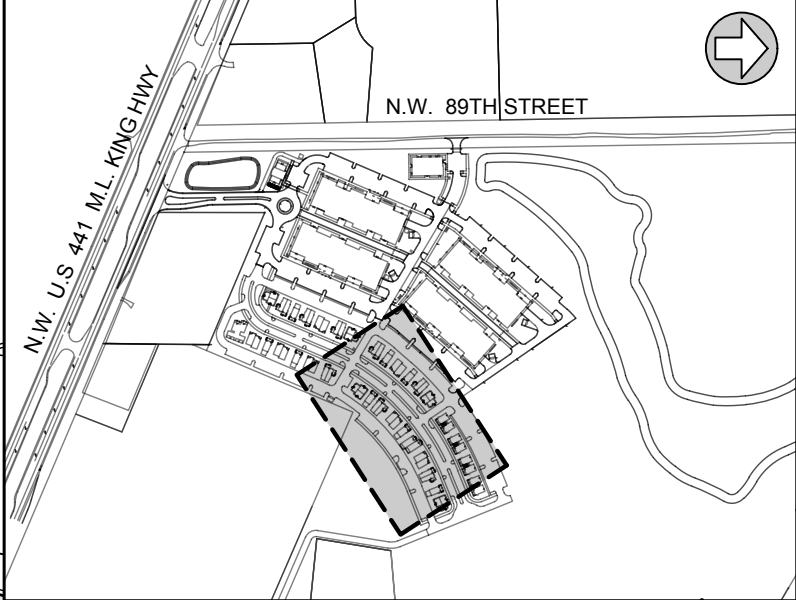
NOTE: ALL WATER FITTINGS 4" AND GREATER SHALL BE MECHANICALLY RESTRAINED FITTINGS.

| WASTEWATER STRUCTURE SCHEDULE |                                                          |
|-------------------------------|----------------------------------------------------------|
| STRUCTURE                     | STRUCTURE DATA                                           |
| MH-28                         | TOP EL.=157.46<br>NW 8" INV.=141.69<br>NE 8" INV.=141.79 |
| MH-29                         | TOP EL.=156.63<br>E 8" INV.=142.56<br>SW 8" INV.=142.26  |
| MH-30                         | TOP EL.=158.09<br>W 8" INV.=142.73                       |

NOTE: ALL SANITARY CLEAN OUTS DATA CAN BE FOUND IN THE WASTEWATER CLEANOUT SCHEDULE ON SHEET C420.

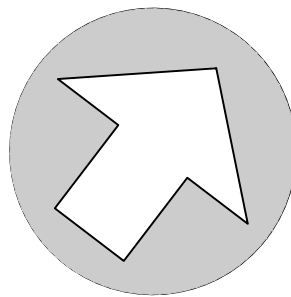
| WASTEWATER STRUCTURE SCHEDULE |                                                                                                    |
|-------------------------------|----------------------------------------------------------------------------------------------------|
| STRUCTURE                     | STRUCTURE DATA                                                                                     |
| MH-23                         | TOP EL.=157.40<br>SW 8" INV.=141.08<br>SE 8" INV.=141.18<br>NE 8" INV.=141.18<br>W 8" INV.=141.18  |
| MH-24                         | TOP EL.=156.61<br>SW 8" INV.=141.76<br>NE 8" INV.=142.02<br>NW 4" INV.=142.16<br>W 4" INV.=142.16  |
| MH-25                         | TOP EL.=156.43<br>SW 8" INV.=142.60<br>NE 8" INV.=142.54<br>NW 4" INV.=142.84<br>SE 4" INV.=142.84 |
| MH-26                         | TOP EL.=157.16<br>SW 8" INV.=143.10<br>NE 8" INV.=143.20<br>SE 4" INV.=143.50<br>N 6" INV.=143.50  |

Key Map



engineers • surveyors • planners

EB 2389  
2404 N.W. 43rd ST. GAINESVILLE, FLORIDA 32606-6602  
TEL (352) 373-3541 FAX (352) 373-7249  
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NORTH

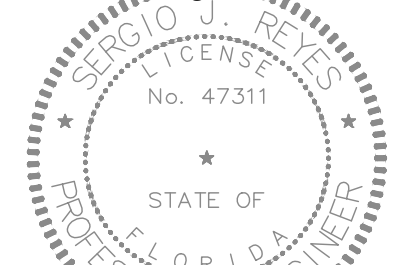
SCALE: 1"= 20'



GRAPHIC SCALE

| No. | Date | Comment |
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Professional Engineer of Record:



Sergio J. Reyes, P.E. 47311  
Engineer Certificate No.

Project No: 19-046

Project phase:

CITY SUBMITTAL

Project title:

SAN FELASCO TECH CITY  
PHASE 3  
CITY OF ALACHUA,  
FLORIDA

Sheet title:

UTILITY PLAN 2

Designed: DJM

Sheet No.:

Drawn: MAB

Checked: SJR

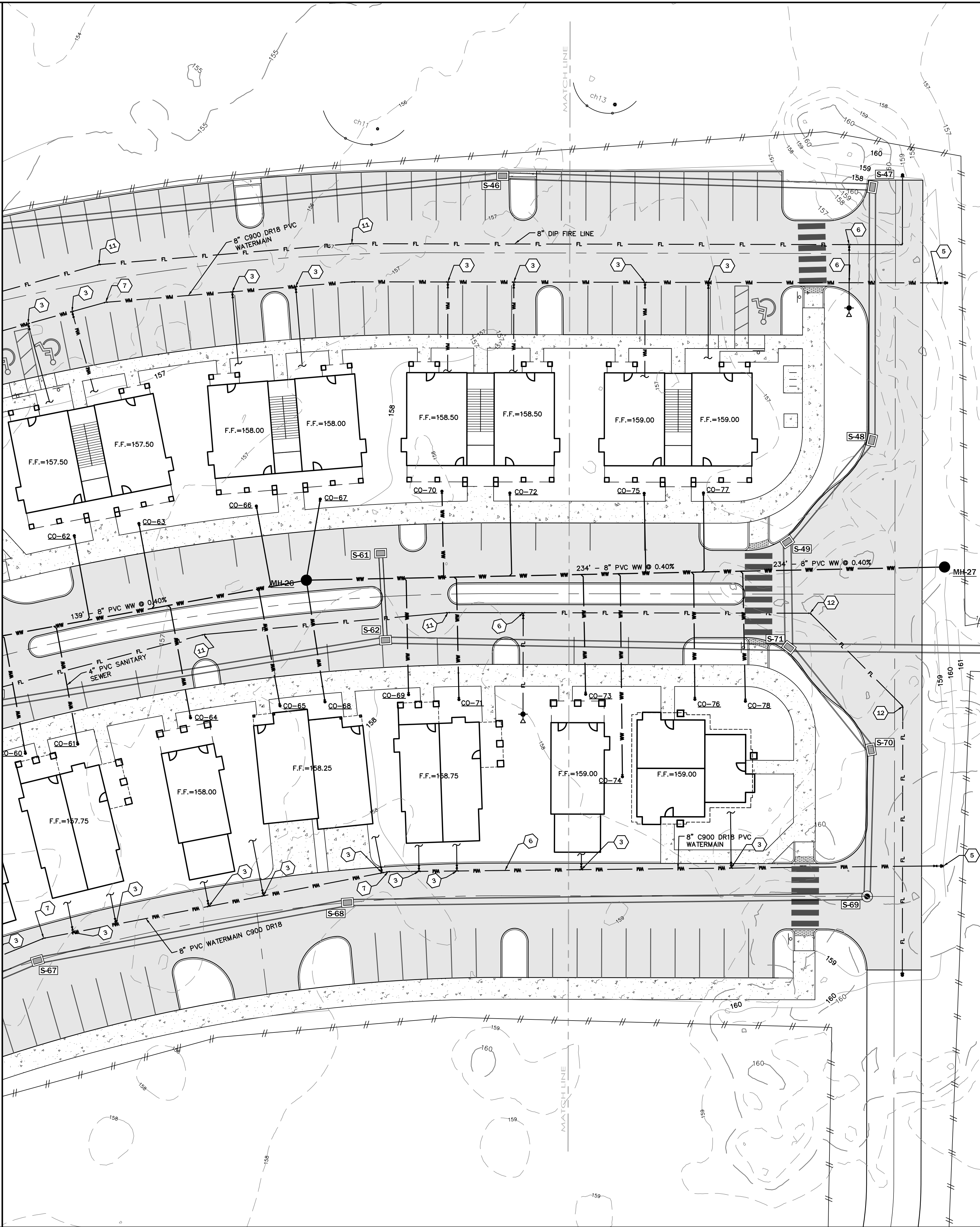
Date: 10/17/19

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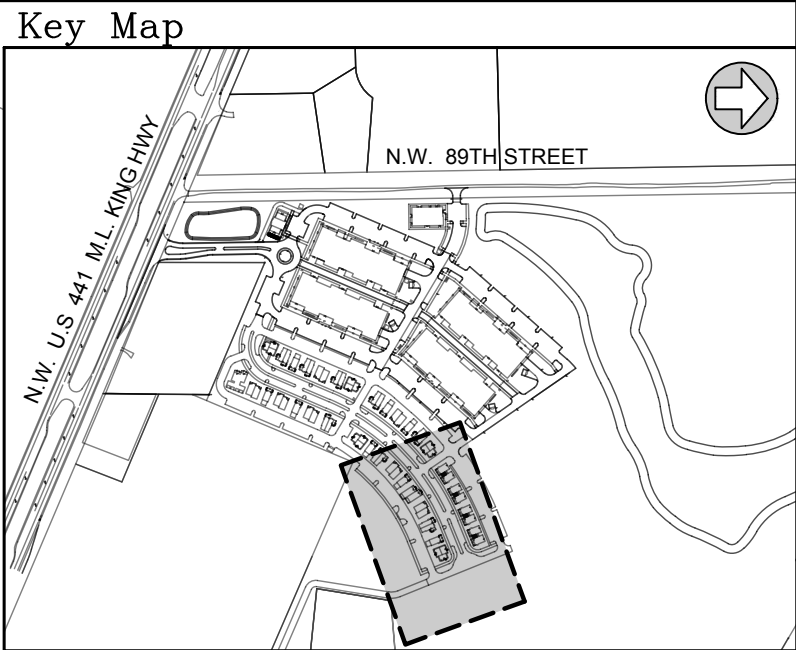
SEE SHEET C410 FOR CONTINUATION

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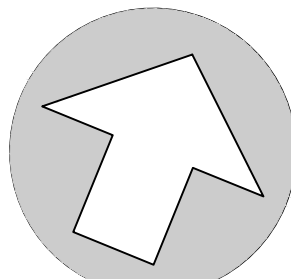


| WATER FITTING SCHEDULE |                                                                                                 |
|------------------------|-------------------------------------------------------------------------------------------------|
| KEY                    | ASSEMBLY                                                                                        |
| 1                      | REMOVE EXISTING 2" BLOW-OFF AND CONNECT NEW 8" PVC WATERMAIN WITH A 6"x8" DI INCREASER          |
| 2                      | 1-8" PVC 45° BEND                                                                               |
| 3                      | 1-8"x1" SADDLE<br>1-1" CORPORATION STOP<br>1" SCH 40 PVC WATERMAIN                              |
| 4                      | 1-6"x1" SADDLE<br>1-1" CORPORATION STOP<br>1-1" SCH 40 PVC WATERMAIN                            |
| 5                      | 8" PVC STUB AND 3" PVC BLOW-OFF ASSEMBLY FOR FUTURE WATERMAIN EXTENSION                         |
| 6                      | 1-8"x8"x6" PVC TEE<br>1-6" GATE VALVE AND BOX<br>1-6" FIRE HYDRANT ASSEMBLY                     |
| 7                      | 1-8" PVC 11.25° BEND                                                                            |
| 8                      | REMOVE EXISTING 3" BLOW-OFF AND CONNECT NEW 8" DIP FIRELINE                                     |
| 9                      | 1-8" DI TEE                                                                                     |
| 10                     | 1-8" 90° DI BEND<br>1-8"x6" DI REDUCER<br>1-6" GATE VALVE AND BOX<br>1-6" FIRE HYDRANT ASSEMBLY |
| 11                     | 1-8" 11.25° DI BEND                                                                             |
| 12                     | 1-8" 45° DI BEND                                                                                |

NOTE: ALL WATER FITTINGS 4" AND GREATER SHALL BE MECHANICALLY RESTRAINED FITTINGS.



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**NORTH**

SCALE: 1"= 20'



GRAPHIC SCALE

WASTEWATER STRUCTURE SCHEDULE

| STRUCTURE | STRUCTURE DATA                                                                                    |
|-----------|---------------------------------------------------------------------------------------------------|
| MH-26     | TOP EL.=157.16<br>SW 8" INV.=143.10<br>NE 8" INV.=143.20<br>SE 4" INV.=143.50<br>N 6" INV.=143.50 |
| MH-27     | TOP EL.=154.90<br>SW 8" INV.=144.14                                                               |

WASTEWATER CLEANOUT SCHEDULE

| CLEANOUT | CLEANOUT DATA                 |
|----------|-------------------------------|
| CO-20    | TOP EL.=158.12<br>INV.=155.00 |
| CO-21    | TOP EL.=158.10<br>INV.=155.00 |
| CO-22    | TOP EL.=157.92<br>INV.=155.00 |
| CO-23    | TOP EL.=158.15<br>INV.=155.00 |
| CO-24    | TOP EL.=158.17<br>INV.=155.00 |
| CO-25    | TOP EL.=158.38<br>INV.=155.25 |
| CO-26    | TOP EL.=158.40<br>INV.=155.25 |
| CO-27    | TOP EL.=158.54<br>INV.=155.25 |
| CO-28    | TOP EL.=158.58<br>INV.=155.25 |
| CO-29    | TOP EL.=158.67<br>INV.=155.25 |
| CO-30    | TOP EL.=158.77<br>INV.=155.25 |
| CO-31    | TOP EL.=158.88<br>INV.=155.50 |
| CO-32    | TOP EL.=158.97<br>INV.=155.50 |
| CO-33    | TOP EL.=158.99<br>INV.=155.75 |
| CO-34    | TOP EL.=159.05<br>INV.=155.75 |
| CO-35    | TOP EL.=159.00<br>INV.=155.75 |
| CO-36    | TOP EL.=158.96<br>INV.=155.75 |
| CO-37    | TOP EL.=158.90<br>INV.=155.75 |
| CO-38    | TOP EL.=158.70<br>INV.=155.50 |
| CO-39    | TOP EL.=158.63<br>INV.=155.50 |

WASTEWATER CLEANOUT SCHEDULE

| CLEANOUT | CLEANOUT DATA                 |
|----------|-------------------------------|
| CO-40    | TOP EL.=158.70<br>INV.=155.00 |
| CO-41    | TOP EL.=158.64<br>INV.=155.00 |
| CO-42    | TOP EL.=158.50<br>INV.=155.25 |
| CO-43    | TOP EL.=158.50<br>INV.=155.00 |
| CO-44    | TOP EL.=158.60<br>INV.=158.25 |
| CO-45    | TOP EL.=158.40<br>INV.=155.00 |
| CO-46    | TOP EL.=157.87<br>INV.=153.65 |
| CO-47    | TOP EL.=157.69<br>INV.=153.65 |
| CO-48    | TOP EL.=157.42<br>INV.=153.00 |
| CO-49    | TOP EL.=157.32<br>INV.=154.00 |
| CO-50    | TOP EL.=157.37<br>INV.=154.00 |
| CO-51    | TOP EL.=157.53<br>INV.=154.25 |
| CO-52    | TOP EL.=157.65<br>INV.=154.50 |
| CO-53    | TOP EL.=157.52<br>INV.=154.50 |
| CO-54    | TOP EL.=157.44<br>INV.=154.25 |
| CO-55    | TOP EL.=157.42<br>INV.=154.00 |
| CO-56    | TOP EL.=157.36<br>INV.=154.25 |
| CO-57    | TOP EL.=157.21<br>INV.=154.00 |
| CO-58    | TOP EL.=157.05<br>INV.=156.00 |
| CO-59    | TOP EL.=157.11<br>INV.=153.75 |

WASTEWATER CLEANOUT SCHEDULE

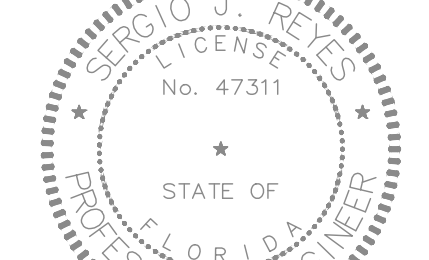
| CLEANOUT | CLEANOUT DATA                 |
|----------|-------------------------------|
| CO-60    | TOP EL.=157.10<br>INV.=154.00 |
| CO-61    | TOP EL.=157.24<br>INV.=154.00 |
| CO-62    | TOP EL.=157.29<br>INV.=154.00 |
| CO-63    | TOP EL.=157.39<br>INV.=154.00 |
| CO-64    | TOP EL.=155.35<br>INV.=154.00 |
| CO-65    | TOP EL.=157.80<br>INV.=154.00 |
| CO-66    | TOP EL.=157.75<br>INV.=153.65 |
| CO-67    | TOP EL.=157.82<br>INV.=153.65 |
| CO-68    | TOP EL.=157.88<br>INV.=154.00 |
| CO-69    | TOP EL.=158.16<br>INV.=153.75 |
| CO-70    | TOP EL.=158.19<br>INV.=154.00 |
| CO-71    | TOP EL.=158.31<br>INV.=153.75 |
| CO-72    | TOP EL.=158.27<br>INV.=153.50 |
| CO-73    | TOP EL.=158.56<br>INV.=153.75 |
| CO-74    | TOP EL.=158.67<br>INV.=155.60 |
| CO-75    | TOP EL.=158.75<br>INV.=155.60 |
| CO-76    | TOP EL.=158.71<br>INV.=155.60 |
| CO-77    | TOP EL.=158.78<br>INV.=155.60 |
| CO-78    | TOP EL.=158.52<br>INV.=156.00 |
| CO-79    | TOP EL.=158.03<br>INV.=156.00 |

WASTEWATER CLEANOUT SCHEDULE

| CLEANOUT | CLEANOUT DATA                 |
|----------|-------------------------------|
| CO-80    | TOP EL.=158.21<br>INV.=156.00 |
| CO-81    | TOP EL.=157.89<br>INV.=156.00 |
| CO-82    | TOP EL.=157.42<br>INV.=154.07 |
| CO-83    | TOP EL.=157.48<br>INV.=154.13 |
| CO-84    | TOP EL.=157.62<br>INV.=154.27 |
| CO-85    | TOP EL.=158.28<br>INV.=155.00 |
| CO-86    | TOP EL.=156.79<br>INV.=140.22 |
| CO-87    | TOP EL.=158.40<br>INV.=139.63 |
| CO-88    | TOP EL.=154.84                |
| CO-89    | TOP EL.=154.84<br>INV.=151.23 |
| CO-90    | TOP EL.=155.03<br>INV.=151.31 |
| CO-91    | TOP EL.=155.58<br>INV.=151.33 |
| CO-92    | TOP EL.=154.40<br>INV.=151.42 |
| CO-93    | TOP EL.=155.98<br>INV.=151.54 |
| CO-94    | TOP EL.=157.50<br>INV.=151.56 |
| CO-95    | TOP EL.=154.15<br>INV.=151.62 |
| CO-96    | TOP EL.=156.61<br>INV.=151.92 |
| CO-97    | TOP EL.=157.26<br>INV.=151.95 |

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Professional Engineer of Record:



Sergio J. Reyes, P.E. 47311  
Engineer Certificate No.

Project No: 19-046

Project phase:

CITY SUBMITTAL

Project title:

SAN FELASCO TECH CITY  
PHASE 3  
CITY OF ALACHUA,  
FLORIDA

Sheet title:

UTILITY PLAN 3

Designed: DJM

Drawn: MAB

Checked: SJR

Date: 10/17/19

Sheet No.:

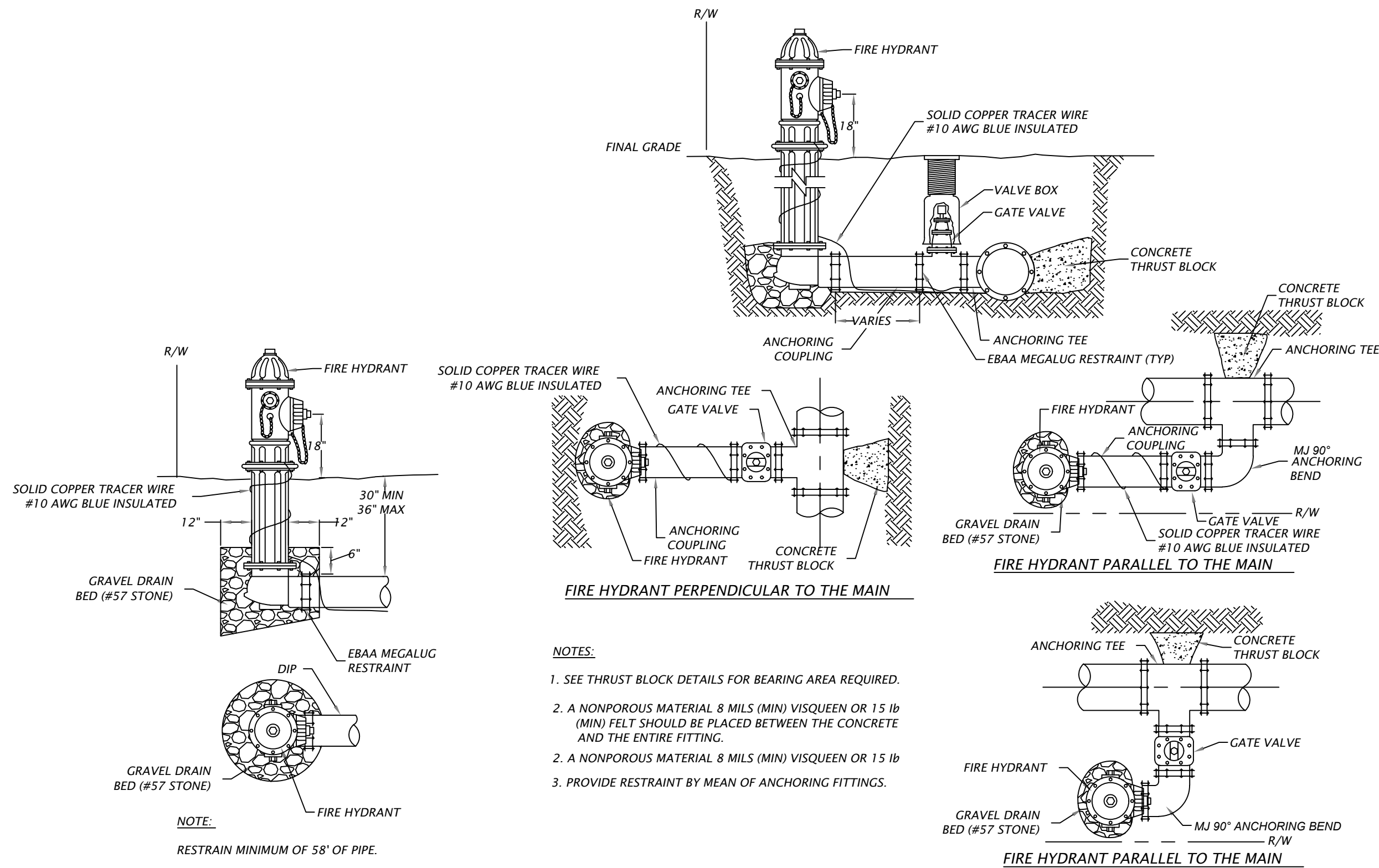
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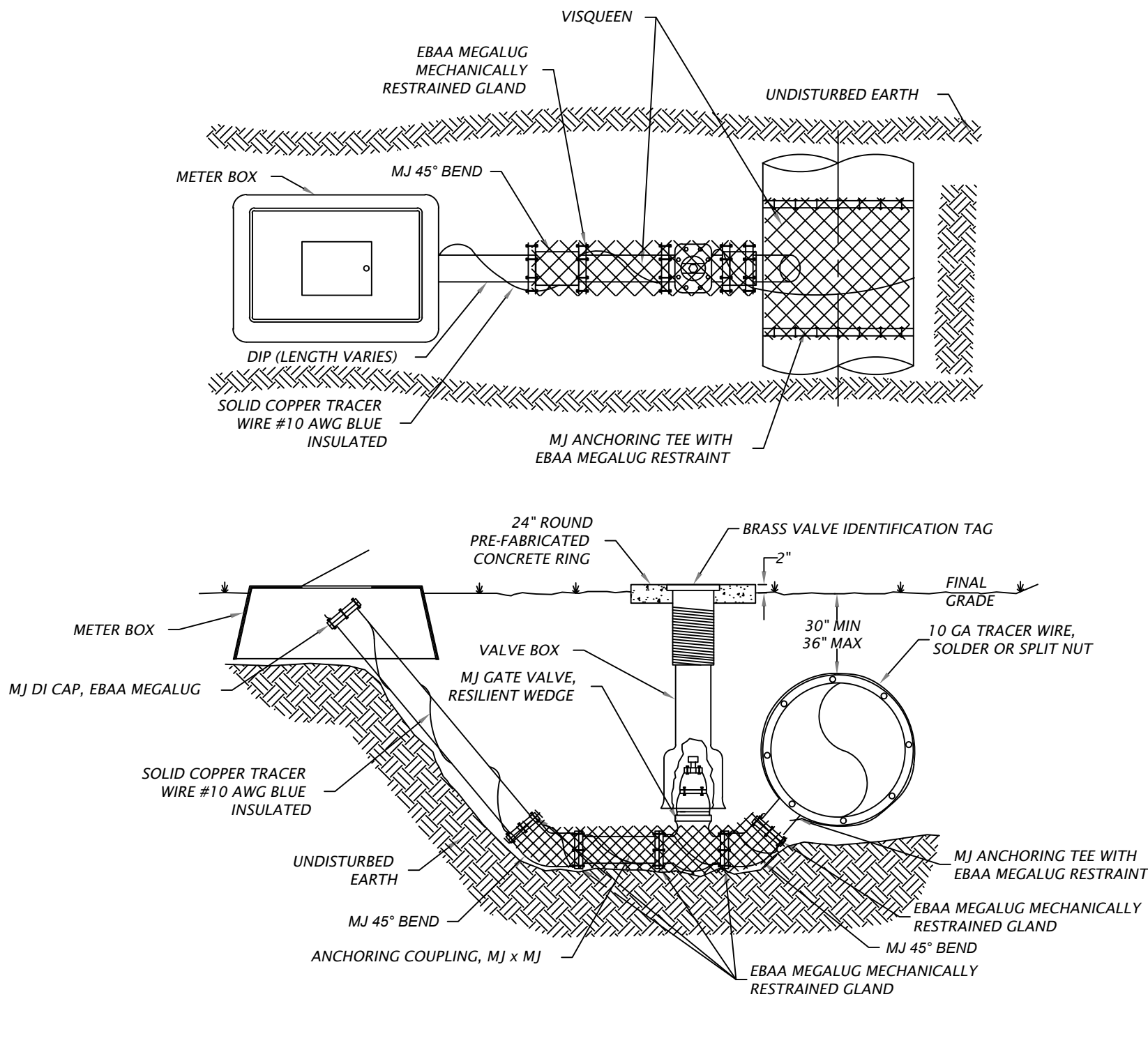


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DETAIL No. 205 - FIRE HYDRANT (DEAD END)  
N.T.S.

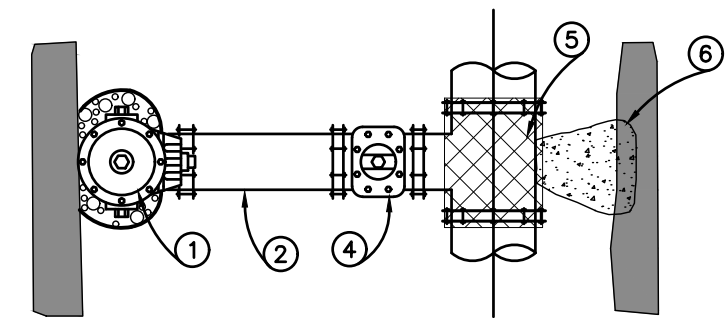
DETAIL No. 210 - FIRE HYDRANT (PERPENDICULAR/PARALLEL TO MAIN)  
N.T.S.



DETAIL No. 215 - 2" AND 3" BLOW-OFF ASSEMBLY  
N.T.S.

GENERAL UTILITY NOTES

- CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND VERIFICATION OF EXISTING UTILITIES. ANY EXISTING UTILITY TO BE MODIFIED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER.
- WATER METER ASSEMBLIES SHALL BE INSTALLED BY CONTRACTOR.
- ELECTRIC SERVICE TO BE COORDINATED WITH THE CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT.
- UTILITY INSTALLATION SHALL NOT TAKE PLACE WITHIN TREE BARRICADE AREA AS SHOWN ON THE PAVING, GRADING AND DRAINAGE PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF UNSUITABLE MATERIALS OFF-SITE AND FURNISH APPROVED MATERIAL PER CITY OF GAINESVILLE FOR SANITARY SEWER LINES BACKFILL AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR MAY DISPOSE OF UNSUITABLE MATERIAL ON-SITE BY APPROVAL OF THE OWNER.
- NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY WATER LINE OR 15 FEET OF ANY SEWER LINE.
- CONTRACTOR SHALL PROTECT LANDSCAPE AND ANY DISTURBED AREAS SHALL BE RESTORED AS EXISTING.

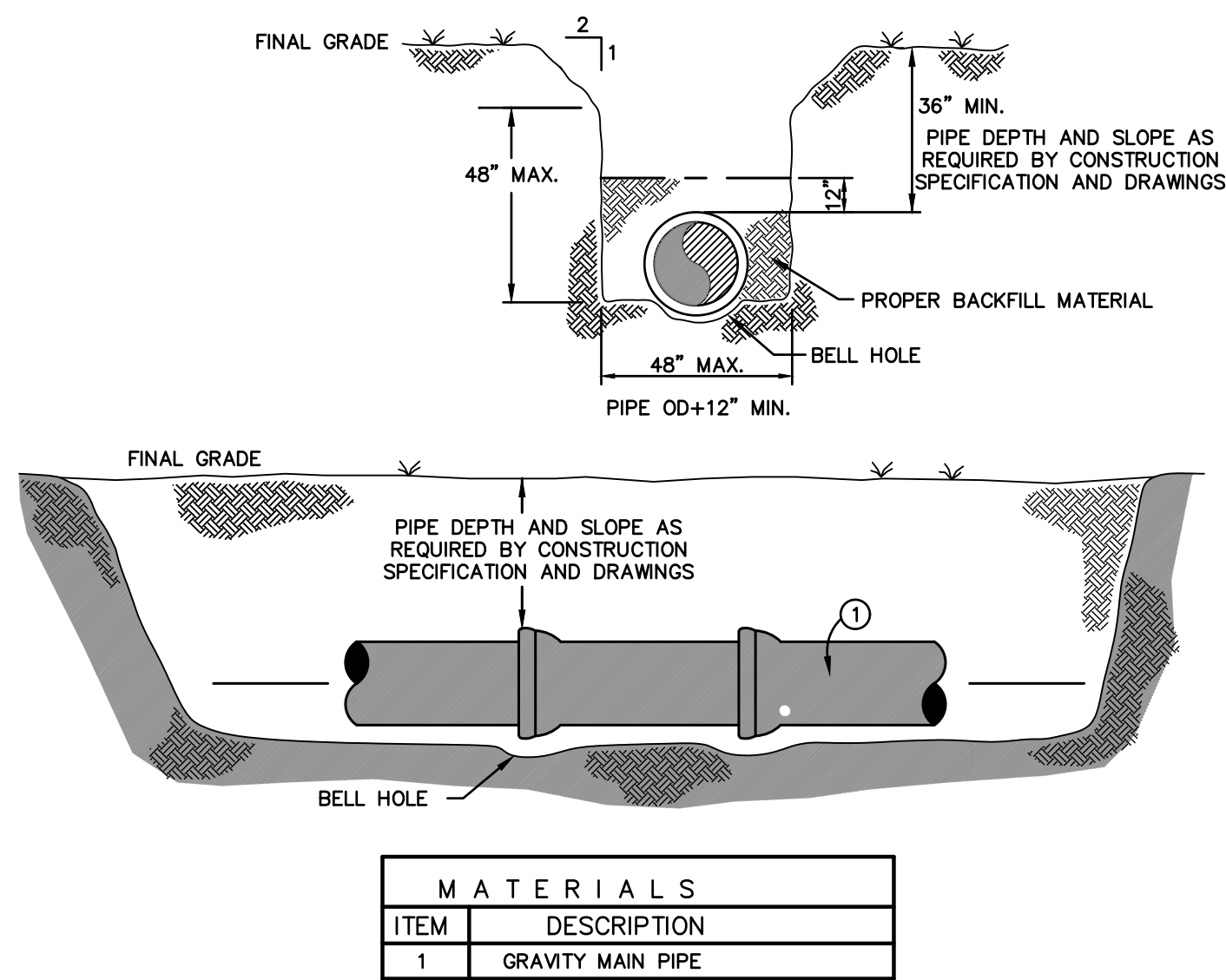


| MATERIALS |                                  |
|-----------|----------------------------------|
| ITEM      | DESCRIPTION                      |
| 1         | FIRE HYDRANT                     |
| 2         | ANCHORING COUPLING               |
| 3         | VALVE BOX                        |
| 4         | GATE VALVE                       |
| 5         | ANCHORING TEE                    |
| 6         | CONCRETE THRUST BLOCK (2500 psi) |
| 7         | GRAVEL DRAIN BED                 |
| 8         | TRACER WIRE                      |
| 9         | ANCHORING, 90° BEND, M.J.        |

- NOTES:
- A NONPOROUS MATERIAL 8 MILS (MIN.) VISQUEEN OR 15 lb FELT SHOULD BE PLACED BETWEEN THE CONCRETE AND ENTIRE FITTINGS

SCALES:  
AS SHOWN

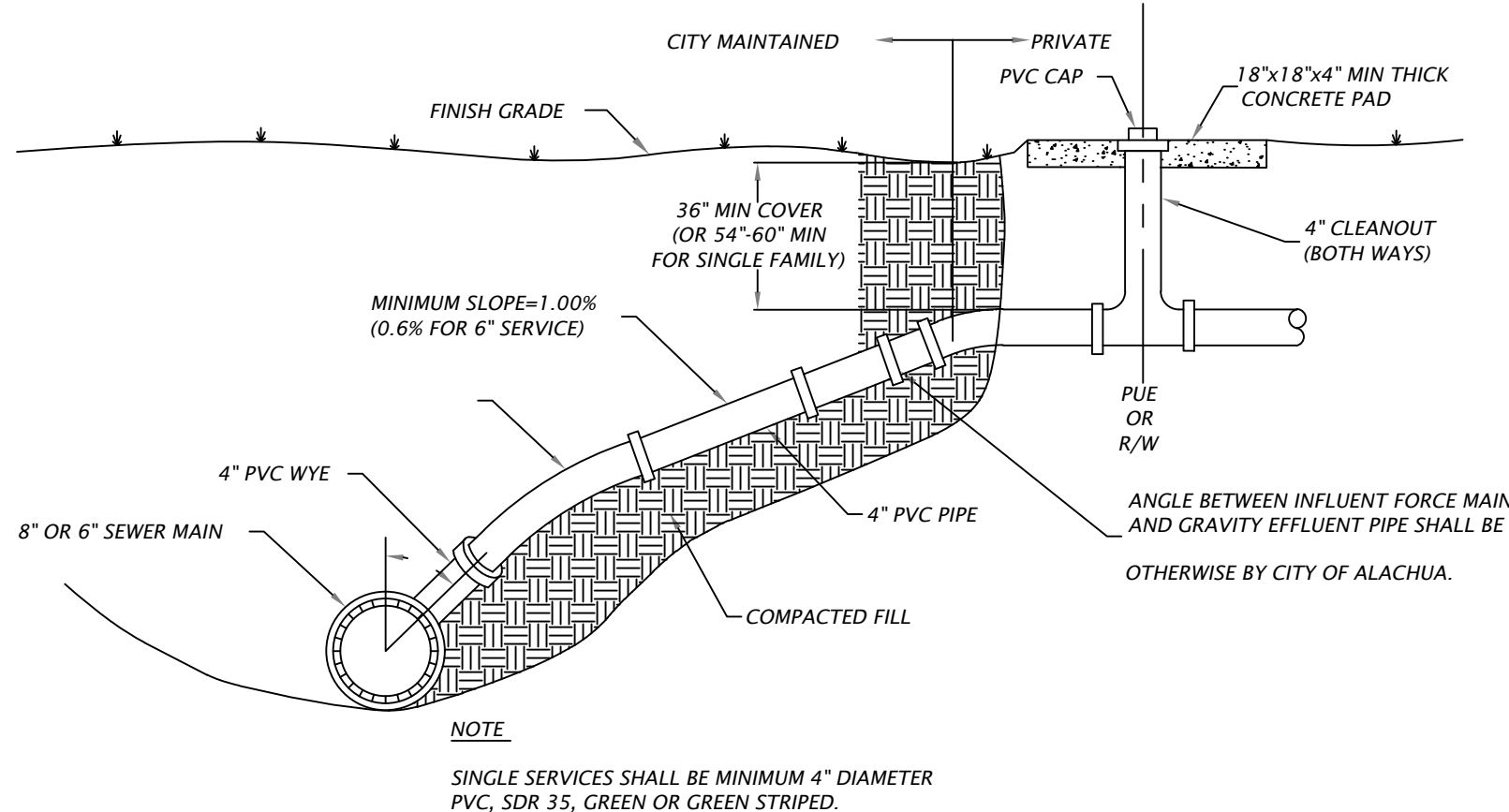
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- NOTES:
- GRAVITY MAIN PIPE SHALL BE INSTALLED AT THE LINE AND GRADE AS SHOWN ON THE PROFILES.

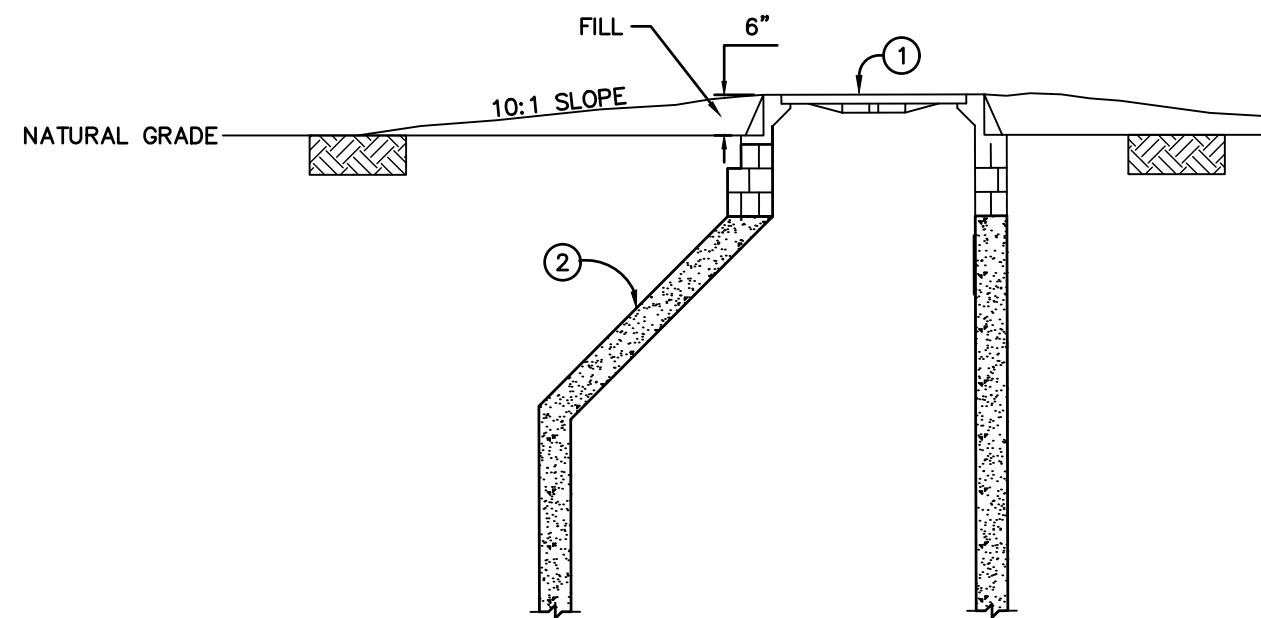
WASTEWATER GRAVITY MAIN CONSTRUCTION

N.T.S.



DETAIL No. 310 - WASTEWATER SERVICE LATERAL

N.T.S.



- NOTE: WHEN MANHOLE IS OUTSIDE PAVEMENT, THE RIM ELEVATION SHALL BE 6" ABOVE NATURAL GRADE. WITH FILL ADDED FOR A 10:1 SLOPE TO NATURAL GRADE.

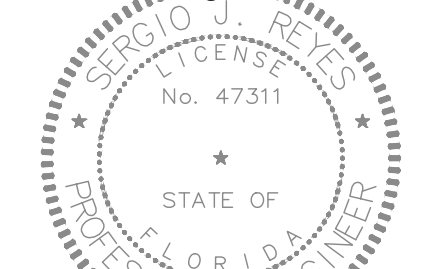
| MATERIALS |                      |
|-----------|----------------------|
| ITEM      | DESCRIPTION          |
| 1         | MANHOLE RING & COVER |
| 2         | ECCENTRIC CONE       |

- NOTE: IN LOCATIONS WHERE STORMWATER INFILTRATION MAY BE POSSIBLE, A MANHOLE PAN WILL BE REQUIRED.

MANHOLE OUTSIDE OF PAVEMENT

N.T.S.

Professional Engineer of Record:



Sergio J. Reyes, P.E. 47311  
Engineer Certificate No.

Project No: 19-046

Project phase:

CITY SUBMITTAL

Project title:

SAN FELASCO TECH CITY  
PHASE 3  
CITY OF ALACHUA,  
FLORIDA

Sheet title:

UTILITY DETAILS

Designed: DJM

Sheet No.:

Drawn: MAB

C440

Checked: SJR

Date: 10/17/19



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# BOUNDARY AND TOPOGRAPHIC SURVEY

IN  
SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST,  
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA  
FOR  
MITCH GLAESER

SHEET 1 OF 12

## LEGAL DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 3842, PAGE 1386)

A parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4" iron pin marking a point on the North right-of-way line of U. S. Highway No. 441 (200 foot right-of-way); thence along said North right-of-way line; North 72 deg. 51 min. 49 sec. West a distance of 171.11 feet to a found 5/8 inch iron pin (Florida D.O.T.) marking the point of curvature of a curve concave to the Northeast, having a delta of 08 deg. 52 min. 05 sec., a radius of 11424.66 feet and a chord bearing North 69 deg. 24 min. 13 sec. West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6" x 6" concrete monument (Florida D.O.T.); thence North 65 deg. 59 min. 42 sec. West a distance of 1385.74 feet to a found 5/8 inch rebar and cap (#3524); thence departing said North right-of-way line, North 22 deg. 09 min. 10 sec. East a distance of 158.44 feet to a found 5/8 inch rebar and cap (#3524); thence North 66 deg. 13 min. 12 sec. West a distance of 229.98 feet to a found 5/8 inch rebar and cap (#3524); thence North 01 deg. 33 min. 26 sec. East a distance of 169.02 feet to a found 4" x 4" concrete monument (PLS #940) marking the Point of Beginning; thence North 23 deg. 50 min. 23 sec. East a distance of 2014.63 feet to a set 5/8 inch rebar and cap (#3524) marking a point on the South right-of-way line of Seaboard Coast Line Railroad (200 foot right-of-way); thence along said South right-of-way line of Seaboard Coast Line Railroad, North 58 deg. 44 min. 53 sec. West a distance of 624.24 feet to a found 5/8 inch rebar and cap (#3524); thence departing said South right-of-way line, South 00 deg. 37 min. 49 sec. East a distance of 70.66 feet to a found 5/8 inch rebar and cap (#3524); thence North 58 deg. 44 min. 53 sec. West a distance of 547.93 feet to a found 5/8 inch rebar and cap (#3524) marking the point of curvature of a curve concave to the Southwest, having a delta of 10 deg. 00 min. 21 sec., a radius of 2712.57 feet and a chord bearing North 63 deg. 45 min. 03 sec. West, 473.11 feet; thence along the arc of said curve a distance of 473.71 feet to a found 5/8 inch rebar and cap (#3524); thence South 00 deg. 08 min. 45 sec. West a distance of 2657.79 feet to a found 5/8 inch rebar and cap (#3524) marking a point on said North right-of-way line of U. S. Highway No. 441; thence along said North right-of-way line, South 66 deg. 00 min. 09 sec. East a distance of 209.40 feet to a found 4" x 4" concrete monument; thence departing said North right-of-way line, North 01 deg. 07 min. 22 sec. East a distance of 340.98 feet to a found 4" x 4" concrete monument; thence South 65 deg. 57 min. 03 sec. East a distance of 460.08 feet to the Point of Beginning.

Together with a perpetual, non-exclusive and unrestricted easement over, under and across the following two parcels of real property.

### Easement Parcel #1

Commence at the Half Mile corner on the North line of Section 19, Township 8 South, Range 19 East, and run South 499.11 feet to the Southerly right-of-way line of the Seaboard Coastline Railroad; thence run, South 81 deg. 45' 10" East along said Southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius at 2764.93 feet; thence run Southeasterly along said Southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property, said point being the P.O.B.; thence continue Southeasterly along said right-of-way an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet; thence run South 00 deg. 08' 45" West parallel with and 30 feet from the West line of said General Electric Co. property, 2718.20 feet to the Northerly right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run North 66 deg. 00' 06" West along said right-of-way line 32.8 feet to the southwest corner of said property, being a concrete monument; thence run North 00 deg. 08' 45" East along the West line of said property 2715.11 feet to the P.O.B., being and lying in Section 20, Township 8 South, Range 19 East, Alachua county, Florida.

### Easement Parcel #2

Commence at the Half Mile corner on the North line of Section 19, Township 8 South, Range 19 East and run South 499.11 feet to the Southerly right-of-way line of the Seaboard Coastline Railroad; thence run, South 81 deg. 45' 10" East along said Southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2764.93 feet; thence run Southeasterly along said Southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property, thence continue Southeasterly along said Southerly right-of-way line an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet to the P.O.B.; thence continue Southeasterly along said Southerly right-of-way line an arc distance of 582.25 feet and a chord bearing and distance of South 64 deg. 45' 10" East 581.17 feet to the P.T. of said curve; thence continue along said right-of-way line South 58 deg. 43' 12" East 510.61 feet; thence run South 00 deg. 37' 54" East 70.68 feet; thence run North 58 deg. 43' 12" West parallel with and 60 feet from the Southerly right-of-way line of said railroad, 547.97 feet to the P.C. of a curve concave to the Southwest and having a radius of 2704.93 feet; thence run Northwesterly along said curve an arc distance of 484.91 feet and a chord bearing and distance of North 63 deg. 51' 21" West 484.26 feet; thence run South 00 deg. 08' 45" West parallel with and 90 feet East of the West line of said G. E. property 2659.10 feet to the North right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run North 66 deg. 00' 06" West along said right-of-way line 65.6 feet; thence run North 00 deg. 08' 45" East 2718.2 feet to the P.O.B. Being and lying in Section 20, Township 8 South, Range 19 East, Alachua County, Florida.

## NOTES:

- THE ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM. ELEVATIONS SHOWN HEREON WERE BASED ON AN ELEVATION OF 157.834 FEET (NGVD 1929 DATUM) ON FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BMA", BEING A CONCRETE MONUMENT WITH BRASS DISK STAMPED "2602006 BM--26--97--A--0" AT THE APPROXIMATE SOUTH RIGHT-OF-WAY LINE OF U.S. 441 AND +/- 1,200 SOUTHEAST OF THE CENTERLINE OF SW 89TH ST. FOR THE PURPOSES OF THIS SURVEY, THIS ELEVATION WAS CONVERTED TO 157.04 FEET (NAVD 1988 DATUM) WITH CORPSCON V6.0.1, U.S. ARMY CORPS OF ENGINEERS.
- BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES (NORTH AMERICAN DATUM OF 1983, FLORIDA NORTH ZONE) WITH A MEASURED BEARING OF SOUTH 67°01'06" EAST ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD No.s 20 & 25, U.S. HIGHWAY No. 441.
- ONLY TREES 10" IN DIAMETER AND GREATER WERE LOCATED AS A PART OF THIS SURVEY. THE SCIENTIFIC NAMES SHOWN HEREON ARE TO THE BEST ABILITY OF THIS SURVEYOR, BUT THIS SURVEYOR DOES NOT PURPORT TO BE A CERTIFIED ARBORIST. THE LOCATION OF THE TREES SHOWN HEREON IS THE APPROXIMATE CENTER OF THE TREE AT GROUND LEVEL AND THE DIAMETER WAS MEASURED AT BREAST HEIGHT - THE EXTENT OF THE TREE CANOPY OR ROOT SYSTEM WAS NOT DETERMINED BY THIS SURVEYOR. IF THE LOCATION OF TREES IN RELATION TO NEARBY PROPERTY LINES IS CRITICAL A MORE DETAILED SURVEY MAY BE REQUIRED.
- THIS SURVEY CONSISTS OF 12 SHEETS AND IS NOT VALID WITHOUT ALL SHEETS.
- NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.
- THE WETLAND FLAGS SHOWN HEREON WERE PLACED BY PETE WALLACE OF ECOSYSTEM RESEARCH CORPORATION (386-462-5005) ON OR AROUND FEBRUARY 10, 2018. THIS SURVEYOR IS NOT A WETLANDS DELINEATOR.
- PARCELS 1 AND 2 SHOWN HEREON WERE DEDICATED BY EASEMENT AND ROADWAY AGREEMENT RECORDED IN O.R. 1558, PAGE 1383 AND ACKNOWLEDGED BY AGREEMENTS RECORDED IN O.R. 4290, PAGE 2224, O.R. 4290, PAGE 2229, AND O.R. 4290, PAGE 2234 ALL OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- ONLY TREES IN THE HATCHED AREAS SHOWN HEREON WERE LOCATED AT THE TIME OF THIS SURVEY. TREES SOUTH OF THE SURVEY LIMITS WERE NOT VERIFIED AND MAY HAVE BEEN REMOVED AS THERE WAS CONSTRUCTION UNDER WAY AT THE TIME OF SURVEY.
- BOUNDARY AND/OR TOPOGRAPHIC INFORMATION WAS NOT UPDATED AT THE TIME OF THIS SURVEY.

## UTILITY LOCATION NOTE:

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN WERE BASED ON ABOVE GROUND FIXTURES, UTILITY COMPANY MAPS AVAILABLE TO THE SURVEYOR, AND ELECTRONIC DETECTION METHODS. UNLESS NOTED OTHERWISE ON THE GRAPHIC PORTION OF THIS SURVEY, NO UTILITIES WERE UNCOVERED TO VERIFY THEIR LOCATION.

NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED BY THE SURVEYOR THAT THE LOCATIONS SHOWN REPRESENT THE ACTUAL LOCATIONS OF THOSE UTILITIES, THE UTILITY TYPE, OR THAT NO OTHER UTILITIES EXIST ON THE SITE.

PRIOR TO THE DESIGN OF UTILITY CONNECTIONS, THE PROPOSED CONNECTION POINTS SHOULD BE EXCAVATED AS NECESSARY TO CONFIRM THEIR EXACT LOCATION, DEPTH AND CHARACTERISTICS.

IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 556, PRIOR TO ANY EXCAVATION, THE EXCAVATOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA AT 1-800-432-4770.

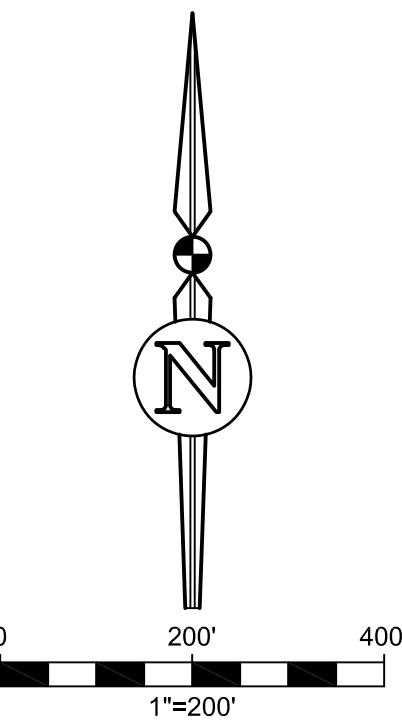
## LEGEND OF SYMBOLS & ABBREVIATIONS:

|                 |   |                                                      |
|-----------------|---|------------------------------------------------------|
| cmp             | = | CORRUGATED METAL PIPE                                |
| CONC            | = | CONCRETE                                             |
| D               | = | DELTA (CENTRAL) ANGLE                                |
| R               | = | RADIUS                                               |
| A               | = | ARC                                                  |
| T               | = | TANGENT                                              |
| CB              | = | CHORD BEARING                                        |
| CD              | = | CHORD DISTANCE                                       |
| DP              | = | DUCTILE IRON PIPE                                    |
| EJB             | = | ELECTRICAL JUNCTION BOX                              |
| ELEV            | = | ELEVATION                                            |
| F.D.O.T.        | = | FLORIDA DEPARTMENT OF TRANSPORTATION                 |
| FOC-JB          | = | FIBER OPTIC CABLE JUNCTION BOX                       |
| ID              | = | IDENTIFICATION                                       |
| inv             | = | INVERT                                               |
| (M)             | = | MEASURED DIMENSION                                   |
| (R)             | = | RECORD DIMENSION                                     |
| M.E.S.          | = | MITERED END SECTION                                  |
| No.             | = | NUMBER                                               |
| O.R.            | = | OFFICIAL RECORDS BOOK                                |
| P.C.S.          | = | PAGES                                                |
| PVC             | = | POLY-VINYL CHLORIDE                                  |
| RCP             | = | REINFORCED CONCRETE PIPE                             |
| R/W             | = | RIGHT OF WAY                                         |
| SECTION 20-8-19 | = | SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST          |
| ANCH            | = | GUY ANCHOR                                           |
| FOCMRK          | = | FIBER OPTIC CABLE MARKER                             |
| ■               | = | FOUND CONCRETE MONUMENT (size, ID)                   |
| ●               | = | FOUND REBAR & CAP (size, ID)                         |
| ○ MBX           | = | MAIL BOX                                             |
| ○ PP            | = | POWER POLE                                           |
| ○ REF           | = | REFLECTOR                                            |
| □               | = | SIGN                                                 |
| ○ TP            | = | TELEPHONE POLE                                       |
| ○ TELPED        | = | TELEPHONE PEDESTAL                                   |
| ○ TELMRK        | = | TELEPHONE LINE MARKER                                |
| □ TVPED         | = | CABLE TELEVISION PEDESTAL                            |
| △ WF(ID)        | = | WETLANDS FLAG (ID)                                   |
| ---             | = | ELEVATION CONTOUR LINE                               |
| ---F---         | = | FENCE LINE                                           |
| ---OHL---       | = | OVERHEAD POWER LINE                                  |
| ---OHL---       | = | OVERHEAD TELEPHONE LINE                              |
| ---FOP---       | = | FIBER OPTIC CABLE LINE                               |
| ---SM---        | = | SANITARY SEWER FORCE MAIN                            |
| ---UGL---       | = | UNDERGROUND ELECTRIC LINE                            |
| ---UGS---       | = | UNDERGROUND GAS LINE                                 |
| ---UGT---       | = | UNDERGROUND TELEPHONE LINE                           |
| ---UGTV---      | = | UNDERGROUND CABLE TELEVISION LINE                    |
| ---RW---        | = | UNDERGROUND RECLAIMED WATER LINE                     |
| ---UW---        | = | UNDERGROUND WATER LINE                               |
| (6" PVC)        | = | SIZE AND/OR MATERIAL AS PROVIDED BY UTILITY COMPANY  |
| 88.95 X         | = | SPOT ELEVATION                                       |
| □               | = | APPROXIMATE LIMITS OF TREE LOCATIONS FOR THIS SURVEY |

## TREE LEGEND:

ONLY TREES WITH A DIAMETER 10" AND GREATER WERE LOCATED FOR THIS SURVEY. (DIAMETER MEASURED 4.5' ABOVE GRADE)

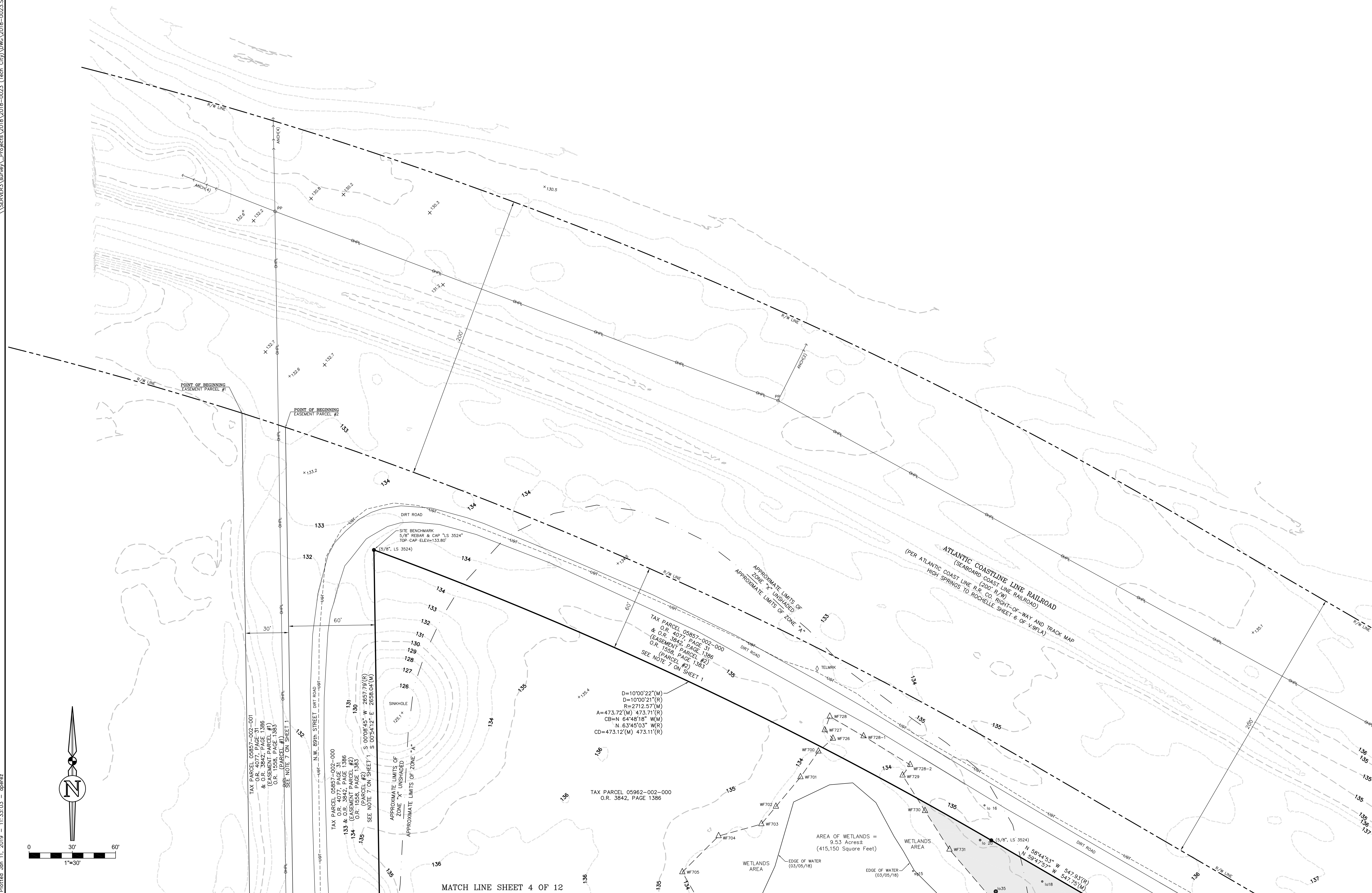
| LOCATION | SPECIES | SIZE/COMMON NAME        | Genus species                  |
|----------|---------|-------------------------|--------------------------------|
| ● ce23   |         | = 23" SOUTHERN REDCEDAR | <i>Juniperus silicicola</i>    |
| ● ch25   |         | = 25" BLACK CHERRY      | <i>Prunus serotina</i>         |
| ● lo17   |         | = 17" LAUREL OAK        | <i>Quercus hemisphaerica</i>   |
| ● lo15   |         | = 15" LIVE OAK          | <i>Quercus virginiana</i>      |
| ● po12   |         | = 12" PALM              | <i>Sabal palmetto</i>          |
| ● pi16   |         | = 16" PINE              | <i>Pinus sp.</i>               |
| ● tree12 |         | = 12" UNIDENTIFIED TREE |                                |
| ● wo12   |         | = 12" WATER OAK         | <i>Quercus nigra</i>           |
| ● mm12   |         | = 12" MIMOSA            | <i>Albizia julibrissin</i>     |
| ● sb12   |         | = 12" SUGARBERRY        | <i>Clusia laevigata</i>        |
| ● sg16   |         | = 16" SWEETGUM          | <i>Liquidambar styraciflua</i> |



POINT OF COMMENCEMENT  
SE CORNER 20-8-19

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                                                                                                                                                                    |                                                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| FLOOD INSURANCE RATE MAP STATEMENT<br>THE REAL PROPERTY SHOWN HEREON LIES WITHIN<br>ZONE(S) A & X (UNSHADED) AS DESIGNATED ON THE FLOOD<br>INSURANCE RATE MAP NUMBER 130804002Z; COMMUNITY<br>NUMBER: 120864; PANEL: 01400 01400; EFFECTIVE DATE:<br>08/16/06; SAID MAP DESCRIBES ZONE(S) 'A'<br>AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE<br>1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE 'X' (UNSHADED)<br>AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." |  | 01/11/19<br>4<br>08/29/18<br>06/11/18<br>No                                                                                                                                        | ADDED TREES FOR NORTHERN PORTION<br>ADDED LEGAL DESCRIPTION<br>REVISED BOUNDARY DIMENSIONS / ADDED CERTIFICATIONS<br>Date<br>Comment |
| eds engineers-surveyors-planners, inc.<br>2001 NW 42nd St, Suite 400, Ft. Lauderdale, FL 33309<br>TEL: 954.379.7945 FAX: 954.379.7949<br>E-MAIL: malleat@eds.com                                                                                                                                                                                                                                                                                                                                                                                  |  | Project No. 2018-0023 S00<br>Drawn AL/AP<br>Check AL/P<br>NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SIGNED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2019 |                                                                                                                                      |
| PREPARED FOR: 1) THE LASER INVESTMENT GROUP, L.L.C.<br>2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY<br>3) JAMES F. GRAY, P.A.<br>4) FLORIDA CREDIT UNION                                                                                                                                                                                                                                                                                                                                                                                      |  | 04/20/18<br>04/19/18<br>978<br>72-79<br>Page                                                                                                                                       |                                                                                                                                      |
| THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2017), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 04/20/18.                                                                                                                                                                                                                                                                  |  | 01/11/19<br>Revised<br>Drawing Completed                                                                                                                                           |                                                                                                                                      |
| Sheet No.: V-001                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                                                                                                                                    |                                                                                                                                      |





MATCH LINE SHEET 3 OF 12

|                                                                                                                                                                                                                  |                        |  |             |          |                    |          |         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--|-------------|----------|--------------------|----------|---------|
| 978                                                                                                                                                                                                              | A-36<br>7-2-79<br>Page |  | Survey Date | 04/19/18 | Drafting Completed | 01/11/19 | Revised |
| PREPARED FOR: 1) THE LASER INVESTMENT GROUP, LLC.<br>2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY<br>3) LAKEVIEW CREDIT UNION<br>4) FLORIDA CREDIT UNION                                                     |                        |  |             |          |                    |          |         |
| THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND CONFORMS WITH THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007 (2017), FLORIDA STATUTES. |                        |  |             |          |                    |          |         |
| THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 01/10/19                                                                                                                                                           |                        |  |             |          |                    |          |         |

V-002

Sheet No.: \_\_\_\_\_

eda engineers-surveyors-planners, inc.  
2404 N.W. 47<sup>TH</sup> GAINESVILLE FL 32606-6602  
TEL: 352-375-7477  
E-Mail: mls@edais.com

| Project No.                                              | Drawn | A/P | Check | Signature | Date | Title | Firm |
|----------------------------------------------------------|-------|-----|-------|-----------|------|-------|------|
| 2018-0023 S00                                            |       |     |       |           |      |       |      |
| Corporate Authorization No. LB 289                       |       |     |       |           |      |       |      |
| See SHEET 1 OF 12 FOR ORIGINAL SIGNATURE AND RAISED SEAL |       |     |       |           |      |       |      |

**FLOOD INSURANCE RATE MAP STATEMENT**

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) A & X UNSHADED AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 13020101450 ; COMMUNITY NUMBER : 320844 ; PANEL : 0945 DRES ; EFFECTIVE DATE : 08/29/18

AS BEING "STEADY FLOOD INLAND AREAS (SPINA) SUBJECT TO 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X (UNSHADED)" ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED AND ZONE "X (UNSHADED)" AS BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

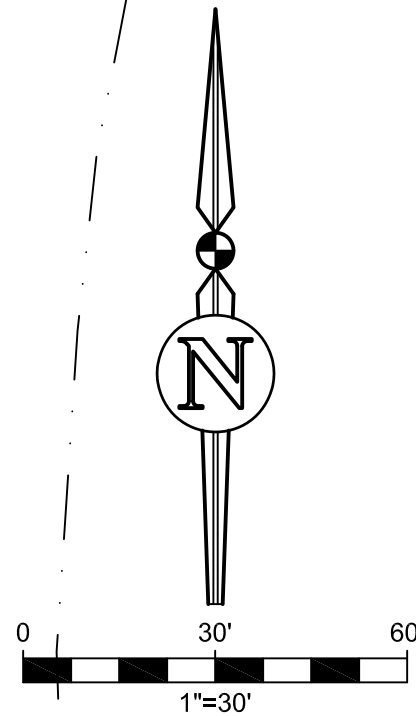
| No. | Date     | Comment                                            |
|-----|----------|----------------------------------------------------|
| 1   | 09/29/18 | REVISED LEGAL DESCRIPTION                          |
| 2   | 09/29/18 | REVISED BOUNDARY DIMENSIONS / ADDED CERTIFICATIONS |
| 3   | 06/11/18 | ADDED TREES FOR NORTHERN PORTION                   |
| 4   | 01/11/19 | ADDED CERTIFICATION                                |

V-002









APPROXIMATE LIMITS OF  
ZONE "A" UNSHADED  
APPROXIMATE LIMITS OF ZONE "A"

TAX PARCEL 05857-002-001  
O.R. 4077, PAGE 31  
& O.R. 3842, PAGE 1386  
(EASEMENT PARCEL #2)  
O.R. 1558, PAGE 1383  
(PARCEL #1)  
SEE NOTE 7 ON SHEET 1

TAX PARCEL 05857-002-000  
O.R. 4077, PAGE 31  
& O.R. 3842, PAGE 1386  
(EASEMENT PARCEL #2)  
O.R. 1558, PAGE 1383  
(PARCEL #2)  
SEE NOTE 7 ON SHEET 1

S 00°08'45" W 2657.79'(R)  
S 00°34'12" E 2658.04'(M)

TAX PARCEL 05962-002-000  
O.R. 3842, PAGE 1386

MATCH LINE SHEET 2 OF 12

MATCH LINE SHEET 6 OF 12

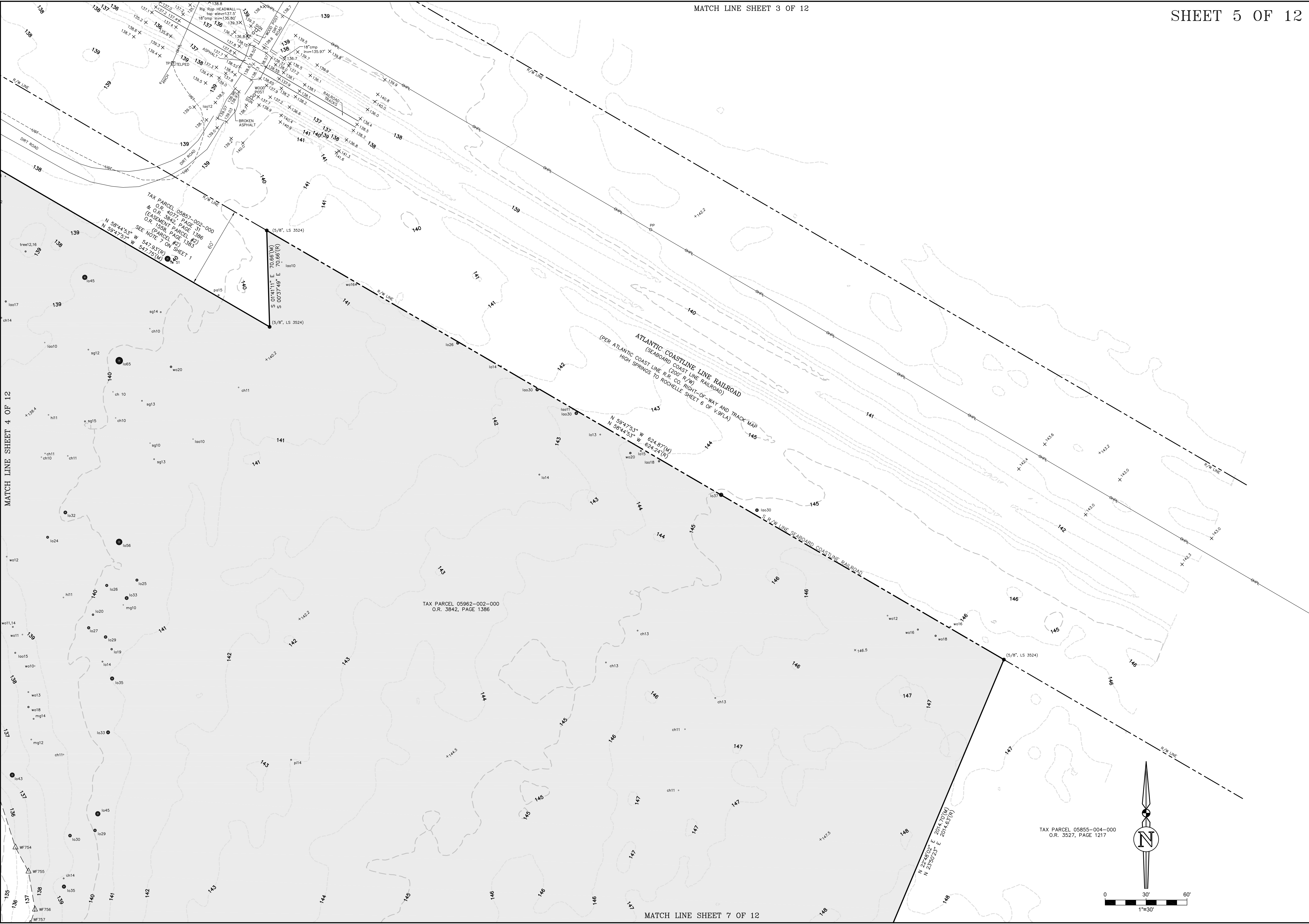
SHEET 4 OF 12

MATCH LINE SHEET 5 OF 12

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                                                                                                                                                        |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| FLOOD INSURANCE RATE MAP STATEMENT<br>THE REAL PROPERTY SHOWN HEREON LIES WITHIN<br>ZONE(S) A & X (UNSHADED) AS DESIGNATED ON THE FLOOD<br>INSURANCE RATE MAP NUMBER 120864-1 ; COMMUNITY<br>NUMBER: 120864-1 ; PANEL: 01450 ; EFFECTIVE DATE:<br>08/16/06 ; SAID MAP DESCRIBES ZONE(S)<br>AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE<br>1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X" (UNSHADED)<br>AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." |  | eda engineers-surveyors-planners, inc.<br>204 N.W. 42nd St. Suite 402<br>Fort Lauderdale, FL 33309<br>TEL: 954.379.7541 FAX: 954.379.7549<br>E-MAIL: maddaleni@aol.com |  |
| Project No. 2018-0023 S00<br>Drawn AL/AP<br>Check AL/P                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  | Prepared for: 1) THE LASER INVESTMENT GROUP, LLC<br>2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY<br>3) JAMES F. GRAY, P.A.<br>4) FLORIDA CREDIT UNION              |  |
| THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA<br>BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA<br>ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2017), FLORIDA STATUTES.<br>THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 07/10/19                                                                                                                                                                                                                                                    |  | Sheet No.: V-004                                                                                                                                                       |  |
| 978 Feedback 7/2/19 Page 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | Survey Date 04/19/18 Drawing Completed 04/20/18 Revised 01/11/19                                                                                                       |  |



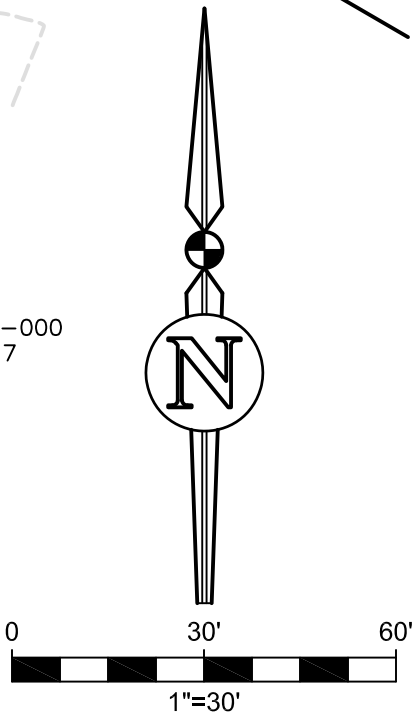
Plotted Jan 11, 2019 - 11:33:03 - dperetz  
\\SERVERS\survey\Projects\2018-2019-0023 Tech CIV\DWG\2018-0023.S00\_Buy-Topo.dwg - Sheet05



MATCH LINE SHEET 3 OF 12

SHEET 5 OF 12

MATCH LINE SHEET 7 OF 12



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |       |      |          |             |          |                   |          |         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------|------|----------|-------------|----------|-------------------|----------|---------|
| 978                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | 72-79 | Page | 04/19/18 | Survey Date | 04/20/18 | Drawing Completed | 01/11/19 | Revised |
| Prepared for: 1) THE LASER INVESTMENT GROUP, LLC.<br>2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY<br>3) JAMES F. GRAY, P.A.<br>4) FLORIDA CREDIT UNION                                                                                                                                                                                                                                                                                                                                                                                 |  |       |      |          |             |          |                   |          |         |
| THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2017), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 07/02/19.                                                                                                                                                                                                                                                           |  |       |      |          |             |          |                   |          |         |
| Project No. 2018-0023 S00<br>Drawn AL/AP<br>Check AL/P<br>Bl. ALEJANDRO PEREZ<br>Eda engineers-surveyors-planners, Inc.<br>Separate Authorization No. LS 2389<br>P.S.M. 6839                                                                                                                                                                                                                                                                                                                                                               |  |       |      |          |             |          |                   |          |         |
| FLOOD INSURANCE RATE MAP STATEMENT<br>THE REAL PROPERTY SHOWN HEREON LIES WITHIN<br>ZONE(S) A & X (UNSHADED) AS DESIGNATED ON THE FLOOD<br>INSURANCE RATE MAP NUMBER 120864-1 ; COMMUNITY<br>NUMBER: 120864-1 ; PANEL 01495 ; EFFECTIVE DATE:<br>08/16/08 ; SAID MAP DESCRIBES ZONE(S)<br>AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE<br>1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X" (UNSHADED)<br>AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." |  |       |      |          |             |          |                   |          |         |
| 4 01/11/19 ADDED TREES FOR NORTHERN PORTION<br>3 09/29/18 ADDED CERTIFICATION<br>2 09/20/18 REVISED LEGAL DESCRIPTION<br>1 06/11/18 REVISED BOUNDARY DIMENSIONS / ADDED CERTIFICATIONS                                                                                                                                                                                                                                                                                                                                                     |  |       |      |          |             |          |                   |          |         |
| No Date Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |       |      |          |             |          |                   |          |         |

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204 N.W. 42nd St. Suite 402  
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E-Mail: maldonado@eda.com

eda engineers-surveyors-planners, Inc.  
Project No. 2018-0023 S00  
Drawn AL/AP  
Check AL/P  
Bl. ALEJANDRO PEREZ  
Separate Authorization No. LS 2389  
P.S.M. 6839

Sheet No.: V-005

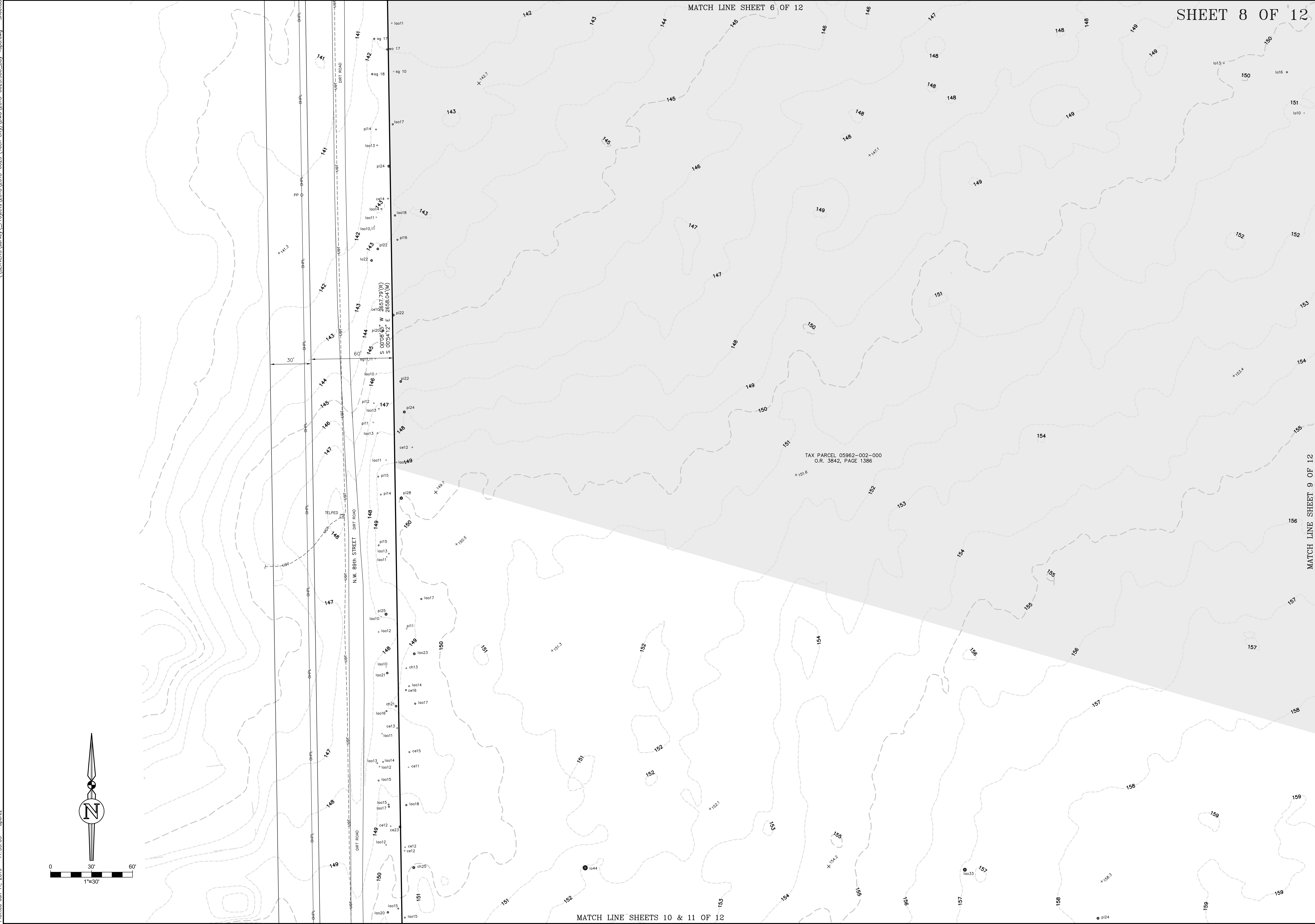
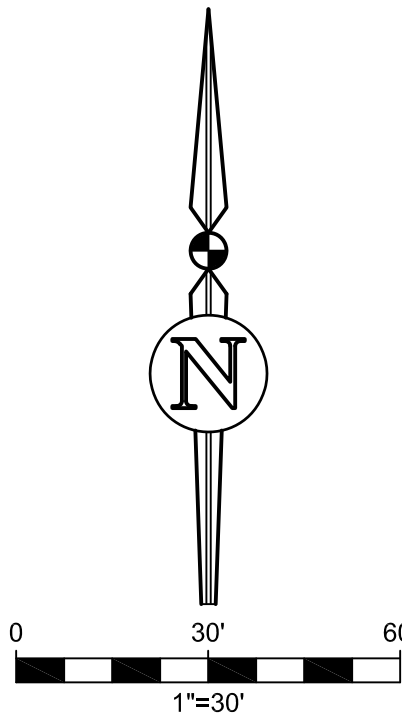












978

Feedback

72/79

Page

04/19/18

Survey Date

04/20/18

Drawing Completed

01/11/19

Revised

Sheet No.:

V-008

PREPARED FOR: 1) THE LASER INVESTMENT GROUP, LLC.  
2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
3) JAMES F. GRAY, P.A.  
4) FLORIDA CREDIT UNION

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2017), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 07/20/19.

Project No.  
2018-0023 S00

Drawn  
AL/AP

Check  
A.P.

By  
ALEXANDRO PEREZ

BL

Separate Authorization No. LB 2389

P.S.M. 6839

eda engineers-surveyors-planners, inc.

204 N.W. 42nd ST. CAUSEWAY  
TEL 954 397-5451 FAX 954 397-7449  
E-MAIL: malik@edapl.com

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) A & X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 120864-1 ; COMMUNITY NUMBER: 120864-1 ; PANEL: 01450 01450 ; EFFECTIVE DATE: 06/16/08 ; SAID MAP DESCRIBES ZONE(S) AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X" (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

4

07/17/19

ADDED TREES FOR NORTHERN PORTION

3

09/29/18

ADDED CERTIFICATION

2

09/20/18

REVISED LEGAL DESCRIPTION

1

06/11/18

REVISED BOUNDARY DIMENSIONS / ADDED CERTIFICATIONS

No

Date

Comment

MATCH LINE SHEET 9 OF 12

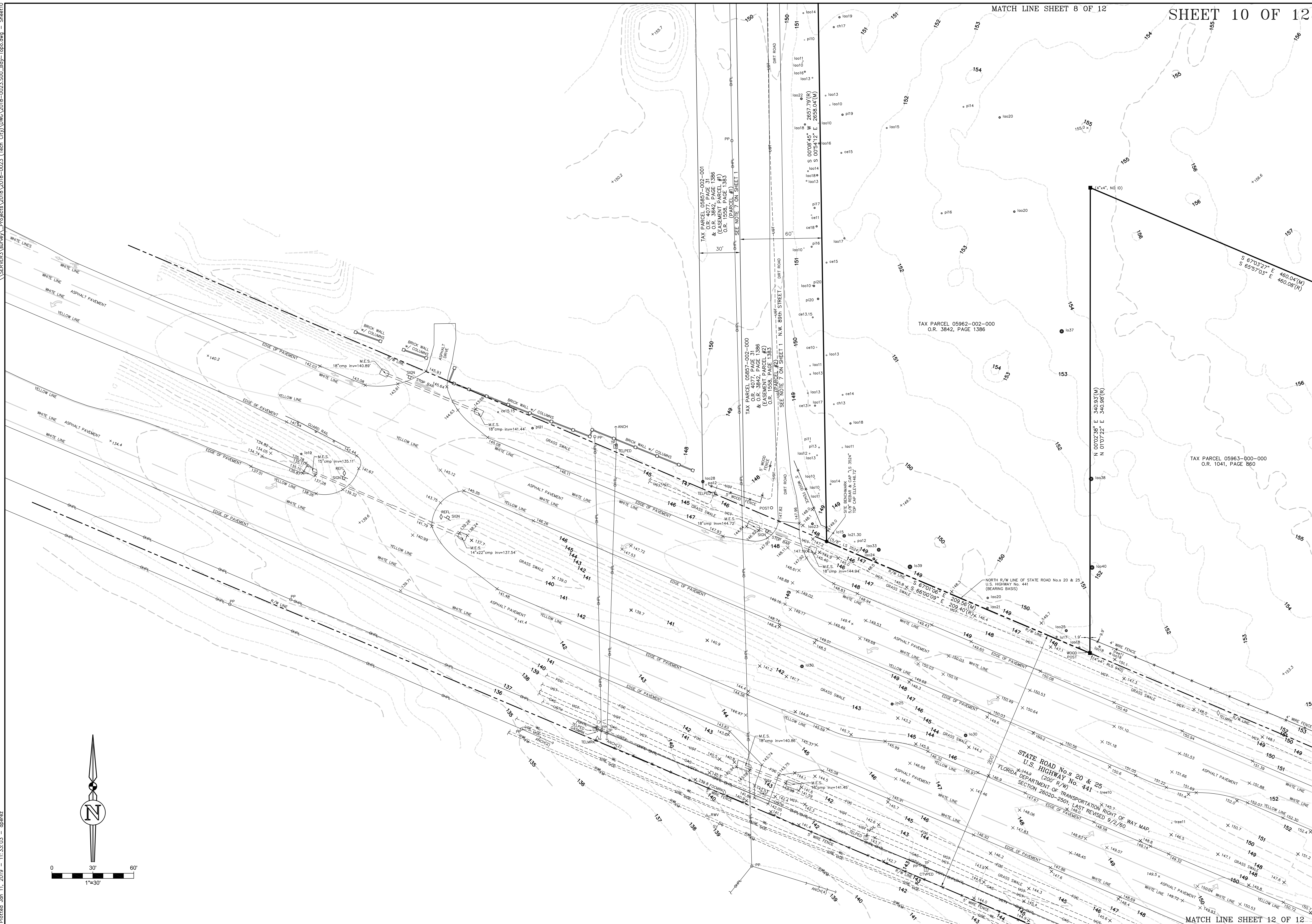
eda 40 years

eda engineers-surveyors-planners, inc.









|                                                                                                                                                                                                                                                                 |                       |      |             |          |                    |          |         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------|-------------|----------|--------------------|----------|---------|
| 978                                                                                                                                                                                                                                                             | 4-25<br>7-25<br>12-25 | Page | Survey Date | 04/19/18 | Drafting Completed | 01/11/19 | Revised |
| PREPARED FOR: 1) THE LASER INVESTMENT GROUP, LLC.<br>2) COMMERCIAL TITLE INSURANCE COMPANY<br>3) JAMES G. SAMPSON<br>4) FLORIDA CREDIT UNION                                                                                                                    |                       |      |             |          |                    |          |         |
| Project No. 2018-0023 500<br>eda engineers-surveyors-planners, inc.<br>Corporate Office 1989<br>Edgewater, MD 21039<br>Eda Engineer's Surveyors-Planners, Inc.<br>SEE SHEET 1 OF 12 FOR ORIGINAL<br>SIGNATURE AND RAISED SEAL<br>Check A.P. _____<br>Date _____ |                       |      |             |          |                    |          |         |
| THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYING AND MAPPING, INC. (FBS&M) AND THE FLORIDA SURVEYING AND MAPPING BOARD (FS&MB).<br>THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 01/10/19.                            |                       |      |             |          |                    |          |         |



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 TEL: 352-327-2746  
 E: info@edaplanning.com  
 W: www.edaplanning.com

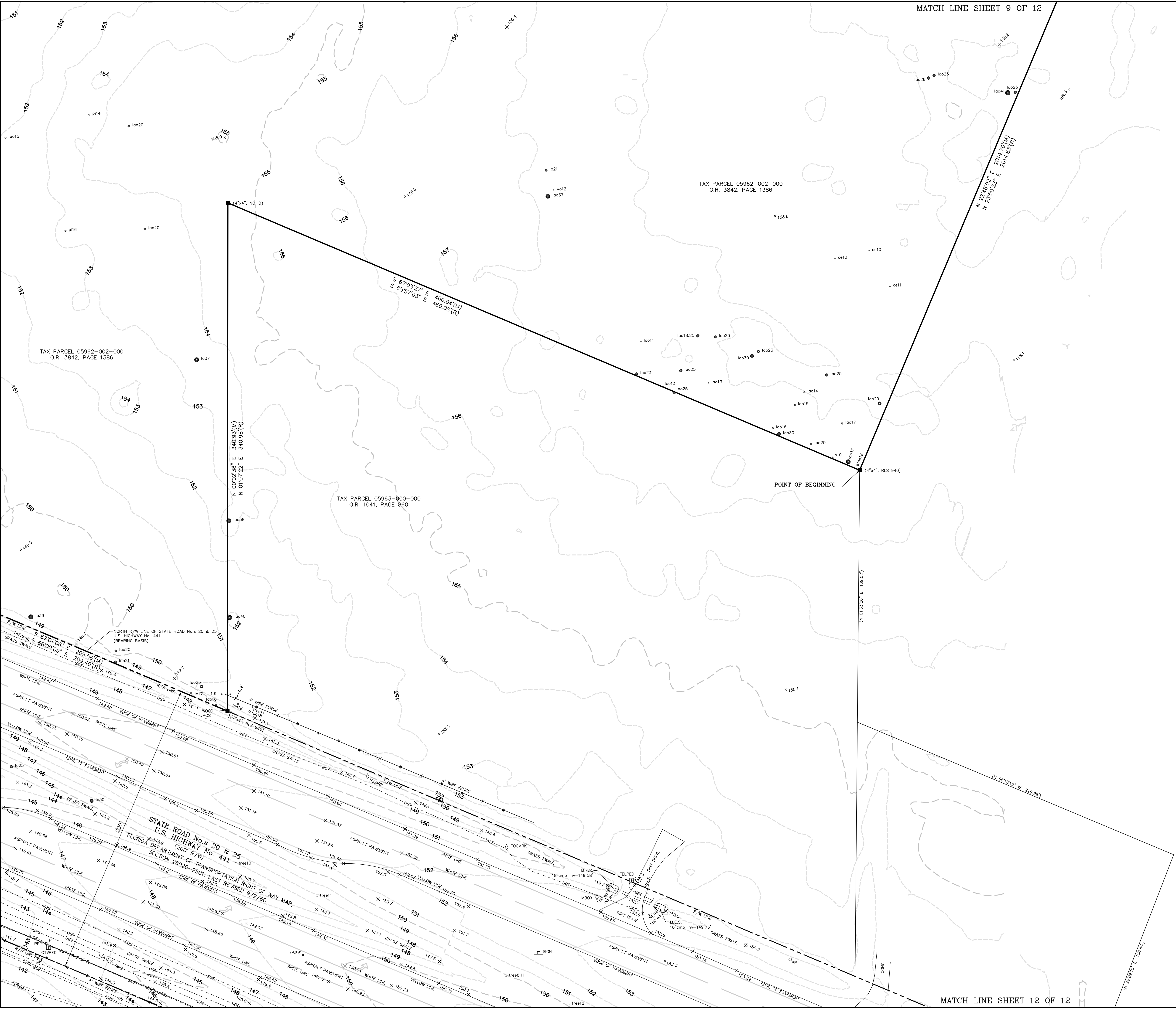
**FLOOD INSURANCE RATE MAP STATEMENT**

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) 1 & X UNSHADDED AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 1302010020 OF THE FLOOD INSURANCE RATE MAP, DATED 06/18/06 AND THE FLOOD INSURANCE RATE MAP DESCRIBES ZONE(S) 1 & X AS BEING "SHEGA FLOOD HAZARD AREAS (SPHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X" (UNSHADDED) AS BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

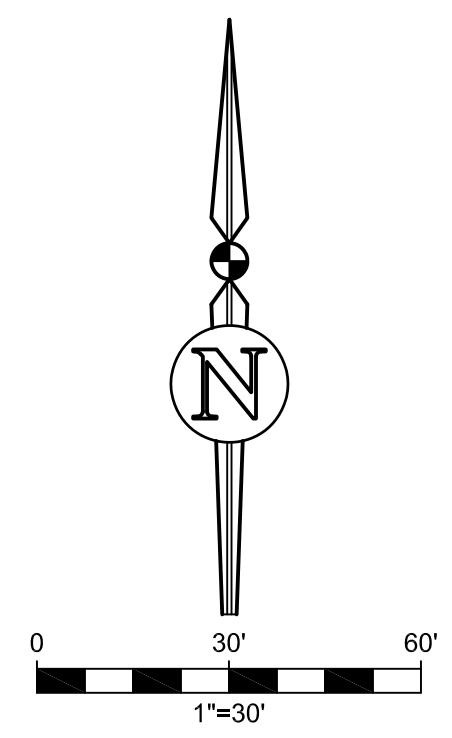
| No. | Date     | Comment                          |
|-----|----------|----------------------------------|
| 1   | 06/11/18 | REVISED LEGAL DESCRIPTION        |
| 2   | 06/29/18 | ADDED CERTIFICATION              |
| 3   | 06/29/18 | ADDED TREES FOR NORTHERN PORTION |
| 4   | 01/11/19 | ADDED CERTIFICATION              |



\\SERVER3\survey\Projects\2018-2023\2018-0023 (Tech City)\DWG\2018-0023.500-Bldg-Topo.dwg - Sheet11  
Plotted Jan 11, 2019 - 11:33:03 - gprevez



SHEET 11 OF 12



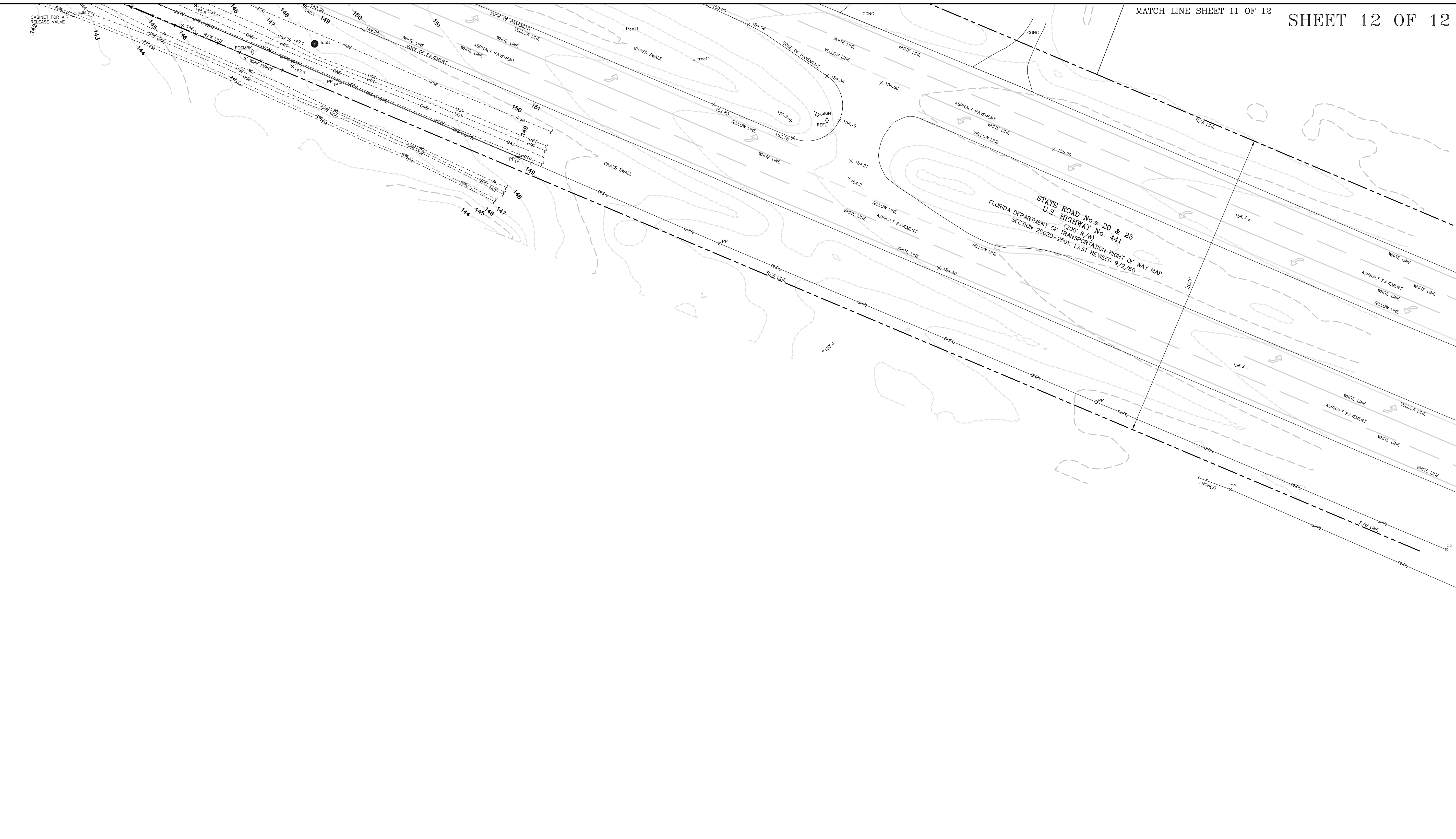
MATCH LINE SHEET 9 OF 12

MATCH LINE SHEET 12 OF 12

|                                                                                                                                                                                                                                                                                                                                                                                                 |                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| FLOOD INSURANCE RATE MAP STATEMENT                                                                                                                                                                                                                                                                                                                                                              |                                        |
| THE REAL PROPERTY SHOWN HEREON LIES WITHIN FLOOD INSURANCE RATE MAP NUMBER 120864, PANEL 01450, EFFECTIVE DATE: 08/16/06. SAID MAP DESCRIBES ZONE(S) AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X" (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." |                                        |
| PREPARED FOR: 1) THE LASER INVESTMENT GROUP, LLC.<br>2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY<br>3) JAMES F. GRAY, P.A.<br>4) FLORIDA CREDIT UNION                                                                                                                                                                                                                                      |                                        |
| THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2017), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF: 07/02/19                                                                                                                   |                                        |
| Project No. 2018-0023.500                                                                                                                                                                                                                                                                                                                                                                       | eda engineers-surveyors-planners, inc. |
| Drawn AL/AP                                                                                                                                                                                                                                                                                                                                                                                     | Survey Date 04/19/18                   |
| Check AL/P                                                                                                                                                                                                                                                                                                                                                                                      | Page 72-79                             |
| Sheet No. 978                                                                                                                                                                                                                                                                                                                                                                                   | Feedback                               |
| Sheet No.: V-011                                                                                                                                                                                                                                                                                                                                                                                |                                        |

|    |          |                                                    |
|----|----------|----------------------------------------------------|
| 4  | 07/17/19 | ADDED TREES FOR NORTHERN PORTION                   |
| 3  | 09/29/18 | ADDED CERTIFICATION                                |
| 2  | 09/20/18 | REVISED LEGAL DESCRIPTION                          |
| 1  | 09/11/18 | REVISED BOUNDARY DIMENSIONS / ADDED CERTIFICATIONS |
| No | Date     | Comment                                            |





MATCH LINE SHEET 11 OF 12

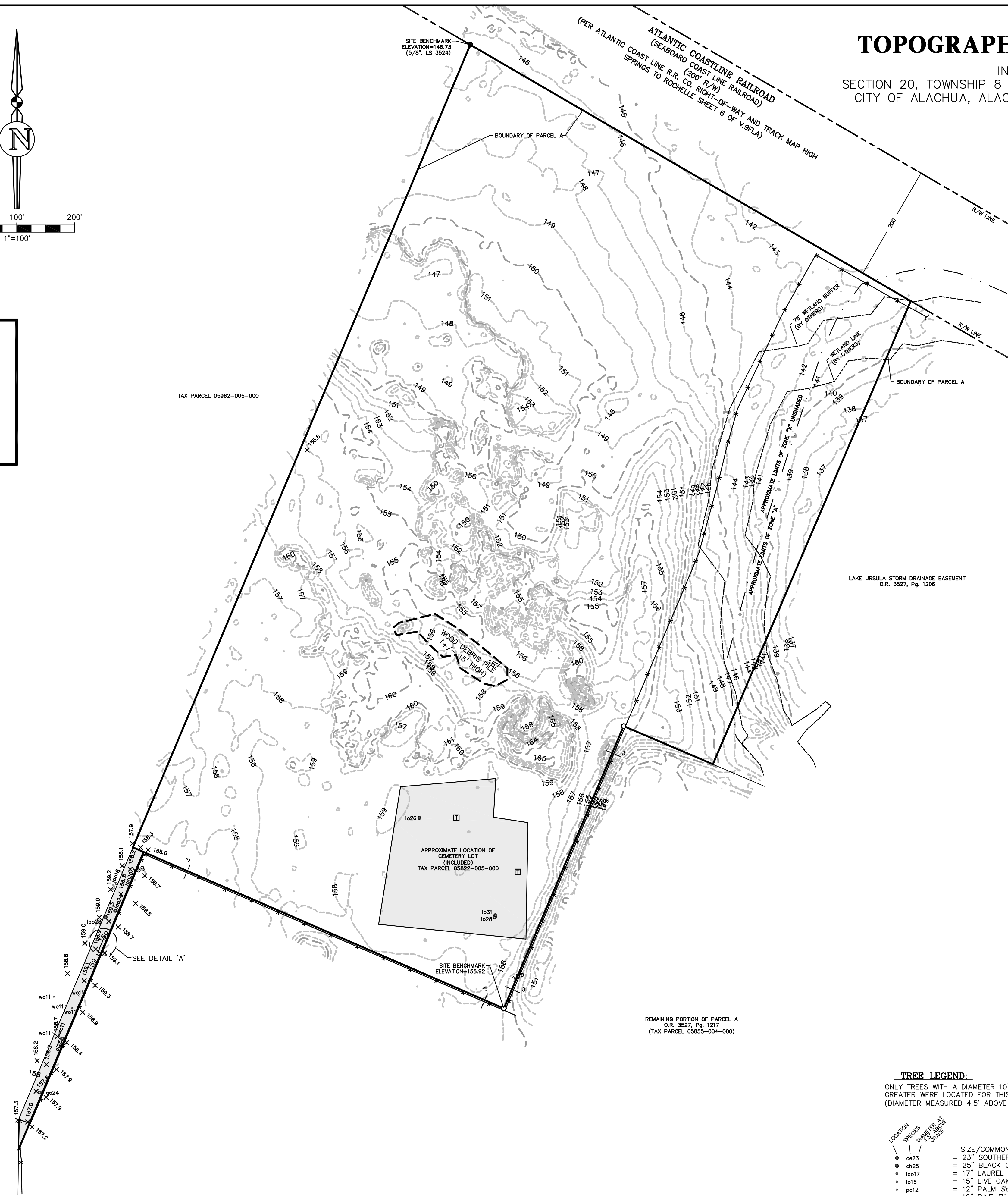
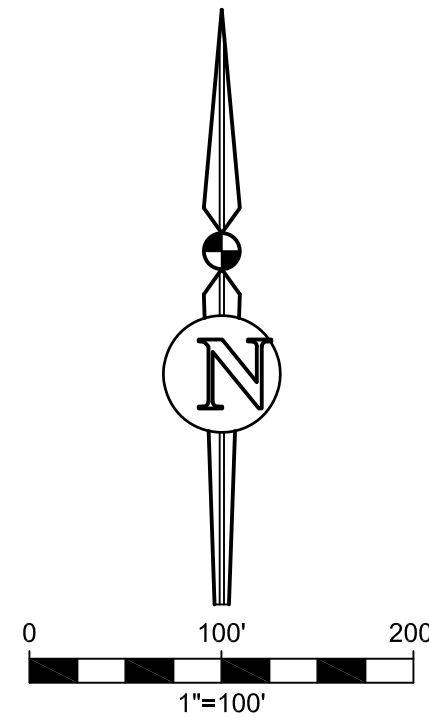
SHEET 12 OF 12

[illegible]



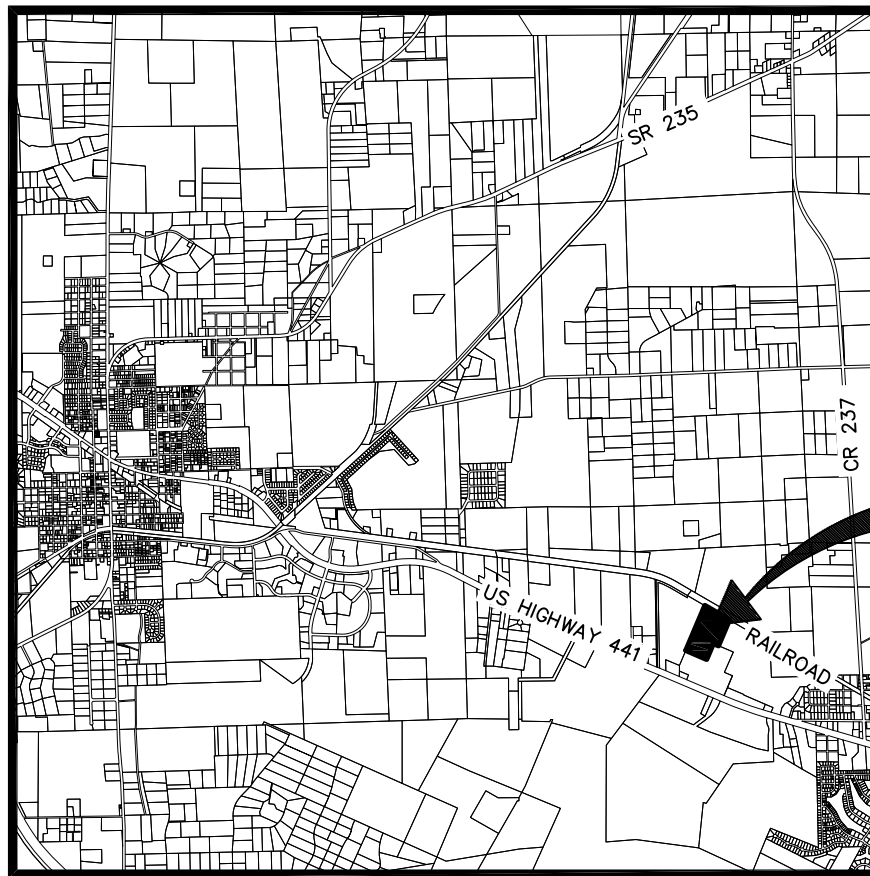






# TOPOGRAPHIC SURVEY

IN  
SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19, EAST  
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



LOCATION MAP  
NOT TO SCALE

## THIS SURVEY

## FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) A & X (UNSHARED) ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C01460, COMMUNITY NUMBER, 120684; PANEL: 01400 01450; EFFECTIVE DATE: 06/16/06. SAID MAP DESCRIBES ZONE(S) AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X (UNSHARED)" BEING DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD AREA."



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TEL. [352] 373-3541 FAX. [352] 373-7249  
E-MAIL: mail@edatl.com

eda engineers—surveyors—planners, inc.  
Corporate Authorization No. 18 2389

|       |    |                                               |
|-------|----|-----------------------------------------------|
| Drawn | AP | BY: <u>ALEJANDRO PEREZ</u> P.S.M. <u>6839</u> |
| Check | AP |                                               |

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL

|          |       |             |                   |          |
|----------|-------|-------------|-------------------|----------|
| Feedback | Page  | Survey Date | Drawing Completed | Revised  |
| 980      | 42-53 | 06/21/19    | 07/23/19          | 09/24/19 |

PREPARED FOR: 1)  
2)  
3)  
4)

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA STATUTES. THE SURVEY DEPENDS THE SITE CONDITIONS AS OF 06/21/19.

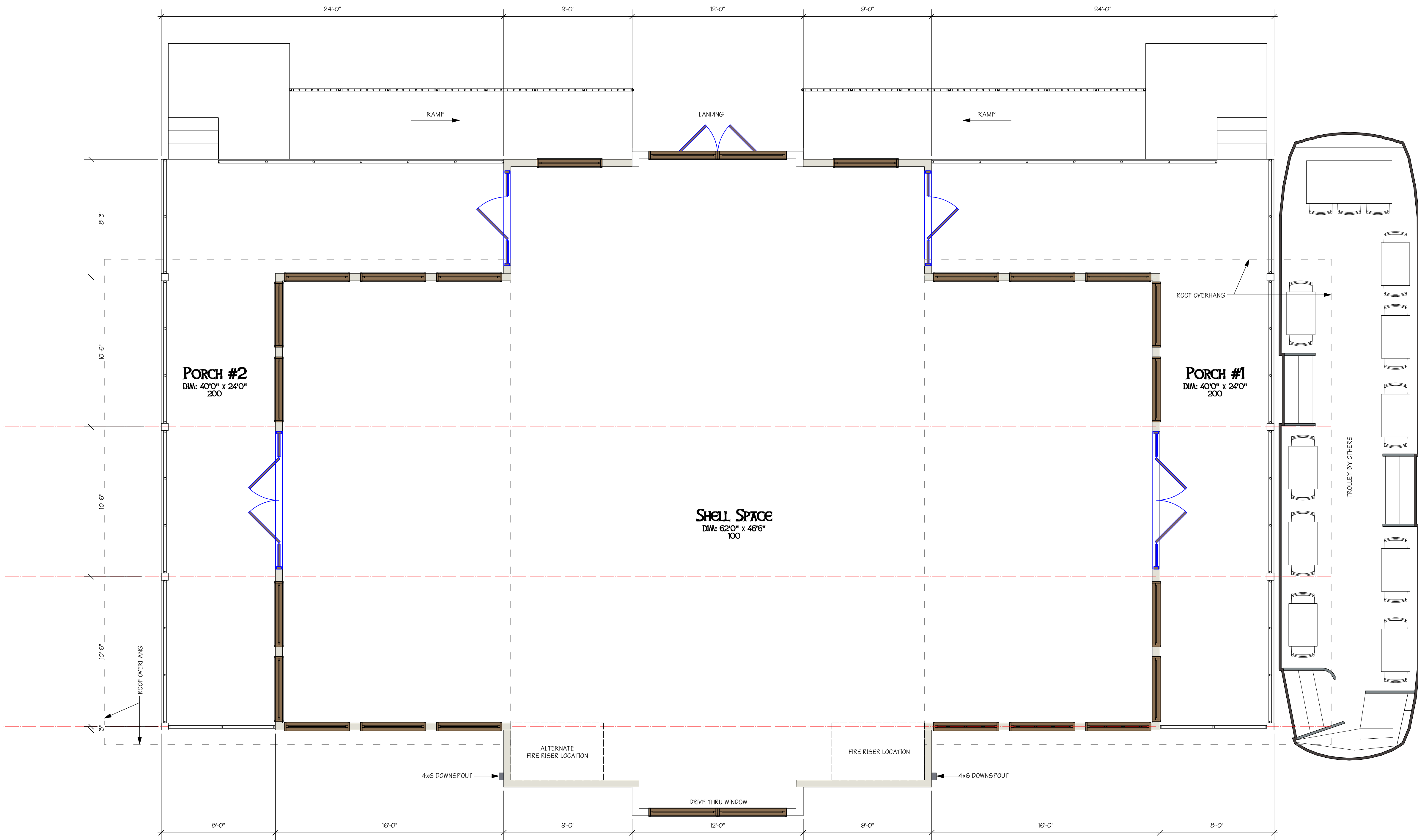
THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA

Sheet No.

V-001



| AREA TABULATION |                  |
|-----------------|------------------|
| AREA            | SQUARE FOOTAGE   |
| Porch #1        | 448.00 SQ. FT.   |
| Shell Space     | 2,374.00 SQ. FT. |
| Porch #2        | 448.00 SQ. FT.   |
| TOTAL SQ. FT.   | 3,270.00         |



1 FLOOR PLAN  
Scale: 1/4" = 1'-0"

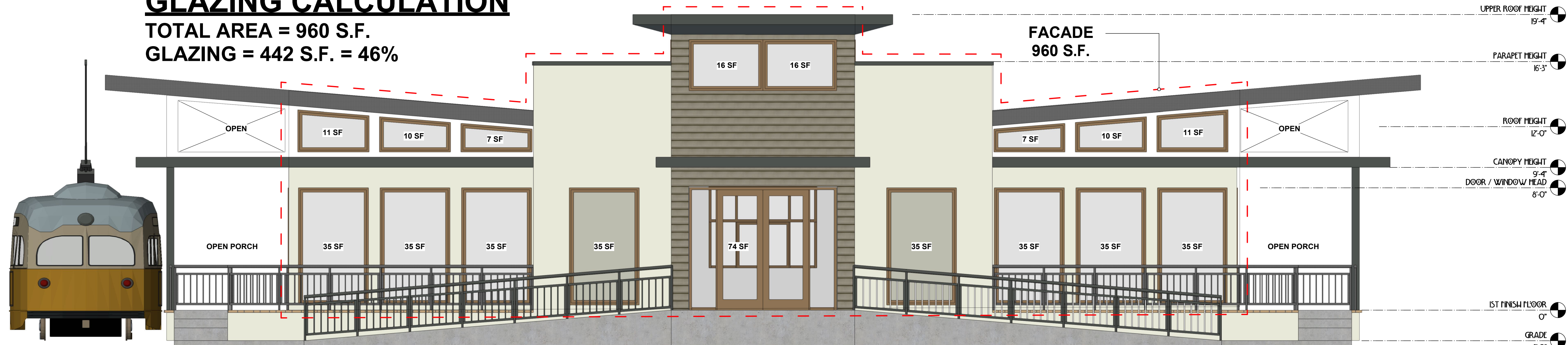


| REVISIONS                                                                                                                                                                          |           |             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------|
| REV.                                                                                                                                                                               | DATE      | DESCRIPTION |
|                                                                                                                                                                                    |           |             |
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| 1202 SW 17th Street, Ste 201-165<br>Ocala, FL 34471<br>T 352.867.5148<br>E john@donahue-arch.com<br>FL: #AA26000833, GA: #RA012363<br>FL Engineering CA: # 32147, ID: # IB26000848 |           |             |
| Floor Plan                                                                                                                                                                         |           |             |
| A New Cafe Shell for<br>Laser Investment Group, LLC<br>San Felsco Tech City<br>Alachua, Florida                                                                                    |           |             |
| DATE                                                                                                                                                                               | 7/25/2019 |             |
| JOB                                                                                                                                                                                | D_19010   |             |
| DRAWN BY                                                                                                                                                                           | JAD       | 1           |
| CHECKED BY                                                                                                                                                                         | JAD       | OF          |
| A100                                                                                                                                                                               |           | 2           |



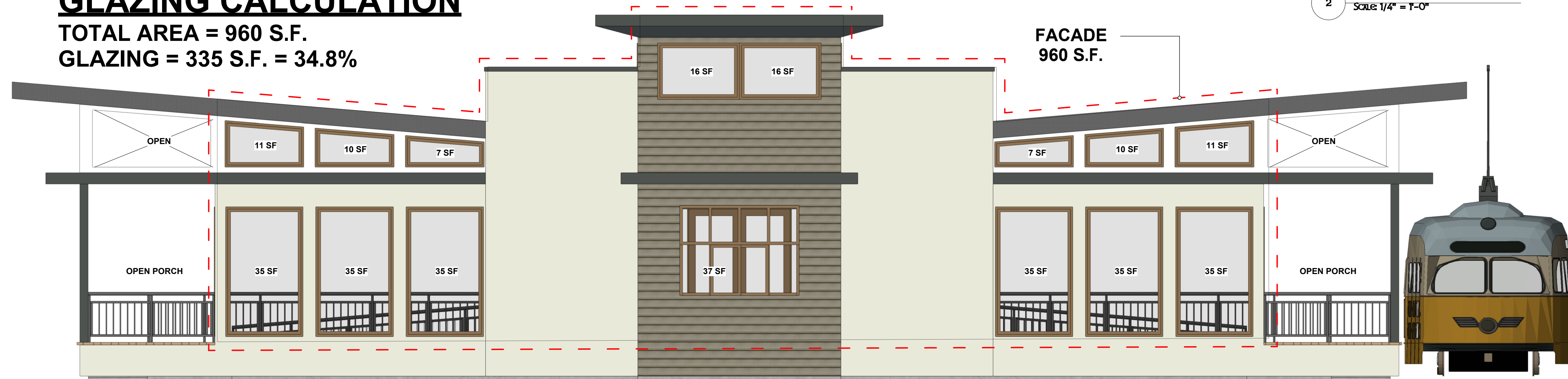
## GLAZING CALCULATION

TOTAL AREA = 960 S.F.  
GLAZING = 442 S.F. = 46%



## GLAZING CALCULATION

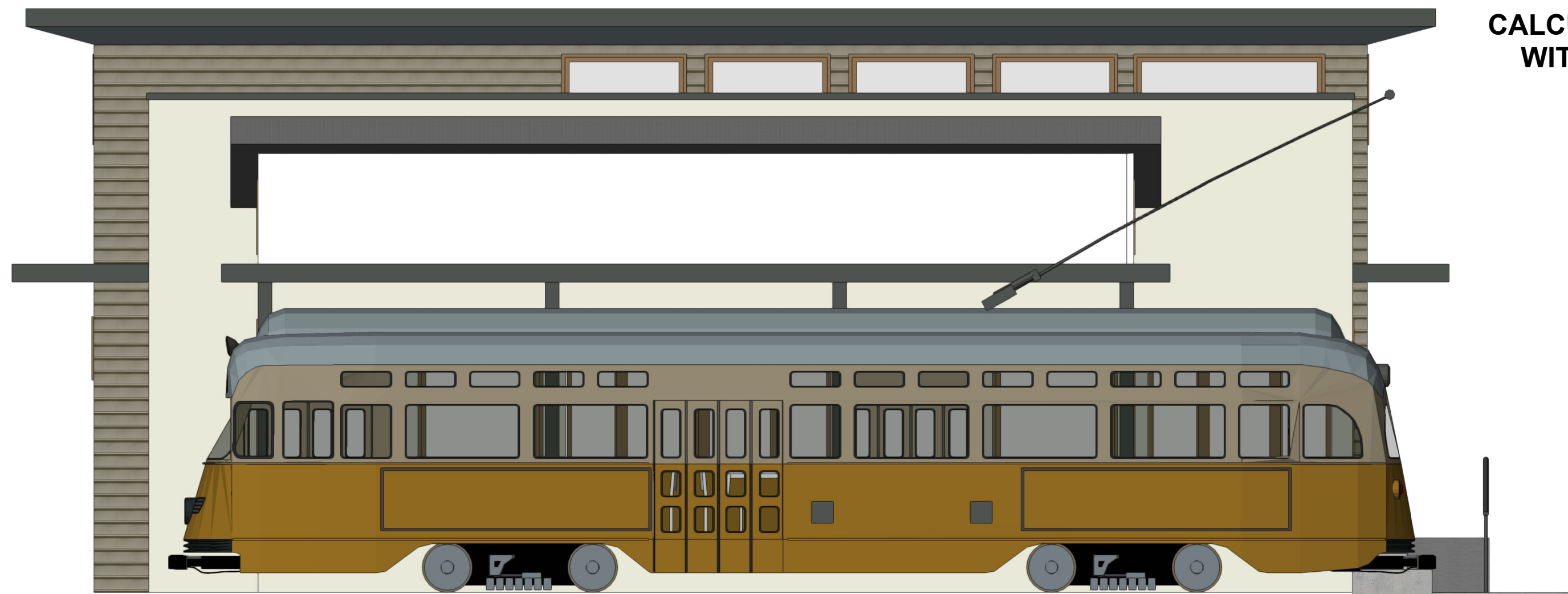
TOTAL AREA = 960 S.F.  
GLAZING = 335 S.F. = 34.8%



## GLAZING CALCULATION

TOTAL AREA = 715 S.F.  
GLAZING = 259 S.F. = 36.2%

CALCULATION FIGURED  
WITHOUT TROLLEY



RIGHT ELEVATION  
Scale: 1/4" = 1'-0"



LEFT ELEVATION  
Scale: 1/4" = 1'-0"

| REVISIONS                                                                                                                                                                                                   |      |                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|---------------------------------------------------------------------------------------|
| REV.                                                                                                                                                                                                        | DATE | DESCRIPTION                                                                           |
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|                                                                                                                          |      |                                                                                       |
| Elevations                                                                                                                                                                                                  |      |                                                                                       |
| A New Cafe Shell for<br>Laser Investment Group, LLC                                                                                                                                                         |      |                                                                                       |
| San Felsaco Tech City<br>Alachua, Florida                                                                                                                                                                   |      |                                                                                       |
| DATE 7/25/2019                                                                                                                                                                                              |      |  |
| JOB D_19010                                                                                                                                                                                                 |      |                                                                                       |
| DRAWN BY JAD                                                                                                                                                                                                |      | 2                                                                                     |
| CHECKED BY JAD                                                                                                                                                                                              |      |                                                                                       |
| A200                                                                                                                                                                                                        |      | OF                                                                                    |
|                                                                                                                                                                                                             |      | 2                                                                                     |





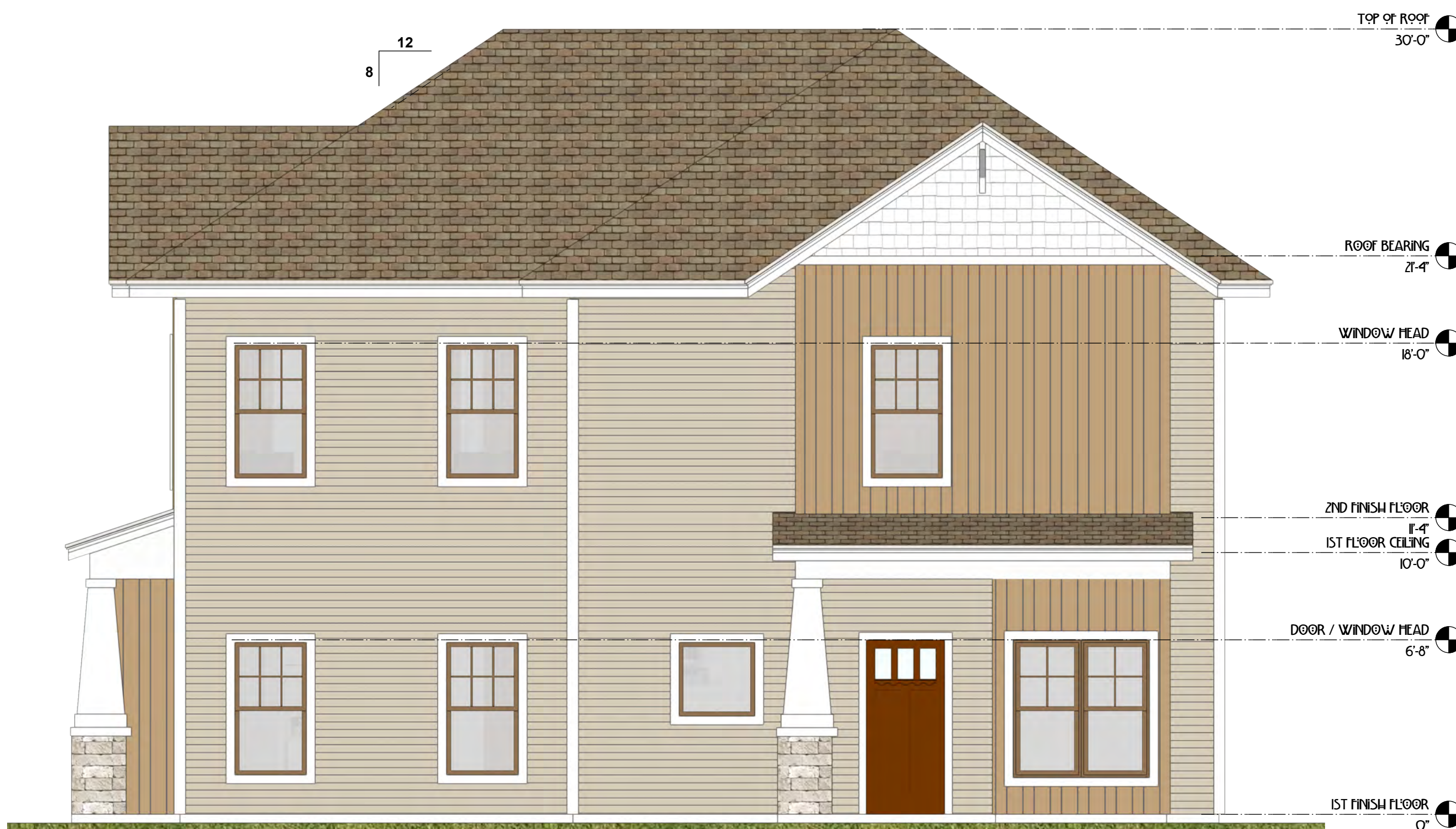
1 **FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



2 **REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



3 **LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



4 **RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

| REVISIONS |      |             |
|-----------|------|-------------|
| REV.      | DATE | DESCRIPTION |
|           |      |             |

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FL #AA26000833, GA #RA012363

FL Engineering CA # 32147, ID # IB26000848

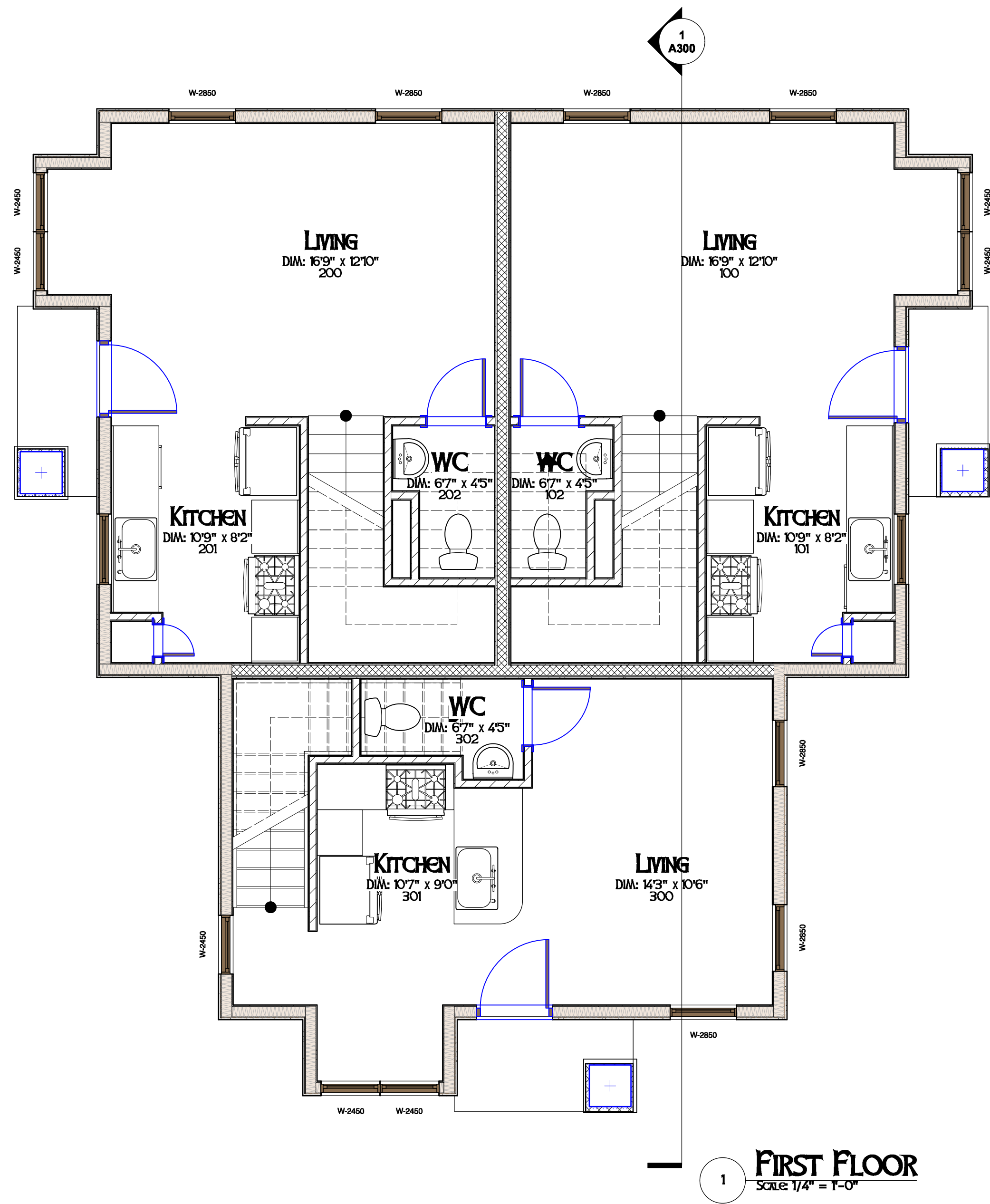
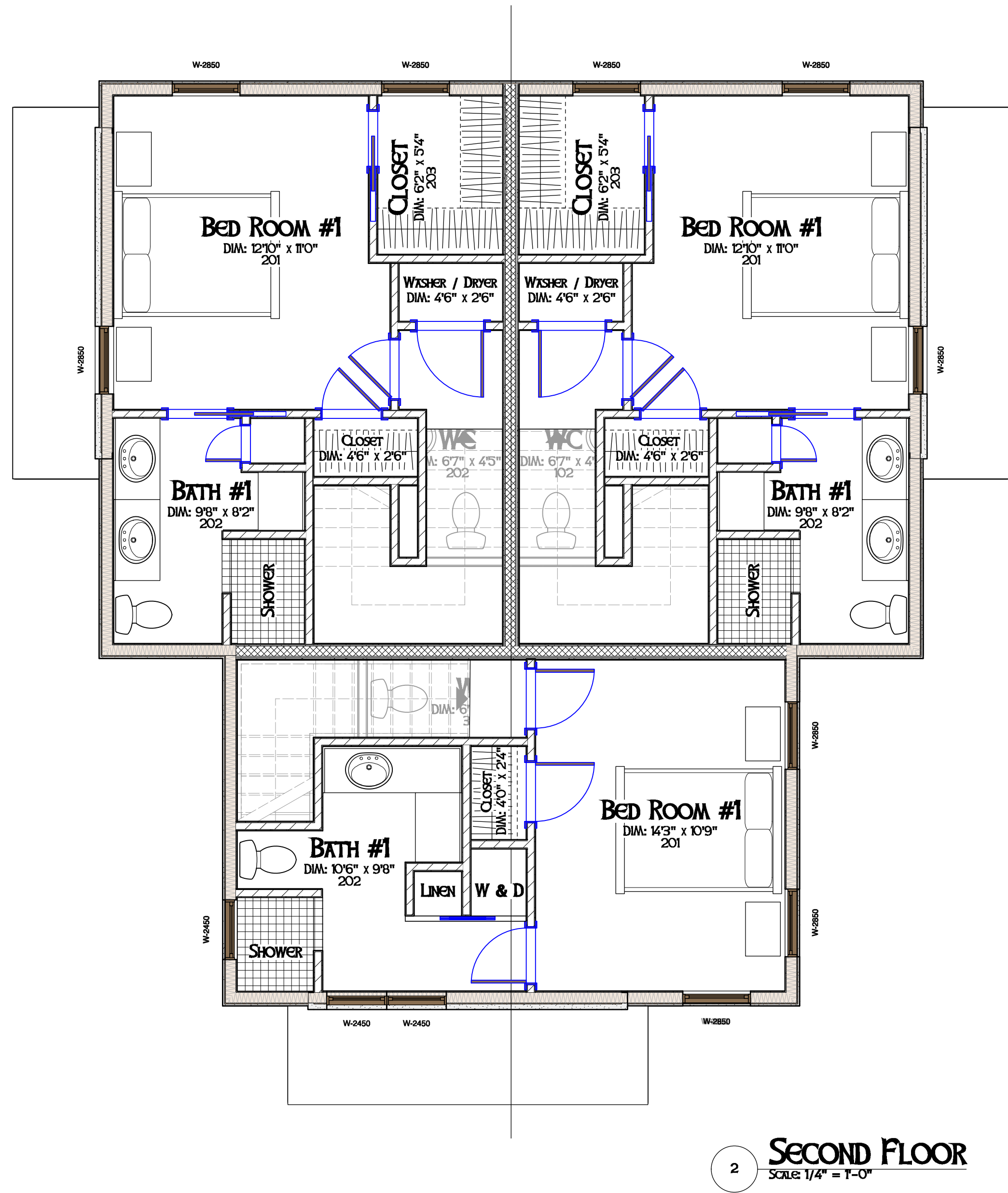
DA

Elevations

Residence #1 for Laser  
Investment Group, LLC  
Tech City Alachua, Florida

|            |           |  |
|------------|-----------|--|
| DATE       | 10/2/2019 |  |
| JOB        | D_19045   |  |
| DRAWN BY   | 6         |  |
| CHECKED BY | OF        |  |
| A200       | 10        |  |





| AREA TABULATION         |                |
|-------------------------|----------------|
| AREA                    | SQUARE FOOTAGE |
| Unit 100 - First Floor  | 449.05 SQ. FT. |
| Unit 200 - First Floor  | 449.05 SQ. FT. |
| Unit 300 - First Floor  | 396.34 SQ. FT. |
| Unit 300 - Second Floor | 318.15 SQ. FT. |
| Unit 100 - Second Floor | 356.64 SQ. FT. |
| Unit 200 - Second Floor | 356.64 SQ. FT. |
| TOTAL SQ. FT.           | 2,325.87       |

REVISIONS

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
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E john@donahue-arch.com  
FL # AA26000833, GA # RA012883  
FL Engineering CA # 32147, ID # IB26000848

First Floor Plan

Residence #1 for Laser  
Investment Group, LLC  
Tech City Alachua, Florida

|            |            |
|------------|------------|
| DATE       | 07/25/2019 |
| JOB        | D_19045    |
| DRAWN BY   | 4          |
| CHECKED BY |            |

A101

OF  
11





1 **FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



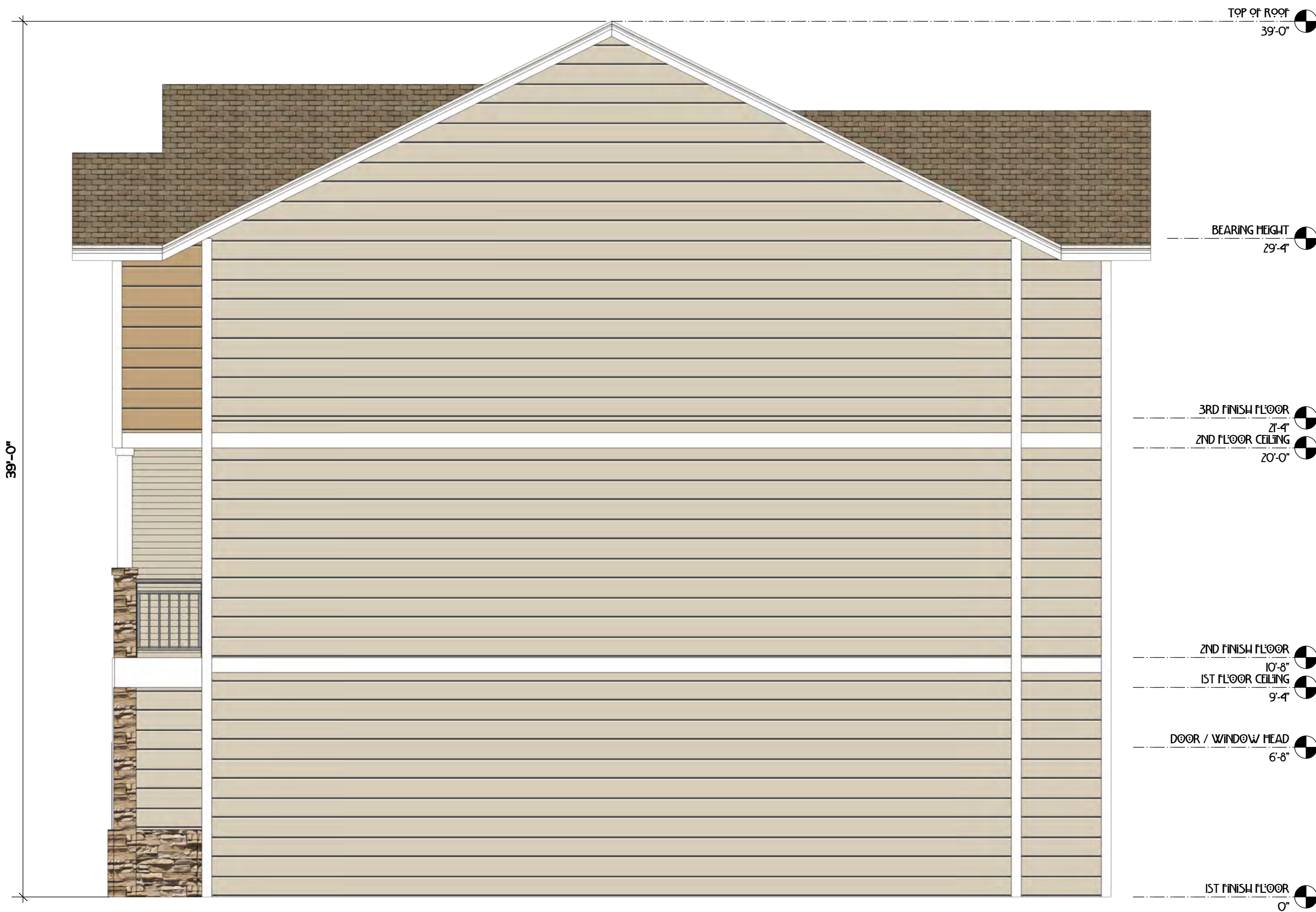
2 **REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

| REVISIONS                                                                                                                                                                                                           |           |             |
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| <b>DA</b>                                                                                                                                                                                                           |           |             |
| <b>Elevations</b>                                                                                                                                                                                                   |           |             |
| <b>Residence #2 Alt-1</b><br><b>Laser Investment Group, LLC</b><br><b>San Felsaco Tech City</b><br><b>Alachua, Florida</b>                                                                                          |           |             |
| DATE                                                                                                                                                                                                                | 7/31/2019 |             |
| JOB                                                                                                                                                                                                                 | D_19046   |             |
| DRAWN BY                                                                                                                                                                                                            | JAD       |             |
| CHECKED BY                                                                                                                                                                                                          | JAD       | 6           |
| A200                                                                                                                                                                                                                |           | OF 11       |





1 **LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



2 **RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

| REVISIONS |      |             |
|-----------|------|-------------|
| REV.      | DATE | DESCRIPTION |
|           |      |             |

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E john@donahue-arch.com  
FL # AA26009933, GA # RA072365  
FL Engineering CA # 32147, ID # 026200848

**DA**

**Elevations**

**Residence #2 for  
Laser Investment Group, LLC**  
**San Felsaco Tech City  
Alachua, Florida**

|             |           |           |
|-------------|-----------|-----------|
| DATE        | 10/2/2019 |           |
| JOB         | D_19046   |           |
| DRAWN BY    | JAD       |           |
| CHECKED BY  | JAD       | <b>7</b>  |
| <b>A201</b> | <b>OF</b> | <b>11</b> |



AREA TABULATION

| AREA                    | SQUARE FOOTAGE |
|-------------------------|----------------|
| Unit 100 - Second Floor | 794.42 SQ. FT  |
| Unit 200 - Second Floor | 794.42 SQ. FT  |
| Unit 100 - First Floor  | 794.42 SQ. FT  |
| Unit 200 - First Floor  | 794.42 SQ. FT  |
| Unit 100 - Ground Floor | 794.42 SQ. FT  |
| Unit 200 - Ground Floor | 794.42 SQ. FT  |
| TOTAL SQ. FT.           | 4,786.50       |

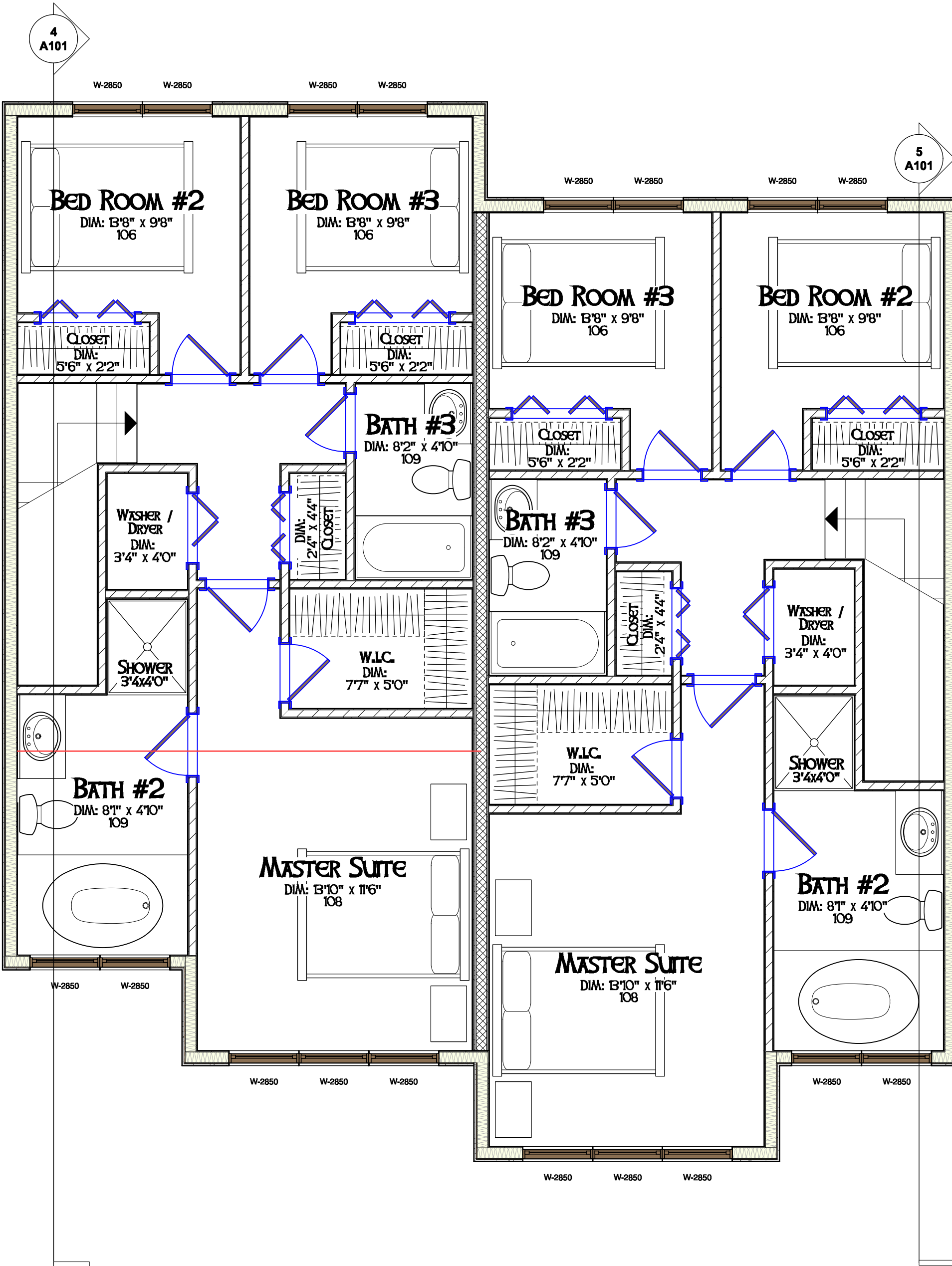
| REVISIONS |      |             |
|-----------|------|-------------|
| REV.      | DATE | DESCRIPTION |
|           |      |             |

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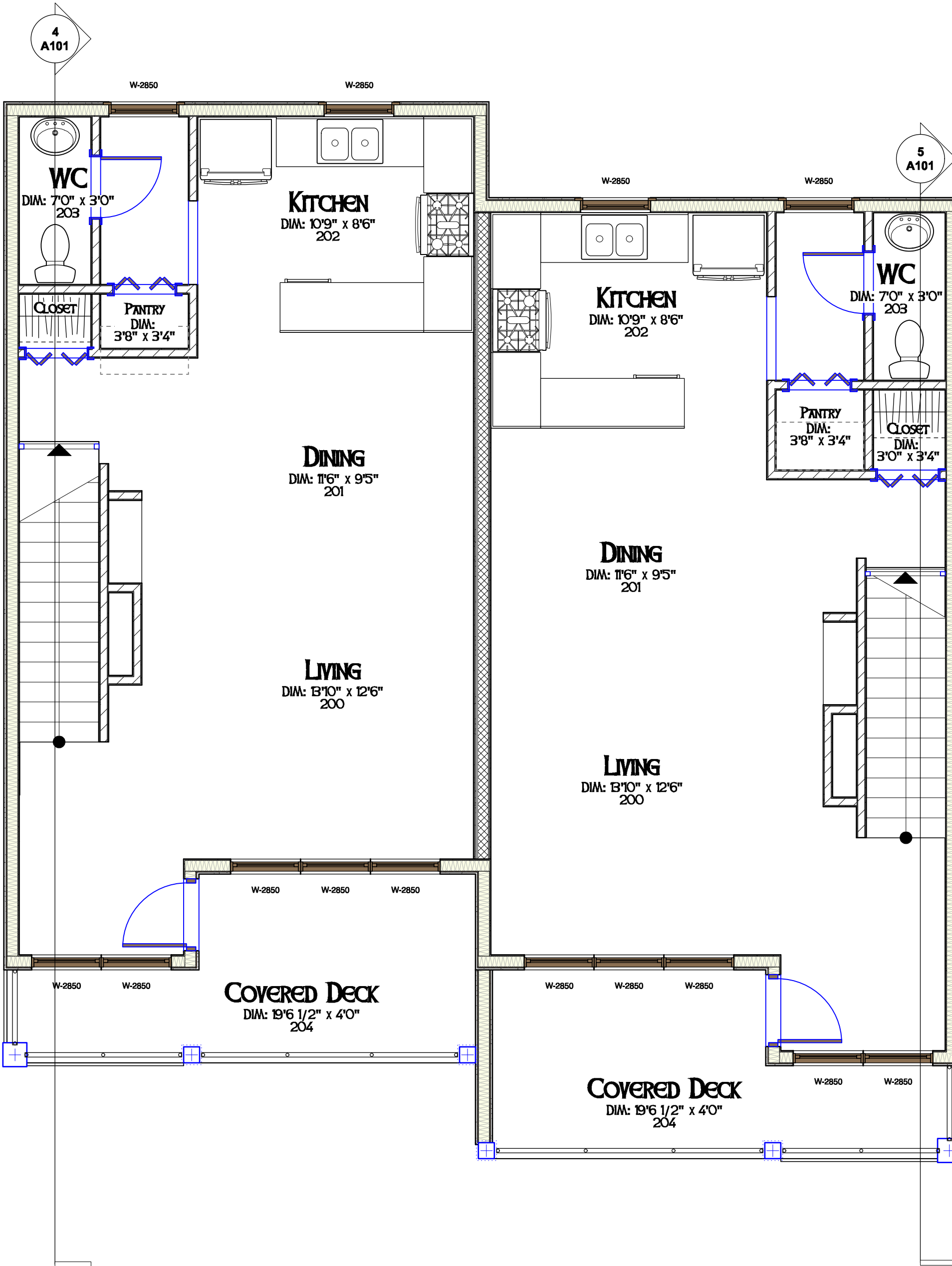
DONAHUE ARCHITECTURE, PC

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E john@donahue-arch.com  
FL #AA2600833, GA #PA012363  
FL Engineering CA #32147, ID # IB2800848

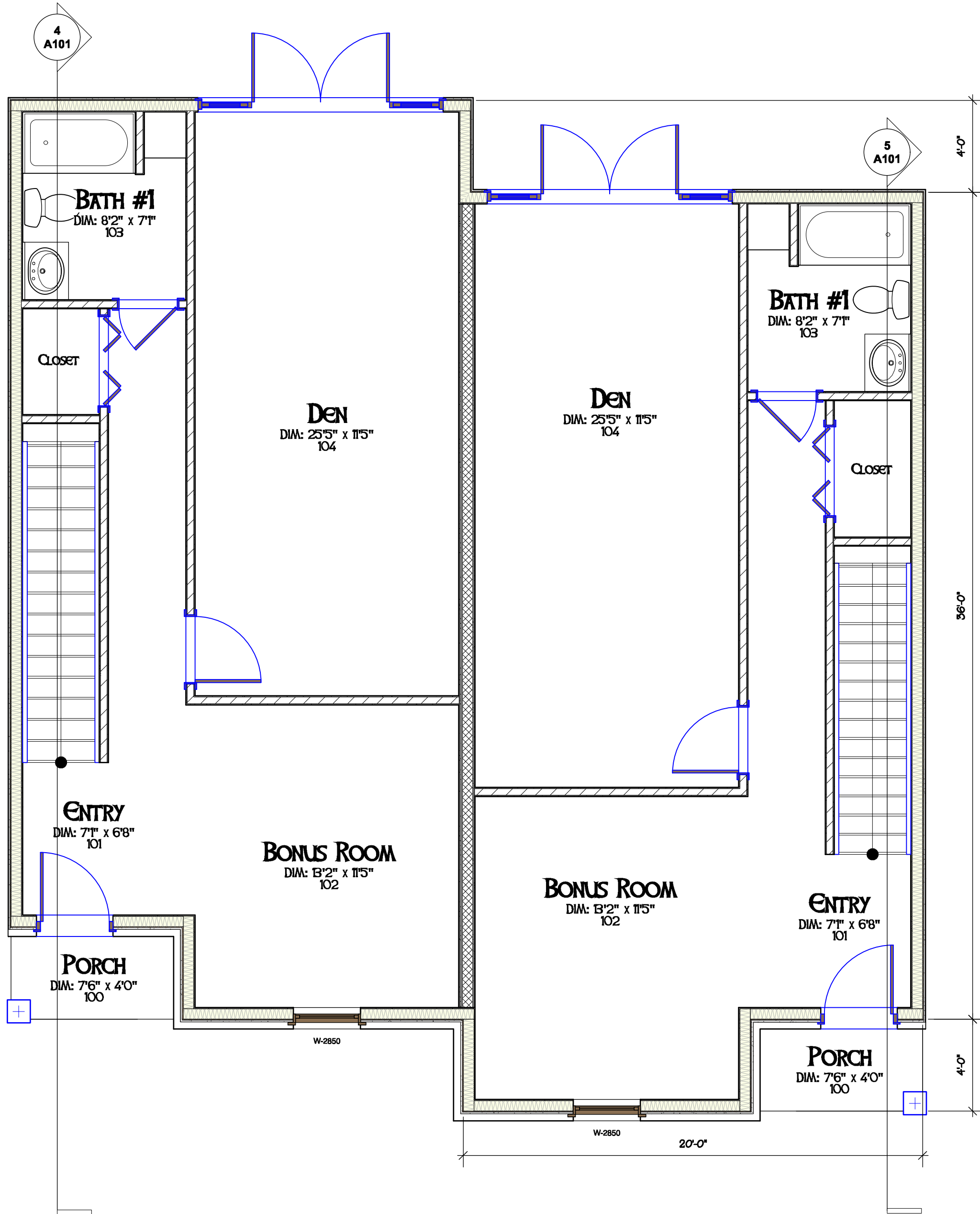
DA



3 SECOND FLOOR  
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR  
SCALE: 1/4" = 1'-0"



1 GROUND FLOOR  
SCALE: 1/4" = 1'-0"

First Floor Plan

Residence #2 Alt-1  
Laser Investment Group, LLC  
San Felsaco Tech City  
Alachua, Florida

|            |           |    |
|------------|-----------|----|
| DATE       | 7/31/2019 |    |
| JOB        | D_19046   |    |
| DRAWN BY   | JAD       |    |
| CHECKED BY | JAD       | 3  |
| A101       | OF        | 11 |





1 **FRONT ELEVATION**  
SCALE 1/4" = 1'-0"



2 **REAR ELEVATION**  
SCALE 1/4" = 1'-0"

| REVISIONS |      |             |
|-----------|------|-------------|
| REV.      | DATE | DESCRIPTION |
|           |      |             |

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FL # AA26009933 GA # RA072365  
FL Engineering CA # 32147, ID # 026200948

**DA**

Elevations

**Residence #2 for  
Laser Investment Group, LLC**

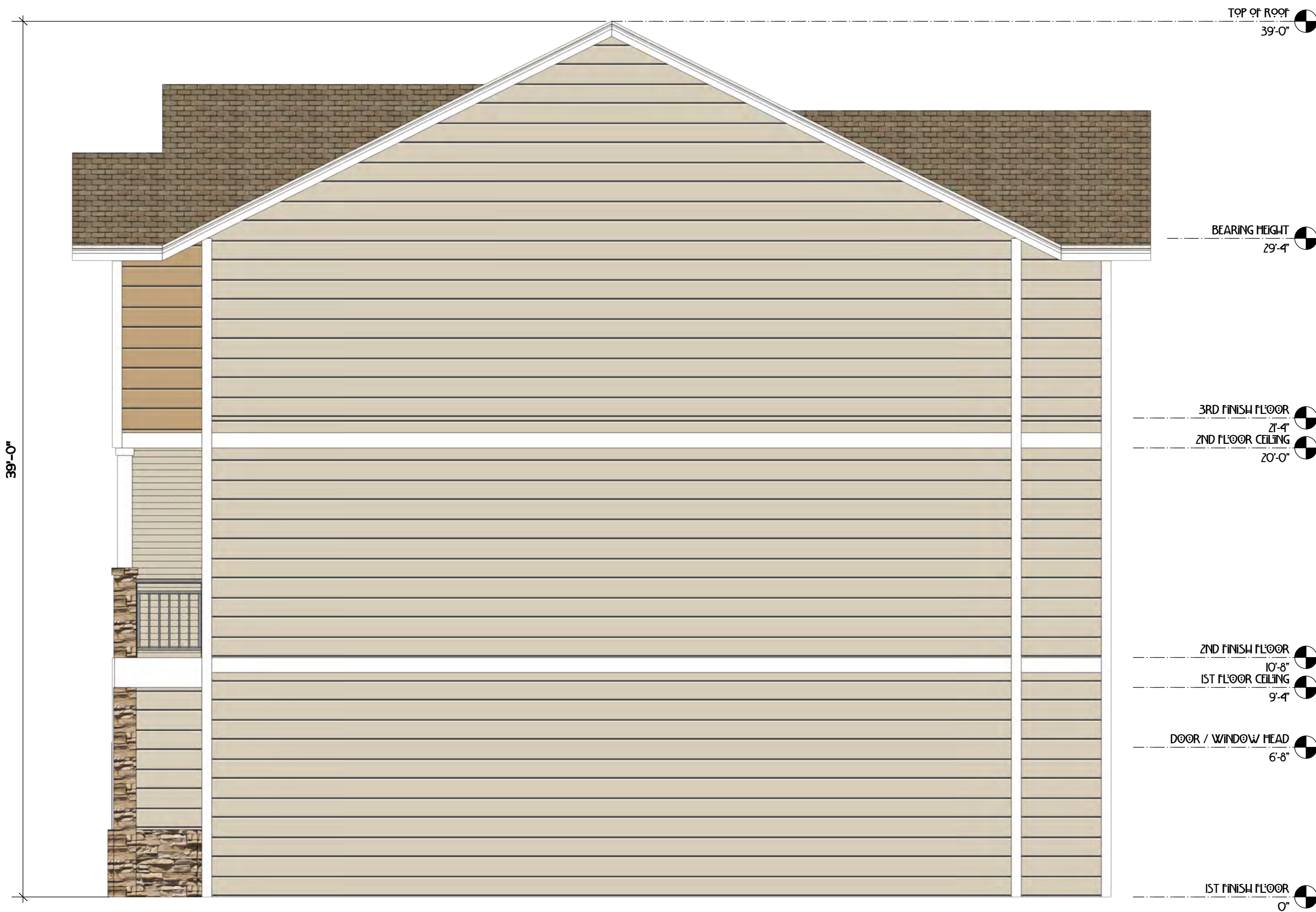
**San Felsaco Tech City  
Alachua, Florida**

|            |           |    |
|------------|-----------|----|
| DATE       | 10/2/2019 |    |
| JOB        | D_19046   |    |
| DRAWN BY   | JAD       |    |
| CHECKED BY | JAD       | 6  |
| A200       | OF        | 11 |





1 **LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



2 **RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

| REVISIONS                                                                                                                                |      |             |
|------------------------------------------------------------------------------------------------------------------------------------------|------|-------------|
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E john@donahue-arch.com  
FL # AA26009933 GA # RA072365  
FL Engineering CA # 32147, ID # 026200848

**DA**

**Elevations**

**Residence #2 for  
Laser Investment Group, LLC**  
**San Felsaco Tech City  
Alachua, Florida**

|             |           |           |
|-------------|-----------|-----------|
| DATE        | 10/2/2019 |           |
| JOB         | D_19046   |           |
| DRAWN BY    | JAD       |           |
| CHECKED BY  | JAD       | <b>7</b>  |
| <b>A201</b> | <b>OF</b> | <b>11</b> |



| AREA TABULATION         |                |
|-------------------------|----------------|
| AREA                    | SQUARE FOOTAGE |
| Unit 100 - Second Floor | 794.42 SQ. FT  |
| Unit 200 - Second Floor | 794.42 SQ. FT  |
| Unit 100 - First Floor  | 794.42 SQ. FT  |
| Unit 200 - First Floor  | 794.42 SQ. FT  |
| Unit 100 - Ground Floor | 794.42 SQ. FT  |
| Unit 200 - Ground Floor | 794.42 SQ. FT  |
| TOTAL SQ. FT.           | 4,766.50       |

REVISIONS

| REV. | DATE | DESCRIPTION |
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|      |      |             |

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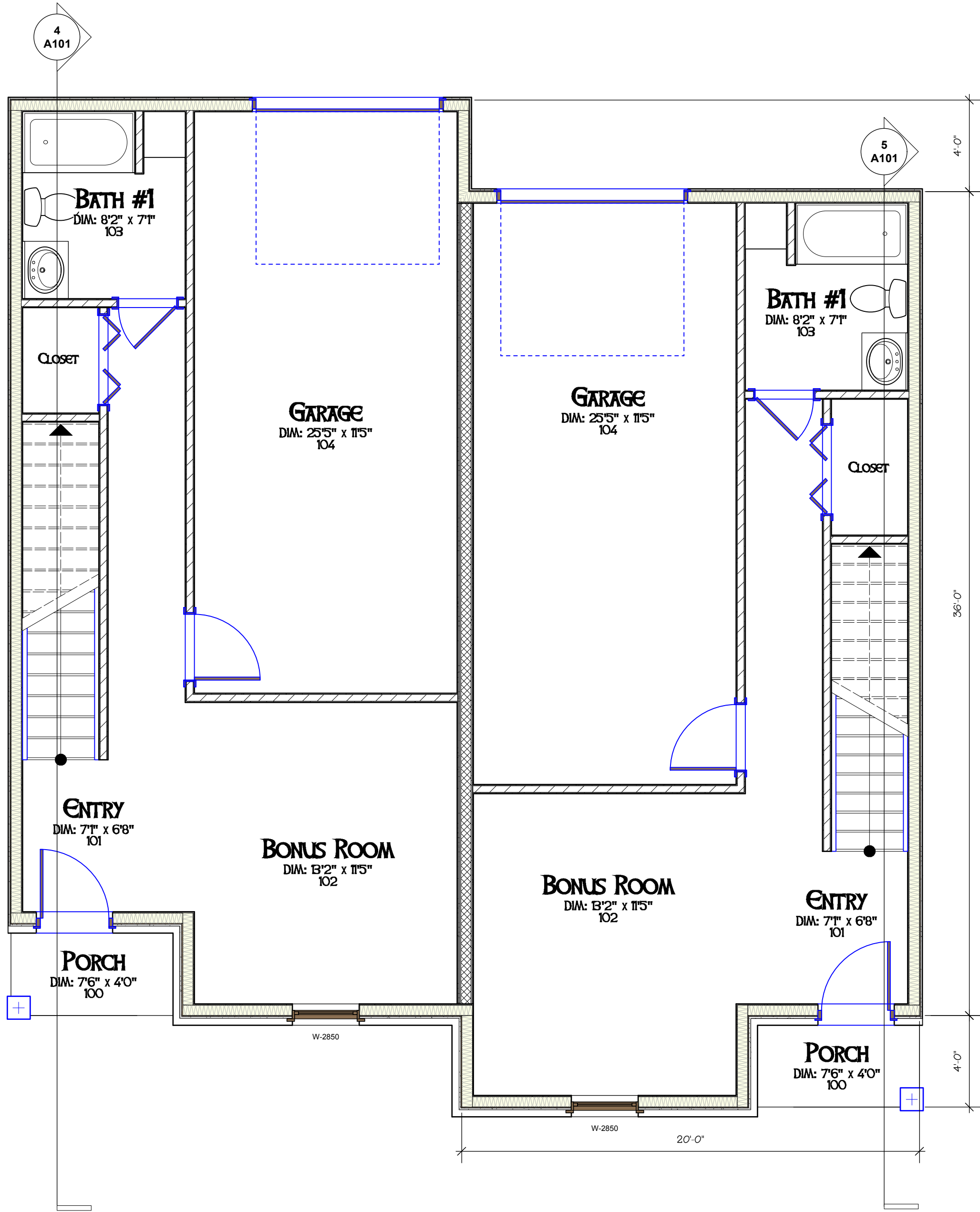
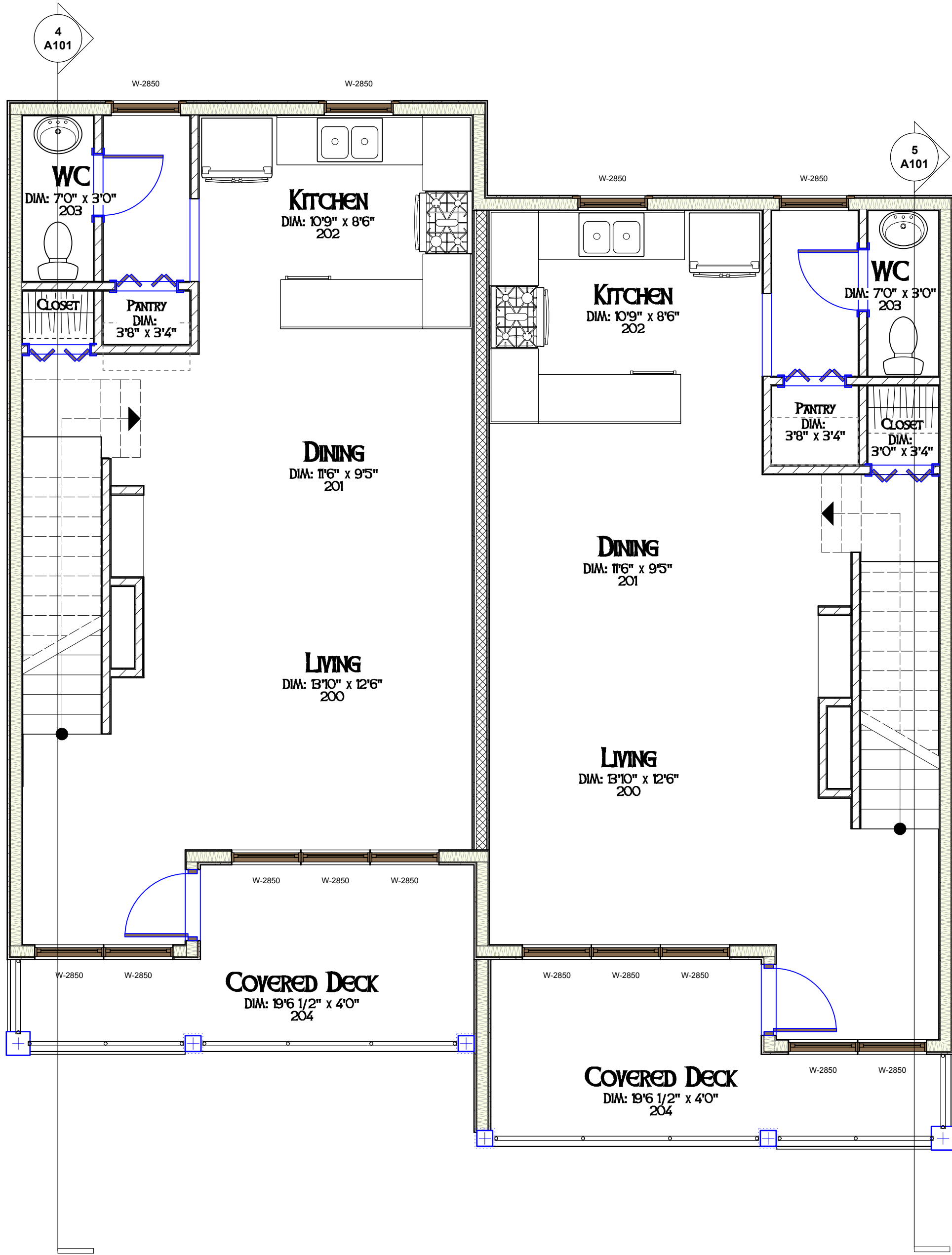
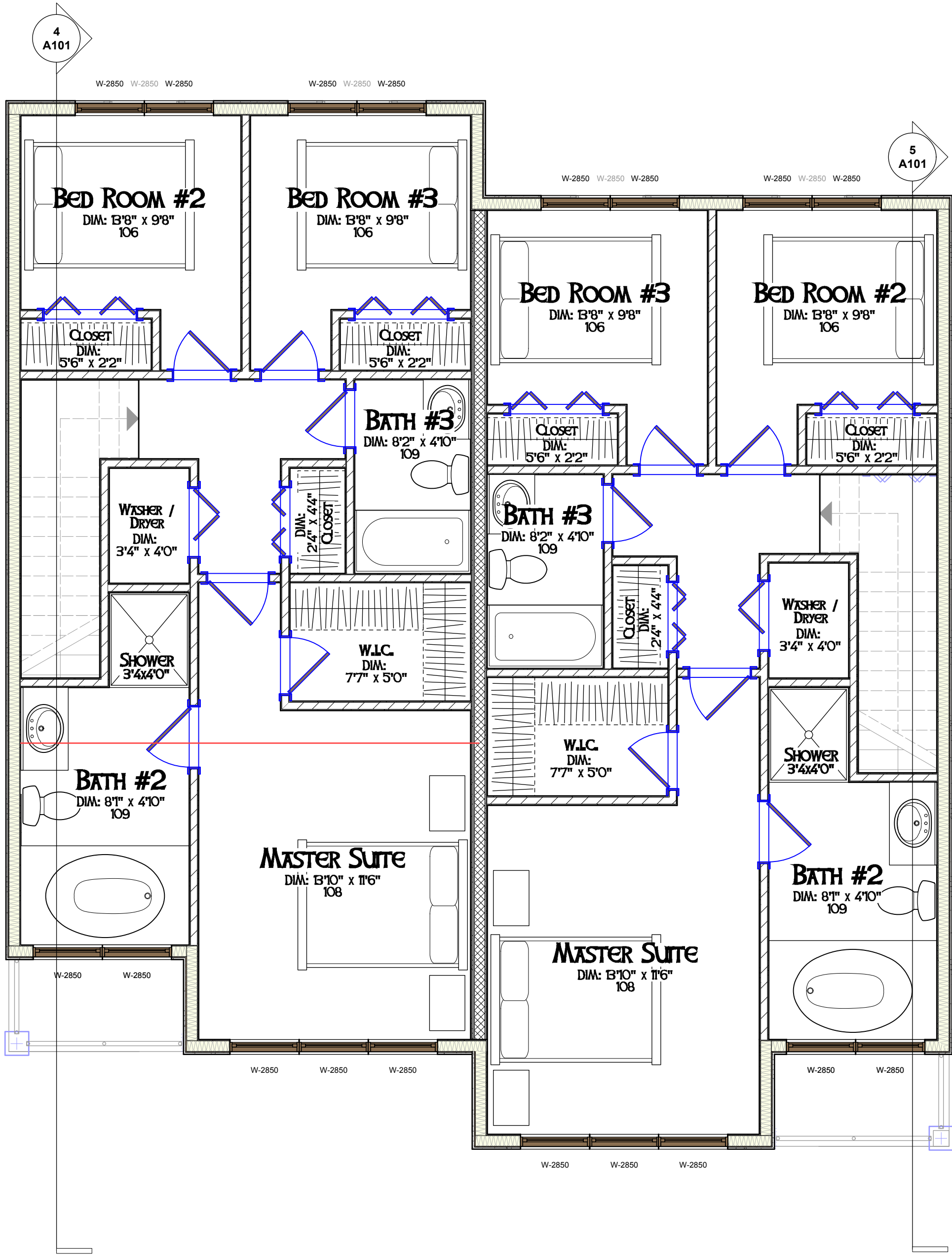
DA

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FL #AA26000833, GA #RA012363  
FL Engineering CA # 32147, ID # B26000848

First Floor Plan

Residence #2 for  
Laser Investment Group, LLC  
San Felsaco Tech City  
Alachua, Florida

|            |           |    |
|------------|-----------|----|
| DATE       | 7/31/2019 |    |
| JOB        | D_19046   |    |
| DRAWN BY   | JAD       |    |
| CHECKED BY | JAD       | 3  |
| A101       |           | OF |
|            |           | 11 |







1 **REAR ELEVATION**  
Scale: 1/4" = 1'-0"



2 **FRONT ELEVATION**  
Scale: 1/4" = 1'-0"



3 **SIDE ELEVATION**  
Scale: 1/4" = 1'-0"



4 **SIDE ELEVATION**  
Scale: 1/4" = 1'-0"

| REVISIONS |      |             |
|-----------|------|-------------|
| REV.      | DATE | DESCRIPTION |
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FL Engineering CA # 32147, ID # 026000848

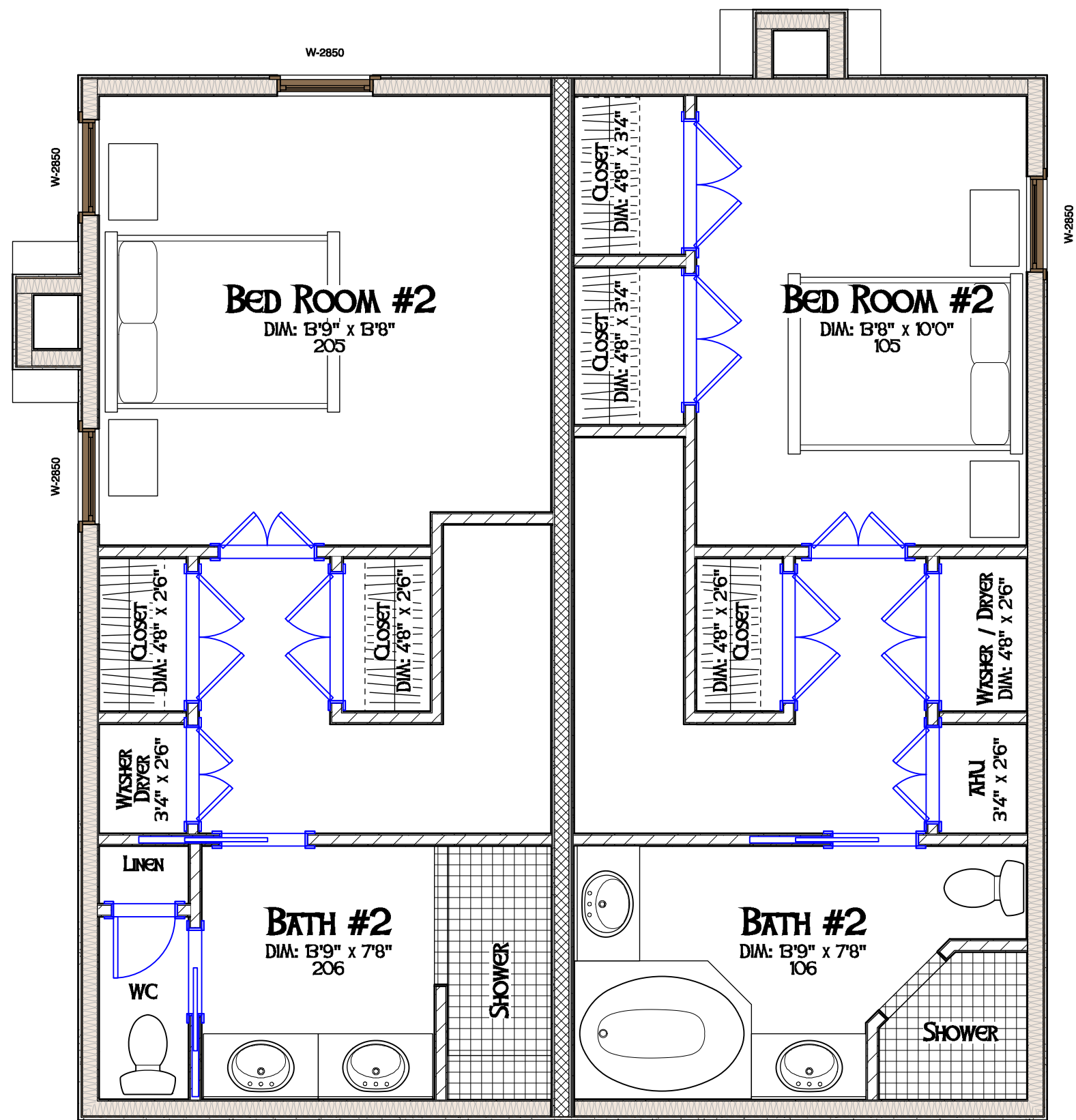
**Elevations**

**Residence #3 for  
Laser Investment Group, LLC**

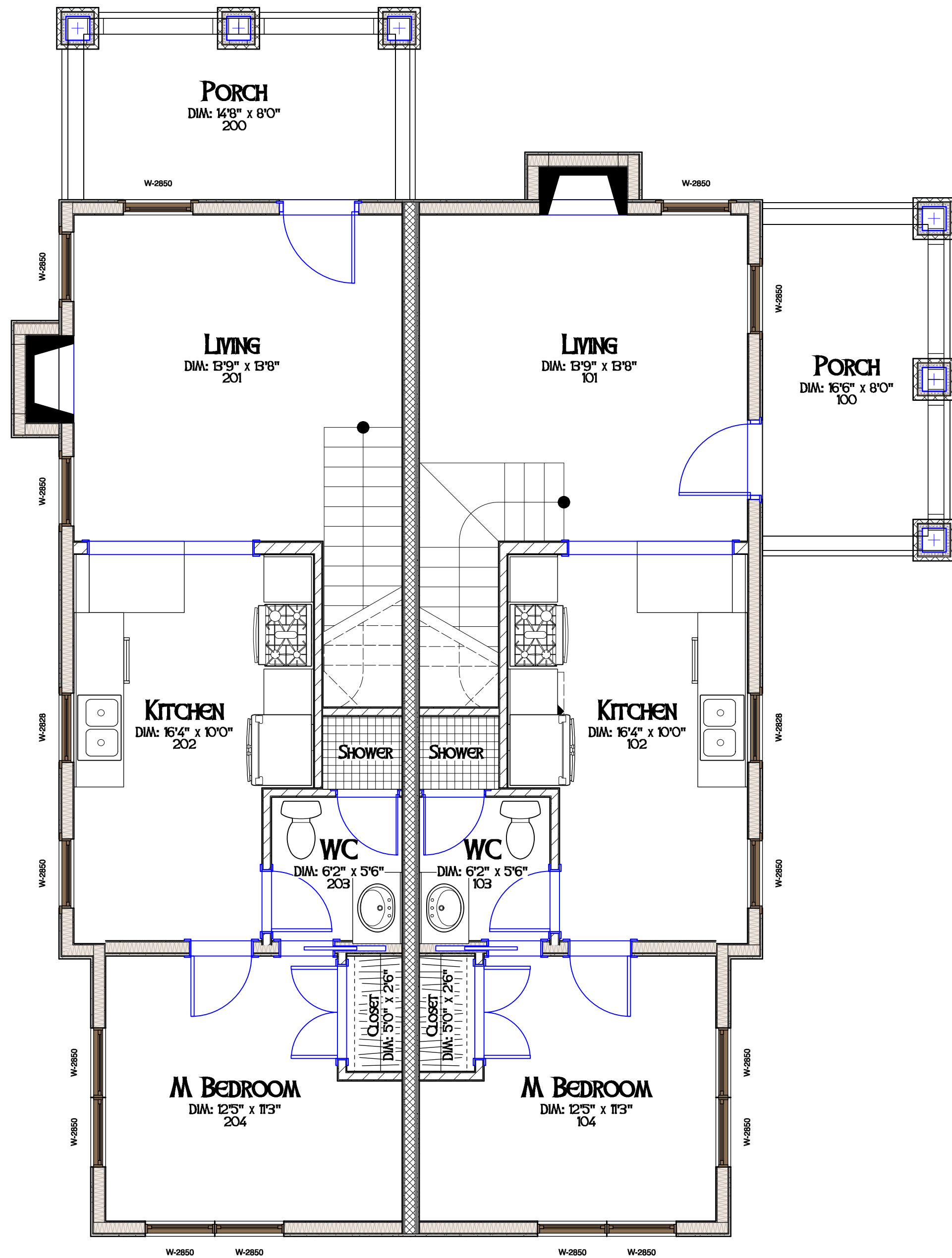
**San Felsaco Tech City  
Alachua, Florida**

|             |           |           |
|-------------|-----------|-----------|
| DATE        | 10/2/2019 |           |
| JOB         | D_19047   |           |
| DRAWN BY    | JAD       |           |
| CHECKED BY  | JAD       | <b>6</b>  |
| <b>A200</b> | OF        | <b>11</b> |





5 SECOND FLOOR  
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR  
SCALE: 1/4" = 1'-0"

AREA TABULATION

| AREA                    | SQUARE FOOTAGE |
|-------------------------|----------------|
| Unit 100 - First Floor  | 620.00 SQ. FT. |
| Unit 200 - First Floor  | 620.00 SQ. FT. |
| Unit 100 - Second Floor | 484.44 SQ. FT. |
| Unit 200 - Second Floor | 484.44 SQ. FT. |
| TOTAL SQ. FT.           | 2,168.89       |

REVISIONS

| REV. | DATE | DESCRIPTION |
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FL Engineering CA # 32147, ID # IB26000848

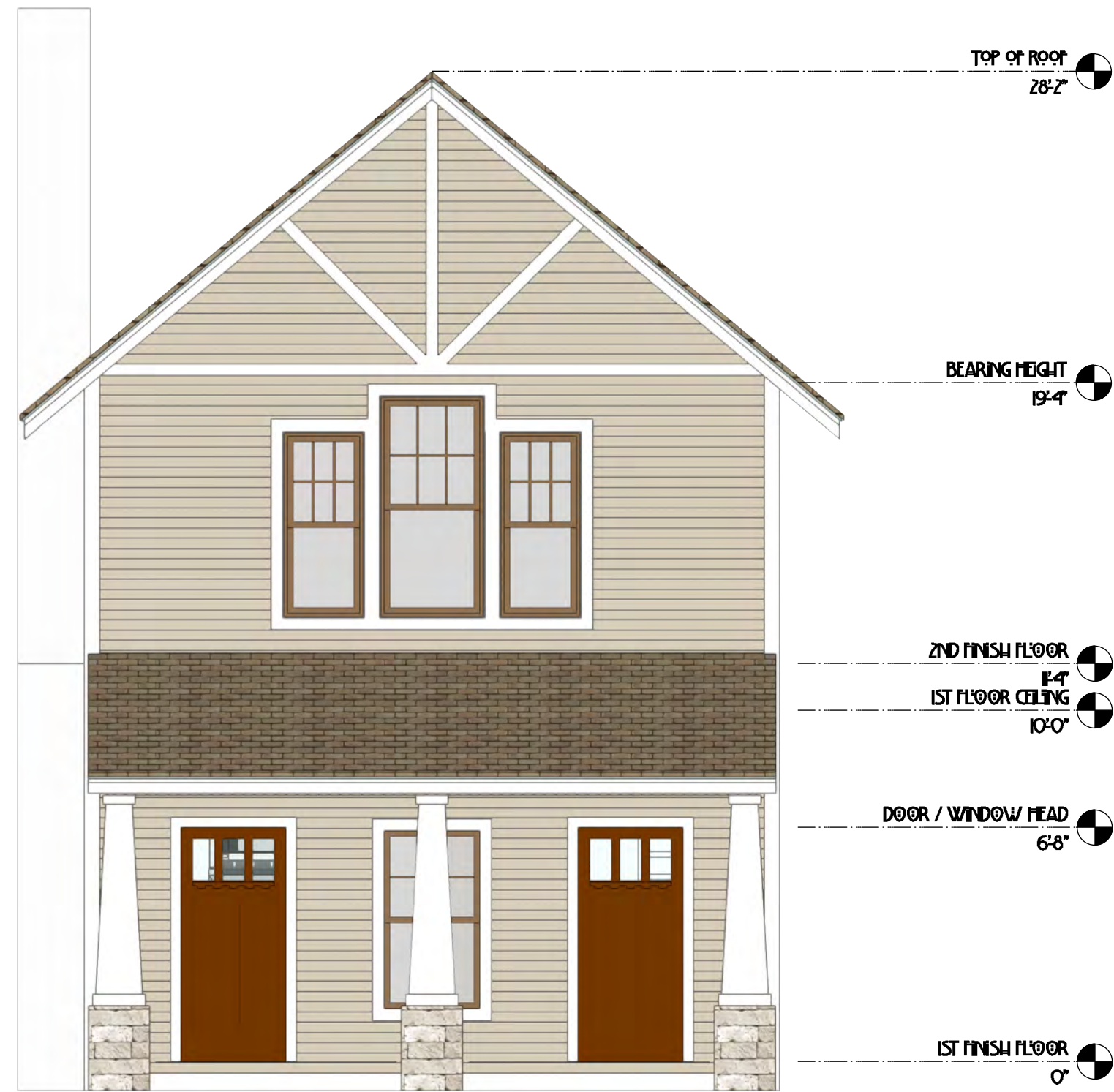
First Floor Plan

Residence #3 for  
Laser Investment Group, LLC

San Felsaco Tech City  
Alachua, Florida

|            |           |    |
|------------|-----------|----|
| DATE       | 7/31/2019 |    |
| JOB        | D_19047   |    |
| DRAWN BY   | JAD       | 3  |
| CHECKED BY | JAD       |    |
| A101       | OF        | 11 |

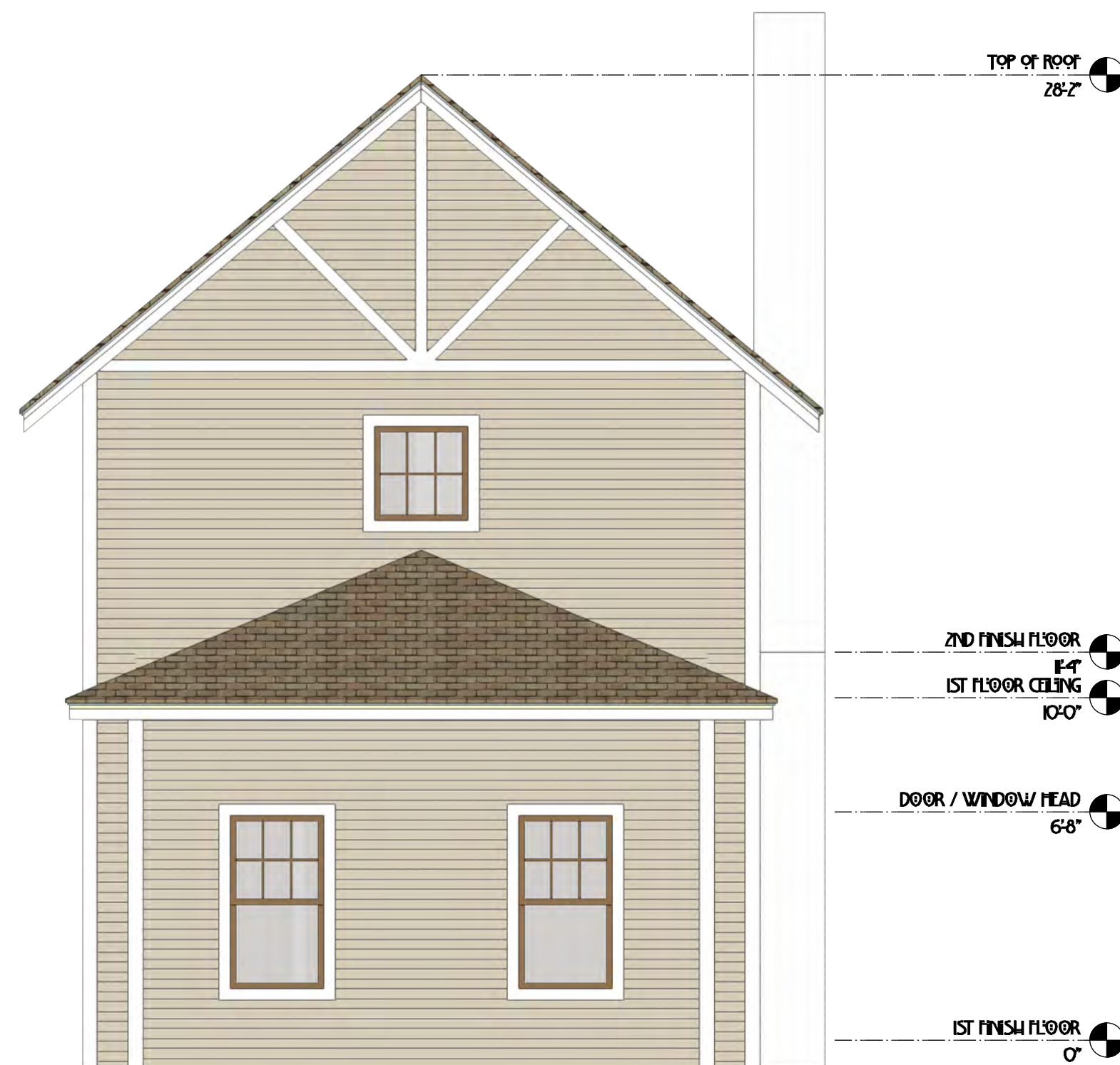




1 **FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



3 **SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



2 **REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



4 **SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

| REVISIONS |      |             |
|-----------|------|-------------|
| REV.      | DATE | DESCRIPTION |
|           |      |             |

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FL # AC08000933, GA # RA012365  
FL Engineering CA # 28147, ID # 182800848

**Elevations**

**Residence #4 for  
Laser Investment Group, LLC**  
**San Felsaco Tech City  
Alachua, Florida**

|            |           |    |
|------------|-----------|----|
| DATE       | 10/2/2019 |    |
| JOB        | D_19048   |    |
| DRAWN BY   | JAD       |    |
| CHECKED BY | JAD       | 6  |
| A200       | OF        | 11 |



AREA TABULATION

| AREA               | SQUARE FOOTAGE |
|--------------------|----------------|
| First Floor        | 877.78 SQ. FT. |
| Second Floor       | 369.05 SQ. FT. |
| Second Floor (Alt) | 396.42 SQ. FT. |
| TOTAL SQ. FT.      | 1,643.25       |

| REVISIONS |      |             |
|-----------|------|-------------|
| REV.      | DATE | DESCRIPTION |
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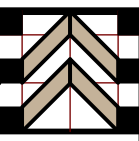
1202 SW 17th Street, Ste. 201-165  
Ocala, FL 34471  
T 352.867.5148  
E john@donahue-arch.com  
FL: #AA26000833, CA: #RA012383  
FL Engineering CA: # 32147, ID: # IB26000848

DA

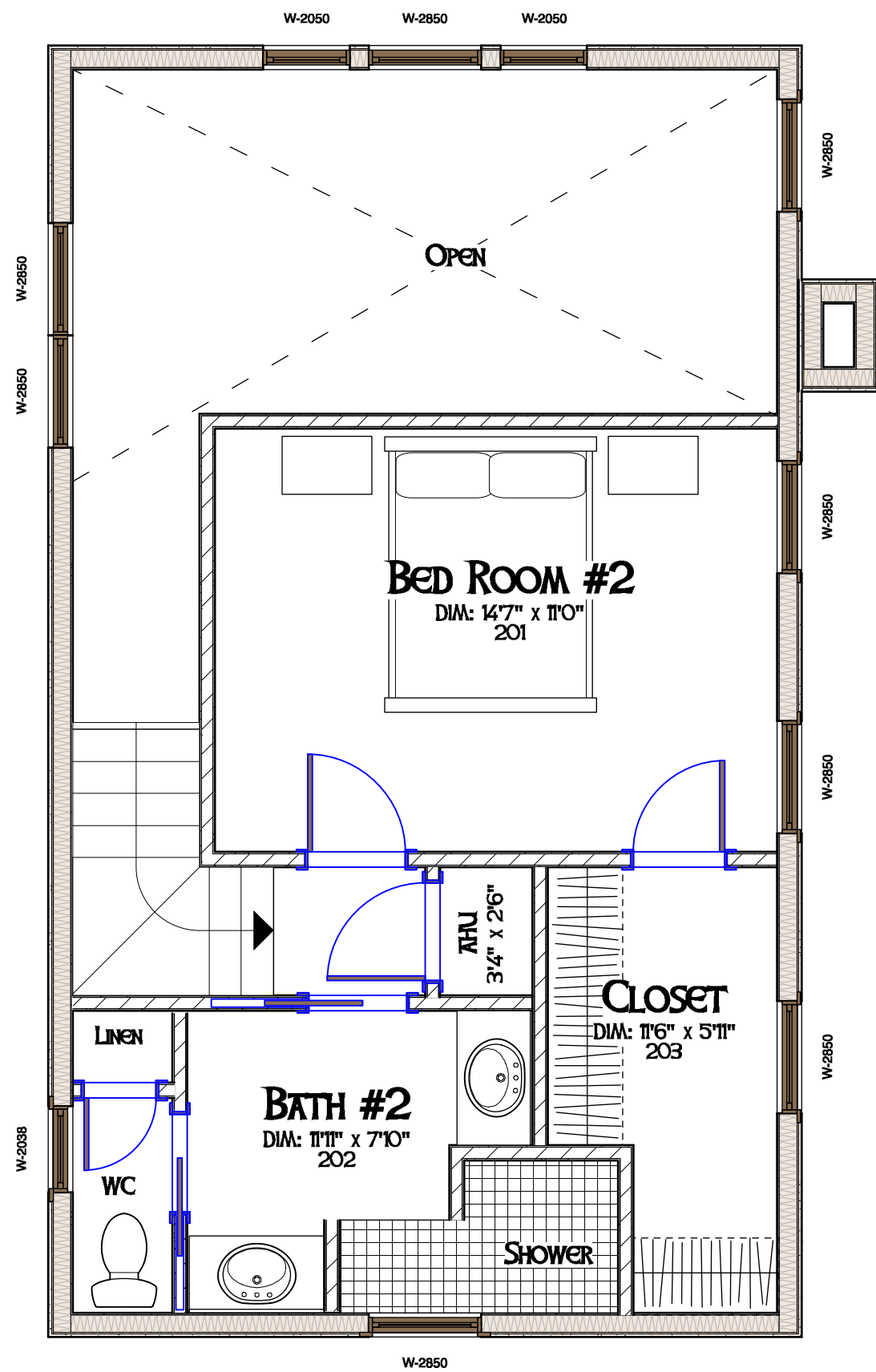
First Floor Plan

Residence #4 for  
Laser Investment Group, LLC

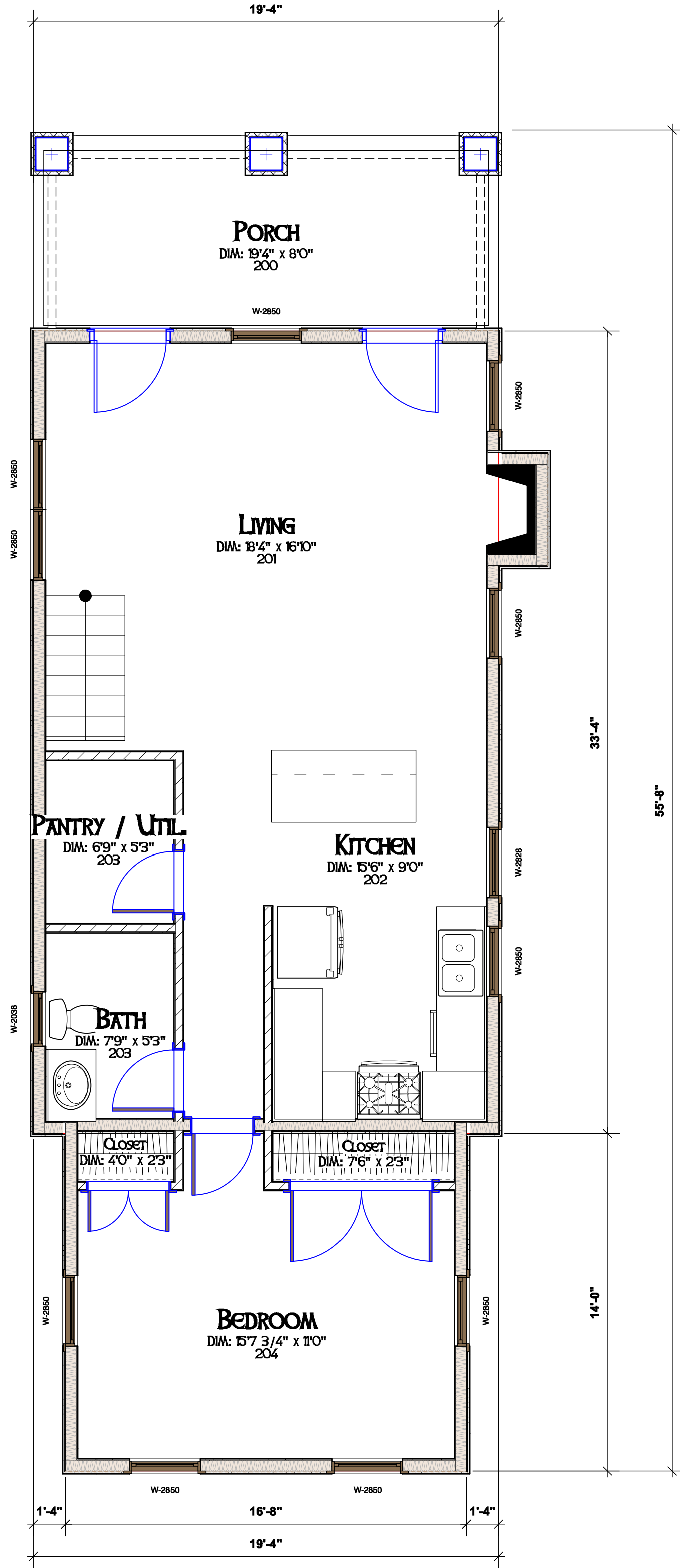
San Felsaco Tech City  
Alachua, Florida

|            |           |                                                                                       |
|------------|-----------|---------------------------------------------------------------------------------------|
| DATE       | 10/2/2019 |  |
| JOB        | D_19048   |                                                                                       |
| DRAWN BY   | JAD       |                                                                                       |
| CHECKED BY | JAD       | 3                                                                                     |

|      |    |
|------|----|
| A101 | OF |
|      | 11 |



2 SECOND FLOOR  
Scale: 1/4" = 1'-0"

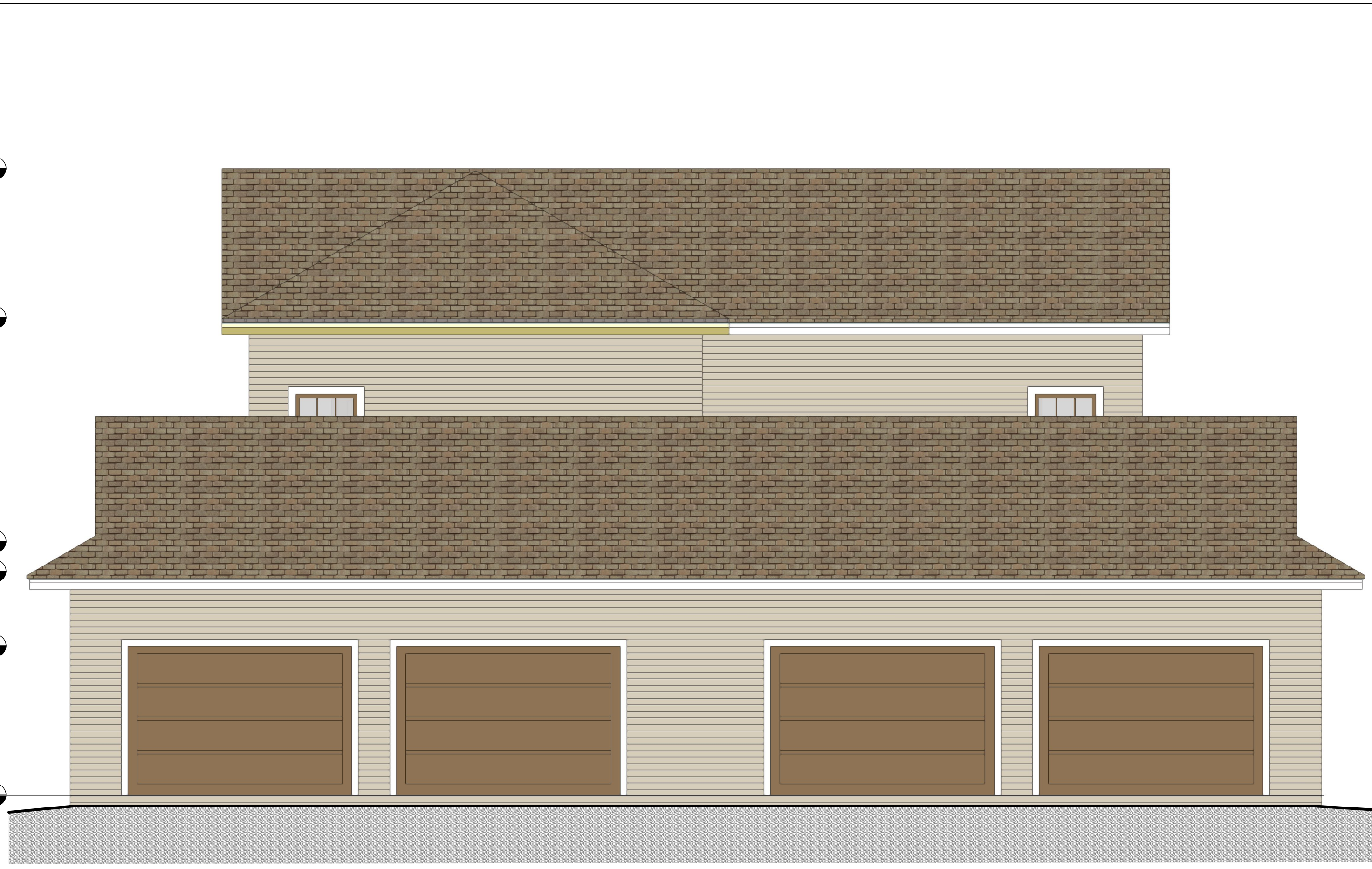


1 FIRST FLOOR  
Scale: 1/4" = 1'-0"





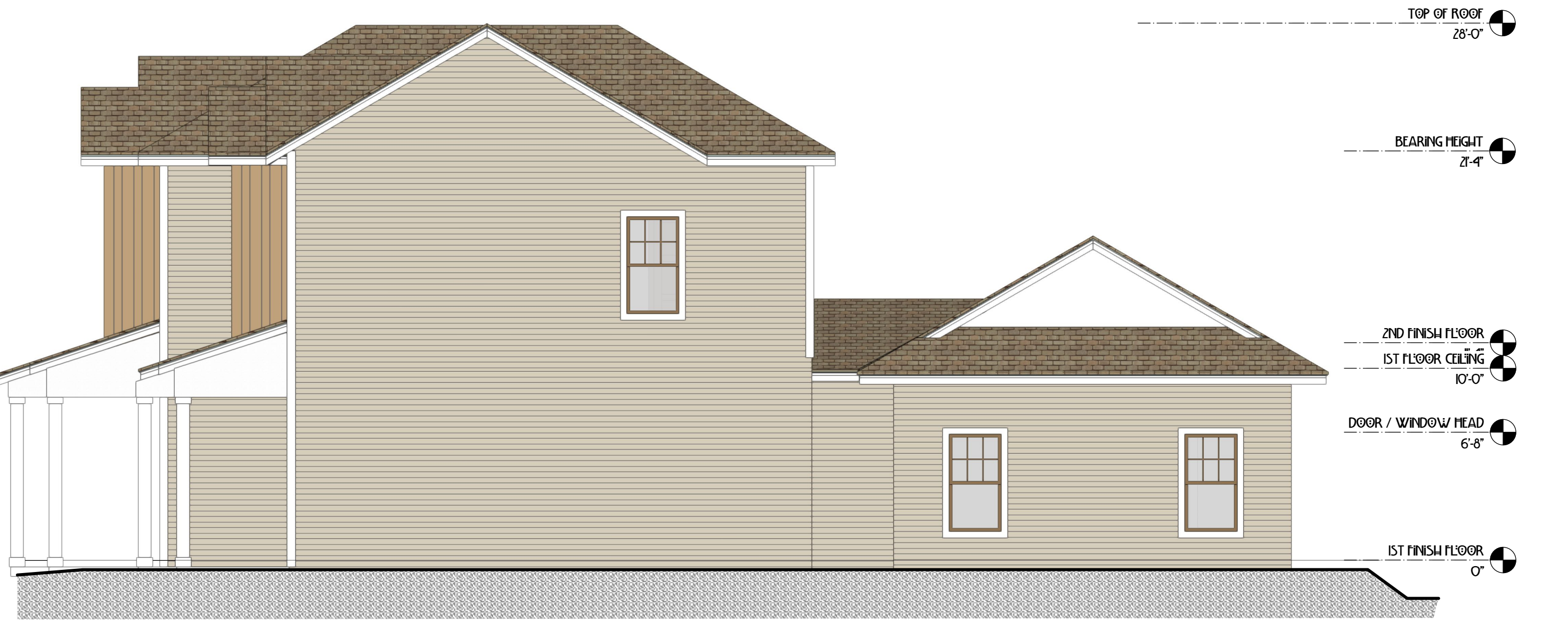
1 **FRONT ELEVATION**  
Scale: 1/4" = 1'-0"



2 **REAR ELEVATION**  
Scale: 1/4" = 1'-0"



4 **SIDE ELEVATION**  
Scale: 3/16" = 1'-0"



3 **SIDE ELEVATION**  
Scale: 3/16" = 1'-0"

| REVISIONS                                                                                                                                |      |             |
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FL # AA26000933 GA # RA072365  
FL Engineering CA # 32147 ID # 002600048

DA

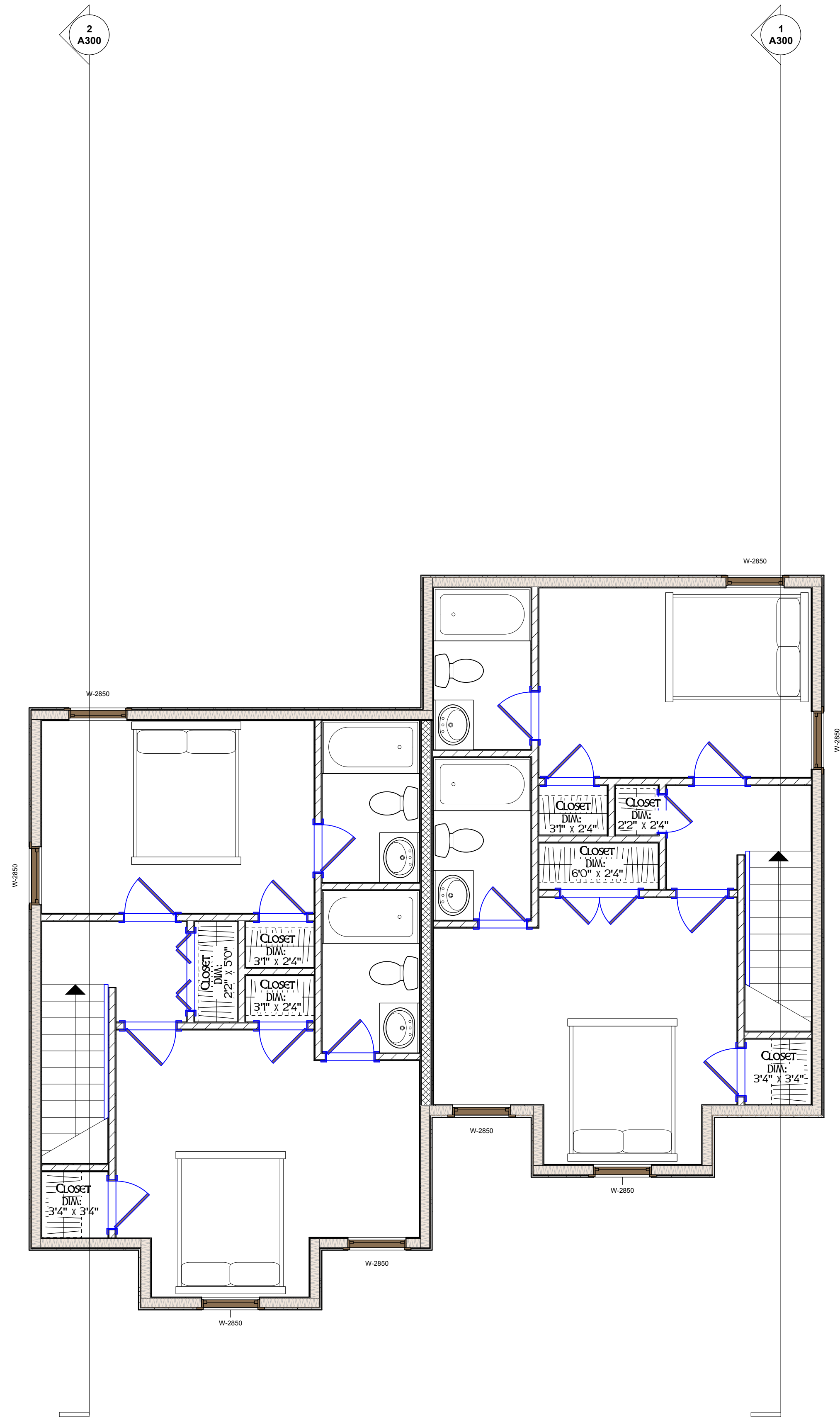
Elevations

Residence #5 for  
Laser Investment Group, LLC

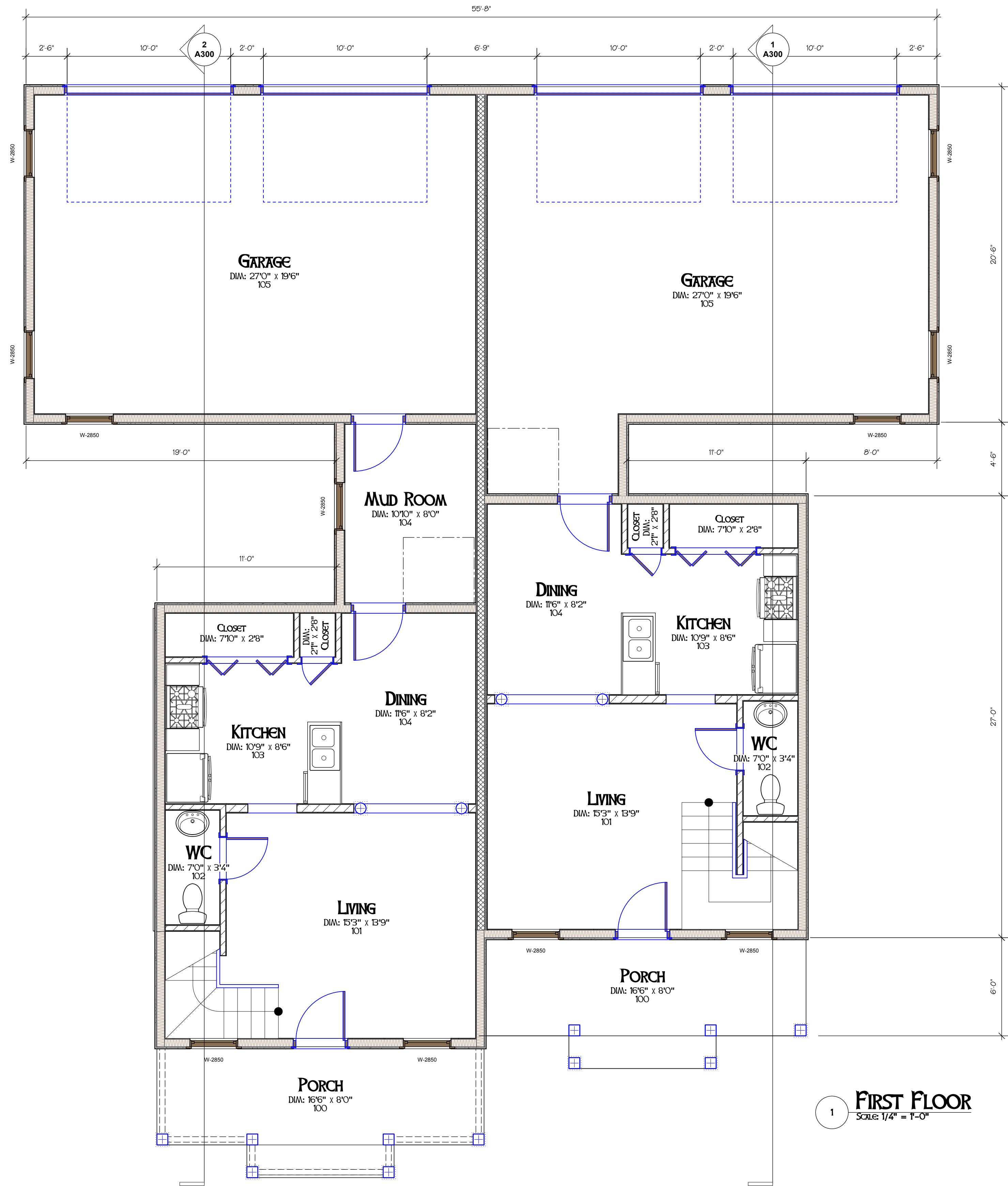
San Felsaco Tech City  
Alachua, Florida

|            |         |    |
|------------|---------|----|
| DATE       | 7/31/19 |    |
| JOB        | D_19049 |    |
| DRAWN BY   | JAD     |    |
| CHECKED BY | JAD     | 6  |
| A200       | OF      | 11 |





2  
SECOND FLOOR  
Scale: 1/4" = 1'-0"



1  
FIRST FLOOR  
Scale: 1/4" = 1'-0"

| AREA TABULATION         |                |
|-------------------------|----------------|
| AREA                    | SQUARE FOOTAGE |
| Unit 100 - First Floor  | 935.13 SQ. FT  |
| Unit 200 - First Floor  | 932.69 SQ. FT  |
| Unit 100 - Second Floor | 564.50 SQ. FT  |
| Unit 200 - Second Floor | 563.31 SQ. FT  |
| TOTAL SQ. FT.           | 2,995.63       |

| REVISIONS                                                                                                                                |      |             |
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FL: # AA26000833, GA: # RA012363  
FL Engineering CA: # 32147, ID: # IB26000848

DA

First Floor Plan

Residence #5 for  
Laser Investment Group, LLC

San Felsaco Tech City  
Alachua, Florida

|            |         |    |
|------------|---------|----|
| DATE       | 7/31/19 |    |
| JOB        | D_19049 |    |
| DRAWN BY   | JAD     | 3  |
| CHECKED BY | JAD     | OF |
| A101       |         | 11 |





1 **FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



2 **SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

| REVISIONS |      |             |
|-----------|------|-------------|
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FL # A426000933, GA # RA072965  
FL Engineering CA # 32147, ID # 026200848

**DA**

**Elevations**

**Residence #6 for  
Laser Investment Group, LLC**  
  
**San Felsaco Tech City  
Alachua, Florida**

|            |         |    |
|------------|---------|----|
| DATE       | 10/2/19 |    |
| JOB        | D_19066 |    |
| DRAWN BY   | JAD     |    |
| CHECKED BY | JAD     | 7  |
| A200       |         | OF |
|            |         | 12 |





1 **REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



2 **SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

| REVISIONS |      |             |
|-----------|------|-------------|
| REV.      | DATE | DESCRIPTION |
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FL Engineering CA # 32147, ID # 026200848

**DA**

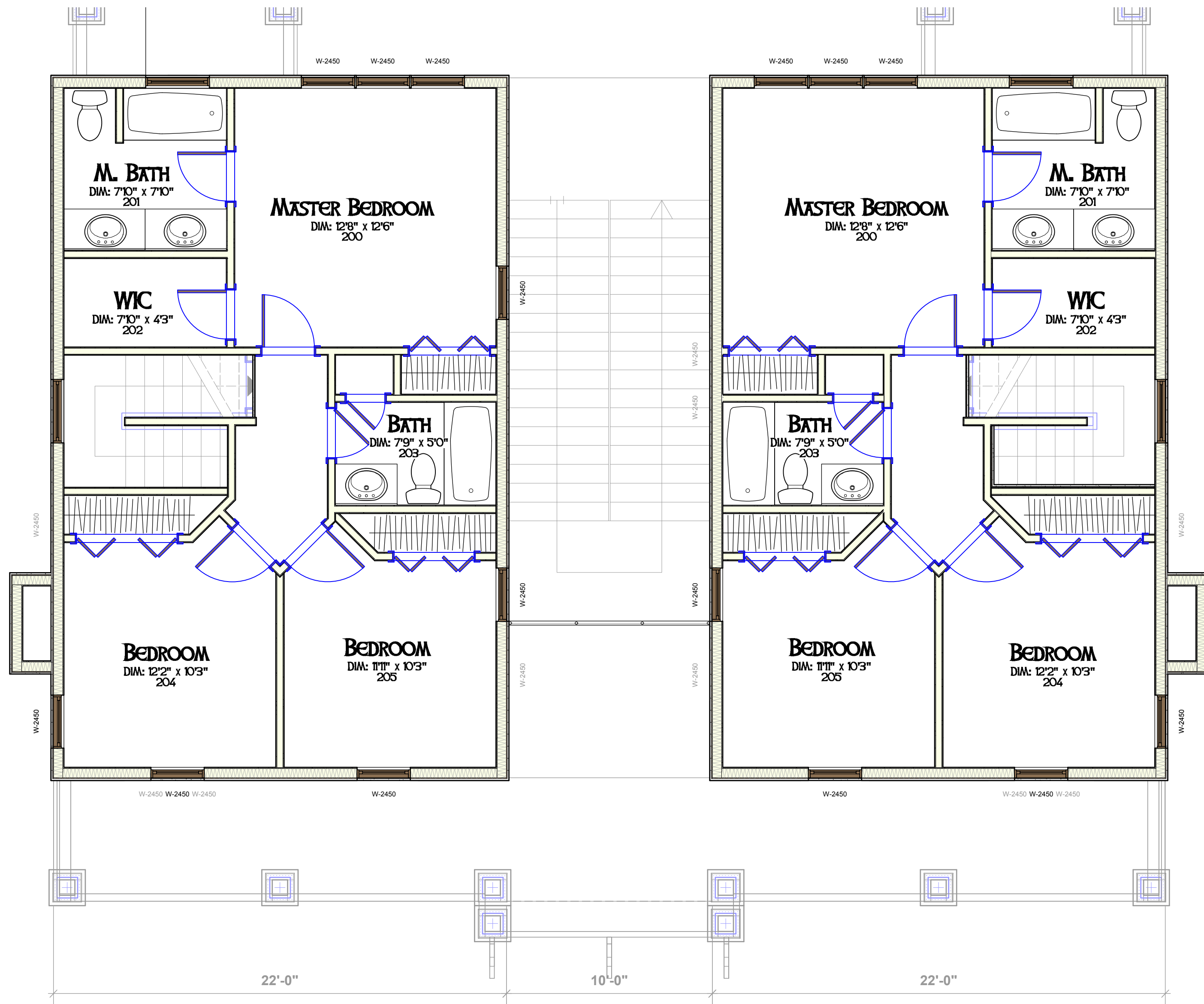
**Elevations**

**Residence #6 for  
Laser Investment Group, LLC**

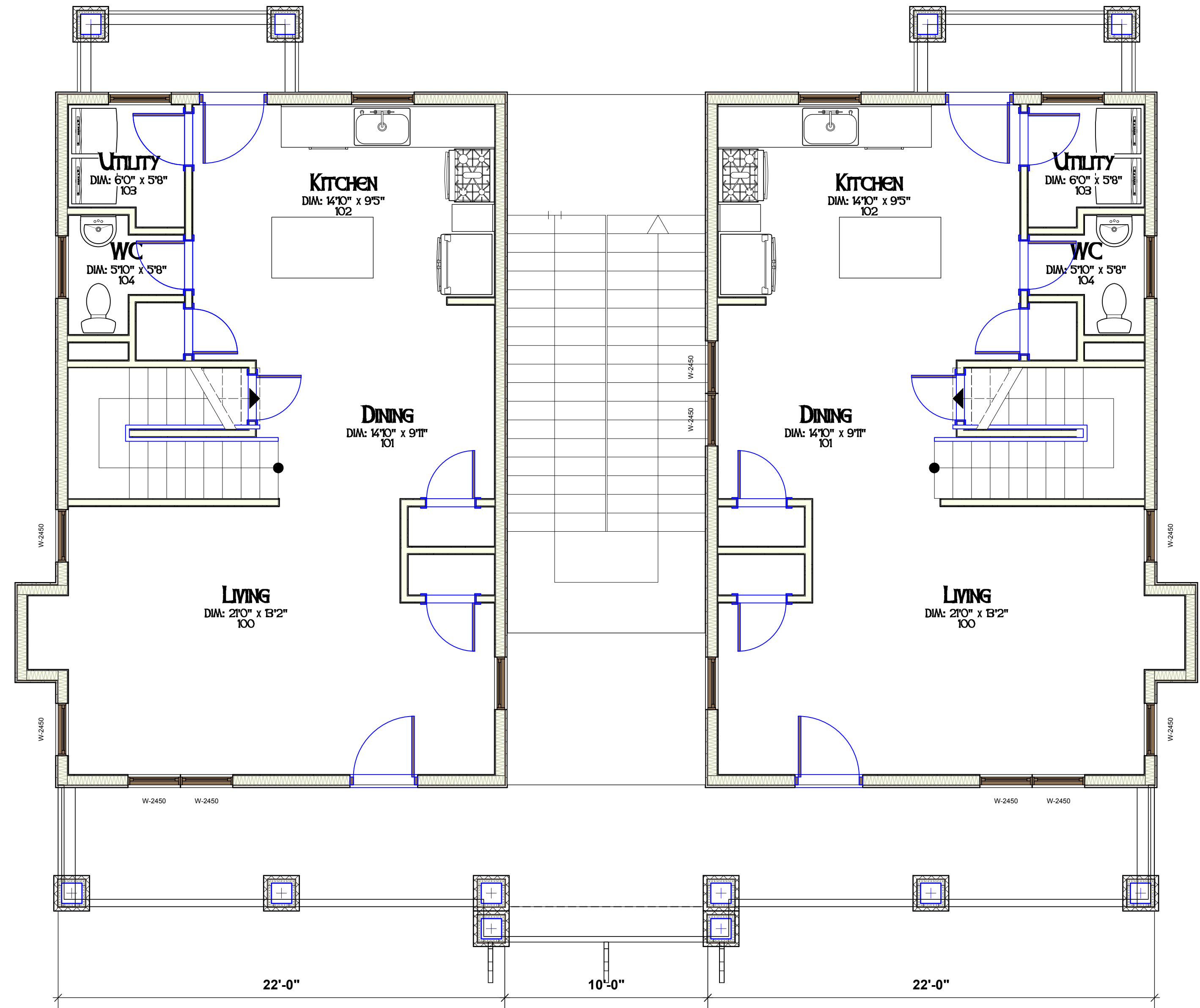
**San Felsaco Tech City  
Alachua, Florida**

|             |         |           |
|-------------|---------|-----------|
| DATE        | 10/2/19 |           |
| JOB         | D_19066 |           |
| DRAWN BY    | JAD     |           |
| CHECKED BY  | JAD     | <b>8</b>  |
| <b>A201</b> | OF      | <b>12</b> |





2 SECOND FLOOR  
Scale: 1/4" = 1'-0"



1 FIRST FLOOR  
Scale: 1/4" = 1'-0"



| REVISIONS |      |             |
|-----------|------|-------------|
| REV.      | DATE | DESCRIPTION |
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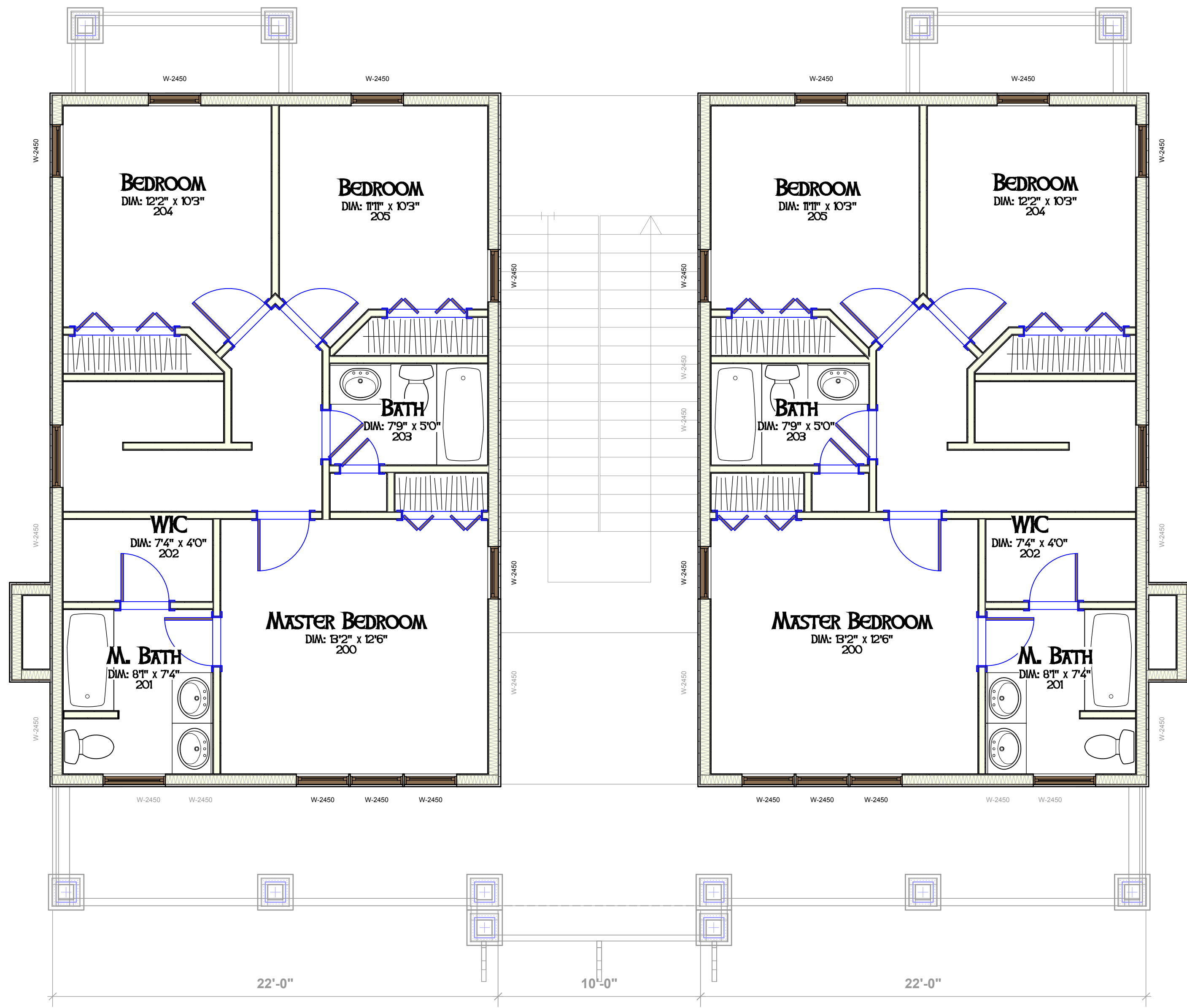
First / Second Floor Plan

Residence #6 for  
Laser Investment Group, LLC

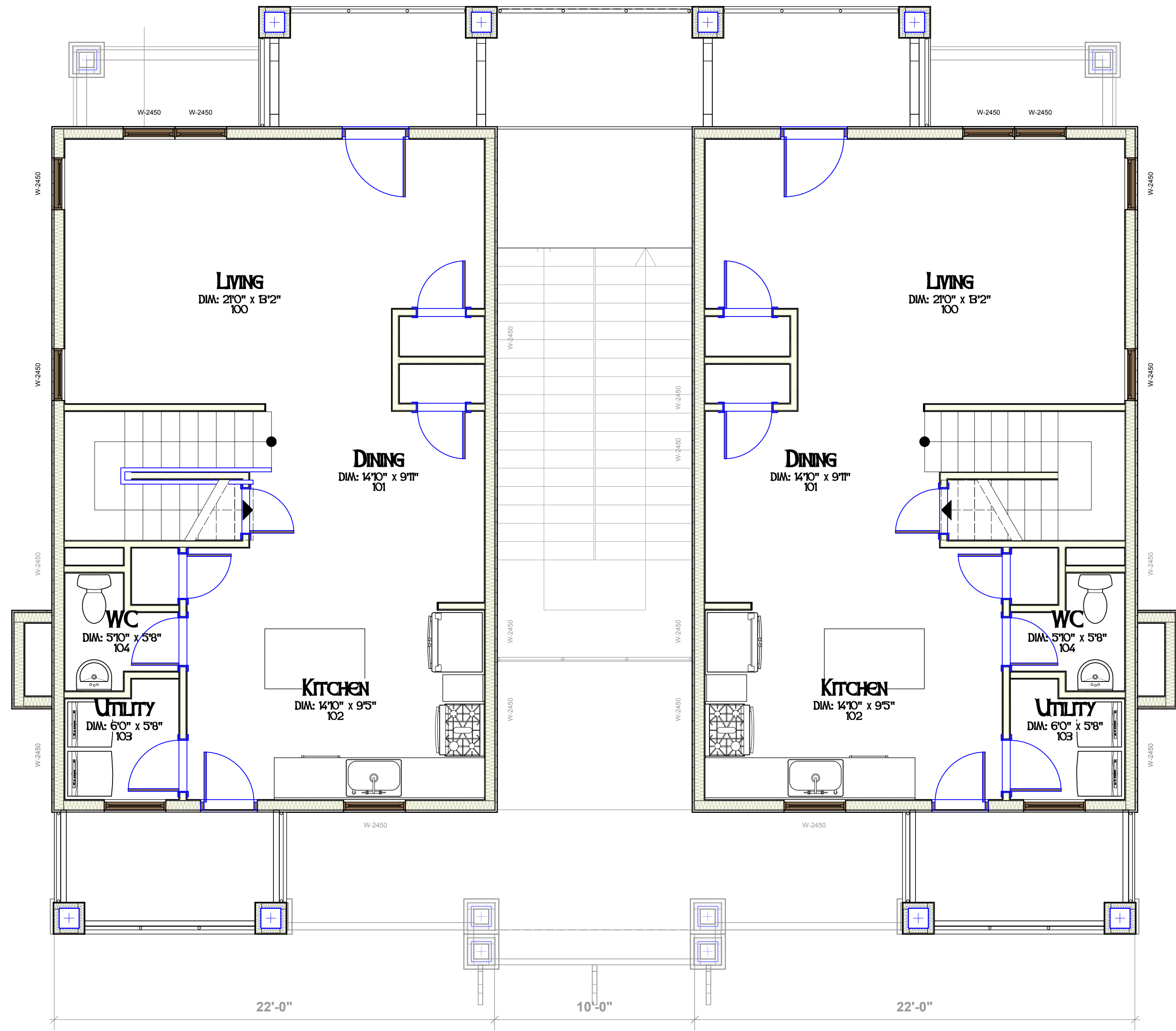
San Felsaco Tech City  
Alachua, Florida

|            |         |    |
|------------|---------|----|
| DATE       | 7/31/19 |    |
| JOB        | D_19066 |    |
| DRAWN BY   | JAD     |    |
| CHECKED BY | JAD     | 3  |
| A101       |         | OF |
|            |         | 12 |





2 **FOURTH FLOOR**  
SCALE 1/4" = 1'-0"



1 **THIRD FLOOR**  
SCALE 1/4" = 1'-0"

| REVISIONS |      |             |
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| REV.      | DATE | DESCRIPTION |
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FL #AA26000833, GA #RA012363  
FL Engineering CA # 32147, ID # IB26000848

DA

Third / Fourth Floor Plan

Residence #6 for  
Laser Investment Group, LLC  
San Felsaco Tech City  
Alachua, Florida

|            |         |    |
|------------|---------|----|
| DATE       | 7/31/19 |    |
| JOB        | D_19066 |    |
| DRAWN BY   | JAD     | 4  |
| CHECKED BY | JAD     |    |
| A102       |         | OF |
|            |         | 12 |



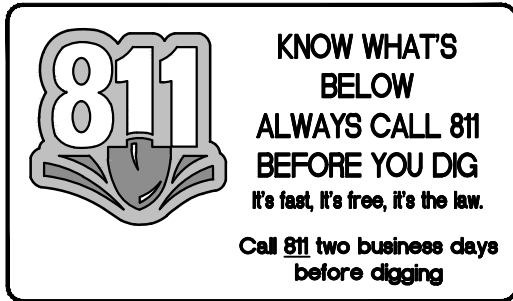
PLOTDATE: 10/18/2019 6:41 PM    USER: ELISABETH MANLEY  
 FILENAME: C:\USERS\ELISABETH MANLEY\BOX\PROJECT\2019\19-025 TECH CITY PH 3 - EDA\04\_PRODUCTION\02\_SPA\2019-10-14\_SPA\_4\01\_SHEETS\190205\_TR.DWG

EXISTING REGULATED TREE REMOVAL AND CREDIT CHART

| Tree No. | Existing Tree - Scientific / Common Name | Size (DBH) | Remove or Remain? | Mitigation Rate Required | Mitigation Required |    |                    | Tree Credit | Condition & Notes                                          |
|----------|------------------------------------------|------------|-------------------|--------------------------|---------------------|----|--------------------|-------------|------------------------------------------------------------|
|          |                                          |            |                   |                          | Replacement Trees   | OR | Replacement Inches |             |                                                            |
| 25       | Quercus laurifolia / Laurel Oak          | 15"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 301      | Quercus laurifolia / Laurel Oak          | 18"        | Remain            |                          |                     |    |                    | 3           |                                                            |
| 302      | Quercus laurifolia / Laurel Oak          | 37"        | Remain            |                          |                     |    |                    | 12          |                                                            |
| 303      | Quercus virginiana / Live Oak            | 20"        | Remain            |                          |                     |    |                    | 6           |                                                            |
| 304      | Quercus laurifolia / Laurel Oak          | 20"        | Remain            |                          |                     |    |                    | 6           |                                                            |
| 305      | Quercus laurifolia / Laurel Oak          | 30"        | Remove            | inch:inch                |                     |    | 30                 |             |                                                            |
| 306      | Quercus laurifolia / Laurel Oak          | 16"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 307      | Quercus laurifolia / Laurel Oak          | 15"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 308      | Quercus laurifolia / Laurel Oak          | 14"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 309      | Quercus laurifolia / Laurel Oak          | 25"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 310      | Quercus laurifolia / Laurel Oak          | 17"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 311      | Quercus laurifolia / Laurel Oak          | 29"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 312      | Quercus laurifolia / Laurel Oak          | 29"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 313      | Quercus laurifolia / Laurel Oak          | 23"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 314      | Quercus laurifolia / Laurel Oak          | 30"        | Remove            | inch:inch                |                     |    | 30                 |             |                                                            |
| 315      | Quercus laurifolia / Laurel Oak          | 23"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 316      | Quercus laurifolia / Laurel Oak          | 18.25"     | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 317      | Quercus laurifolia / Laurel Oak          | 13"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 318      | Quercus laurifolia / Laurel Oak          | 25"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 319      | Quercus laurifolia / Laurel Oak          | 25"        | Remain            |                          |                     |    |                    | 6           |                                                            |
| 320      | Quercus laurifolia / Laurel Oak          | 13"        | Remain            |                          |                     |    |                    | 3           |                                                            |
| 321      | Quercus laurifolia / Laurel Oak          | 23"        | Remain            |                          |                     |    |                    | 6           |                                                            |
| 322      | Quercus laurifolia / Laurel Oak          | 11"        | Remain            |                          |                     |    |                    | 3           |                                                            |
| 323      | Quercus laurifolia / Laurel Oak          | 37"        | Remove            | inch:inch                |                     |    | 37                 |             |                                                            |
| 324      | Quercus nigra / Water Oak                | 12"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 325      | Pinus spp. / Pine                        | 24"        | Remove            |                          |                     |    |                    |             | Pine does not provide credit nor require mitigation        |
| 326      | Juniperus silicicola / Red Cedar         | 10"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 327      | Juniperus silicicola / Red Cedar         | 10"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 328      | Juniperus silicicola / Red Cedar         | 11"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 329      | Pinus spp. / Pine                        | 26"        | Remove            |                          |                     |    |                    |             | Pine does not provide credit nor require mitigation        |
| 330      | Quercus laurifolia / Laurel Oak          | 26"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 331      | Quercus laurifolia / Laurel Oak          | 25"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 332      | Quercus laurifolia / Laurel Oak          | 41"        | Remove            | inch:inch                |                     |    | 41                 |             |                                                            |
| 333      | Quercus laurifolia / Laurel Oak          | 25"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 334      | Quercus laurifolia / Laurel Oak          | 28"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 335      | Quercus laurifolia / Laurel Oak          | 30"        | Remove            | inch:inch                |                     |    | 30                 |             |                                                            |
| 336      | Quercus laurifolia / Laurel Oak          | 19"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 337      | Quercus laurifolia / Laurel Oak          | 32"        | Remove            | inch:inch                |                     |    | 32                 |             |                                                            |
| 338      | Quercus laurifolia / Laurel Oak          | 38"        | Remove            | inch:inch                |                     |    | 38                 |             |                                                            |
| 339      | Quercus laurifolia / Laurel Oak          | 17"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 340      | Quercus laurifolia / Laurel Oak          | 21"        | Remain            |                          |                     |    |                    | 6           |                                                            |
| 341      | Prunus serotina / Wild Cherry            | 14"        | Remove            |                          |                     |    |                    |             | Wild Cherry does not provide credit nor require mitigation |
| 342      | Pinus spp. / Pine                        | 17"        | Remove            |                          |                     |    |                    |             | Pine does not provide credit nor require mitigation        |
| 343      | Pinus spp. / Pine                        | 10"        | Remove            |                          |                     |    |                    |             | Pine does not provide credit nor require mitigation        |
| 344      | Quercus laurifolia / Laurel Oak          | 22"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 345      | Quercus virginiana / Live Oak            | 14"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |

TREE AND VEGETATION REMOVAL NOTES

- PRE-DESIGN MEETING:** IF REQUESTED BY THE CITY OF ALACHUA, CONDUCT A PRE-DESIGN, ON-SITE MEETING WITH THE LDR ADMINISTRATOR TO LOCATE ANY CHAMPION OR HERITAGE TREES AND OTHER REGULATED TREES AND TO DISCUSS PROTECTION METHODS FOR TREES TO BE RETAINED OR RELOCATED.
- EXISTING TREE PROTECTION:** PROTECTIVE BARRIERS SHALL BE CONSTRUCTED, AS NECESSARY, TO PREVENT THE DESTRUCTION OR DAMAGING OF REGULATED TREES LOCATED NEAR ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT AND MATERIALS. PROTECTED TREES SHALL INCLUDE THOSE TREES THAT HAVE NOT BEEN PERMITTED NOR DESIGNATED FOR REMOVAL BY EITHER THE TERMS OF THE PERMIT OR APPROVED DEVELOPMENT ORDER. 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. PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL CONSTRUCTION IS COMPLETED. SEE DETAIL ON SHEET L-102 FOR ADDITIONAL REQUIREMENTS.
- EXISTING UTILITIES:** LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL - SEE LOGO BELOW. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED, HERITAGE, AND CHAMPION TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS. TREES WHOSE ROOTS ARE KNOWN TO CAUSE ROOT DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED WITHIN 15 FEET OF A PUBLIC UTILITY.
- TREE REMOVAL:** TREE REMOVAL SHALL BE CONDUCTED BY A LICENSED GENERAL CONTRACTOR, LICENSED RESIDENTIAL CONTRACTOR, OR TREE REMOVAL COMPANY. THE ENTITY RESPONSIBLE FOR REMOVAL OF THE TREE OR TREES SHALL HAVE A CURRENT OCCUPATIONAL LICENSE GRANTED BY THE JURISDICTION IN WHICH THE COMPANY IS LOCATED. PROOF OF CURRENT OCCUPATIONAL LICENSE SHALL BE SUBMITTED AT THE TIME OF APPLICATION FOR TREE REMOVAL PERMIT OR BUILDING PERMIT A COPY OF THE TREE REMOVAL PERMIT SHALL BE POSTED ON THE SITE DURING CONSTRUCTION, IF APPLICABLE. SEE EXISTING REGULATED TREES AND REQUIRED MITIGATION' CHART FOR ADDITIONAL INFORMATION.
- INVASIVE NON-NATIVE TREE AND VEGETATION REMOVAL:** VEGETATIVE MATERIALS IDENTIFIED IN THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE PLANT SPECIES, AS AMENDED, SHALL BE REMOVED AT TIME OF DEVELOPMENT.
- TREE SURVEY FOR BASIN 3 AREA:** EXITING TREES WITHIN THE PROJECT AREA OF PROPOSED BASIN 3 HAVE NOT YET BEEN SURVEYED. THIS TREE SURVEY IS FORTHCOMING, AND TREE INFORMATION FOR THIS PROJECT AREA WILL BE INCLUDED IN FUTURE SUBMITTALS.
- TREE PHOTOS:** SEE SEPARATE DOCUMENT 'EXISTING TREE DOCUMENTATION' FOR REQUIRED IMAGES OF EXISTING TREES.



EXISTING REGULATED TREES AND REQUIRED MITIGATION

Per City of Alachua ULDR, Article 6., Sec. 6.2.D., Tree planting, relocation, replacement, credit, banking & Sec. 6.2.2.D.4. Landscaping standards, Credits for preservation of existing trees preserved & Table 6.2-3. Credit for existing trees preserved

REQUIREMENTS =

- Tree mitigation:** New trees shall be installed to replace removed healthy, regulated trees that are 10" DBH and over, excluding those trees on the City's Nuisance Tree List. Removed regulated trees shall be replaced on a 1 tree:1 tree basis. Removed heritage and champion trees shall be replaced on an inch:inch basis. Heritage trees are defined as 30" DBH or larger.
- Replacement trees:** Shall be graded Florida No. 1 or better. Replacement trees shall be of a similar type as that being removed. 50% shall be shade trees and 75% shall be site-specific trees chosen from the recommended tree list.
- Tree credits:** Where a minimum number of trees are required to meet the landscaping requirements of these land development regulations or an approved planned development, credit shall be given for the retention of healthy existing native trees. No credit will be given for the preservation of trees on the nuisance tree list. Double credit for will be given for each preserved healthy heritage tree accommodated by a change in design within portions of the site proposed for development. Tree credits can be used to comply with the landscaping standards for Subsections 6.2.2(D)(1), Site landscaping; 6.2.2(D)(2), Parking lot landscaping; or 6.2.2(D)(3), Perimeter buffers.
- Trees that do not require mitigation nor provide credits:** Wild Cherry trees, which exist on this site, are included in the City's Nuisance Tree List, App. 6.2.2.A. and as such do not require mitigation if removed. Wild Cherry trees to remain have not been included as tree credits.
- Use of proposed landscaping to meet mitigation:** Up to 25% of the trees required to meet the site landscaping, parking lot landscaping, or perimeter buffer standards can count towards the requirements of subsection 6.2.1.D.1. See landscape plans for proposed plantings and calculations.

TREE REMOVAL AND CREDIT CHART CONTINUED

| Tree No. | Existing Tree - Scientific / Common Name | Size (DBH) | Remove or Remain? | Mitigation Rate Required | Mitigation Required |    |                    | Tree Credit | Condition & Notes                                          |
|----------|------------------------------------------|------------|-------------------|--------------------------|---------------------|----|--------------------|-------------|------------------------------------------------------------|
|          |                                          |            |                   |                          | Replacement Trees   | OR | Replacement Inches |             |                                                            |
| 346      | Prunus serotina / Wild Cherry            | 16"        | Remove            |                          |                     |    |                    |             | Wild Cherry does not provide credit nor require mitigation |
| 347      | Quercus nigra / Water Oak                | 14"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 348      | Prunus serotina / Wild Cherry            | 10"        | Remove            |                          |                     |    |                    |             | Wild Cherry does not provide credit nor require mitigation |
| 349      | Prunus serotina / Wild Cherry            | 20"        | Remove            |                          |                     |    |                    |             | Wild Cherry does not provide credit nor require mitigation |
| 350      | Prunus serotina / Wild Cherry            | 13"        | Remove            |                          |                     |    |                    |             | Wild Cherry does not provide credit nor require mitigation |
| 351      | Pinus spp. / Pine                        | 13"        | Remain            |                          |                     |    |                    | 3           | Pine does not provide credit nor require mitigation        |
| 352      | Prunus serotina / Wild Cherry            | 10"        | Remove            |                          |                     |    |                    |             | Wild Cherry does not provide credit nor require mitigation |
| 353      | Pinus spp. / Pine                        | 19"        | Remove            |                          |                     |    |                    |             | Pine does not provide credit nor require mitigation        |
| 354      | Prunus serotina / Wild Cherry            | 12"        | Remove            |                          |                     |    |                    |             | Wild Cherry does not provide credit nor require mitigation |
| 355      | Pinus spp. / Pine                        | 14"        | Remove            |                          |                     |    |                    |             | Pine does not provide credit nor require mitigation        |
| 356      | Quercus virginiana / Live Oak            | 35"        | Remove            | inch:inch                |                     |    | 35                 |             |                                                            |
| 357      | Quercus virginiana / Live Oak            | 14"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 358      | Quercus virginiana / Live Oak            | 19"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 359      | Quercus virginiana / Live Oak            | 29"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 360      | Magnolia grandiflora / Magnolia          | 10"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 361      | Quercus virginiana / Live Oak            | 33"        | Remove            | inch:inch                |                     |    | 33                 |             |                                                            |
| 362      | Quercus virginiana / Live Oak            | 25"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 363      | Quercus virginiana / Live Oak            | 56"        | Remove            | inch:inch                |                     |    | 56                 |             |                                                            |
| 364      | Quercus virginiana / Live Oak            | 26"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 365      | Quercus virginiana / Live Oak            | 20"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 366      | Quercus virginiana / Live Oak            | 27"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 367      | Carya glabra / Pignut Hickory            | 11"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 368      | Quercus virginiana / Live Oak            | 24"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 369      | Quercus virginiana / Live Oak            | 32"        | Remove            | inch:inch                |                     |    | 32                 |             |                                                            |
| 370      | Quercus nigra / Pignut Hickory           | 12"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 371      | Quercus laurifolia / Laurel Oak          | 14"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 372      | Quercus virginiana / Live Oak            | 37"        | Remove            | inch:inch                |                     |    | 37                 |             |                                                            |
| 373      | Prunus serotina / Wild Cherry            | 10"        | Remove            |                          |                     |    |                    |             | Wild Cherry does not provide credit nor require mitigation |
| 374      | Prunus serotina / Wild Cherry            | 11"        | Remove            |                          |                     |    |                    |             | Wild Cherry does not provide credit nor require mitigation |
| 375      | Prunus serotina / Wild Cherry            | 11"        | Remove            |                          |                     |    |                    |             | Wild Cherry does not provide credit nor require mitigation |
| 376      | Carya glabra / Pignut Hickory            | 11"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 377      | Liquidambar styraciflua / Sweetgum       | 15"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 378      | Prunus serotina / Wild Cherry            | 10"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 379      | Liquidambar styraciflua / Sweetgum       | 13"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 380      | Quercus nigra / Water Oak                | 20"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 381      | Prunus serotina / Wild Cherry            | 11"        | Remove            |                          |                     |    |                    |             | Wild Cherry does not provide credit nor require mitigation |
| 382      | Prunus serotina / Wild Cherry            | 10"        | Remove            |                          |                     |    |                    |             | Wild Cherry does not provide credit nor require mitigation |
| 383      | Liquidambar styraciflua / Sweetgum       | 14"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 384      | Quercus virginiana / Live Oak            | 65"        | Remove            | inch:inch                |                     |    | 65                 |             |                                                            |
| 385      | Prunus serotina / Wild Cherry            | 10"        | Remove            |                          |                     |    |                    |             | Wild Cherry does not provide credit nor require mitigation |
| 386      | Liquidambar styraciflua / Sweetgum       | 12"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 387      | Quercus virginiana / Live Oak            | 45"        | Remove            | inch:inch                |                     |    | 45                 |             |                                                            |
| 388      | Quercus laurifolia / Laurel Oak          | 10"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 389      | Prunus serotina / Wild Cherry            | 14"        | Remove            |                          |                     |    |                    |             | Wild Cherry does not provide credit nor require mitigation |
| 390      | Quercus laurifolia / Laurel Oak          | 17"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 391      | Unknown                                  | 12", 16"   | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 392      | Quercus nigra / Water Oak                | 11"        | Remain            |                          |                     |    |                    | 3           |                                                            |
| 393      | Quercus falcata / Red Oak                | 26"        | Remain            |                          |                     |    |                    | 6           |                                                            |
| 394      | Quercus nigra / Water Oak                | 12"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 395      | Quercus nigra / Water Oak                | 16"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 396      | Quercus laurifolia / Laurel Oak          | 17"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 397      | Prunus serotina / Wild Cherry            | 15"        | Remove            |                          |                     |    |                    |             | Wild Cherry does not provide credit nor require mitigation |
| 398      | Acer floridanum / Maple                  | 13"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 399      | Liquidambar styraciflua / Sweetgum       | 10"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 400      | Liquidambar styraciflua / Sweetgum       | 13"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 401      | Quercus laurifolia / Laurel Oak          | 10"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 402      | Quercus laurifolia / Laurel Oak          | 13"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 403      | Quercus virginiana / Live Oak            | 55"        | Remain            |                          |                     |    |                    |             | 55                                                         |
| 404      | Quercus laurifolia / Laurel Oak          | 11"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 405      | Quercus nigra / Water Oak                | 15"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 406      | Quercus nigra / Water Oak                | 11"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 407      | Liquidambar styraciflua / Sweetgum       | 10"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 408      | Prunus serotina / Wild Cherry            | 11"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 409      | Quercus nigra / Water Oak                | 11"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 410      | Carya glabra / Pignut Hickory            | 13"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 411      | Prunus serotina / Wild Cherry            | 10"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             | Wild Cherry does not provide credit nor require mitigation |
| 412      | Quercus virginiana / Live Oak            | 33"        | Remove            | inch:inch                |                     |    | 33                 |             |                                                            |
| 413      | Quercus laurifolia / Laurel Oak          | 25"        | Remove            | 1 tree:1 tree            | 1                   |    |                    |             |                                                            |
| 414      | Quercus laurifolia / Laurel Oak          | 26"        | Remain            |                          |                     |    |                    | 6           |                                                            |
| 415      | Quercus virginiana / Live Oak            | 28"        | Remain            |                          |                     |    |                    | 6           |                                                            |
| 416      | Quercus virginiana / Live Oak            | 31"        | Remain            |                          |                     |    |                    | 12          |                                                            |

Total Credits Available: 142

Total Mitigation Required by Inch:Inch Replacement: 574 inches

Total Mitigation Required by Tree:Tree Replacement: 65 trees

Converting Tree:Tree Replacement to Inch:Inch Replacement Below

50% Mitigation Trees to be Canopy Trees at 2" cal. = 33 trees 66 inches

50% Mitigation Trees to be Understory Trees at 1.5" cal. = 32 trees 48 inches

Total Mitigation Inches Required: 688 inches

SEE LANDSCAPE PLAN FOR LOCATION OF MITIGATION REPLACEMENT TREES AND FOR USE OF TREE CREDITS

Manley Design, LLC  
224 NW 2nd Avenue, Suite E  
Gainesville, Florida 32601  
(352) 363-7412  
Certificate of Authorization No. LC26000575

PROJECT NAME:

SAN FELASCO  
TECH CITY  
PHASE 3

Alachua, FL

for  
Laser Investment Group

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WITH RULE 61G10-11.011 F.A.C.

PROJECT NO: 19-025  
CLIENTS NO: 19-046  
ISSUED FOR: CONSTRUCTION

ISSUED DATE: 21 OCT 2019

REVISIONS:

SCALE:

N / A

SHEET TITLE:

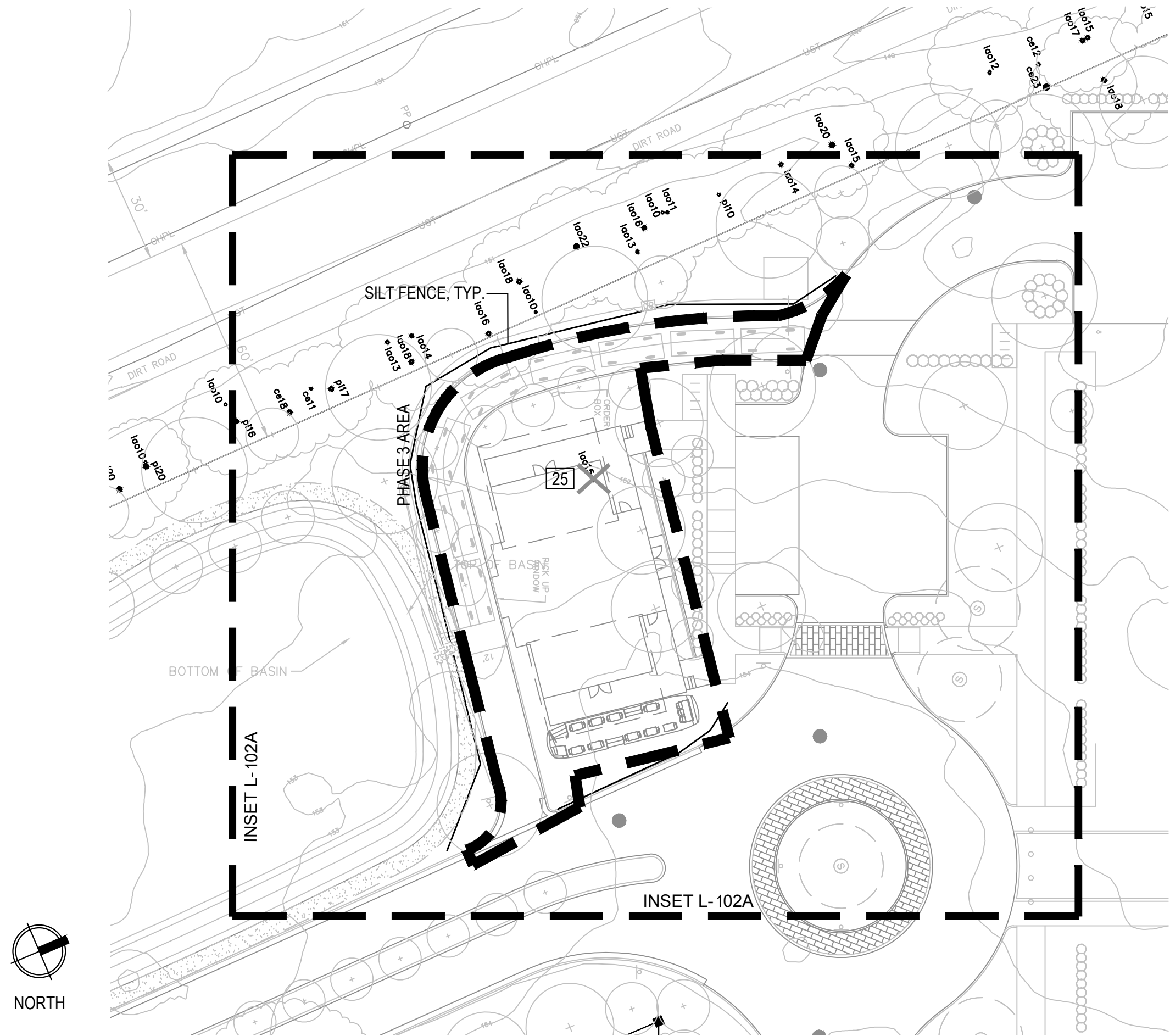
TREE REMOVAL AND  
CREDITS CHART,  
NOTES, AND DETAIL

SHEET NUMBER:

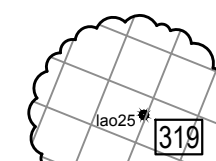
L-101



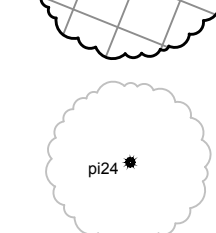
PLOTDATE: 10/18/2019 6:47 PM USER: ELISABETH MANLEY  
FILENAME: C:\USERS\ELISABETH MANLEY\BOX\PROJECT\2019\19-025 TECH CITY PH 3 - EDA\04\_PRODUCTION\02\_SPH\2019-10-14\_SPH\_4\01\_SHEETS\19025\_TR.DWG



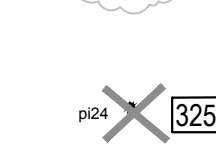
#### LEGEND



EXISTING TREES TO REMAIN WITHIN PROJECT AREA  
(REFERENCE CHART ON L-101 WITH TREE NUMBER REGARDING TREE INFORMATION)



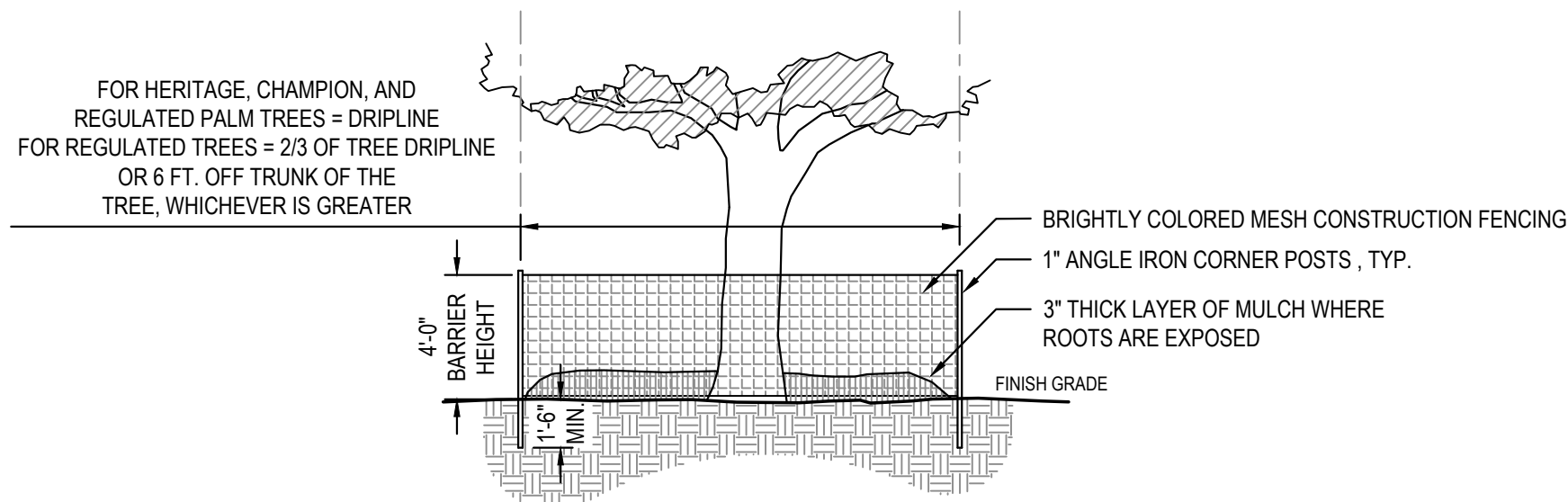
EXISTING TREES TO REMAIN OUTSIDE OF PROJECT AREA



EXISTING TREES TO BE REMOVED WITHIN PROJECT  
(REFERENCE CHART ON L-101 WITH TREE NUMBER REGARDING TREE INFORMATION)

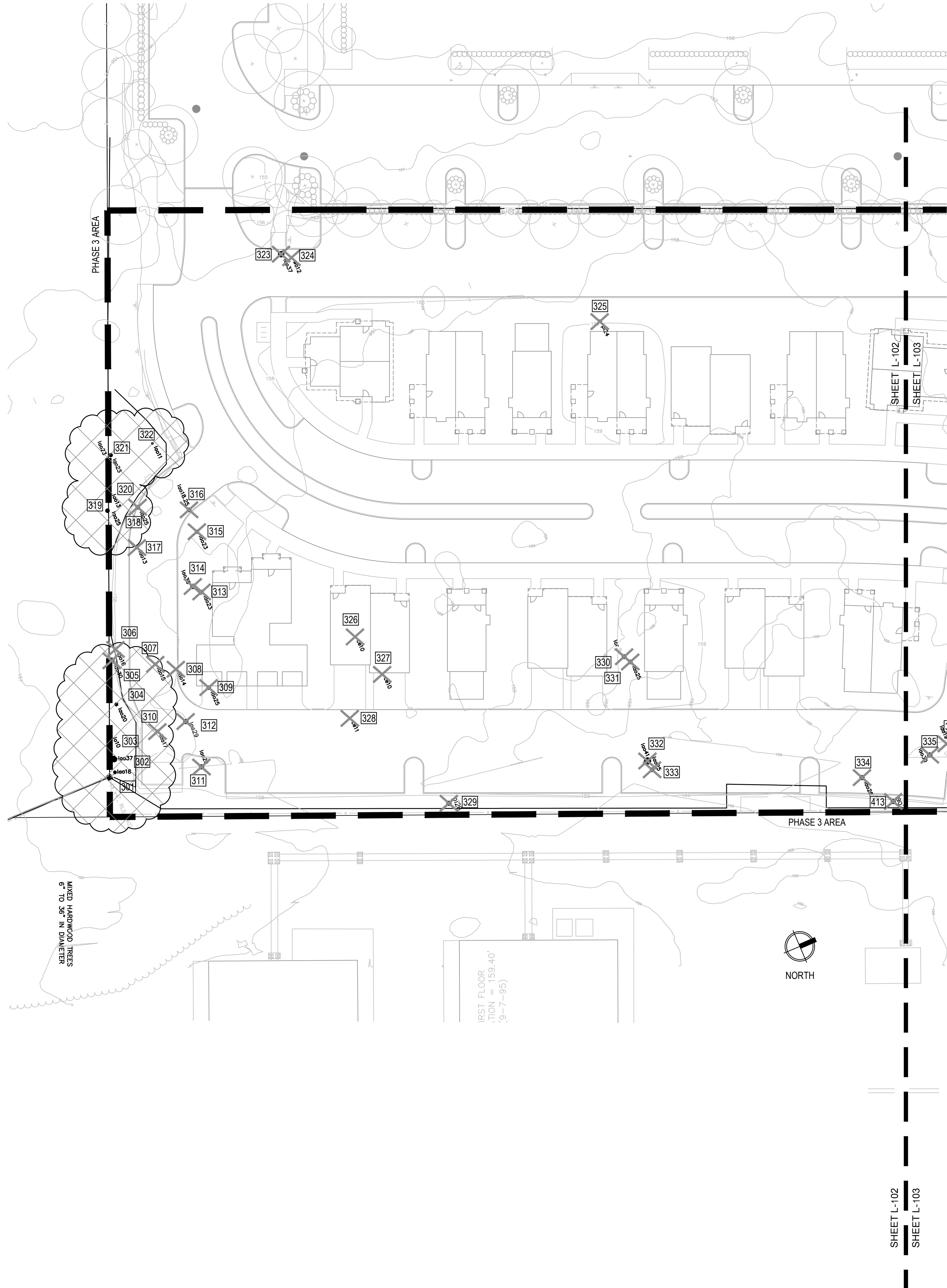
#### NOTE:

- PROTECTIVE BARRICADES SHALL BE PLACED AROUND TREES TO BE RETAINED ON THE SITE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE, EXCEPT WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA. IF LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA, THEN THE PROTECTIVE BARRICADES SHALL ONLY BE REMOVED WHEN ACTIVITIES ARE OCCURRING. PROTECTIVE BARRICADES SHALL BE REPLACED UPON COMPLETION OF THE ACTIVITIES WITHIN THE PROTECTED AREA.
- DO NOT STORE MATERIALS OR ALLOW ENCROACHMENT OF VEHICLES OR MACHINERY WITHIN TREE BARRIER AREA. NO BUILDING MATERIALS, DEBRIS, MACHINERY OR HARMFUL CHEMICALS SHALL BE PLACED WITHIN PROTECTIVE BARRIERS. ADDITIONALLY, THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE TREE PROTECTION AREA UNLESS APPROVED BY THE CITY OF ALACHUA DURING SITE PLAN REVIEW: CLEARING OF VEGETATION OTHER THAN BY HAND, COMPACTION, FILLING, OR REMOVAL OF SOIL, AND CONCRETE, ASPHALT, OR OTHER PAVING MATERIALS.
- NO GRADE CHANGES MAY OCCUR WITHIN TREE BARRIER AREA WITHOUT APPROVAL. IF GRADE CHANGES ARE PROPOSED WITHIN THE TREE BARRIER AREA, EITHER A PROTECTIVE DRYWELL AND ROOT AERATION SYSTEM SHALL BE PROVIDED WHERE GRADE IS RAISED OR A PROTECTIVE RETAINING WALL SHALL BE CONSTRUCTED AT THE PERIMETER OF THE PROTECTIVE RADIUS.
- NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.
- A THREE-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF ANY EXPOSED ROOTS OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES AND KEPT WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.
- ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
- ANY ROOT PRUNING AND/OR PRUNING OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS AND DIRECTLY OVERSEEN BY AN ISA-CERTIFIED ARBORIST.



#### 1 EXISTING TREE PROTECTION DETAIL

SCALE: N.T.S.



**MANLEY DESIGN**  
Landscape Architecture • Site Planning

Manley Design, LLC  
224 NW 2nd Avenue, Suite E  
Gainesville, Florida 32601  
(352) 363-7412  
Certificate of Authorization No. LC26000575

PROJECT NAME:

## SAN FELASCO TECH CITY PHASE 3

Alachua, FL

for  
**Laser Investment Group**

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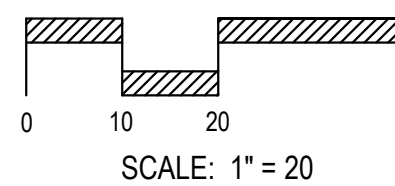


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CLIENTS NO: 19-046  
ISSUED FOR: **CONSTRUCTION**

ISSUED DATE: 21 OCT 2019  
REVISIONS:

SCALE:



SHEET TITLE:

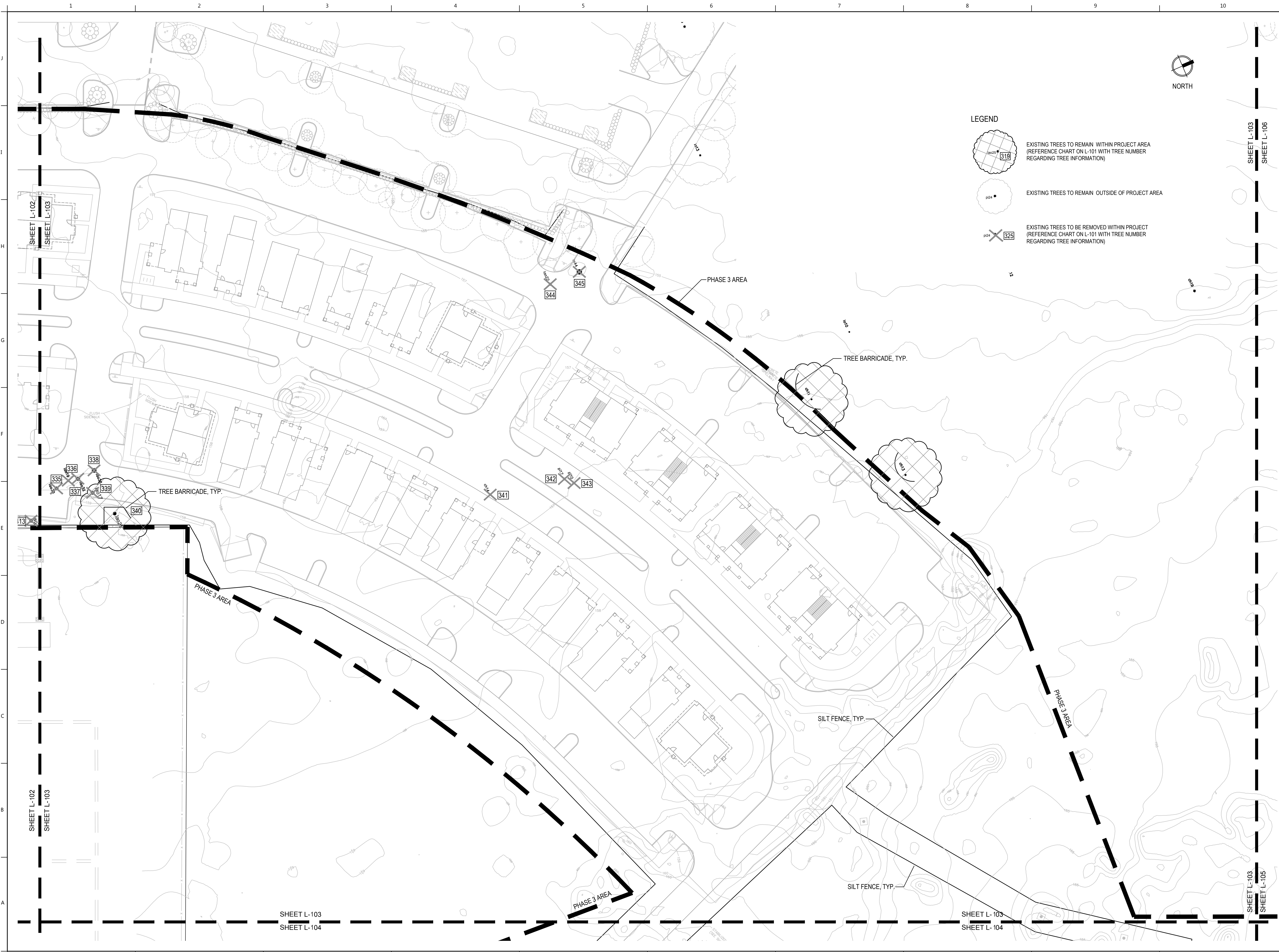
## TREE REMOVAL AND CREDITS PLAN

SHEET NUMBER:

**L-102**



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MANLEY DESIGN

Landscape Architecture • Site Planning

Manley Design, LLC

224 NW 2nd Avenue, Suite E

Gainesville, Florida 32601

(352) 363-7412

Certificate of Authorization No. LC26000575

PROJECT NAME:

SAN FELASCO  
TECH CITY  
PHASE 3

Alachua, FL

for  
Laser Investment Group

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PROJECT NO:

19-025

CLIENTS NO:

19-046

ISSUED FOR:

CONSTRUCTION

ISSUED DATE:

21 OCT 2019

REVISIONS:

SCALE:

SCALE: 1" = 30'

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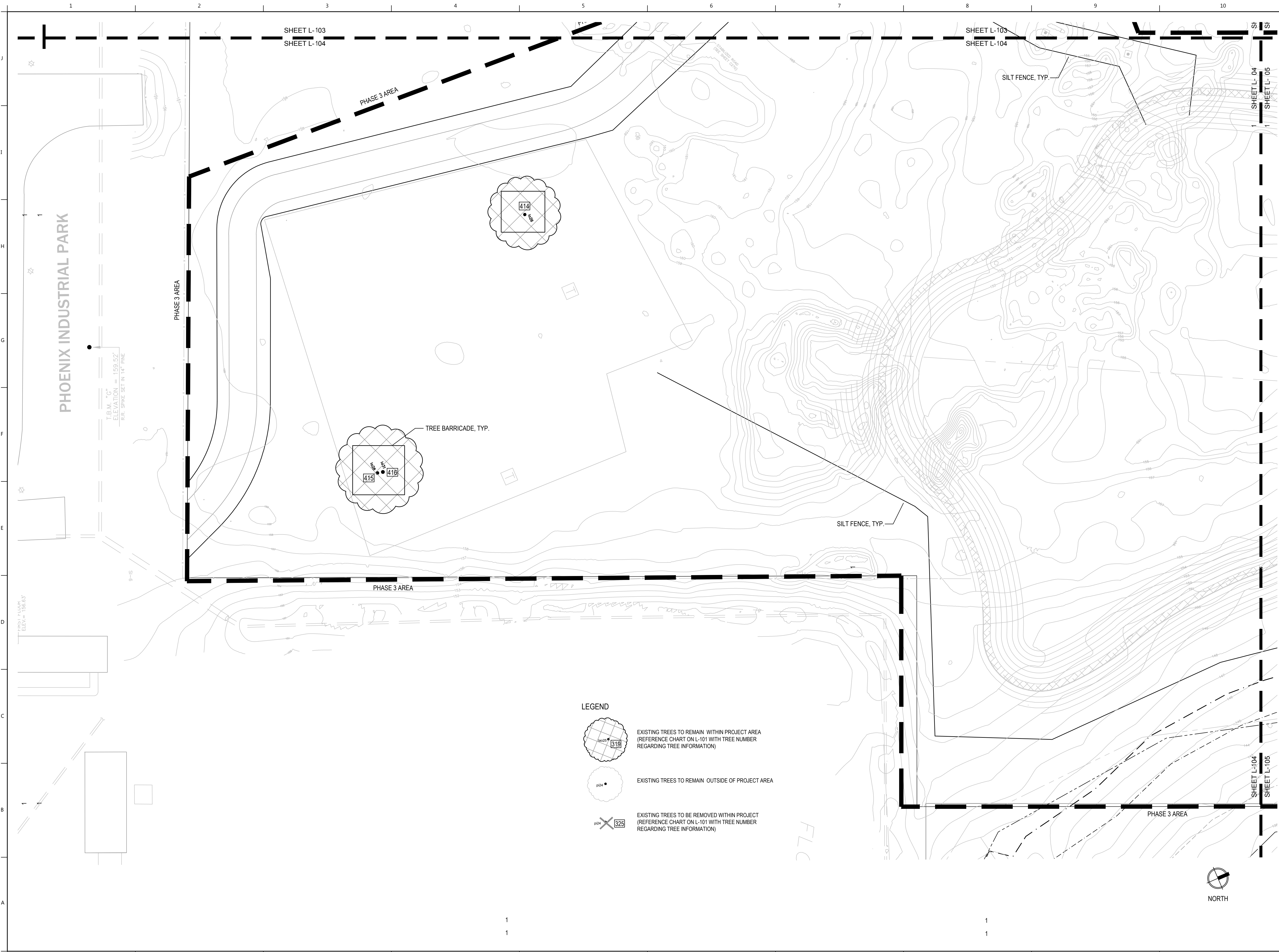
TREE REMOVAL AND  
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SHEET NUMBER:

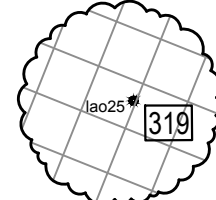
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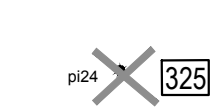
LEGEND



EXISTING TREES TO REMAIN WITHIN PROJECT AREA  
(REFERENCE CHART ON L-101 WITH TREE NUMBER  
REGARDING TREE INFORMATION)



EXISTING TREES TO REMAIN OUTSIDE OF PROJECT AREA



EXISTING TREES TO BE REMOVED WITHIN PROJECT  
(REFERENCE CHART ON L-101 WITH TREE NUMBER  
REGARDING TREE INFORMATION)

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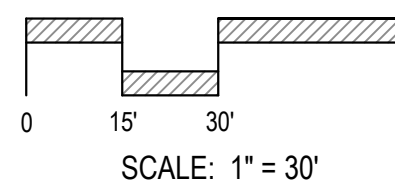


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TREE REMOVAL AND  
CREDITS PLAN

SHEET NUMBER:

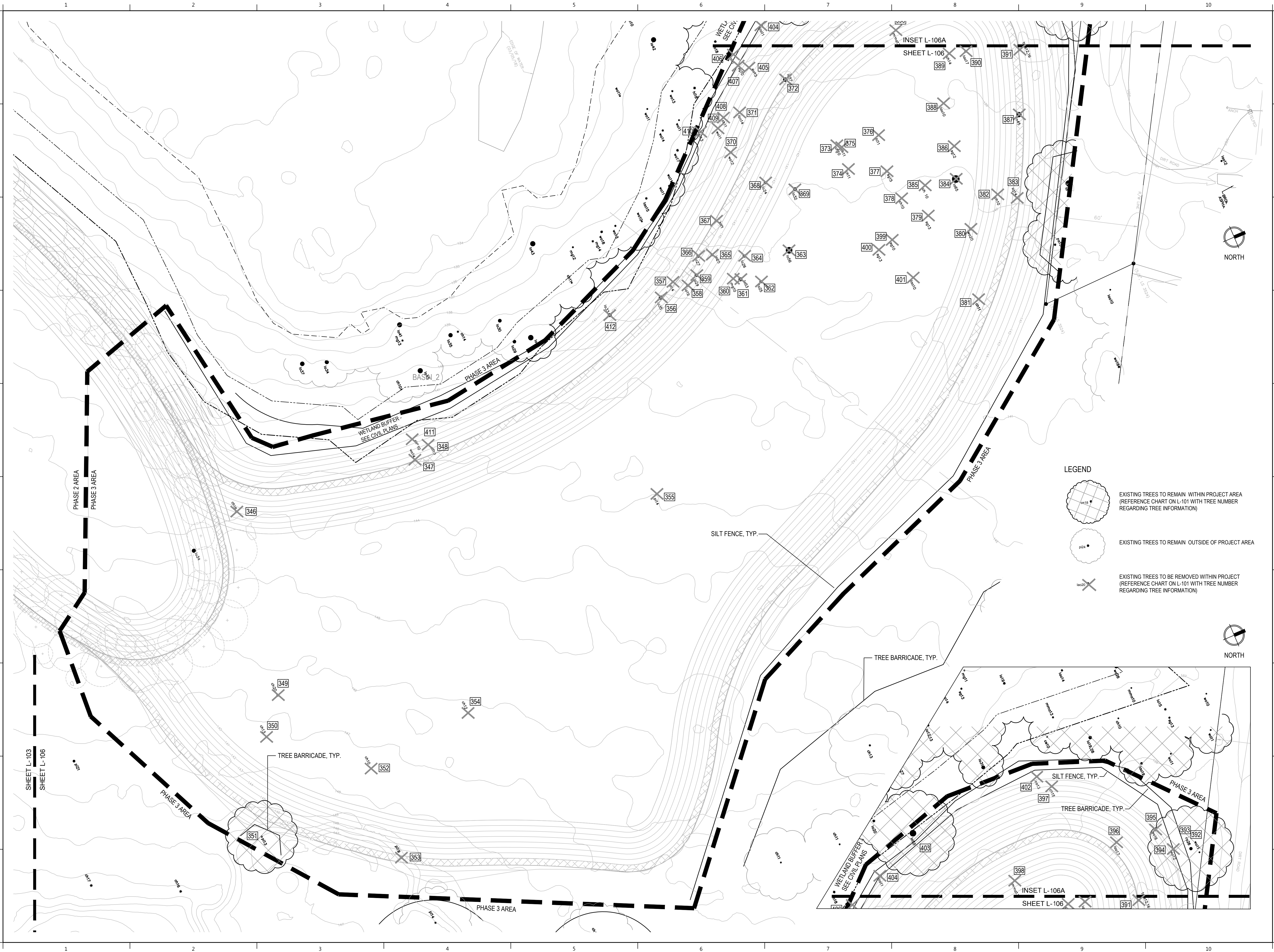
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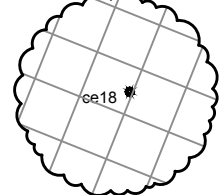




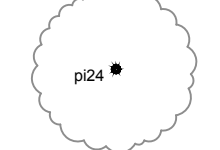
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LEGEND



EXISTING TREES TO REMAIN WITHIN PROJECT AREA  
(REFERENCE CHART ON L-101 WITH TREE NUMBER REGARDING TREE INFORMATION)



EXISTING TREES TO REMAIN OUTSIDE OF PROJECT AREA



EXISTING TREES TO BE REMOVED WITHIN PROJECT  
(REFERENCE CHART ON L-101 WITH TREE NUMBER REGARDING TREE INFORMATION)

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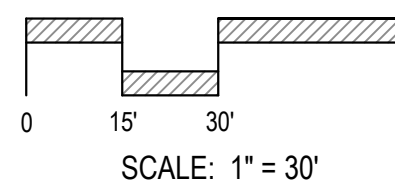


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SHEET TITLE:

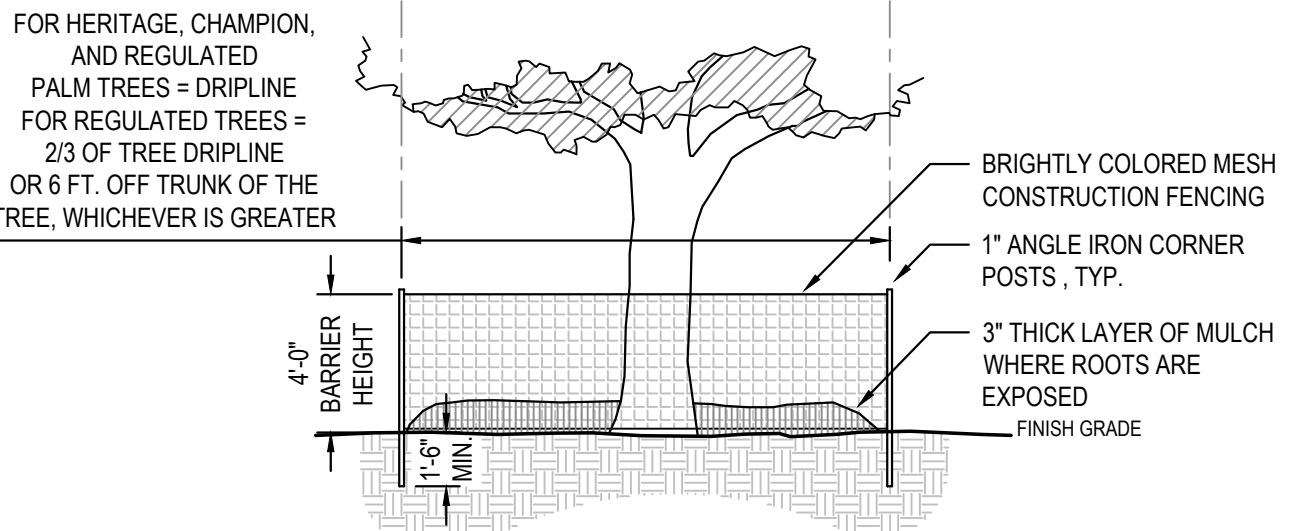
TREE REMOVAL AND  
CREDITS PLAN

SHEET NUMBER:

L-106



- NOTE:
1. PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL TREES TO BE RETAINED ON THE SITE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE. EXCEPT WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA. IF LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA, THEN THE PROTECTIVE BARRICADES SHALL ONLY BE REMOVED WHEN ACTIVITIES ARE OCCURRING. PROTECTIVE BARRICADES SHALL BE REPLACED UPON COMPLETION OF THE ACTIVITIES WITHIN THE PROTECTED AREA.
  2. DO NOT STORE MATERIALS OR ALLOW ENCRoACHMENT OF VEHICLES OR MACHINERY WITHIN TREE BARRIER AREA. NO BUILDING MATERIALS, DEBRIS, MACHINERY OR HARMFUL CHEMICALS SHALL BE PLACED WITHIN PROTECTIVE BARRIERS. ADDITIONALLY, THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE TREE PROTECTION AREA UNLESS APPROVED BY THE CITY OF ALACHUA DURING SITE PLAN REVIEW: CLEARING OF VEGETATION OTHER THAN BY HAND, COMPACTION, FILLING, OR REMOVAL OF SOIL, AND CONCRETE, ASPHALT, OR OTHER PAVING MATERIALS.
  3. NO GRADE CHANGES MAY OCCUR WITHIN TREE BARRIER AREA WITHOUT APPROVAL. IF GRADE CHANGES ARE PROPOSED WITHIN THE TREE BARRIER AREA, EITHER A PROTECTIVE DRYWELL AND ROOT AERATION SYSTEM SHALL BE PROVIDED WHERE GRADE IS RAISED OR A PROTECTIVE RETAINING WALL SHALL BE CONSTRUCTED AT THE PERIMETER OF THE PROTECTIVE RADIUS.
  4. NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.
  5. A THREE-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF ANY EXPOSED ROOTS OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES AND KEPT WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.
  6. ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
  7. ANY ROOT PRUNING AND/OR PRUNING OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS AND DIRECTLY OVERSEEN BY AN ISA-CERTIFIED ARBORIST.



## 1 EXISTING TREE PROTECTION DETAIL

SCALE: N.T.S.

### TREE REMOVAL NOTES

1. PRE-DESIGN MEETING: IF REQUESTED BY THE CITY OF ALACHUA, CONDUCT A PRE-DESIGN, ON-SITE MEETING WITH THE LDR ADMINISTRATOR TO LOCATE ANY CHAMPION OR HERITAGE TREES AND OTHER REGULATED TREES AND TO DISCUSS PROTECTION METHODS FOR TREES TO BE RETAINED OR RELOCATED.
2. EXISTING TREE PROTECTION: PROTECTIVE BARRIERS SHALL BE CONSTRUCTED, AS NECESSARY, TO PREVENT THE DESTRUCTION OR DAMAGING OF REGULATED TREES LOCATED NEAR ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT AND MATERIALS. PROTECTED TREES SHALL INCLUDE THOSE TREES THAT HAVE NOT BEEN PERMITTED NOR DESIGNATED FOR REMOVAL BY EITHER THE TERMS OF THE PERMIT OR APPROVED DEVELOPMENT ORDER. 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. PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL CONSTRUCTION IS COMPLETED. SEE DETAIL ABOVE FOR ADDITIONAL REQUIREMENTS.
3. EXISTING UTILITIES: LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL - SEE LOGO BELOW. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED, HERITAGE, AND CHAMPION TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS. TREES WHOSE ROOTS ARE KNOWN TO CAUSE ROOT DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED WITHIN 15 FEET OF A PUBLIC UTILITY.
4. TREE REMOVAL: TREE REMOVAL SHALL BE CONDUCTED BY A LICENSED GENERAL CONTRACTOR, LICENSED RESIDENTIAL CONTRACTOR, OR TREE REMOVAL COMPANY. THE ENTITY RESPONSIBLE FOR REMOVAL OF THE TREE OR TREES SHALL HAVE A CURRENT OCCUPATIONAL LICENSE GRANTED BY THE JURISDICTION IN WHICH THE COMPANY IS LOCATED. PROOF OF CURRENT OCCUPATIONAL LICENSE SHALL BE SUBMITTED AT THE TIME OF APPLICATION FOR TREE REMOVAL PERMIT OR BUILDING PERMIT A COPY OF THE TREE REMOVAL PERMIT SHALL BE POSTED ON THE SITE DURING CONSTRUCTION, IF APPLICABLE. SEE 'EXISTING REGULATED TREES AND REQUIRED MITIGATION' CHART FOR ADDITIONAL INFORMATION.

### TREE CREDITS & TREE MITIGATION

**TREE CREDITS:** Use of Credits- Where a minimum number of trees are required to meet the landscaping requirements of these land development regulations or an approved planned development, credit shall be given for the retention of healthy existing native trees. No credit will be given for the preservation of trees on the nuisance tree list. Double credit for will be given for each preserved healthy heritage tree accommodated by a change in design within portions of the site proposed for development. Tree credits can be used to comply with the up to 75% of the landscaping standards for Subsections 6.2.2.D(1), Site landscaping; 6.2.2.D(2), Parking lot landscaping; or 6.2.2.D(3), Perimeter buffers. See 'TREE REMOVAL AND TREE CREDITS PLAN' for list of tree credits.

| TREE CREDITS                                                                             |     |
|------------------------------------------------------------------------------------------|-----|
| Total Site, Parking, and Perimeter Buffer required trees                                 | 168 |
| Tree Credits can be used towards meeting 75% of required trees                           |     |
| 75% of Total Site, Parking, and Perimeter Buffer required trees                          | 126 |
| Total Tree Credits Available                                                             | 142 |
| Tree Credit total is more than 75%. Only the total of 75% of required trees may be used. |     |
| Total Tree Credits Able to be Used                                                       | 126 |
| Total Tree Credits Actually Used                                                         | 110 |
| Difference (remaining credits)                                                           | 16  |

### TREE DIVERSITY REQUIREMENTS

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.8. Plantings

REQUIREMENT = When (40) or more trees are required, no more than 50% of the required trees shall be of one single species.

| TOTAL REQ. TREES | REQUIREMENT                                          | PROVIDED                  |
|------------------|------------------------------------------------------|---------------------------|
| 546              | No more than a total of 273 for one proposed species | Most of one species is 83 |

### SITE LANDSCAPE REQUIREMENTS

#### 1. PROPOSED CAFE DEVELOPMENT AREA = "EATING ESTABLISHMENT"/BUSINESS USE

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.1. Landscape Standards (c.) Business Uses other than those use types found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.

#### REQUIREMENTS =

- **Total area for this development area** = 8,510 SF = 0.2 acre
- **Canopy Trees, Primary Side of Development Area (Northern Side, Facing Phase 1):** 3 canopy trees per acre located on primary side = 1 canopy tree required
- **Canopy Trees, Side and Rear of Development Area:** 2 canopy trees per acre located on rear, east, and west sides = 1 canopy tree required each side, Total of 3
- **Understory Trees, Entire Development Area:** 6 ornamental/understory trees/acre, 50% planted in front of the bldg. and 25% planted on each side = 3 total with 1understory in front and 1 on each side
- **Grassing, Entire Development Area:** A combination of solid sod, seeding and sprigs to cover 100% of the lot site disturbed by construction activities. Areas of native vegetation do not have to be sodded. An area within 20 feet of the front building facade shall be sodded with other disturbed areas to be sodded, seeded or sprigged.
- **Building Facade:** An additional 4 canopy trees for each 100 lineal feet of facade, planted in front of the facade. An existing canopy tree that is a native species and in very good to excellent health can be utilized to fulfill this requirement if it is located within 25 feet of the building. A row of shrubs planted along all facades of the structure. Requirement = 250 LF / 25 = 10 facade trees + continuous hedge

#### PROVIDED =

- **Canopy Trees, Primary Side of Development Area:** 1 TREE CREDIT used
- **Canopy Trees, Side and Rear Sides of Development Area:** 3 TREE CREDITS used for sides and rear
- **Understory Trees, Entire Development Area:** 2 TREE CREDITS used
- **Grassing, Entire Development Area:** Sodding disturbed areas is indicated within this work area.
- **Building Facade:** 10 TREE CREDITS used for facade trees. A continuous hedge is provided around building perimeters. Relocate the existing hedge along the northern face parking lot edge to the northern face of the building. If relocation is not possible, provide new plantings to provide a continuous hedge.

NOTE: Previous phase plantings are impacted by Phase 3 development in this area. Those previous phase plantings are indicated as relocated in Phase 3 plans - See notes on plan. The above Phase 3 plantings are in addition to previous plantings and include new proposed plantings per above calculations.

#### 2. PROPOSED RESIDENTIAL DEVELOPMENT AREA

There are no landscaping requirements per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.1. Landscape Standards.

### SITE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.3. Perimeter Buffers

#### REQUIREMENTS =

- **Vacant Adjacent Parcel** (Sec. 6.2.2.D.3.d.): Where a developing parcel is adjacent to a vacant parcel, the developing parcel may provide one-half of the perimeter buffer required adjacent to the vacant land in accordance with Table 6.2-2, Buffer Class.
- **Existing Trees to Remain Credits** (Sec. 6.2.2.D.4): Canopy or ornamental/understory trees that are in very good to excellent health, that are protected before and during development of the site and maintained thereafter in a healthy growing condition, can be used to comply with the landscaping standards for Subsections 6.2.2.D(1), Site landscaping; 6.2.2.D(2), Parking lot landscaping; or 6.2.2.D(3), Perimeter buffers, of this section. Credits for the preservation of existing canopy or ornamental/understory trees will be based on the standards in Table 6.2-3, Credit for Existing Trees Preserved.

#### PROVIDED =

| SIDE OF SITE & REQUIREMENT                                               |                                                                                                                                                                                                                                          | PROVIDED                                                                        |
|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| South that is adjacent to the parcel that fronts US 441 (Alachua County) | 10' wide Type "C" Buffer<br>1 canopy tree every 30 LF<br>1 shrub/8 LF                                                                                                                                                                    | 11 TREE CREDITS used for canopy trees<br>1 shrub/ 8 LF                          |
| East that is adjacent to Phoenix Commercial Park (Alachua County)        | - No Buffer Required.                                                                                                                                                                                                                    |                                                                                 |
| West that is adjacent Phase 2 Development Area                           | - No Buffer Required.                                                                                                                                                                                                                    |                                                                                 |
| North                                                                    | 5' wide Type A, other areas of this same overall Tech City 'CP' site. Selected Option 1 Buffer, which requires one canopy tree per 60 LF and one understory tree per 60 LF. Adjacency is vacant so only half of the requirement applies. |                                                                                 |
| Total length = 280 LF / 60 x 50% = 3 canopy trees & 3 understory trees   |                                                                                                                                                                                                                                          | 3 TREE CREDITS used for canopy trees & 3 TREE CREDITS used for understory trees |

### TREE MITIGATION

**TREE MITIGATION:** See 'TREE REMOVAL AND TREE CREDITS PLAN' for calculation of required tree mitigation. 50% mitigation trees to be canopy trees and 75% to be site specific species. Up to 25% of the trees required to meet the site landscaping, parking lot landscaping, or perimeter buffer standards may be counted towards the requirements of mitigation per LCD Sec. 6.2.1.D.1. All mitigation trees are noted as 'M' on plans. Mitigation trees are provided in the Cafe and residential areas in addition to required plantings. All trees proposed around SMF Basin 2 Expansion and SMF Basin 3 are provided for mitigation. ('M' is not provided for each mitigation tree around ponds - See general notes on plan).

#### TREE MITIGATION

|                                                                                                                                             | PROVIDED            |                                |                         |                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------------------|-------------------------|--------------------------------------|
|                                                                                                                                             | Canopy Trees, count | INCHES - Canopy Trees (2" fee) | Understory Trees, count | INCHES - Understory Trees (1.5" fee) |
| <b>Part A. Trees required by Land Development Code (LDC) can be applied toward total required mitigation for up to 25%</b>                  |                     |                                |                         |                                      |
| Proposed Trees in Cafe Use Development Area per LDC                                                                                         | 0                   | 0                              | 0                       | 0                                    |
| Proposed Trees in Residential Use Development Area per LDC                                                                                  | 52                  | 104                            | 1                       | 1.5                                  |
| SUBTOTAL                                                                                                                                    |                     | 104                            |                         | 1.5                                  |
| Only 25% can be used towards mitigation                                                                                                     |                     | 26                             |                         | 0                                    |
| <b>Part B. Tree Mitigation provided by additional replacement trees, in addition to those trees required by Land Development Code (LDC)</b> |                     |                                |                         |                                      |
| Expanded SMF Basin 2                                                                                                                        | 77                  | 154                            | 85                      | 127.5                                |
| SMF Basin 3                                                                                                                                 | 77                  | 154                            | 79                      | 118.5                                |
| Mitigation trees provided in addition to LDC trees, Cafe Area                                                                               | 1                   | 2                              | 0                       | 0                                    |
| Mitigation trees provided in addition to LDC trees, Residential Use Area                                                                    | 36                  | 72                             | 23                      | 34.5                                 |
| All can be used towards mitigation                                                                                                          |                     | 382                            |                         | 280.5                                |
| <b>Total Mitigation Inches Provided (Part A + B)</b>                                                                                        |                     |                                |                         |                                      |
| Total Mitigation Inches Provided (25% allowable of Part A + All of Part B)                                                                  |                     | 408                            |                         | 280.5                                |
| 50% of mitigation trees shall be Canopy trees                                                                                               | Canopy =            | 59.3%                          | Understory =            | 40.7%                                |
| Total Mitigation Inches Provided by Canopy and Understory trees                                                                             |                     | 688.5                          |                         |                                      |
| Total Mitigation Inches Required - See Tree Removal and Credits Plan                                                                        |                     | 688                            |                         |                                      |
| Difference (Surplus)                                                                                                                        |                     | 0.5                            |                         |                                      |

### PARKING LOT LANDSCAPE REQUIREMENTS

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.2. Parking Lot Landscaping

#### REQUIREMENTS =

- **Offset:** Allow for a 2 1/2-foot bumper overhang from the face of the curb to new plantings.
- **Parking Interior Areas:** (1) canopy or understory tree/1,800 SF with (10) shrubs per tree, ideally within interior of parking lot islands. Interior planting requirements per LDC Sec. 6.2.2.D.3. are reduced by 50% when all parking bays within the parking lot area are located in the rear or sides of the property.
- **Parking Perimeter:** Shall be a minimum of five feet, and an average of seven feet in width along the entire length of the perimeter of the parking lot. Include (4) canopy trees for every 100 lineal feet, (2) understory/ornamental trees per 100 lineal feet, and a continuous, opaque screen of shrub material parallel to the parking lot area.
- **Site Orientation:** The front side of Phase 3 site is considered the western side, adjacent to Phase 1 and 2. Sides of Phase 3 are the southern and northern sides. The rear of Phase 3 is to the east, adjacent to Phoenix Park.

#### PROVIDED =

| REQUIREMENT                                                                                                                                                                                      | PROVIDED                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>Parking Area 'A'</b><br>Exterior perimeter = Western perimeter along Phase 1                                                                                                                  | Phase 1 plantings to be relocated to meet perimeter requirements                      |
| Interior = 14,058 SF / 1,800 SF parking lot area = 8 trees + 10 shrubs/ parking lot island                                                                                                       | 7 trees + 1 TREE CREDIT<br>10 shrubs/ parking lot island                              |
| <b>Parking Area 'B'</b><br>No exterior perimeters                                                                                                                                                |                                                                                       |
| Interior = 16,914 SF / 1,800 SF parking lot area = 10 trees x 10% FL Friendly Reduction = 9 Canopy Trees + 10 shrubs/ parking lot island x 50%                                                   | 8 trees + 1 TREE CREDIT<br>10 shrubs/ parking lot island for half of area's islands   |
| <b>Parking Area 'C'</b><br>Exterior perimeter is eastern perimeter<br>337 LF = 335 LF/ 25 = 14 Canopy trees x 10% FL Friendly Reduction = 13 Canopy Trees<br>335 LF/ 50 = 7 Understory trees     | 13 TREE CREDITS<br>7 TREE CREDITS                                                     |
| Interior = 15,223 SF / 1,800 SF parking lot area = 9 trees + 10 shrubs/ parking lot island                                                                                                       | 5 trees + 4 TREE CREDITS<br>10 shrubs/ parking lot island                             |
| <b>Parking Area 'D'</b><br>Exterior perimeter = Western perimeter along Phase 2                                                                                                                  | Phase 2 plantings to be relocated to meet perimeter requirements                      |
| Interior = 12,111 SF / 1,800 SF parking lot area = 7 trees + 10 shrubs/ parking lot island                                                                                                       | 4 trees + 3 TREE CREDITS<br>10 shrubs/ parking lot island                             |
| <b>Parking Area 'E'</b><br>No exterior perimeters                                                                                                                                                |                                                                                       |
| Interior = 26,884 SF / 1,800 SF parking lot area = 15 trees x 10% FL Friendly Reduction = 14 Canopy Trees + 10 shrubs/ parking lot island x 50%                                                  | 12 trees + 2 TREE CREDITS<br>10 shrubs/ parking lot island for half of area's islands |
| <b>Parking Area 'F'</b><br>Exterior perimeter is the eastern perimeter<br>358 LF = 358 LF/ 25 = 15 Canopy trees x 10% FL Friendly Reduction = 14 Canopy trees<br>358 LF/ 50 = 8 Understory trees | 14 TREE CREDITS<br>8 TREE CREDITS                                                     |
| Interior = 15,617 SF / 1,800 SF parking lot area = 9 trees + 10 shrubs/ parking lot island                                                                                                       | 6 trees + 3 TREE CREDITS<br>10 shrubs/ parking lot island                             |
| <b>Parking Area 'G'</b><br>Exterior perimeter is the western perimeter<br>305 LF = 305 LF/ 25 = 12 Canopy trees x 10% FL Friendly Reduction = 11 Canopy Trees<br>305 LF/ 50 = 6 Understory trees | 2 Existing canopy trees remain + 9 TREE CREDIT<br>6 TREE CREDITS                      |
| Interior = 18,038 SF / 1,800 SF parking lot area = 11 trees x 10% FL Friendly Reduction = 10 Canopy Trees + 10 shrubs/ parking lot island                                                        | 8 trees + 2 TREE CREDITS<br>10 shrubs/ parking lot island                             |
| <b>Parking Area 'H'</b><br>No exterior perimeter                                                                                                                                                 |                                                                                       |
| Interior = 1,913 SF / 1,800 SF parking lot area = 2 trees + 10 shrubs/ parking lot island x 50%                                                                                                  | 2 trees +<br>10 shrubs/ parking lot island for half of area's islands                 |
| <b>Parking Area 'I'</b><br>Exterior perimeter is the southern perimeter<br>65 LF = 65 LF/ 25 = 2 Canopy trees<br>65 LF/ 50 = 2 Understory trees                                                  | 2 TREE CREDITS<br>2 TREE CREDITS                                                      |
| Interior = 1,391 SF / 1,800 SF parking lot area = 1 tree + 10 shrubs/ parking lot island                                                                                                         | 1 Canopy tree<br>10 shrubs/ parking lot island                                        |

### XERISCAPE CRITERIA

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.6.b. Xeriscape Standards.

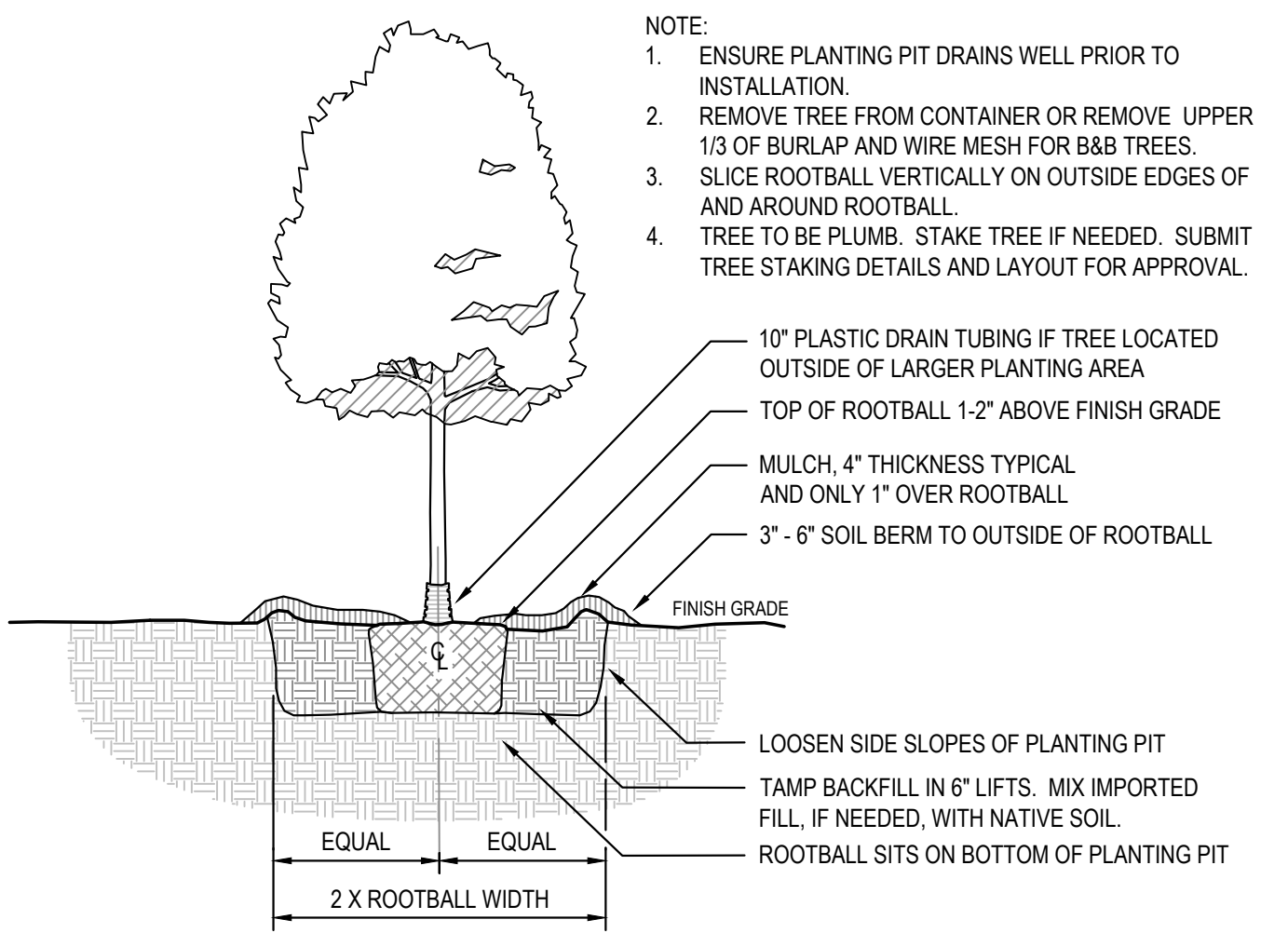
Proposed landscape and future irrigation design meet Xeriscape requirements for this project.

- Required: (i.) Preserve and maintain native vegetation.  
Provided: Site plan preserves areas of existing trees and vegetation.
- Required: (ii.) Group plant material into water use zones based on water needs.  
Provided: Proposed plant material has low to moderate watering requirements and as such will be grouped together in irrigation zones.
- Required: (iii.) Ensure plant types are appropriate for soils.  
Provided: Selected plant material includes native tree species and Florida-friendly shrubs and groundcovers that are appropriate for anticipated site soils.
- Required: (iv.) Use of mulch.  
Provided: Mulch is proposed for all trees, shrubs, and groundcover areas.
- Required: (v.) Use of low water use plants.  
Provided: Native tree species and Florida-friendly, low or moderate water demanding shrub and groundcover species are proposed.
- Required: (vi.) Efficient irrigation.  
Provided: See Irrigation Plans. Turf does not require irrigation as it is a drought-tolerant species. Design also provides a rain sensor, minimizes overspray via use of drip and microsprays, and groups irrigation zones per plant type and similar watering demand.
- Required: (vii.) Maintenance.  
Provided: Maintenance of landscape and irrigation is required per note 14 above, Landscape Notes.
- Required: (viii.) Drip irrigation or emitters.  
Provided: See Irrigation Plans. Irrigation design includes drip irrigation.

### MAINTENANCE RECOMMENDATIONS

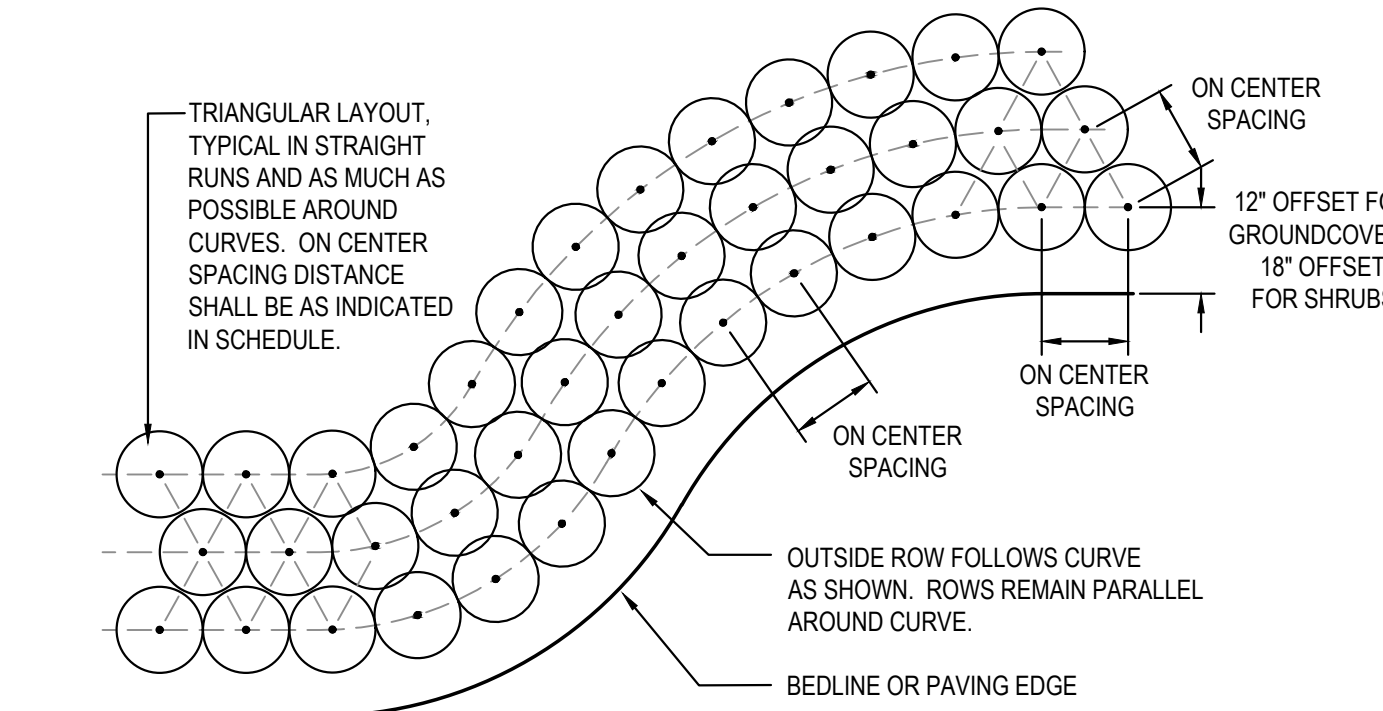
Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.7.b.vii. A maintenance schedule must be submitted addressing the following:

1. Checking: Check distribution and sprinkler function of the irrigation system periodically and monthly at a minimum. Make repairs as needed. Adjust spray heads to minimize overflow onto pavement.
2. Re-seeding: Water at a frequency as allowed by the local jurisdictions including City of Alachua and Suwannee River Water Management District. Water at a duration as indicated in irrigation design indicated for each zone. Adjust frequency and duration as needed and as directed by regulating agencies.
3. Remulching: Maintain the depth of mulch in all planting areas as specified in plans. Replenish a minimum of twice a year or as needed. Depth shall be measured when mulch is settled. Remove sticks, cones, and debris from mulch prior to placing. Utilize mulch type as specified in plans. Remove debris from mulch areas prior to remulching.
4. Fertilizing: Apply a slow-release, granular fertilizer within all planting areas. Apply in a manner and at a rate and frequency as recommended by the manufacturer and as per City of Alachua regulations, if applicable. Do not apply on leaves or branches. Do not allow fertilizer to fall on pavement or near drains. Fertilizer to meet specification for commercial applications.
5. Weeding: Keep planting beds, tree rings, and mulch areas free of undesirable vegetation. Apply a pre-emergent herbicide as approved by the Owner to planting areas prior to the planting season in early Spring. Manually remove weeds and other undesirable species over 12" in height. Utilize a post-emergent herbicide as approved by the regulating agencies for weeds less than 12". Weed monthly, minimum.
6. Pruning: Maintain plantings to maintain the clear sight window as defined by the regulating agencies of the adjacent roadways. Pruning to be done in accordance with the most current version of the American National Standard "Tree, Shrub, and Other Woody Plant Maintenance" (ANSI A300). Prune flowering plants following their blooming period. Prune other plants in early spring prior to their first flush. Remove dead or injured branches. Head branches if needed to maintain height and trim at different lengths for a more natural form, where desired by the Owner. Do not prune shrubs into balls or other shapes and instead maintain in their natural form, as directed by the Owner.
7. Mowing: Mow turf at a frequency to maintain turf in a vigorous and healthy state without appearing untidy. Remove unwanted vegetation and debris from turf areas during mowing activities.
8. Watering: Water all material thoroughly following planting and through establishment and/or final acceptance. Water trees per the Irrigation Schedule for Irrigality guidelines within the most current edition of Florida Grades and Standards for Nursery Plants or as otherwise approved.



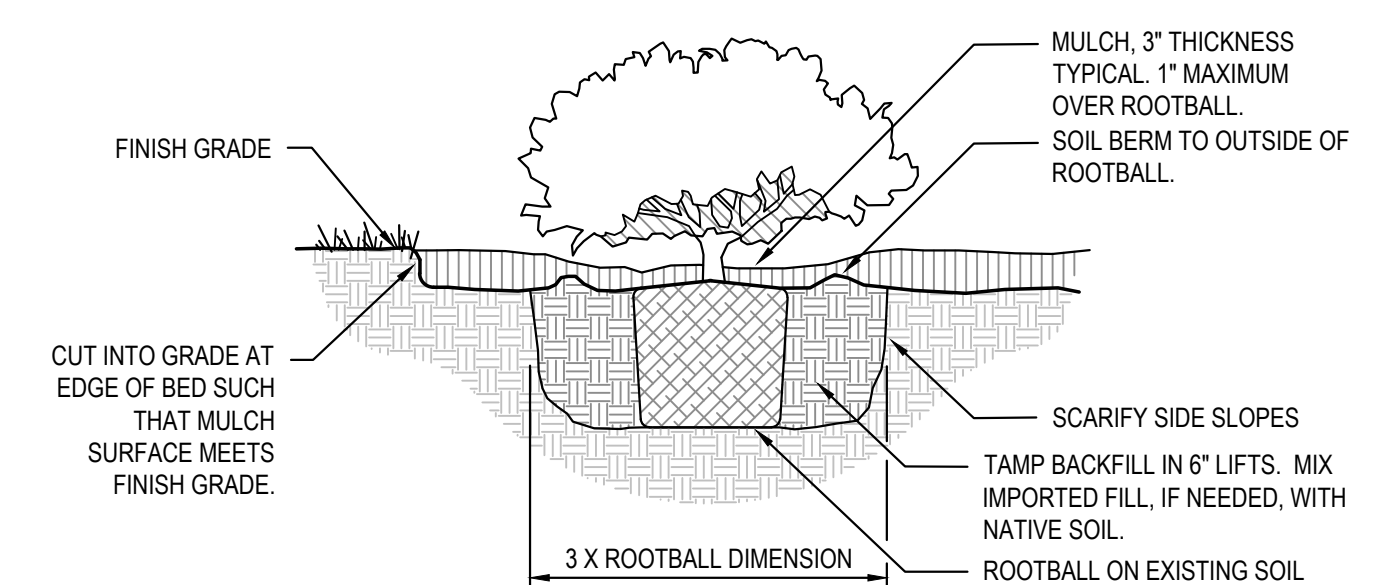
## 2 TREE PLANTING DETAIL

SCALE: N.T.S.



## 3 SHRUB AND ORNAMENTAL GRASS LAYOUT DETAIL

SCALE: N.T.S.



## 4 SHRUB AND ORNAMENTAL GRASS PLANTING DETAIL

SCALE: N.T.S.

### FLORIDA FRIENDLY LANDSCAPING PRACTICES

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.C.8. Proposed design adheres to the nine principles of Florida Friendly Landscaping as follows.

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.d.7.b.ix. The amount of any required site or perimeter buffering landscaping may be reduced by 10% if the development area is completely (100%) landscaped using Florida Friendly practices and plant material as certified by a registered landscape architect. This project uses Florida Friendly plant material and qualifies for the 10% reduction - See calculation notes.

1. Right Plant Right Place - Proposed plant materials are Florida-friendly species that are well adapted to the project's location. Plants are located outside of traffic and security view zones. Plants are also located outside of the required offset distances from underground and overhead utilities as per GRU requirements.
2. Water Efficiently - The proposed irrigation system includes a weather sensor that will shut the system off during rain events. Proposed irrigation components are modern, water-efficient products that utilize the industry's best practices regarding water efficiency.
3. Fertilize Appropriately - Reference 'maintenance recommendations' below.
4. Mulch - Mulching is proposed for all planting areas. Mulch to be of a type per City of Alachua requirements. Reference planting details, notes, and below recommendations.
5. Attract Wildlife - Proposed plants are either Florida native or Florida friendly species that offer habitat for wildlife cover and nesting. Some proposed species offer berries attractive to local bird species, and proposed Oaks and Elms attract birds, butterflies, and other species regarding blooms and seeds.
6. Manage Yard Pests Responsibly. Proposed pest management will be per best management practices.
7. Recycle Yard Waste - Yard waste will be disposed of as required within Alachua County and the City of Alachua.
8. Reduce Stormwater Runoff - Stormwater management meets regulating agency requirements. See Civil plans.
9. Protect the Waterfront - Wetland areas are protected as per Water Management District and City of Alachua requirements. See Civil plans.

As a Registered Landscape Architect and as per the seal on this drawing sheet, I certify that the project meets the above Florida Friendly landscape best practices.

## MANLEY DESIGN

Landscape Architecture • Site Planning

Manley Design, LLC  
224 NW 2nd Avenue, Suite E  
Gainesville, Florida 32601  
(352) 363-7412  
Certificate of Authorization No. LC26000575

PROJECT NAME:

## SAN FELASCO TECH CITY PHASE 3

Alachua, FL

for  
Laser Investment Group

SEAL:

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REGISTERED LANDSCAPE ARCHITECT SHALL BE  
RESPONSIBLE FOR THIS SHEET IN ACCORDANCE  
WITH RULE 61G10-11.011 F.A.C.

PROJECT NO: 19-025

CLIENTS NO.: 19-046

ISSUED FOR: CONSTRUCTION

ISSUED DATE: 21 OCT 2019

REVISIONS:

SCALE:

## AS SHOWN

SHEET TITLE:

## LANDSCAPE NOTES, DETAILS, AND CALCULATIONS

SHEET NUMBER:

## L-201

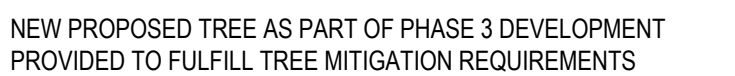


# SAN FELASCO TECH CITY PHASE 3

for  
**Laser Investment Group**

# PLANT SCHEDULE AND LANDSCAPE PLAN

# L-202

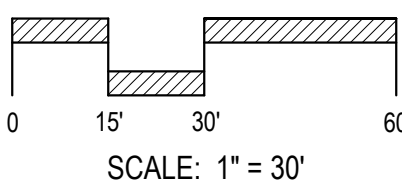


1. **PRE-DESIGN MEETING:** IF REQUESTED BY THE CITY OF ALACHUA, CONDUCT A PRE-DESIGN, ON-SITE MEETING WITH THE LDR ADMINISTRATOR TO LOCATE ANY CHAMPION OR HERITAGE TREES AND OTHER REGULATED TREES AND TO DISCUSS PROTECTION METHODS FOR TREES TO BE RETAINED OR RELOCATED.
2. **EXISTING UTILITIES:** LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL - SEE LOGO BELOW. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED, HERITAGE, AND CHAMPION TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS. TREES WHOSE ROOTS ARE KNOWN TO CAUSE ROAD DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED WITHIN 15 FEET OF A PUBLIC UTILITY.
3. **INVASIVE NON-NATIVE TREE AND VEGETATION REMOVAL:** VEGETATIVE MATERIALS IDENTIFIED IN THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE PLANT SPECIES, AS AMENDED, SHALL BE REMOVED AT TIME OF DEVELOPMENT.
4. **VISIBILITY:** NO TREE SHALL BE PLANTED WITHIN TEN FEET OF A FIRE HYDRANT OR UTILITY POLE, WITHIN 15 FEET OF A DRIVEWAY APRON, WITHIN 20 FEET OF A TRAFFIC SIGN, OR WITHIN 25 FEET OF AN INTERSECTION IN ORDER TO ENSURE ADEQUATE VISIBILITY.
5. **PLANTING PREPARATION:** REMOVE ALL CONSTRUCTION DEBRIS, LIMBEROCK, GRAVEL, ROAD BEDDING, LITTER, AND OTHER ITEMS POTENTIALLY DAMAGING TO PLANT GROWTH WITHIN PROPOSED LANDSCAPE AND TURF AREAS PRIOR TO PLANTING. MAINTAIN EXISTING GRASS UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. IF FILL IS REQUIRED, USE A CLEAN, SANDY LOAM WITH pH 5.5-6.5 AND EXCAVATED FROM LOCAL SOURCES AND DEEP PITS SUCH THAT IT IS FREE OF WEEDS, SEEDS, LITTER, TOXINS, AND OTHER ITEMS HARMFUL TO PLANTINGS.
6. **PRUNING:** IF TREE OR ROOT PRUNING IS REQUIRED, THESE ACTIVITIES SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). TREE PRUNING SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS "TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE" (ANSI 300) AND "PRUNING, TRIMMING, REPAIRING, MAINTAINING, AND REMOVING TREES; AND CUTTING BRUSH—SAFETY REQUIREMENTS" (ANSI 213). NO MORE THAN 25 PERCENT OF THE CROWN SHOULD BE REMOVED AT ONE TIME. ON YOUNG TREES, LIMB REMOVAL SHALL LEAVE NO MORE THAN 33 PERCENT OF THE TRUNK BARE OF BRANCHES.
7. **PLANT MATERIAL - GENERAL:** ALL PLANT MATERIALS SHALL MEET "FLORIDA NUMBER 1" REQUIREMENTS AS PER THE MOST CURRENT EDITION OF "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS," FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
8. **PROPOSED TREES:** PROPOSED CANOPY TREES SHALL BE A MINIMUM OF EIGHT FEET TALL, WITH 1½" CALIPER PER FLORIDA GRADES AND STANDARDS. PROPOSED UNDERSTORY TREES SHALL HAVE A CALIPER OF 1½" INCHES.
9. **PROPOSED SHRUBS:** PROPOSED SHRUBS SHALL BE A MINIMUM OF 24" HEIGHT IF UPRIGHT SPECIES AND 18" SPREAD IF SPREADING SPECIES.
10. **NEW TREE STAKING:** IF NECESSARY TO MAINTAIN TREES PLUMB, TREES SHALL BE STAKED WITH BIODEGRADABLE STAKING MATERIALS.
11. **SOD:** ALL UNPAVED AND DISTURBED AREAS OUTSIDE OF PROPOSED TREE, SHRUB, AND GROUNDCOVER PLANTINGS SHALL BE SODDED. SEE CIVIL PLANS FOR SODDING INFORMATION FOR STORMWATER FACILITIES. SOD SHALL BE SAND-GROWN, STRONGLY ROOTED, WITHOUT SYNTHETIC STABILIZING MATERIALS, FREE OF PESTS, AND CERTIFIED FREE OF NOXIOUS WEEDS BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY.
12. **MULCH:** THREE INCHES OF MULCH SHOULD COVER TREE RING PLANTING AREAS AND ALL SHRUB AND GROUNDCOVER PLANTING AREAS. MULCH SHOULD BE NO DEEPER THAN ONE INCH OVER THE TOP OF TREE ROOTBALLS. USE PINE STRAW MULCH FOR ALL PLANTING AREAS. MULCH TO BE FREE OF DEBRIS, STICKS, AND CONES. NO PLASTIC OR NON-BIODEGRADABLE WEED CLOTH OR SURFACE COVERS TO BE USED.
13. **IRRIGATION:** SEE IRRIGATION PLANS FOR IRRIGATION DESIGN.
14. **RESPONSIBILITY:** THE OWNER OF THE PARCEL SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRESERVED, RELOCATED, OR REPLACEMENT TREES. ALL TREES WILL BE INSPECTED BY AN ARBORIST, FORESTER, OR REGISTERED LANDSCAPE ARCHITECT, HIRED BY THE OWNER, WITHIN SIX MONTHS AFTER PLANTING TO ENSURE THE TREES ARE SURVIVING IN A HEALTHY CONDITION. A CERTIFIED REPORT SHALL BE PROVIDED TO THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR DESCRIBING THE CONDITION OF TREES. TREES FOUND TO BE IN DECLINING CONDITION SHALL BE REPLACED BY THE OWNER OF THE PARCEL WITHIN 30 DAYS OF SUBMITTAL OF THE REPORT. IF REPLACEMENT IS NECESSARY, THERE SHALL BE A REINSELECTION REPORT SUBMITTED WITHIN SIX MONTHS AFTER THE REPLACEMENT REPLANTING. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ALL PLANT LIFE SHOWN ON A LANDSCAPE PLAN SHALL BE REPLACED IF IT DIES, IS SERIOUSLY DAMAGED, OR REMOVED.



**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**





PROJECT NAME:

## Alachua, FL

or  
Laser Investment Group

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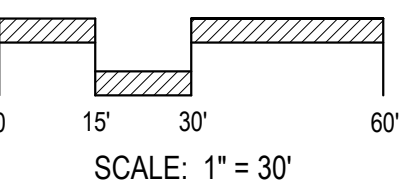
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PROJECT NO: 19-025  
CLIENT'S NO.: 19-046  
ISSUED FOR: **CONSTRUCTION**

SUED DATE: 21 OCT 2019

REVISIONS:

SCALE:



SHEET TITLE:

## PLANT SCHEDULE AND LANDSCAPE PLAN

SHEET NUMBER:

**L-203**





# SAN FELASCO TECH CITY PHASE 3

for  
**Laser Investment Group**

A circular professional seal for a Registered Landscape Architect. The outer ring contains the text "REGISTERED LANDSCAPE ARCHITECT". Inside the ring, at the top, is the license number "LA 0666722". Below the number are two horizontal lines. In the center, it says "STATE OF FLORIDA" with a five-pointed star on either side. A signature, which appears to be "John M. [unclear]", is written across the bottom half of the seal. To the left of the seal, there is another handwritten signature, possibly "L. [unclear]".

PROJECT NO: 19-025  
CLIENT'S NO.: 19-046  
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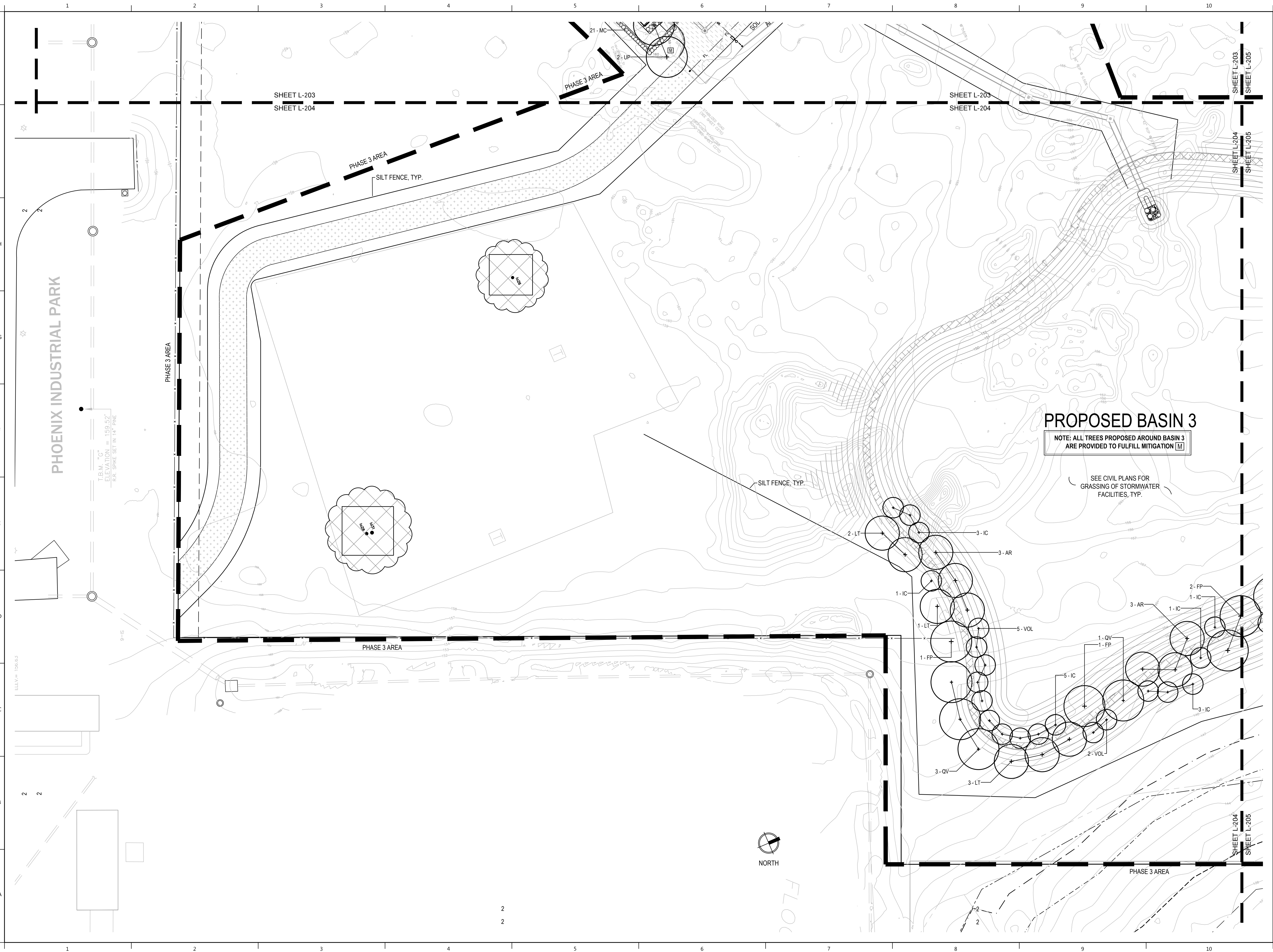
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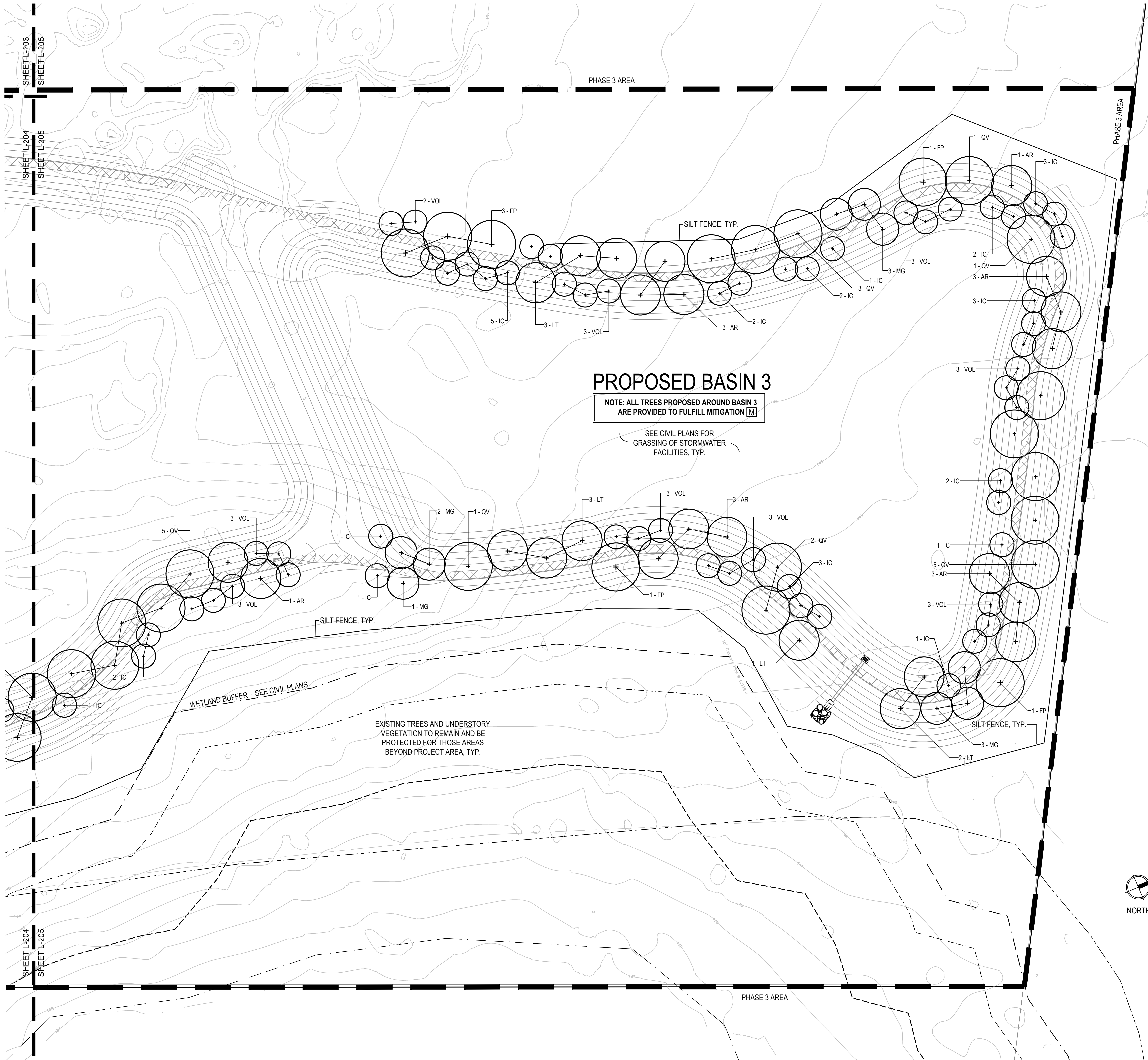
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MANLEY DESIGN  
Landscape Architecture • Site Planning

Manley Design, LLC  
224 NW 2nd Avenue, Suite E  
Gainesville, Florida 32601  
(352) 363-7412  
Certificate of Authorization No. LC26000575

PROJECT NAME:

# SAN FELASCO TECH CITY PHASE 3

Alachua, FL

for  
Laser Investment Group

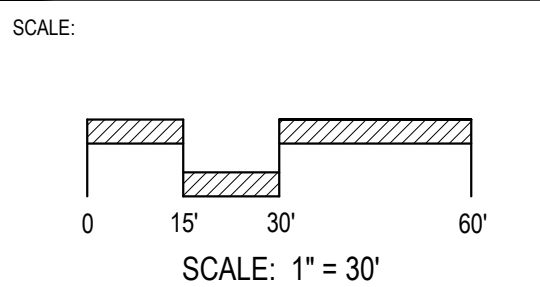
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PROJECT NO: 19-025  
CLIENTS NO: 19-046  
ISSUED FOR: CONSTRUCTION

ISSUED DATE: 21 OCT 2019  
REVISIONS:



SHEET TITLE:  
**PLANT SCHEDULE  
AND LANDSCAPE  
PLAN**

SHEET NUMBER:

**L-205**



PROJECT NAME:

## Alachua, FL

or  
Laser Investment Group

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PROJECT NO: 19-025  
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SUED DATE: 21 OCT 2019  
REVISIONS:

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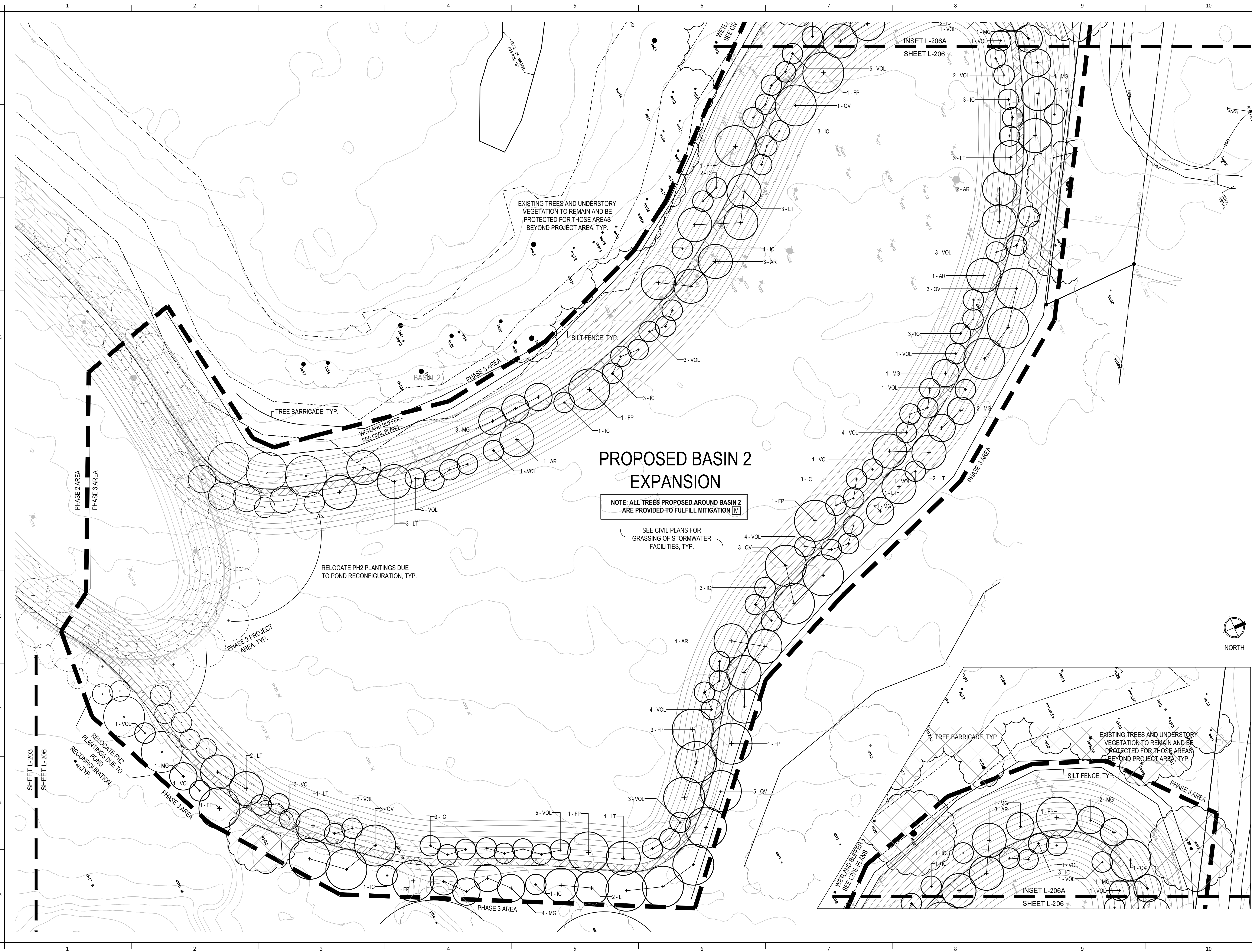
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**PLANT SCHEDULE  
AND LANDSCAPE  
PLAN**

SHEET NUMBER:  
**-206**





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TECHNICAL SPECIFICATIONS - PLANTING, SECTION 329000

PART 1 - GENERAL

1.1 SUMMARY

- A. PROVIDE ALL LABOR, EQUIPMENT AND INCIDENTALS REQUIRED TO RENDER ALL SERVICES REQUIRED TO SUCCESSFULLY INSTALL ALL TURF AND LANDSCAPE PROPOSED WITHIN THE PROJECT AREA AS DEFINED ON PLANS.
- B. WORK WILL INCLUDE BUT IS NOT LIMITED TO PREPARATION, INSTALLATION, AND MAINTENANCE FOR PROPOSED TURF AND LANDSCAPE MATERIAL.

1.2 SUBMITTALS

- A. PROVIDE TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO ANY PLANTING ACTIVITIES. SUBMITTALS SHALL INCLUDE:
  - 1. A COPY OF CURRENT CERTIFICATE AS A CERTIFIED LANDSCAPE CONTRACTOR BY THE FLORIDA NURSERY, GROWERS, AND LANDSCAPE ASSOCIATION (FNGLA).
  - 2. A COPY OF CURRENT PEST CONTROL LICENSE (ROW, ORNAMENTAL AND/OR AQUATIC, IF APPROPRIATE)
  - 3. MANUFACTURER'S LABELS OR INFORMATION FOR ANY COMPONENTS INCORPORATED INTO THIS PROJECT, INCLUDING BUT NOT LIMITED TO FERTILIZERS, PESTICIDES, AND STAKING SYSTEMS.
  - 4. IF REGENERATED PALMS ARE PROPOSED WITHIN THE PROJECT, REPRESENTATIVE COLOR PHOTOGRAPHS OF "REGENERATED PALMS" SHALL BE PROVIDED BY THE CONTRACTOR AND SUBMITTED TO THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERY. PHOTOS SHALL CLEARLY DEPICT THE FOLLOWING: CLEAR TRUNK HEIGHT; THE TRUNK DIAMETER MEASURED AT THE BASE; THE ROOT BALL MEASUREMENTS; REGENERATED ROOTS ON ALL SIDES OF THE ROOT BALL; AND THREE FULLY EXPANDED NEW FRONDS.
  - 5. IF IMPORTED FILL IS REQUIRED TO AUGMENT EXISTING CONDITIONS FOR PLANTING, PROVIDE IMPORTED FILL AS DESCRIBED WITHIN PRODUCTS SECTION. PROVIDE A SOIL ANALYSIS THROUGH THE UNIVERSITY OF FLORIDA EXTENSION SOIL TESTING LABORATORY FOR EACH FILL SOURCE AND INCLUDING INCLUDE A WRITTEN REPORT CONTAINING SOIL AMENDMENT AND FERTILIZER RECOMMENDATIONS FOR EACH SOURCE.
  - 6. SCHEDULE OF VALUES: PRIOR TO THE COMMENCEMENT OF THE WORK, SUBMIT INSTALLED UNIT PRICES FOR ALL PLANT MATERIALS (MULCH SHALL BE INCLUDED IN THE INSTALLED UNIT PRICING) AND SODDING. THE SCHEDULE OF VALUES SHOULD EQUAL THE TOTAL CONTRACT PRICE FOR LANDSCAPE INSTALLATION.
  - 7. TYPEWRITTEN INSTRUCTIONS PROVIDING A MAINTENANCE SCHEDULE AND ALL MAINTENANCE OPERATIONS NECESSARY TO MAINTAIN THE PLANTINGS DURING AND FOLLOWING INSTALLATION, AS SPECIFIED BELOW.
  - 8. WRITTEN WARRANTIES AS SPECIFIED BELOW.
  - 9. RECORD DRAWINGS: FURNISH ONE SET OF RECORD DRAWINGS THAT CLEARLY SHOW ALL CHANGES MADE TO THE ORIGINAL CONTRACT DRAWINGS DURING THE COURSE OF THE WORK. DRAWINGS SHALL BE PROVIDED IN PDF FILE FORMAT AND TO BE FULLY LEGIBLE AND TO SCALE.

1.3 QUALITY CONTROL

- B. ALL WORK SHALL BE PERFORMED BY A FNGLA CERTIFIED LANDSCAPE CONTRACTOR (FCLC) WHO HAS COMPLETED LANDSCAPE WORK SIMILAR IN SCOPE, MATERIAL, DESIGN, AND EXTENT TO THAT AS INDICATED FOR THIS PROJECT AND WITH A RECORD OF SUCCESSFUL TREE AND SHRUB ESTABLISHMENT. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN FCLC CERTIFICATION UNDER FNGLA.
- C. PRUNING, IF REQUIRED, SHALL BE PERFORMED BY A CERTIFIED ARBORIST, AS CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA).
- ALL PLANT MATERIAL TO COMPLY WITH "FLORIDA #1" GRADE QUALITY STANDARD AS DEFINED AND SPECIFIED WITHIN THE LATEST EDITION OF THE "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRIES. PROVIDE HEALTHY, VIGOROUS STOCK GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALED, INJURIES, ABRASIONS, OR DISFIGUREMENT.
- D. UNSATISFACTORY OR DEFECTIVE MATERIAL MAY BE REJECTED AT ANY TIME, AND REJECTED MATERIAL SHALL BE REMOVED IMMEDIATELY FROM THE PROJECT SITE.
- E. CONTRACTOR SHALL MAINTAIN AND EXPERIENCED, FULL-TIME SUPERVISOR ON THE PROJECT SITE DURING ALL PLANTING ACTIVITIES.
- F. SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS PROOF OF NON-AVAILABILITY OR EVIDENCE OF "EQUAL" STATUS IS DEMONSTRATED PRIOR TO ORDERING AND/OR INSTALLATION. CONTRACTOR TO SUBMIT A SUBSTITUTION REQUEST TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO ORDERING, DELIVERY, OR INSTALLATION OF MATERIAL. THE SUBSTITUTION REQUEST SHALL IDENTIFY THE ISSUE WITH THE SPECIFIED MATERIAL AND PROPOSE ALTERNATIVE, EQUAL MATERIAL(S). INFORMATION TO BE PROVIDED REGARDING ALTERNATIVE MATERIALS SHALL INCLUDE SCIENTIFIC NAME, COMMON NAME, SIZE, AND SOURCE.
- G. PACKAGE STANDARD PRODUCTS WITH MANUFACTURER'S CERTIFIED ANALYSIS OR ANALYSIS BY RECOGNIZED LABORATORY.

1.4 CONTRACTOR REQUIREMENTS

- A. PROVIDE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY FOR COMPLETION OF WORK AND MAINTENANCE.
- B. OBTAIN ALL NECESSARY PERMITS, LICENSES, AND NOTIFICATIONS AND PAY FEES NECESSARY FOR COMPLETION OF THE WORK.
- C. COMPLY WITH ALL APPLICABLE CODES.
- D. COORDINATE WITH OTHER TRADES WORKING ON THE PROJECT DURING PLANTING ACTIVITIES.
- E. COORDINATION SHALL OCCUR WITH OTHER CONTRACTORS OR PROJECTS OCCURRING OFF SITE IF NECESSARY.
- F. IDENTIFY AND VERIFY THE LOCATION OF ALL UTILITIES WITHIN PROPOSED PLANTING AREAS. CONTRACTOR TO CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. AS REQUIRED BY CHAPTER 556 OF FLORIDA STATUTES PRIOR TO ANY EXCAVATION OR PLANTING ACTIVITIES.
- G. PROVIDE SAFE STORAGE FOR ALL EQUIPMENT AND MATERIALS. STORAGE OF SUCH ITEMS IS AT THE CONTRACTOR'S RISK.
- H. REPAIR, AT NO COST TO THE OWNER, ANY DAMAGE OCCURRING DUE TO CONTRACTOR NEGLIGENCE TO EXISTING UTILITIES, STRUCTURES, FURNISHINGS, HARDSCAPE, LANDSCAPE, OR OTHER ELEMENTS TO REMAIN. ANY DAMAGED WORK SHALL BE REPAIRED AS PER PLANS, OTHER SPECIFICATIONS SECTIONS, OR AS INSTRUCTED BY THE OWNER'S REPRESENTATIVE.
- I. MAINTENANCE DURING INSTALLATION AND UNTIL FINAL ACCEPTANCE.

1.5 WARRANTY

- A. EXISTING LANDSCAPE AND VEGETATION
  - 1. ALL EXISTING LANDSCAPE AND TURF TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION ACTIVITIES.
- B. NEW PLANTS
  - 1. WARRANTY SHRUBS AND GROUNDCOVER FOR A PERIOD OF TWELVE (12) MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR THAT WHICH IS A RESULT OF NEGLIGENCE BY OWNER, ABUSE, DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTOR'S CONTROL.
  - 2. REMOVE AND REPLACE ANY LANDSCAPE MATERIAL FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD.
- B. NEW SOD:
  - 1. WARRANTY ALL GRASS FOR A PERIOD OF SIX (6) MONTHS AFTER SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, AS DETERMINED BY THE LANDSCAPE ARCHITECT, EXCEPT FOR DEFECTS RESULTING FROM NEGLIGENCE BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR THE UNUSUAL PHENOMENA OR INCIDENTS, WHICH ARE BEYOND THE CONTRACTOR'S CONTROL.
  - 2. REMOVE AND REPLACE ALL TURF FOUND TO BE DEAD OR IN AN UNHEALTHY CONDITION DURING WARRANTY PERIOD AS DETERMINED BY THE LANDSCAPE ARCHITECT.
- C. REPAIR GRADES, LAWN AREAS, PAVING, AND ANY OTHER DAMAGE RESULTING FROM REPLACEMENT PLANTING OPERATIONS; AT NO ADDITIONAL COST TO OWNER.
- D. IF ANY PLANTS ARE REPLACED DURING THE WARRANTY PERIOD, THEN THE REPLACEMENT MATERIAL SHALL ALSO BE WARRANTED FOR THE SAME PERIOD AS LISTED FOR NEW MATERIAL, ABOVE, FROM THE DATE OF REPLACEMENT. ONLY ONE REPLACEMENT WILL BE REQUIRED EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH SPECIFIED REQUIREMENTS.
- E. A FINAL INSPECTION WILL BE MADE AT THE END OF THE WARRANTY PERIOD TO DETERMINE ACCEPTANCE OR REJECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER, IN WRITING, THIRTY (30) DAYS PRIOR TO THE END OF THE WARRANTY PERIOD, AT WHICH TIME THE OWNER HAS THE OPTION TO PERFORM AN END OF WARRANTY INSPECTION. FAILURE TO NOTIFY THE OWNER OF THE END DATE OF THE WARRANTY PERIOD SHALL CAUSE THE WARRANTY PERIOD TO EXTEND UNTIL SUCH TIME AS THE CONTRACTOR GIVES THE OWNER THE REQUIRED 30 DAYS' NOTICE.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED AT SITE.
- B. SOD: TIME DELIVERY SO THAT SOD WILL BE PLACED WITHIN 24 HOURS AFTER STRIPPING. PROTECT SOD AGAINST DRYING AND BREAKING OF ROLLED STRIPS.
- C. PLANTS: DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING DELIVERY. DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX (6) HOURS AFTER DELIVERY, SET PLANTS IN SHADE. PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME. HANDLE PLANT MATERIALS BY ROOTBALL.

PART 1 - GENERAL, CONT

1.7 PROJECT CONDITIONS

- A. COORDINATE AND COOPERATE WITH OTHER TRADES TO ENABLE WORK TO PROCEED AS RAPIDLY AND EFFICIENTLY AS POSSIBLE.
- B. IF WEATHER CONDITIONS DETRIMENTAL TO PLANTING ARE ENCOUNTERED OR ANTICIPATED, NOTIFY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO PLANTING. PLANTING SHALL NOT OCCUR DURING PERIODS OF OR WITHIN 48 HOURS OF PREDICTED TEMPERATURES LESS THAN 32 F.
- C. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED OR ANTICIPATED, INCLUDING BUT NOT LIMITED TO LIMESTONE, ROAD BASE, RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OBSTRUCTIONS, OR TOXIC MATERIALS, NOTIFY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- D. MAINTAIN GRADE STAKES SET BY OTHERS UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED.
- E. DETERMINE LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL, 811. PERFORM WORK IN A MANNER THAT AVOIDS POSSIBLE DAMAGE. HAND EXCAVATE AS REQUIRED.

PART 2 - PRODUCTS

2.1 FILL

- A. IF REQUIRED TO AUGMENT EXISTING SOILS FOR LANDSCAPE AND TURF INSTALLATION, PROVIDE NEW, DEEP FILL MATERIAL AS PER USDA STANDARD TEXTURES AND THAT IS TAKEN FROM WELL-DRAINING LOCAL SOURCES WITH SIMILAR SOIL TYPES AS FOUND AT THE PROJECT SITE.
- B. FILL TO BE SUITABLE FOR PLANT GROWTH, FRIABLE, AND FREE OF CLAY LUMPS, BRUSH, WEEDS, SEEDS, ROOTS, STUMPS, STONES, ORGANIC MUCK, HARD PAN CLAY, LITTER AND CONSTRUCTION DEBRIS INCLUDING LIMEROCK OR PAVING BASE MATERIAL, ASPHALT, AND CONCRETE, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH
- C. FILL TO BE OF PH 5-6.5.

2.2 MULCH

- A. MULCH SHALL BE PINE STRAW, FREE OF BRANCHES, CONES, AND DEBRIS.

2.3 COMMERCIAL FERTILIZER

- A. SHRUBS AND GROUNDCOVERS: UTILIZE A ROOT STARTER OR EQUIVALENT SLOW RELEASE FERTILIZER TO ENCOURAGE ROOT GROWTH. APPLY AT MANUFACTURER'S RECOMMENDED RATE. ROOT STARTER SHALL BE A COMPLETE, SLOW RELEASE FERTILIZER WITH ORGANIC NITROGEN AND CONTAIN THE FOLLOWING PERCENTAGES OF AVAILABLE PLANT NUTRIENTS:
  - 1. BETWEEN 5-8% TOTAL NITROGEN (N) CONSISTING OF 3.5-4.5% WATER INSOLUBLE/SLOW RELEASE NITROGEN AND 1.5% WATER SOLUBLE NITROGEN
  - 2. BETWEEN 1-2% PHOSPHATE (P2O5)
  - 3. BETWEEN 0.5-3% POTASH/POTASSIUM (K)
- A. PALMS: FERTILIZE WITH AN 8N - 2P2O5 - 12K2O + 4MG WITH MICRONUTRIENTS. 100% OF N, K, AND MG SHALL BE IN SLOW RELEASE FORM AND MICRONUTRIENTS SHALL BE IN SULFATE OR CHELATE (FE ONLY) FORM. 5.60 UNITS OF SLOW RELEASE NITROGEN SHALL BE POLYMER COATED. 5.60 - 8.40 UNITS OF SLOW RELEASE POTASH SHALL BE POLYMER COATED. SLOW RELEASE MG SHALL BE PRILLED (GRANULAR) KIESERITE. FERTILIZER SHALL CONTAIN APPROXIMATELY 1.5 - 2% MN AND FE (0.1 - 0.2% FOR FE IF CHELATED), PLUS TRACE AMOUNTS OF B (0.15%), ZN (0.15%), AND CU (0.05%).
- B. TURF: PROVIDE FERTILIZER WITH NOT LESS THAN SIXTEEN (16) PERCENT TOTAL NITROGEN, FOUR (4) PERCENT AVAILABLE PHOSPHORIC ACID AND EIGHT (8) PERCENT SOLUBLE POTASH. APPLY AT MANUFACTURER'S RECOMMENDED RATE.

2.4 PLANT MATERIALS

- A. PROVIDE SHRUBS AND GROUNDCOVERS OF SIZE, GENUS, SPECIES, AND VARIETY AS SHOWN IN THE PLANT SCHEDULE FOR LANDSCAPE WORK THAT CONFORM TO FLORIDA NO. 1 QUALITY STANDARDS.
- B. PROVIDE HEALTHY, VIGOROUS STOCK GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALED, INJURIES, ABRASIONS, OR DISFIGUREMENT.
- C. LANDSCAPE MATERIAL SHALL BE CONTAINER GROWN MATERIAL UNLESS OTHERWISE SPECIFIED OR UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.

2.5 SOD

- A. PROVIDE SAND-GROWN ONLY, STRONGLY ROOTED SOD, NOT LESS THAN TWO YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES, AND MACHINE CUT TO PAD THICKNESS OF 3/4 INCH (PLUS OR MINUS 1/4 INCH), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED. SOD SHALL BE VIABLE AND NOT DORMANT.
- B. PROVIDE SOD OF UNIFORM PAD SIZES WITH A MAXIMUM 5% DEVIATION IN EITHER LENGTH OR WIDTH. BROKEN PADS OR PADS WITH UNEVEN ENDS WILL NOT BE ACCEPTABLE. SOD PADS INCAPABLE OF SUPPORTING THEIR OWN WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON UPPER 10 PERCENT OF PAD WILL BE REJECTED.
- C. STABILIZING NETTING OR OTHER SYNTHETIC MATERIALS WITHIN SOD SHALL BE PROHIBITED.
- D. SOD TO BE AS LISTED WITHIN THE PLANT SCHEDULE.
- E. REFER TO CIVIL PLANS FOR SOD TYPE AND INSTALLATION METHODS WITHIN STORMWATER FACILITIES.

2.6 WEED PRE-EMERGENT HERBICIDE

- A. APPLY RON STAR G® PRE-EMERGENT HERBICIDE, OR APPROVED EQUAL IN PLANTING AREAS. REVIEW AND GAIN APPROVAL FROM OWNER PRIOR TO APPLICATION.

PART 3 - EXECUTION

3.1 PREPARATION

- A. CONDUCT A PRE-CONSTRUCTION CONFERENCE ON SITE WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK. DISCUSS PROPOSED ACTIVITIES, REVIEW PROPOSED PLANTING AREAS, AND CONFIRM PROPOSED SCHEDULE OF WORK. PROVIDE ONE WEEK'S NOTICE OF PROPOSED CONFERENCE.
- B. ENSURE ALL ASPHALT, LIMEROCK, AND OTHER CONSTRUCTION DEBRIS ARE REMOVED FROM AREAS OF PROPOSED PLANTING OR SODDING TO A MINIMUM DEPTH OF THREE FEET PRIOR TO INSTALLATION.
- C. CLEAN EXISTING SOIL OF ROOTS, PLANTS, SODS, STONES, CLAY, LUMPS AND OTHER EXTRANEOUS MATERIALS HARMFUL OR TOXIC TO PLANT GROWTH.
- D. PLANTING DEPTH OF SOIL SHALL BE A MINIMUM OF THREE (3) FEET. IF FILL MUST BE ADDED, IT SHALL CONFORM TO THE REQUIREMENTS LISTED ABOVE.
- E. GAIN APPROVAL FROM OWNER FOR REMOVAL OF EXISTING GRASS, VEGETATION, AND TURF BY METHODS OTHER THAN HAND REMOVAL. IF APPROVED, ADHERE TO THE FOLLOWING REGARDING PREPARATION OF AREAS WITH UNCHANGED GRADE OR AREAS THAT HAVE NOT BEEN ALTERED BY CONSTRUCTION ACTIVITIES: REMOVE EXISTING GRASS, VEGETATION, AND TURF BY SPRAYING WITH "ROUND-UP" OR OTHER APPROPRIATE HERBICIDE AND PERFORM ADDITIONAL SPRAY TREATMENTS AS NEEDED TO ENSURE A COMPLETE KILL. REMOVE AND DISPOSE OF RESULTING DEAD VEGETATION AND TURF. DO NOT TURN RESULTING DEAD VEGETATION OR TURF OVER INTO SOIL. REPEAT IF NECESSARY TO REMOVE EXISTING VEGETATION.
- F. FOR TURF AREAS PROPOSED FOR RENOVATION, MECHANICALLY CUT OUT AREAS OF FAILING TURF AND CREATE A CLEAN EDGE FOR NEW SOD INSTALLATION.
- G. FINE GRADE PROPOSED PLANTING AND SOD AREAS TO SMOOTH, EVEN SURFACES WITH LOOSE, UNIFORMLY FINE TEXTURE AND FREE OF LUMPS, CLODS, STONES, ROOTS, AND OTHER EXTRANEOUS MATTER. ROLL, RAKE, AND DRAG AREAS, REMOVE RIDGES, AND FILL DEPRESSIONS AS REQUIRED TO MEET FINISH GRADES.
- H. ALLOW FOR SOD THICKNESS IN AREAS TO BE SODDED SUCH THAT INSTALLED SOD MEETS FINISHED GRADES.

3.2 TREE BARRIERS AND EXISTING TREE PROTECTION

- A. REFER TO NOTES ON DEMOLITION PLANS OR LANDSCAPE PLANS REGARDING TREE PROTECTION AND TREE PROTECTION BARRIERS.
- B. MINIMIZE IMPACTS ON EXISTING TREE ROOTS AS MUCH AS POSSIBLE. AVOID TREE ROOT PLATE AREAS AS DEFINED BY PERMITTING AGENCIES.
- C. ALL ROOTS OF TREES TO REMAIN THAT ARE IMMEDIATELY ADJACENT TO EXTENSIVE EXCAVATION AND ARE 1" DIAMETER OR OVER SHALL BE HAND CUT. EXPOSE ROOTS BY HAND DIGGING, HAND CUT OR SAW CLEANLY, AND IMMEDIATELY COVER WITH SOIL. DO NOT ALLOW CUT ROOTS TO DRY OUT.
- D. SUPPLEMENTAL IRRIGATION IS REQUIRED FOR TREES THAT HAVE UNDERGONE ROOT PRUNING. PROVIDE SUPPLEMENTAL IRRIGATION IMMEDIATELY FOLLOWING PRUNING AND CONTINUE THROUGH CONSTRUCTION.

PART 3 - EXECUTION, CONT

3.3 PLANTING TREES, SHRUBS, AND GROUNDCOVERS

- A. PLANT SHRUBS AND GROUNDCOVER AFTER FINAL GRADES ARE ESTABLISHED AND PRIOR TO PLANTING OF LAWNS UNLESS OTHERWISE AUTHORIZED BY LANDSCAPE ARCHITECT. IF PLANTING OF TREES AND SHRUBS OCCURS AFTER INSTALLATION OF LAWNS, PROTECT LAWN AREAS AND PROMPTLY REPAIR DAMAGE CAUSED BY LANDSCAPE INSTALLATION.
- B. LAY OUT INDIVIDUAL SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS. TRIANGLE SPACING SHALL BE USED FOR SHRUBS AND GROUNDCOVERS UNLESS OTHERWISE SPECIFIED IN PLANS OR BY LANDSCAPE ARCHITECT. OUTLINE AREAS AND SECURE LANDSCAPE ARCHITECT'S OR OWNER REPRESENTATIVE'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE REQUIRED.
- C. EXCAVATE PITS, BEDS, AND TRENCHES SUCH THAT PITS ARE AS DEEP AS THE PLANT'S ROOTBALL AND 1.5 TIMES THE DIAMETER OF THE ROOTBALL. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION. SCARIFY SIDES OF PIT.
- D. FILL EXCAVATIONS FOR SHRUBS WITH WATER AND ALLOW WATER TO PERCOLATE OUT PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING IF PITS DO NOT DRAIN PRIOR TO PLANTING.
- E. REMOVE PLANT MATERIAL FROM CONTAINER. LIFT TREES BY THE ROOTBALL AND NOT BY THE TRUNK. SET PLANT MATERIAL STOCK IN CENTER OF PIT OR TRENCH WITH TOP OF BALL AT 1-2" ABOVE ADJACENT FINISH LANDSCAPE GRADES.
- F. REMOVE ANY SYNTHETIC OR STRAPPING MATERIAL PRIOR TO SETTING PLANT MATERIAL INTO PLANTING PIT OR TRENCH.
- G. ENSURE PLANT MATERIAL IS PLUMB.
- H. PLACE BACKFILL AROUND BASE AND SIDES OF BALL AND WORK IN EACH LAYER TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. ENSURE ROOTBALL REMAINS 1-2" ABOVE ADJACENT FINISH GRADE. WHEN EXCAVATION IS APPROXIMATELY 2/3 FULL, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED. WATER AGAIN AFTER PLACING FINAL LAYER OF BACKFILL.
- I. DISH TOP OF BACKFILL FOR TREES AND PALMS TO ALLOW FOR MULCHING.
- J. ALL PLANT MATERIAL SHALL BE FERTILIZED AT THE TIME OF PLANTING. MIX OR APPLY FERTILIZER JUST INSIDE OF PLANT FOLIAGE/DRIPLINE. DO NOT APPLY FERTILIZER DIRECTLY ON STEMS OR EXPOSED ROOTS OF MATERIAL. MIX SPECIFIED FERTILIZERS WITH EXISTING SOIL AT RATES SPECIFIED BY THE MANUFACTURER. DELAY MIXING OF FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN THREE (3) DAYS.
- K. APPLY PRE-EMERGENT HERBICIDE, IF APPROVED BY OWNER, AND AS PER MANUFACTURER'S SPECIFICATIONS.
- L. MULCH PITS, TRENCHES, AND PLANTING AREAS. PROVIDE A THREE (3) INCH THICKNESS OF MULCH AND WORK ONTO TOP OF BACKFILL. THE FINISH LEVEL OF MULCH SHOULD MEET ADJACENT FINISH GRADES. MULCH AREAS BETWEEN GROUNDCOVER PLANTS.
- M. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER CROWNS OF PLANTS WITH WET SOILS.
- N. GUY AND STAKE TREES IMMEDIATELY AFTER PLANTING AS NEEDED.

3.4 SODDING NEW LAWNS

- A. ENSURE GRADE IS SMOOTH AND EVEN WITH A LOOSE, UNIFORM TEXTURE. ROLL, RAKE AND DRAG PROPOSED LAWN AREAS, REMOVE RIDGES, AND FILL DEPRESSIONS AS REQUIRED TO MEET FINISH GRADES AND PROVIDE AN EVEN SURFACE FOR SOD INSTALLATION.
- B. LAY SOD WITHIN 24 HOURS FROM TIME OF STRIPPING.
- C. MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE MOISTURE TO DRY BEFORE PLANTING LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION.
- D. APPLY SPECIFIED COMMERCIAL FERTILIZER AT RATES SPECIFIED AND THOROUGHLY MIX INTO UPPER TWO INCHES OF SOIL IN AREAS OF PROPOSED SOD. DELAY APPLICATION OF FERTILIZER IF LAWN PLANTING WILL NOT FOLLOW WITHIN A FEW DAYS.
- E. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. TAP SOD FIRMLY IN PLACE ONCE LAID.
- F. ANCHOR SOD ON SLOPES GREATER THAN 3:1 WITH WOOD PEGS TO PREVENT SLIPPAGE, IF NEEDED.
- G. AVOID DAMAGE TO SUBGRADE OR SOD DUE TO INSTALLATION ACTIVITIES.
- H. WATER SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

3.5 CLEANUP

- A. MAINTAIN WORK AREAS IN AN ORDERLY CONDITION. KEEP PAVEMENTS AND ADJACENT SITE AREAS CLEAN. REMOVE ALL POTS, LITTER, TOOLS, EQUIPMENT, AND EXTRANEOUS SOIL, SOD, OR MATERIALS AT THE END OF EACH WORK DAY. STORE MATERIALS AND EQUIPMENT WHERE DIRECTED. DISPOSE OF MATERIALS AS DIRECTED.

3.6 NEW PLANT PROTECTION

- A. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DURING CONSTRUCTION. MAINTAIN PROTECTION DURING INSTALLATION AND THROUGHOUT THE MAINTENANCE PERIOD. TREAT, REPAIR, OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED.
  - B. TREES WHICH ARE TO REMAIN IN THE CONSTRUCTION AREA SHALL BE PROTECTED FROM DAMAGE THROUGHOUT THE CONSTRUCTION PROCESS BY THE CONTRACTOR.
  - C. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN THE DRIP LINE OF EXISTING OR NEWLY PLANTED TREES. REMOVE INTERFERING BRANCHES WITHOUT INJURY TO TRUNKS.
- 3.7 MAINTENANCE
- A. MAINTENANCE ACTIVITIES SHALL INCLUDE THE FOLLOWING ACTIVITIES DURING CONSTRUCTION AND UNTIL FINAL ACCEPTANCE:
    - 1. WEEDING: MAINTAIN PLANTINGS AND TURF AS WEED FREE.
    - 2. MULCHING: MAINTAIN MULCH AT TREES, PALMS, AND WITHIN PLANTING BEDS AT A 3" DEPTH.
    - 3. PEST CONTROL: SPRAY AS REQUIRED TO KEEP PLANTINGS AND TURF FREE OF INSECTS AND DISEASE.
    - 4. MOWING: MOW TURF AREAS AS NEEDED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
    - 5. REPLACEMENT: REPLACE PLANTS OR SOD AREAS THAT ARE IN POOR CONDITION.
    - 6. LITTER REMOVAL: REMOVE LITTER AND DEBRIS FROM LANDSCAPE AND TURF AREAS.
    - 7. RESTORE PLANTING SAUCERS OF TREES AND SHRUBS.
    - 8. TIGHTEN AND REPAIR STAKE AND GUY WIRE SUPPORTS, IF PRESENT, AND RESET TREES AND SHRUBS TO PROPER GRADES OF VERTICAL POSITION AS REQUIRED.
    - 9. REMOVE ALL TREE STAKING, IF PRESENT, WITHIN ONE YEAR AFTER PLANTING.

3.8 REPLACEMENT OF EXISTING LANDSCAPE DAMAGED DURING PROJECT

- A. ANY EXISTING VEGETATION, INCLUDING TREES AND SHRUBS, DAMAGED OR DESTROYED SHALL BE REPLACED OR MITIGATED BY THE CONTRACTOR WITH LIKE SPECIES OR ANOTHER SPECIES APPROVED BY THE OWNER'S REPRESENTATIVE. ANY AREA OF VEGETATION THAT IS DAMAGED DURING CONSTRUCTION WILL BE RESTORED TO ITS ORIGINAL STATE WITHIN 72 HOURS OF THE COMPLETION OF THE ASSOCIATED CONSTRUCTION WORK.
- B. IF REMOVAL OF AN EXISTING TREE REQUIRES MITIGATION, THE CONTRACTOR SHALL BE HELD LIABLE FOR THE COMPLETE COST, INCLUDING BUT NOT LIMITED TO TREE REPLACEMENT COSTS AND PAYMENTS REQUIRED TO PERMITTING AGENCIES.
- C. TREE REPLACEMENT SPECIES AND PROCEDURES SHALL BE DISCUSSED WITH AND APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF ACTIVITIES.

3.9 INSPECTION AND ACCEPTANCE

- A. WHEN ALL LANDSCAPE 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 OWNER'S REPRESENTATIVE TO IDENTIFY ITEMS THAT SHALL 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 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 ACCEPTED BY THE OWNER AND ALL SUBMITTALS HAVE BEEN MADE.
- D. WORK MAY BE INSPECTED FOR ACCEPTANCE IN PORTIONS AS PHASES OF INSTALLATION ARE COMPLETED AND AS AGREEABLE TO THE LANDSCAPE ARCHITECT, PROVIDED EACH PORTION OF WORK OFFERED FOR INSPECTION IS SUBSTANTIALLY COMPLETE.

END OF SECTION

PROJECT NAME:

SAN FELASCO  
 TECH CITY  
 PHASE 3

Alachua, FL

for  
 Laser Investment Group

SEAL:

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 SIGNATURE MUST BE VERIFIED ON THE  
 ELECTRONIC DOCUMENTS. THE ABOVE NAMED  
 REGISTERED LANDSCAPE ARCHITECT SHALL BE  
 RESPONSIBLE FOR THIS SHEET IN ACCORDANCE  
 WITH RULE 61G10-11.011 F.A.C.

PROJECT NO: 19-025  
 CLIENTS NO: 19-046  
 ISSUED FOR: CONSTRUCTION

ISSUED DATE: 21 OCT 2019

REVISIONS:

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SCALE:

N/A

SHEET TITLE:

LANDSCAPE  
 TECHNICAL  
 SPECIFICATIONS

SHEET NUMBER:

L-207



PLOTDATE: 10/18/2019 5:21 PM    USER: ELISABETH MANLEY  
 FILENAME: C:\USERS\ELISABETH MANLEY\BOX\PROJECT\2019\19-025 TECH CITY PH 3 - EDA\04\_PRODUCTION\02\_SPA\2019-10-14\_SPA\_4\01\_SHEETS\19025\_P.DWG

## PART 1 – GENERAL

### DESCRIPTION

FURNISH ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, AND TRANSPORTATION, UNLESS OTHERWISE SPECIFIED, NECESSARY TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM FOR LANDSCAPE PLANT MATERIALS AND TURF AND MULCH AREAS.

### APPLICABLE STANDARDS

AMERICAN SOCIETY OF AGRICULTURAL ENGINEERS S376.1, "DESIGN, INSTALLATION AND PERFORMANCE OF UNDERGROUND, THERMOPLASTIC IRRIGATION PIPELINES."

ASTM D2774, "UNDERGROUND INSTALLATION OF THERMOPLASTIC PRESSURE PIPING."

ASTM D1785, POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE, SCHEDULES 40, 80, AND 120.

ASTM D2241 POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE (SDR–PR).

### SUBSTITUTIONS

WHEREVER BRAND NAMES ARE USED IN THESE SPECIFICATIONS, USE ONLY THE BRAND SPECIFIED. MAKE NO SUBSTITUTIONS AS A PART OF THIS BID PACKAGE.

## PART 2 – MATERIALS

### PIPE

FURNISH ALL UNDERGROUND PIPING AS PVC EXCEPT FOR ANY FLEXIBLE POLYETHYLENE (POLY PIPE) PIPING THAT IS TO BE USED BETWEEN THE LATERALS AND SPRINKLER HEADS. ALL PVC PIPE SHALL BE CL 200 PIPE OR BETTER.

SIZE EACH SLEEVE AT LEAST TWICE (2X) THE SIZE OF THE PIPE BEING ROUTED THROUGH IT. INSTALL EACH CONTROL WIRE SLEEVE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES BEING ROUTED THROUGH IT UNDER THE AREA SPECIFIED. CONSULT WITH THE OWNER OR OWNER'S REPRESENTATIVE FOR THE LOCATION, DEPTH, NUMBER AND SIZE OF ANY AVAILABLE EXISTING SLEEVES.

INSTALL ANY ABOVE GROUND PIPE AS GALVANIZED PIPE.

### PIPE FITTINGS

FOR MAIN LINE PVC PIPE FITTINGS, USE PVC SCH. 40 FITTINGS AND USE THREADED FITTINGS FOR CONNECTION TO VALVES.

FOR PVC ZONE PIPE, USE SCHEDULE 40, SOLVENT WELD FITTINGS, MANUFACTURED FROM PVC 12454–B COMPOUND AND TESTED IN ACCORDANCE WITH ASTM D2466, EXCEPT FOR THREADED FITTINGS. FOR THREADED APPLICATIONS, USE SCHEDULE 80 FITTINGS MANUFACTURED FROM PVC 12454– B COMPOUND AND TESTED IN ACCORDANCE WITH ASTM D2467.

CONNECT ALL "POLY PIPE" AND RISER ASSEMBLIES TO THE IRRIGATION PIPELINE WITH A SCHEDULE 80 TEE, AS DESCRIBED ABOVE.

DO NOT USE MALE ADAPTERS FOR ANY APPLICATIONS. INSTEAD, USE A "TOE" NIPPLE GLUED INTO A SCHEDULE 40 COUPLER.

SEE DETAILS FOR SPRINKLER TO PIPE CONNECTIONS. NO "FLEX PVC" IS ALLOWED.

### SOLVENT CEMENT AND PRIMER

USE A MEDIUM OR HEAVY BODY GRAY SOLVENT CEMENT MANUFACTURED IN ACCORDANCE WITH ASTM D2564 AND PRIMER MANUFACTURED IN ACCORDANCE WITH ASTM F656.

### TREE SPRAYS

INSTALL RAIN BIRD 1804–SAM SPRINKLERS WITH 50 NOZZLES FOR ALL TREE SPRAY APPLICATIONS.

### DRIP TUBING

INSTALL TORO DL2000 PRESSURE COMPENSATING 1 GPH, 12" O.C. TUBING OR RAIN BIRD XFS .9 GPH (NOT XFD) TUBING FOR ALL DRIP LINE APPLICATIONS.

### DRIP TUBING FITTINGS

INSTALL TORO TUBING FITTINGS OR CORRESPONDING RAIN BIRD FITTINGS FOR ALL DRIP LINE APPLICATIONS.

### VALVE BOXES

USE 12 X 18 VALVE BOXES FOR ALL APPLICATIONS.

### ELECTRIC VALVES

USE HUNTER ELECTRIC VALVES WITH PRESSURE REGULATORS AND DECODERS FOR ALL APPLICATIONS.

### CONTROLLER

USE A HUNTER 6–STATION CONTROLLER WITH A DUAL–48 MODULE PER LEGEND WITH A SOLAR SYNC SENSOR FOR THIS SYSTEM.

## 1 IRRIGATION SPECIFICATIONS

SCALE: N/A

### WIRE

USE U.L. U.F. WIRE APPROVED FOR DIRECT BURIAL UNDERGROUND FOR ALL 24 VAC APPLICATIONS.

USE #14 OR LARGER TWISTED SHIELDED PAIR WIRE FOR ALL COMMUNICATION WIRES.

USE #14 AWG U.L. U.F. WIRE FOR ALL VALVE DECODER TO VALVE WIRES.

### WATER SOURCE

DRILL A DEEP WELL WITH A CASING SIZE LESS THAN 6" AND CAPABLE OF 50 GPM AT 45 PSI AT DISCHARGE AT GROUND LEVEL AFTER ANY FILTRATION INTO THE SYSTEM IN THE WELL.

TEST THE WELL WATER FOR APPLICABILITY TO THE DRIP SYSTEM (ESPECIALLY PARTICULATES) AND ADD FILTRATION SIZED AS NEEDED

INSTALL A SUBMERSIBLE PUMP AT A REASONABLE DEPTH CAPABLE OF 50 GPM AT 45 PSI AT DISCHARGE AT GROUND LEVEL AFTER ANY FILTRATION INTO THE SYSTEM IN THE WELL.

INSTALL CONTROLS FOR THE PUMP SO THAT THE PUMP OPERATES WITHOUT UNDUE CYCLING DURING THE COMPLETE IRRIGATION CYCLE. THIS MAY BE PRESSURE ON AND FLOW OFF CONTROLS OR INTERFACING WITH JUNCTION BOXES, RELAYS AND WIRING TO INTERFACE WITH THE CONTROLLER PUMP START CIRCUIT.

## PART 3 – EXECUTION

### GENERAL

INSTALL PVC PIPE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REVIEW CONSTRUCTION PLANS WITH THE OWNER OR OWNER'S REPRESENTATIVE BEFORE ANY WORK BEGINS. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT/OWNER PRIOR TO INSTALLATION IF THERE IS ANY DOUBT AS TO HEAD LINE OR ZONE PLACEMENT.

INSPECT THE CONSTRUCTION SITE BEFORE ANY WORK BEGINS AND FLAG LOCATIONS OF MAINLINE PIPE, SLEEVES, HEADS AND VALVES FOR REVIEW BY THE OWNER'S REPRESENTATIVE. FLAGS SHALL BE CLEARLY MARKED OR COLORED TO DESIGNATE THE TYPE OF EQUIPMENT TO BE INSTALLED AT THAT POINT. INSTALLATION SHALL NOT COMMENCE UNTIL THE STAKING/ FLAGGING HAS BEEN APPROVED.

COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE CONTRACTOR TO PROVIDE FOR CORRECT APPLICATION OF WATER TO THE PLANT MATERIAL.

### PIPE TRENCH CONSTRUCTION

PROVIDE FOR A MINIMUM DEPTH OF COVER OF 18" FOR ALL MAIN LINE PIPE AND 12" OF COVER FOR ALL ZONE PIPE AS MEASURED FROM FINISHED GRADE.

PROVIDE THE MINIMUM DEPTH OF COVER, AS SPECIFIED ABOVE, OVER THE TOP OF THE PIPE BEFORE THE TRENCH IS WHEEL–LOADED.

### BACK FILL

PROVIDE INITIAL BACK FILL MATERIAL THAT IS FINE–GRAINED MATERIAL FREE FROM COMPACTED EARTH GREATER THAN TWO INCHES IN DIAMETER, ROCKS, OR STONES.

TAMP THE BACK FILL IN LAYERS NOT TO EXCEED SIX INCHES. LIFT AND COMPACT FIRMLY AROUND THE PIPE AND UP TO AT LEAST SIX INCHES ABOVE THE TOP OF THE PIPE. SUFFICIENTLY MOISTEN THE BACK FILL TO PERMIT THOROUGH COMPACTION UNDER AND ON EACH SIDE OF THE PIPE TO PROVIDE SUPPORT FREE FROM VOIDS. AVOID DEFORMING, DISPLACING, OR DAMAGING PIPE DURING THIS PHASE OF THE OPERATION. ASSURE THAT WHEN FINISHED, THE SOIL COMPACTION EQUALS THE ORIGINAL CONDITION.

### FITTING AND PIPE CONNECTIONS

SQUARE CUT, CLEAN AND PRIME ALL JOINTS BEFORE CEMENTING.

FULLY ENGAGE ALL JOINTS WHILE CEMENTING.

PVC FITTINGS – MAKE ALL SOLVENT WELD JOINTS IN ACCORDANCE WITH ASTM D2855. PRIME ALL FITTINGS WITH PURPLE PRIMER BEFORE MAKING SOLVENT WELD CONNECTIONS. ALLOW SOLVENT WELDED JOINTS AT LEAST ONE (1) HOUR TO SET UP BEFORE MOVING OR HANDLING. DO NOT PERMIT WATER IN THE PIPE FOR AT LEAST TWENTY–FOUR HOURS AFTER MAKING A SOLVENT WELD ON THAT PIPE UNLESS RECOMMENDED OTHERWISE BY THE SOLVENT CEMENT MANUFACTURER. SEAL ALL THREADED PVC FITTINGS WITH LIQUID TEFLON EXCEPT SPRINKLER HEADS, ELECTRIC VALVE CONNECTIONS AND SWING JOINTS. INSTALL ALL OF THESE EXCEPTIONS USING ONE INCH TEFLON TAPE.

### FLUSHING PIPELINES

FLUSH ALL PIPELINES BEFORE SPRINKLERS ARE INSTALLED. MAINTAIN A MINIMUM PIPE VELOCITY OF THREE FEET PER SECOND AND FLUSH FOR A MINIMUM TIME OF:

T = 2L/3 WHERE T = TIME IN SECONDS  
& L = PIPE LENGTH IN FEET FROM INLET POINT TO MOST DISTANT POINT IN PIPELINE.

### INSTALLING ELECTRIC VALVE CONTROL WIRING

INSTALL WIRING IN THE SAME TRENCH AND ALONG THE SAME ROUTE AS, AND UNDERNEATH THE MAIN LINE EXCEPT IN LOCATIONS WHERE THE WIRE WILL PASS UNDER PAVING. AT THOSE LOCATIONS INSTALL THE WIRE INSIDE OF A PVC SLEEVE. INSTALL CONTROL WIRING THROUGH WALLS, FLOORS, AND SLABS IN PVC SLEEVES. INSTALL (2) EXTRA WIRES POWER FROM EACH CONTROLLER TO THE FARTHEST VALVE IN EACH DIRECTION OPERATED BY THAT CONTROLLER.

TAPE WIRING TOGETHER AT INTERVALS OF TEN FEET, USING 1/4 INCH FIBER REINFORCED TAPE.

USE A CONTINUOUS WIRE BETWEEN THE CONTROLLER AND VALVE. MAKE AN EXPANSION LOOP OF A MINIMUM 12 INCHES DIAMETER AT EACH WIRE CONNECTION. PROVIDE EXPANSION COILS OF WIRE AT NO MORE THAN 100 FOOT INTERVALS AND AT EACH DIRECTION CHANGE IN THE WIRE ROUTING.

ATTACH PERMANENT MARKINGS AT EACH END OF EACH WIRE TO IDENTIFY IT BY VALVE NUMBER. (CHRISTIE I.D. TAGS OR EQUAL)

PROVIDE A SEPARATE POWER WIRE FOR EACH CONTROL VALVE.

### AUTOMATIC CONTROLLER INSTALLATION

LOCATION – VERIFY LOCATION WITH OWNER OR OWNER'S REPRESENTATIVE BEFORE INSTALLATION.

VERIFY THAT SUFFICIENT SLEEVING EXISTS TO ALLOW ROUTING OF THE VALVE WIRING FROM THE CONTROLLER TO EACH VALVE.

### VALVE INSTALLATION

INSTALL ALL AUTOMATIC ZONE VALVES AND GATE VALVES IN VALVE BOXES. NUMBER EACH ZONE VALVE BOX ON THE UNDERSIDE AND TOPSIDE OF EACH VALVE BOX COVER WITH BLACK WATERPROOF MARKER FOR REFERENCE.

INSTALL ANY MAIN LINE ISOLATION VALVES AND QUICK COUPLING VALVES IN VALVE BOXES.

### INSTALLATION OF SPRAY HEADS.

INSTALLATION SCHEDULE – INSTALL SPRAY HEADS AFTER THE SPRINKLER BODY ASSEMBLIES HAVE BEEN CLEANLY FLUSHED.

ORIENTATION – INSTALL POP–UP UNITS IN A PLUMB POSITION AND FIELD ADJUST SPRINKLER HEADS TO OBTAIN COMPLETE COVERAGE OF IRRIGATED AREA WITH MINIMUM OVER SPRAY ONTO PAVED SURFACES. HEADS ARE TO BE LOCATED ON A MAXIMUM SPACING OF 55% OF THE SPRINKLER COVERAGE DISTANCE AND CLOSER WHERE INDICATED. ADJUST NOZZLE DISTANCE AS NEEDED TO COVER PLANT MATERIALS AND MINIMIZE OVER SPRAY ON STRUCTURES AND PAVEMENT. ALIGN POP–UP SPRAY HEADS IN A VERTICAL ORIENTATION AS SHOWN IN THE DETAILS. ADJUST AS NECESSARY TO PROVIDE THE BEST COVERAGE IN SLOPED AREAS.

### TESTING

PRESSURE TEST THE SYSTEM MAIN LINE BEFORE APPRECIABLY BACKFILLING.

PRESSURE TEST THE SYSTEM MAIN LINE, IN THE PRESENCE OF THE OWNER OR OWNER'S REPRESENTATIVE, FOR A PERIOD OF NO LESS THAN FOUR HOURS, CONTINUOUSLY, AT A PRESSURE OF NO LESS THAN 100 PSI WITH NO LEAKS AND ASSURE THAT ANY TESTS OF THE SYSTEM MAIN LINE MEET THE APPLICABLE COUNTY PLUMBING CODES. IF LEAKAGE OCCURS, REMEDY THE LEAKAGE PROBLEM AND RETEST. REPEAT THIS PROCESS AS MANY TIMES AS NECESSSARY UNTIL A SUCCESSFUL TEST IS PERFORMED.

### INSPECTIONS

THE FOLLOWING INSPECTIONS ARE REQUIRED. NOTIFY OWNER OR OWNER'S REPRESENTATIVE IN ADVANCE THAT EACH ITEM IS READY FOR INSPECTION AS INDICATED BELOW:

INSPECTION OF FLAGGED UNDERGROUND MAINLINE PIPING, SLEEVES, SPRINKLER AND VALVE LOCATIONS PRIOR TO BEGINNING CONSTRUCTION – NOTIFY 48 HOURS IN ADVANCE.

SPRINKLER COVERAGE TEST – NOTIFY 48 HOURS IN ADVANCE.

FINAL INSPECTION – NOTIFY 48 HOURS IN ADVANCE.

### TESTING

COVERAGE TESTS – CONDUCT SPRINKLER COVERAGE TESTS UNDER NORMAL OPERATING PRESSURE CONDITIONS BEFORE ANY GROUND COVER OR TURF IS PLANTED. CORRECT AND FIELD ADJUST SPRINKLER ORIENTATION TO PROVIDE UNIFORM PRECIPITATION OVER THE IRRIGATED AREA AND MINIMIZE OVER SPRAY ONTO PAVED SURFACES AND BUILDINGS.

### WARRANTY

THE CONTRACTOR SHALL ISSUE TO THE OWNER OR OWNER'S REPRESENTATIVE A CERTIFICATE OF WARRANTY OF THE IRRIGATION SYSTEM FOR A PERIOD OF NOT LESS THAN ONE YEAR ON ALL SPRINKLERS, VALVES, THE CONTROLLER, AND HIS LABOR.

### DRAWING OF RECORD

THE CONTRACTOR SHALL SUPPLY TO THE OWNER A DRAFTED, SCALED, REPRODUCIBLE PLAN SHOWING ALL CHANGES MADE TO THE EXISTING IRRIGATION SYSTEM AND ALL NEWLY INSTALLED COMPONENTS INCLUDING ALL SPRINKLERS, INCLUDING BODY TYPES AND NOZZLES, PIPE, INCLUDING SIZES AND THE ENDS OF SLEEVING LOCATIONS AS MEASURED FROM AT LEAST TWO FIXED OBJECTS, CONTROLLER, AND WIRE ROUTING. THIS PLAN MAY BE AN ADAPTATION OF THE IRRIGATION DESIGN WITH ANY CHANGES DRAFTED ON THIS PLAN. THE DRAWING SHALL ALSO PROVIDE A MINIMUM OF TWO (2) DIMENSIONS TAKEN FROM FIXED OBJECTS TO EACH AUTOMATIC VALVE AND MANUAL CONTROL VALVE.

### ADDITIONAL SUBMITTALS

SUPPLY TO THE OWNER ALL INSTRUCTION SHEETS AND PARTS LISTS COVERING ALL OPERATING AND ELECTRICAL–RELATED EQUIPMENT, BOUND IN ONE FOLDER. FURNISH THE OWNER WITH ANY KEYS FOR LOCKABLE ITEMS ON THIS SYSTEM.

### RAIN GAUGE

ASSURE THAT EACH CONTROLLER IS INTERFACED WITH A RAIN SWITCH WHICH WILL SHUT THE SYSTEM OFF IN CASE OF RAIN OR FREEZING WEATHER. CONFIRM LOCATION OF RAIN GAUGE WITH OWNER PRIOR TO INSTALLATION.

### MISCELLANEOUS

ANY IRRIGATION ITEMS NORMALLY INSTALLED IN LANDSCAPE AREAS THAT ARE SHOWN OUTSIDE OF LANDSCAPE AREAS OR OUTSIDE OF THE PROPERTY LINES ARE SHOWN AS SUCH FOR GRAPHIC CLARITY ONLY. INSTALL THESE ITEMS INSIDE OF PROPERTY LINES AND IN LANDSCAPE AREAS. CONTACT THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION IF IN ANY DOUBT OF HEAD, LINE OR ZONE PLACEMENT.

ASSURE THAT THE SYSTEM PROVIDES 100% COVERAGE OF ALL LANDSCAPED AREAS. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE BEFORE COMMENCING WITH THE INSTALLATION.

ALL APPLICABLE CODES SHALL TAKE PRECEDENCE OVER THESE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE CODES.

THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO MAKE MINOR FIELD CHANGES.

FIELD ADJUST NOZZLE SELECTION LOCATIONS AND PLUMB OF SPRINKLERS AND SPACING OF DRIP TUBING TO PROVIDE PROPER COVERAGE.

ASSURE THAT THE SYSTEM IS EQUIPPED WITH A CONTROLLER AND SENSOR COMPLIANT WITH THE OCTOBER 1, 2019 ALACHUA COUNTY CODE RELATED TO CONTROLLERS AND SENSORS.

PROJECT NAME:

# SAN FELASCO TECH CITY PHASE 3

Alachua, FL

for  
 Laser Investment Group

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PROJECT NO: 19-025  
 CLIENTS NO: 19-046  
 ISSUED FOR: CONSTRUCTION

ISSUED DATE: 21 OCT 2019

REVISIONS:

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SCALE:

N/A

SHEET TITLE:

## IRRIGATION TECHNICAL SPECIFICATIONS

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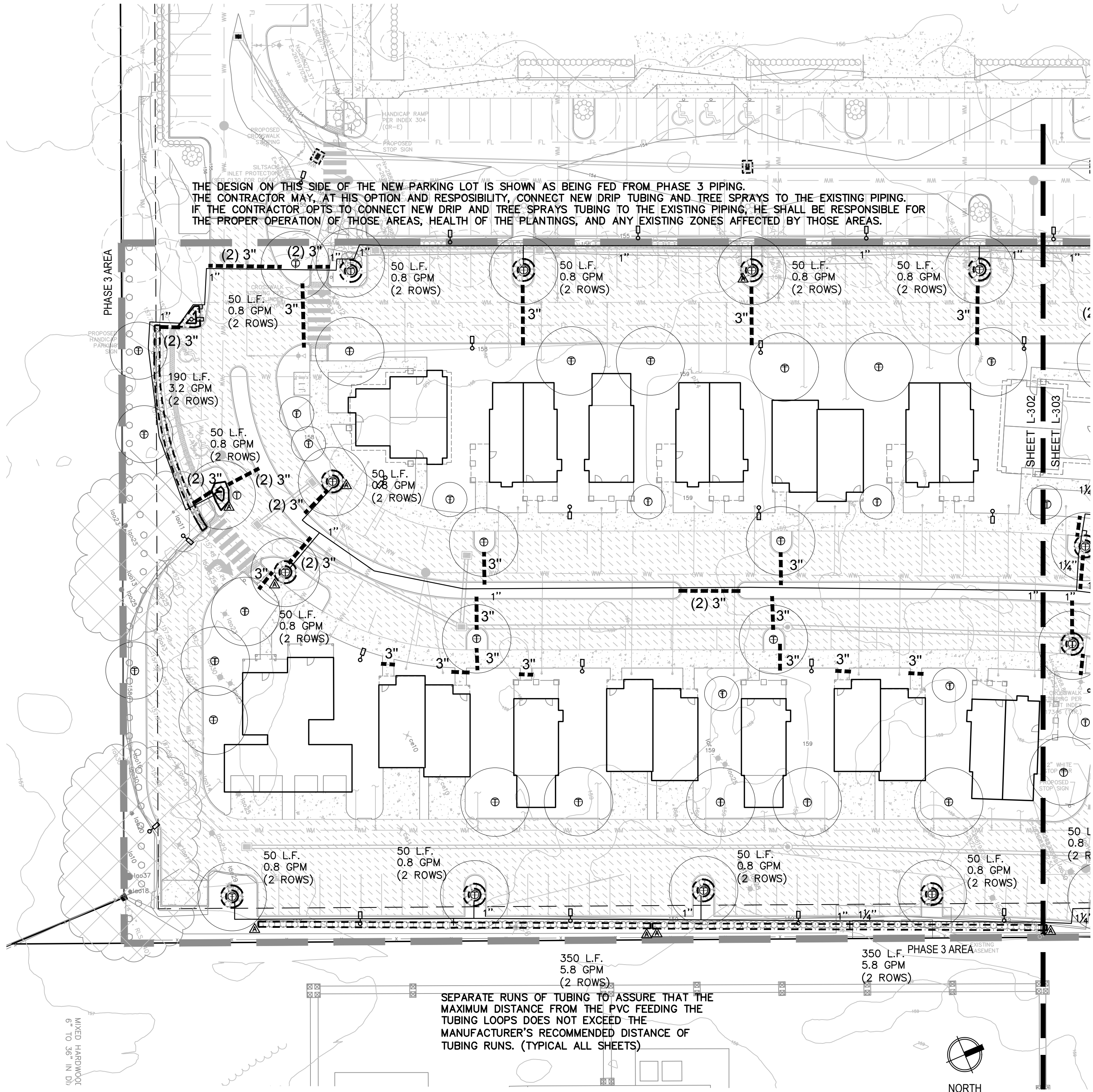
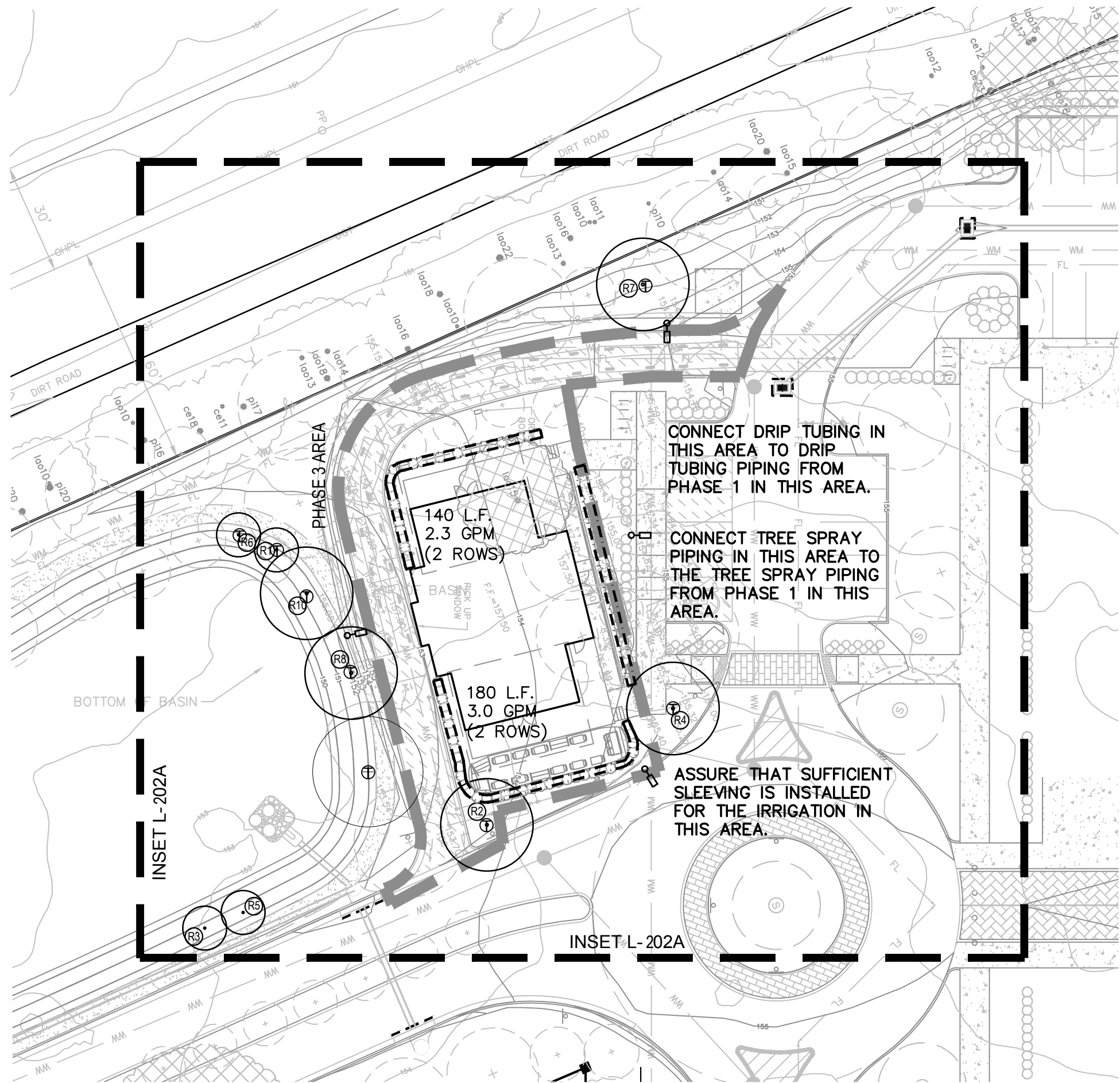
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IRRIGATION SCHEDULE

- RAIN BIRD 1804-SAM WITH SQ NOZZLE, ONE PER TREE (TYPICAL)
- TORO DL 2000 1 GPH, 12" O.C. PR. REG. DRIP TUBING
- LOCATION OF DRIP AIR RELIEF VALVE AUTOMATIC LINE FLUSHING VALVE AND RAIN BIRD OPERIND
- #12 TWISTED, SHIELDED PAIR WIRE AND 2" SCHEDULE 40 PVC SOLVENT WELD MAIN LINE ROUTING
- CL200 SOLVENT WELD PVC ZONE PIPE ROUTING
- SCHEDULE 40 PVC SLEEVE LOCATION - SIZED ON PLAN
- HUNTER ICV-151G-FS-AS-ADJ 1.5" VALVE WITH DUAL-1 DECODER AND DUAL-S SURGE ARRESTOR - GROUND ALL VALVE AND VALVE GROUP LOCATIONS TO MANUFACTURER'S RECOMMENDATIONS
- HUNTER ICV-101G-FS-AS-ADJ 1" VALVE WITH DUAL-1 DECODER AND DUAL-S SURGE ARRESTOR - GROUND ALL VALVE AND VALVE GROUP LOCATIONS TO MANUFACTURER'S RECOMMENDATIONS
- VALVE STATION NUMBER, SIZE, APPLICATION AND NOMINAL GALLONAGE
- HUNTER IC-PL-600 CONTROLLER WITH DUAL-48M MODULE MOUNTED ON ELECTRICAL RACK
- HUNTER WSS-SEN SOLAR-SYNC SENSOR MOUNTED ON TOP OF POWER RACK
- PUMP AND WELL CAPABLE OF 50 GPM AT 40 PSI. NOTE: 115 VAC SERVICE IS NEEDED AT WALL, CAPABLE OF 5 HP PLUS 5 AMPS FOR CONTROLLER



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(352) 363-7412  
Certificate of Authorization No. LC26000575

PROJECT NAME:

SAN FELASCO  
TECH CITY  
PHASE 3

Alachua, FL

for  
Laser Investment Group

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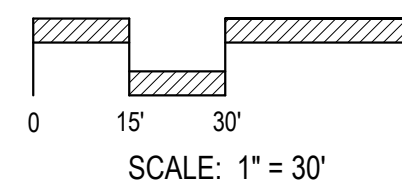


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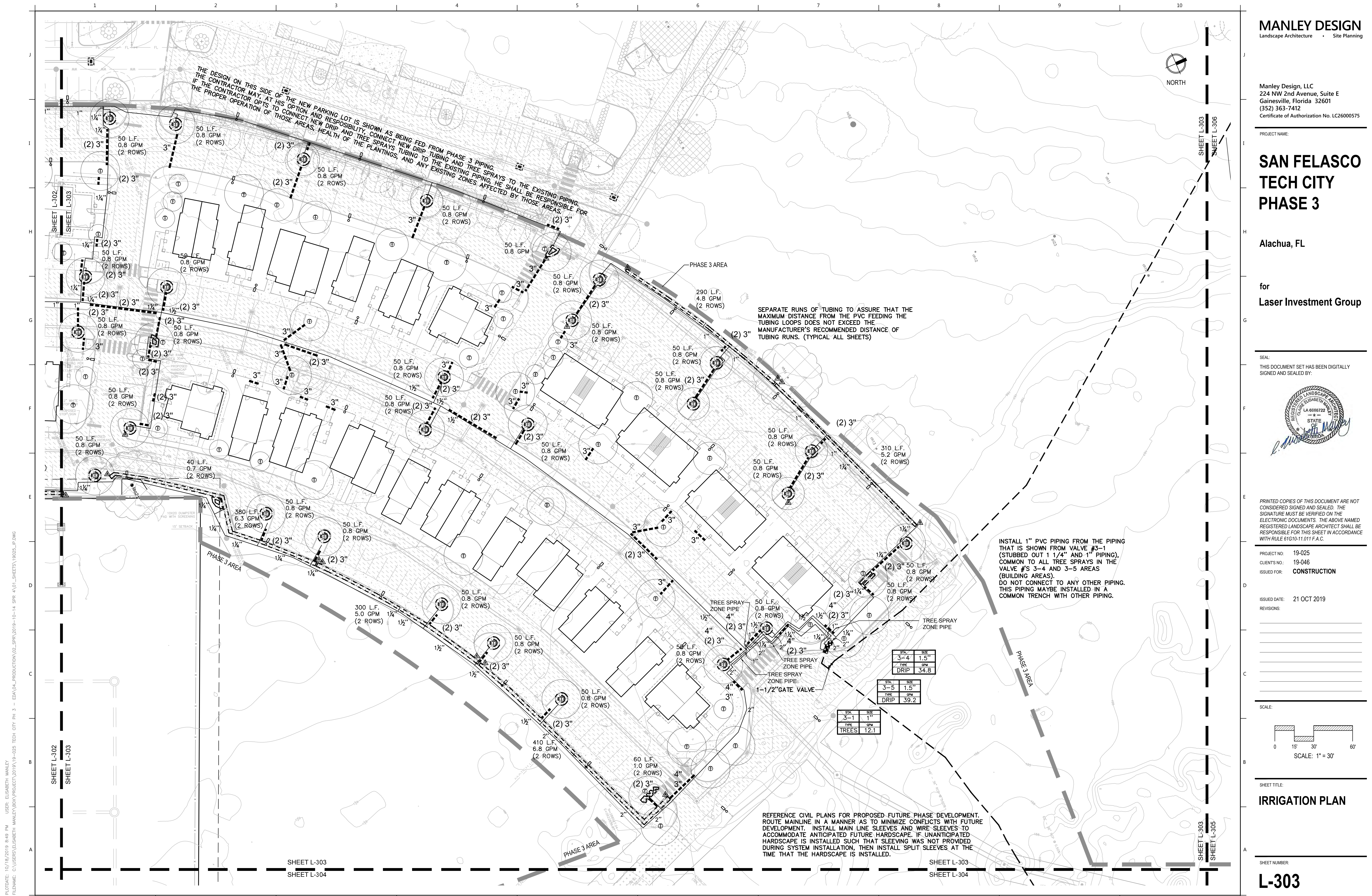
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IRRIGATION  
SCHEDULE AND PLAN

SHEET NUMBER:

L-302





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PROJECT NAME:

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PHASE 3

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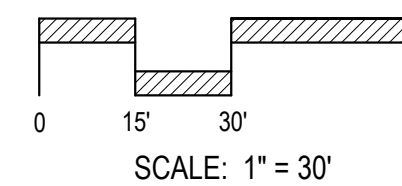


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SHEET TITLE:

IRRIGATION PLAN

SHEET NUMBER:

L-303



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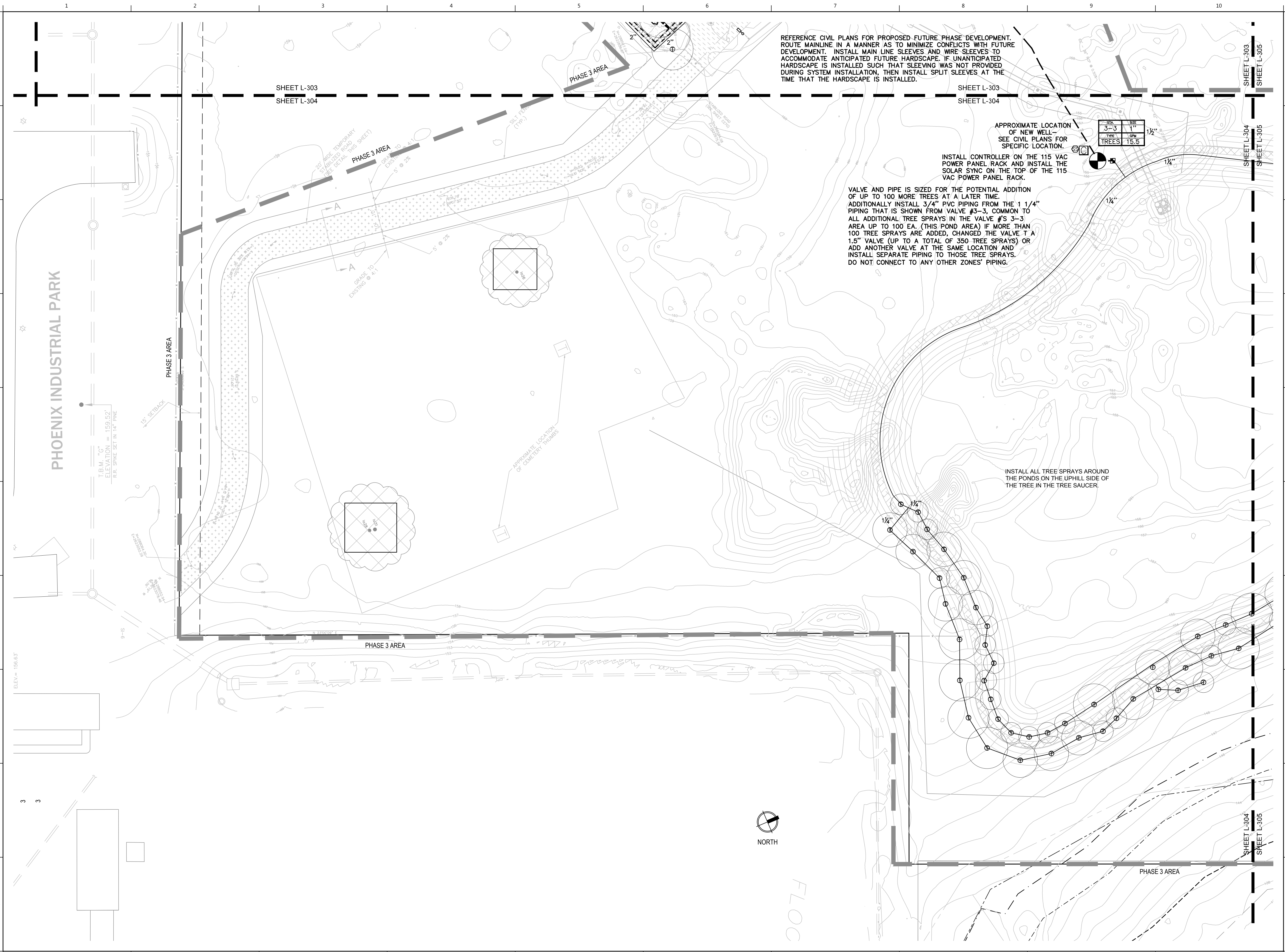
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CLIENT'S NO.: 19-046  
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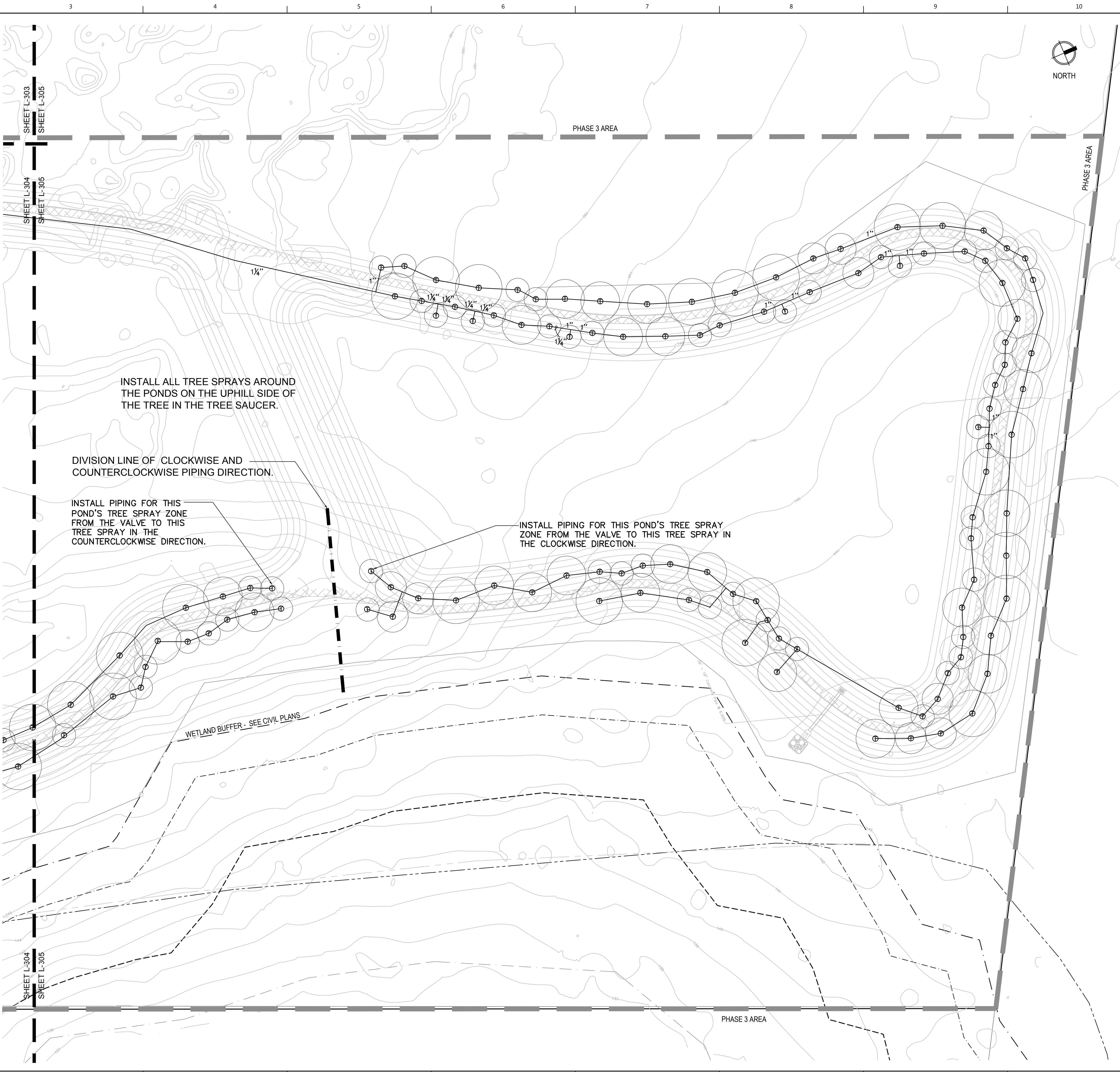
# IRRIGATION PLAN

**-304**





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PROJECT NAME:

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TECH CITY  
PHASE 3**

Alachua, FL

for  
**Laser Investment Group**

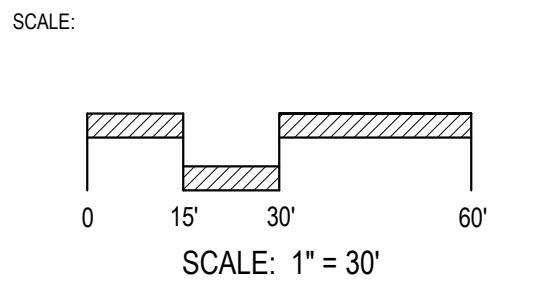
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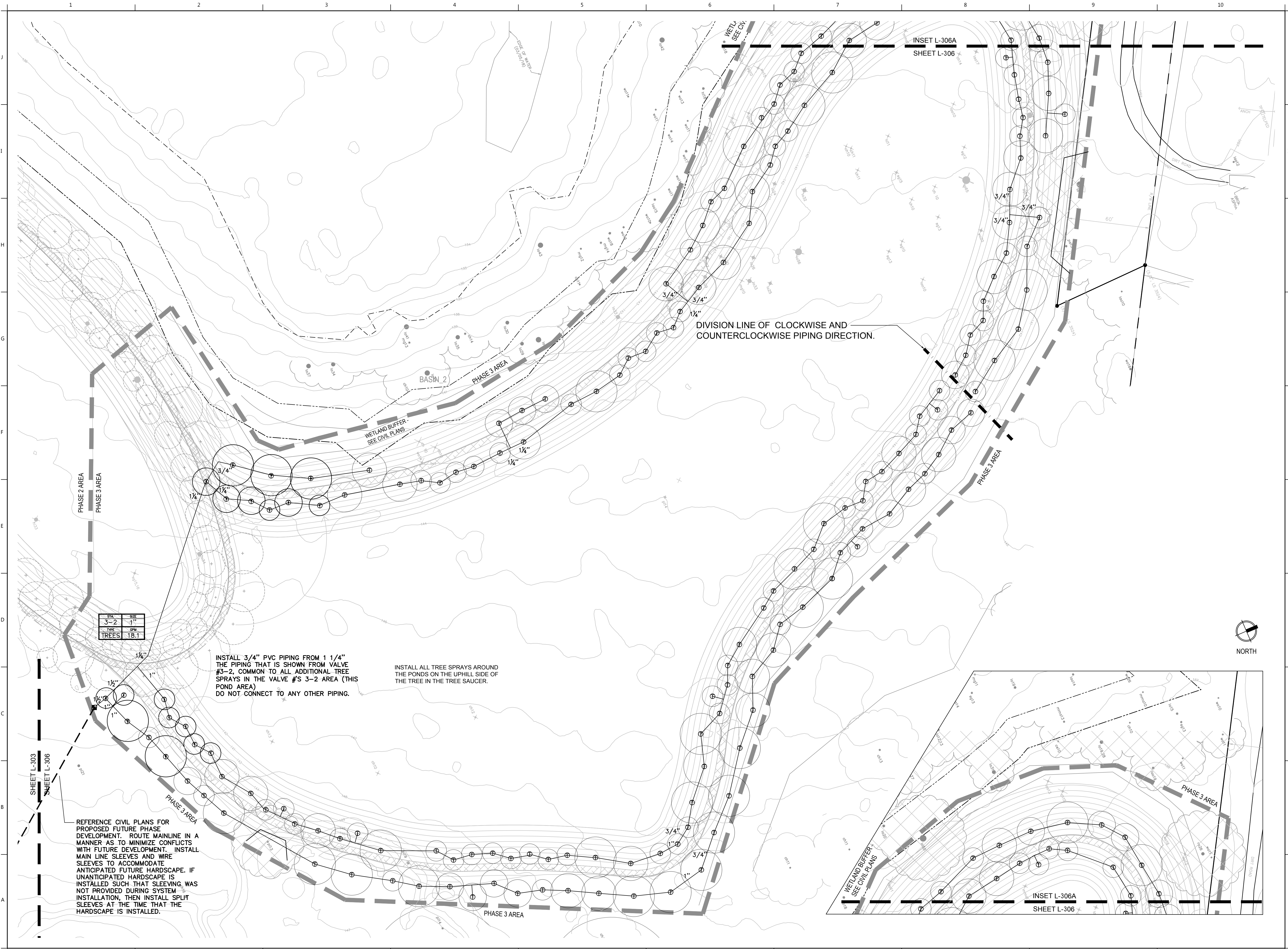


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Alachua, FL

for  
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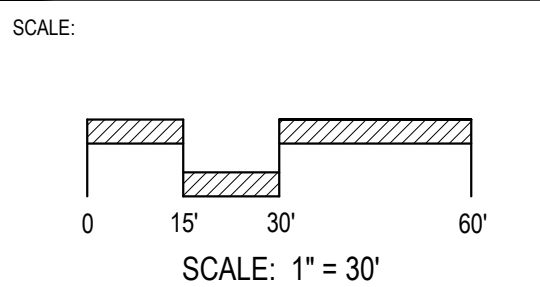
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**IRRIGATION PLAN**

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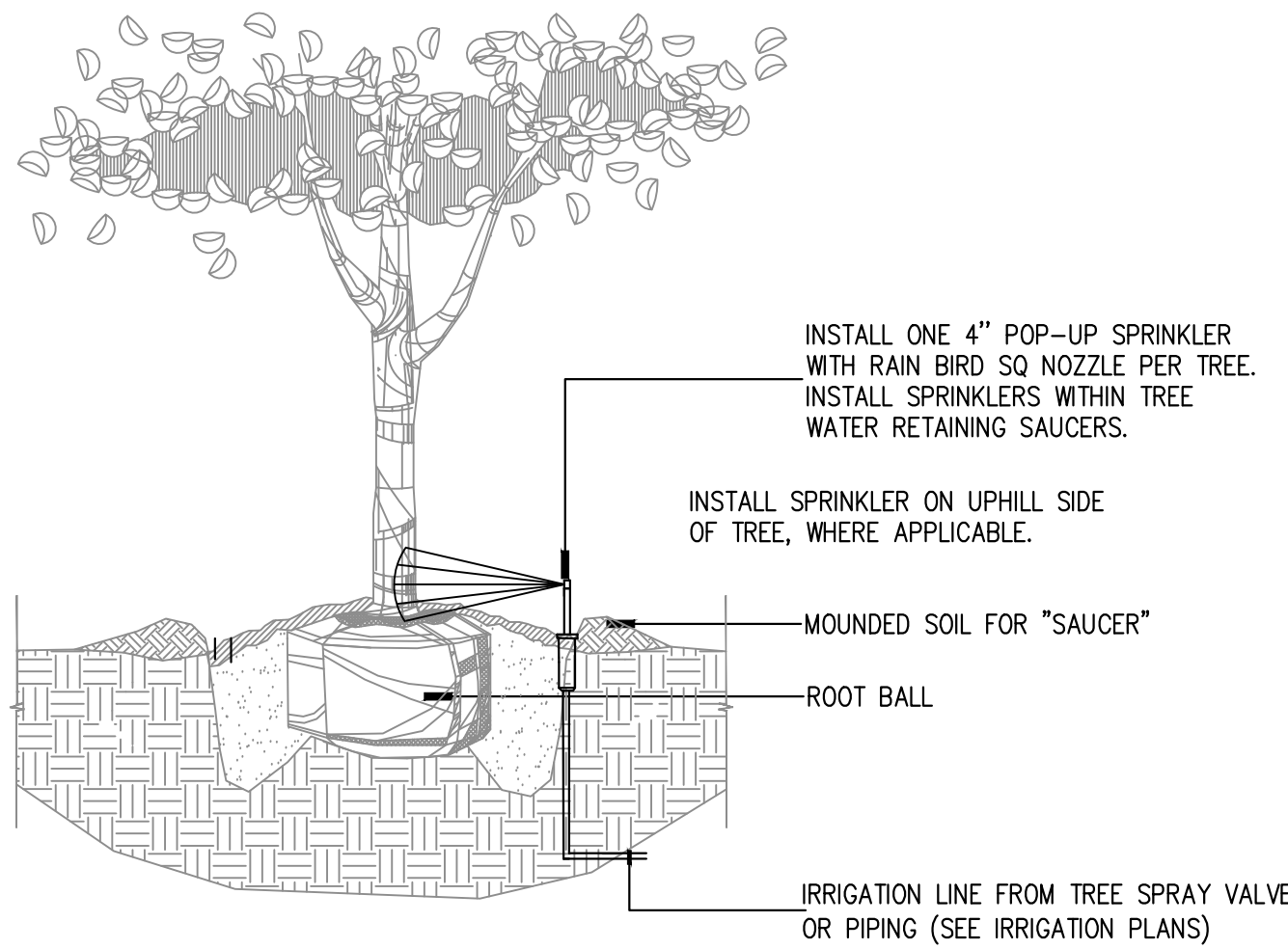
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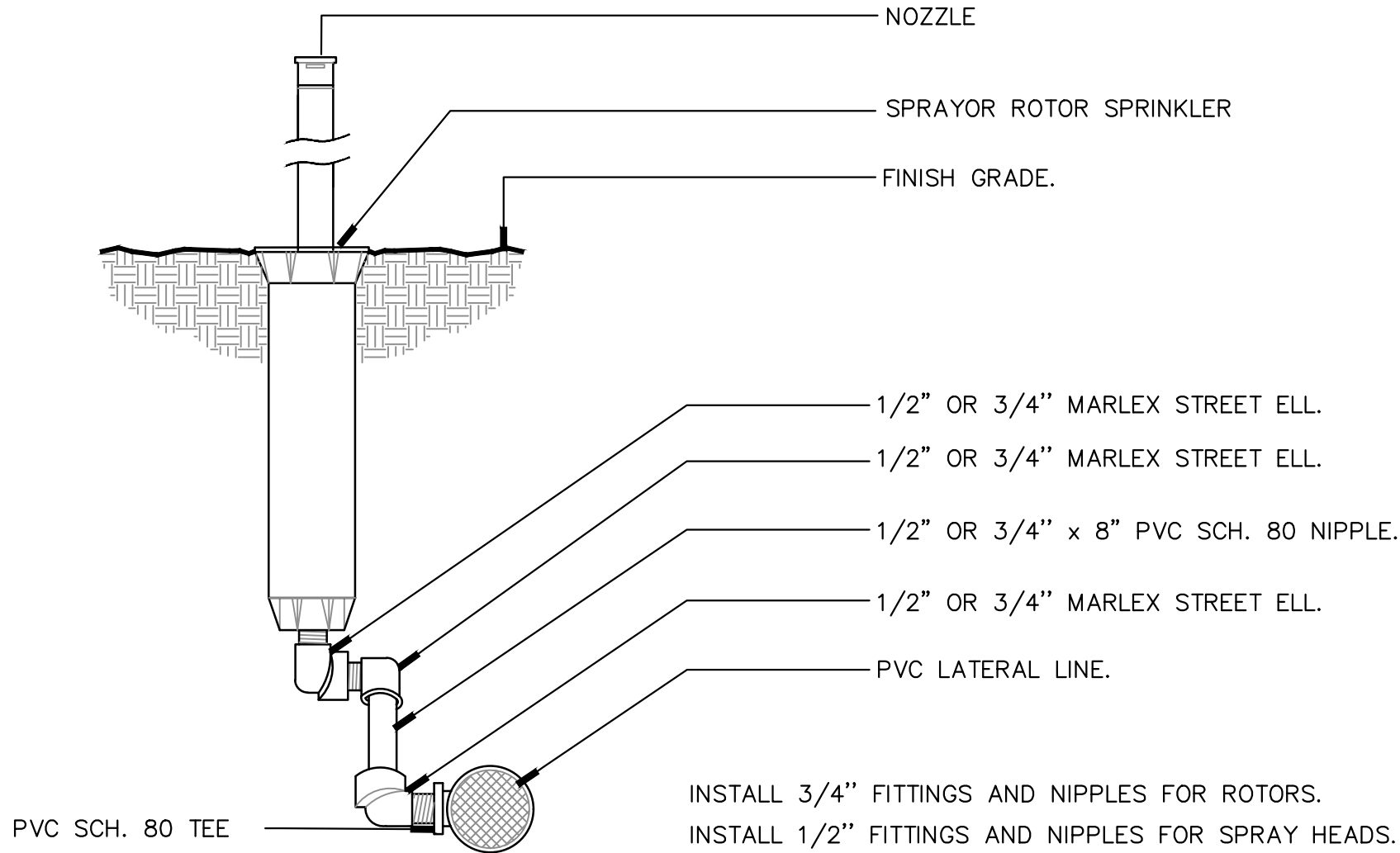
GENERAL IRRIGATION NOTES

1. LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL - SEE LOGO BELOW.
2. ANY IRRIGATION ITEMS NORMALLY INSTALLED IN LANDSCAPE AREAS THAT ARE SHOWN OUTSIDE OF LANDSCAPE AREAS OR OUTSIDE OF THE PROPERTY LINES ARE SHOWN AS SUCH FOR GRAPHIC CLARITY ONLY. INSTALL THESE ITEMS INSIDE OF PROPERTY LINES AND IN LANDSCAPE AREAS.
3. PROVIDE PROOF TO THE OWNER'S REPRESENTATIVE THAT ALL AVAILABLE MAINTENANCE MANUALS FOR EACH OF THE PRODUCTS INCLUDED IN THIS INSTALLATION HAVE BEEN PROVIDED TO THE OWNER OR OWNER'S REPRESENTATIVE.
4. ANY EXISTING TREE ROOTS, WHEN ENCOUNTERED DURING INSTALLATION OF UTILITIES, SHALL BE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS AND COVERED WITH SOIL AS SOON AS POSSIBLE TO REDUCE DEHYDRATION. THE CONTRACTOR/DEVELOPER SHALL MINIMIZE THE DAMAGE TO EXISTING TREE ROOT SYSTEMS.
5. INSTALL A WELL AND PUMP CAPABLE OF 50 GPM @ 45 PSI FOR THE WATER SOURCE FOR THIS SYSTEM.
6. IRRIGATION SHALL BE LOCATED MINIMUM ONE (1) FOOT FROM ANY WALL, COLUMN, OR BUILDING EDGE/FACE.
7. IRRIGATION SHALL BE DIRECTED AWAY FROM BUILDING AT ALL TIMES, SO THAT SPRAY DOES NOT HIT BUILDING FACE, COLUMN, WALL, ETC.
8. ADJUST THE IRRIGATION SYSTEM COMPONENTS AND EXISTING SYSTEM TO PROVIDE UNIFORM COVERAGE. ASSURE THAT THE SYSTEM PROVIDES 100% COVERAGE OF ALL LANDSCAPE MATERIALS INCLUDING SHRUBS, GROUND COVER, AND TREES.



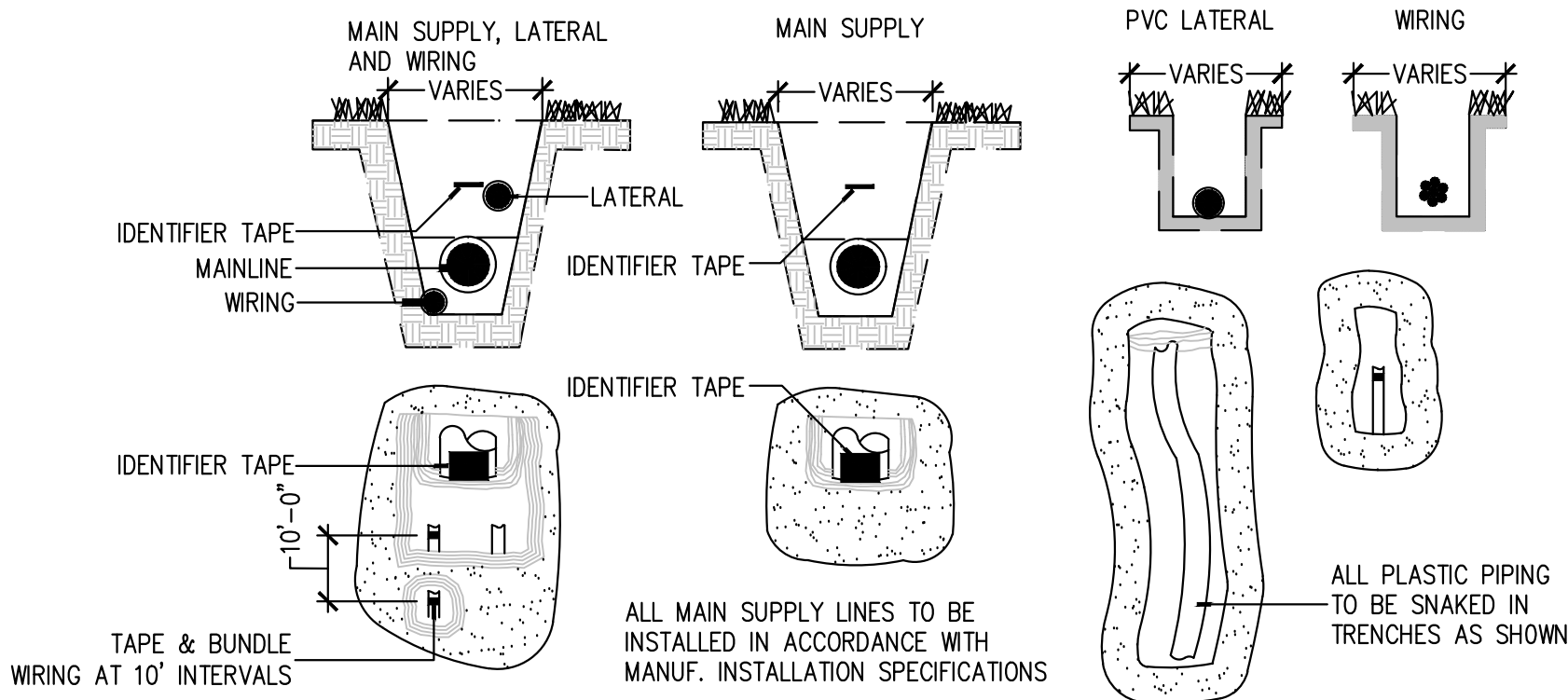
1 TREE SPRAY LOCATIONS

SCALE: N.T.S.



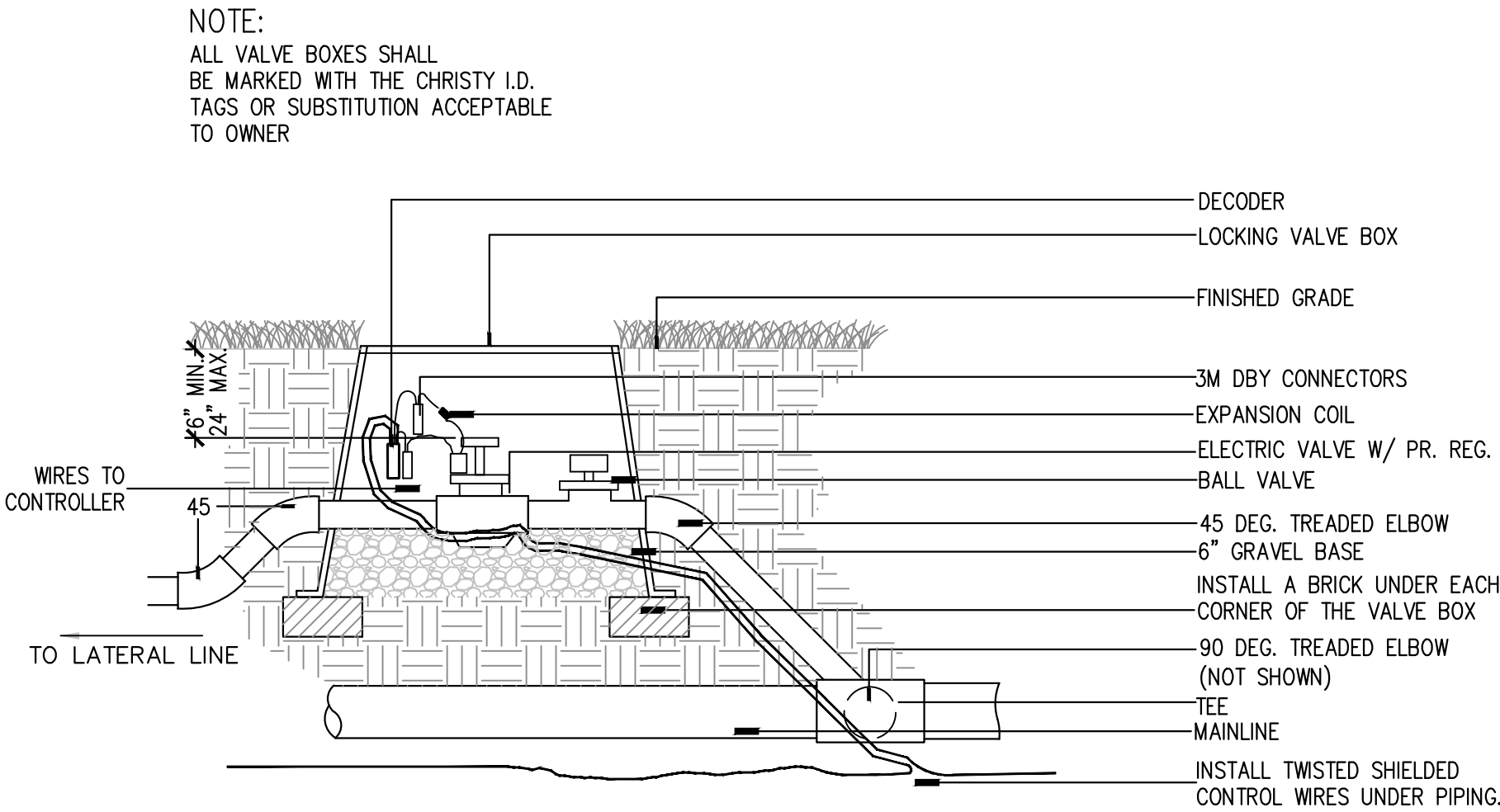
2 4" POP-UP AT GRADE

SCALE: N.T.S.



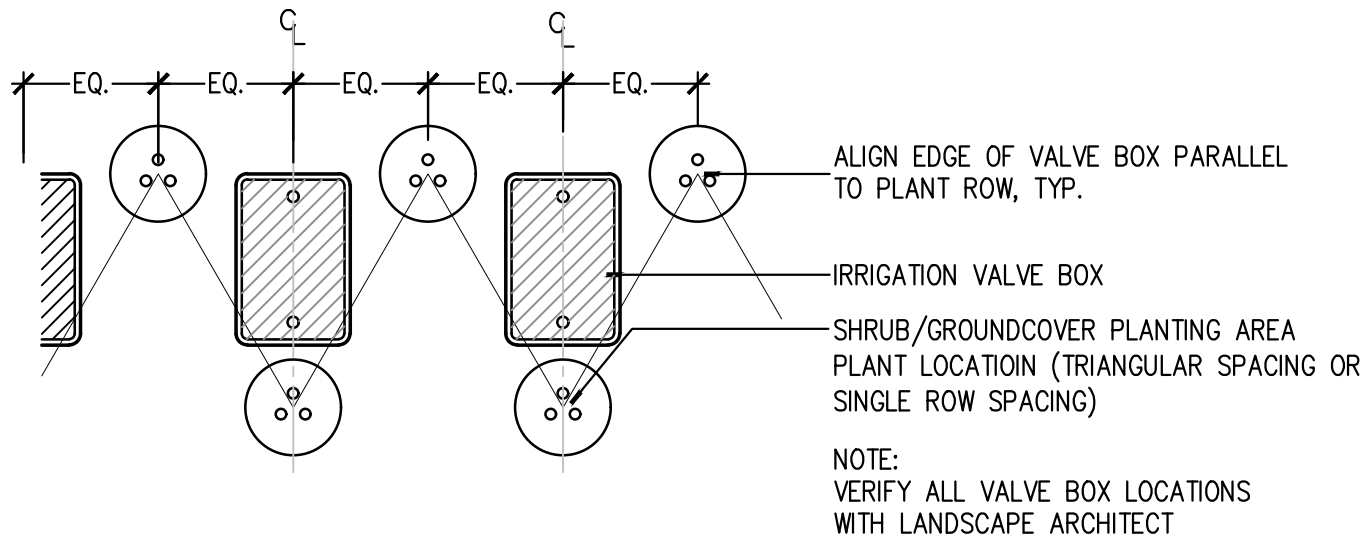
3 TRENCH CONSTRUCTION

SCALE: N.T.S.



4 VALVE ASSEMBLY INSTALLATION

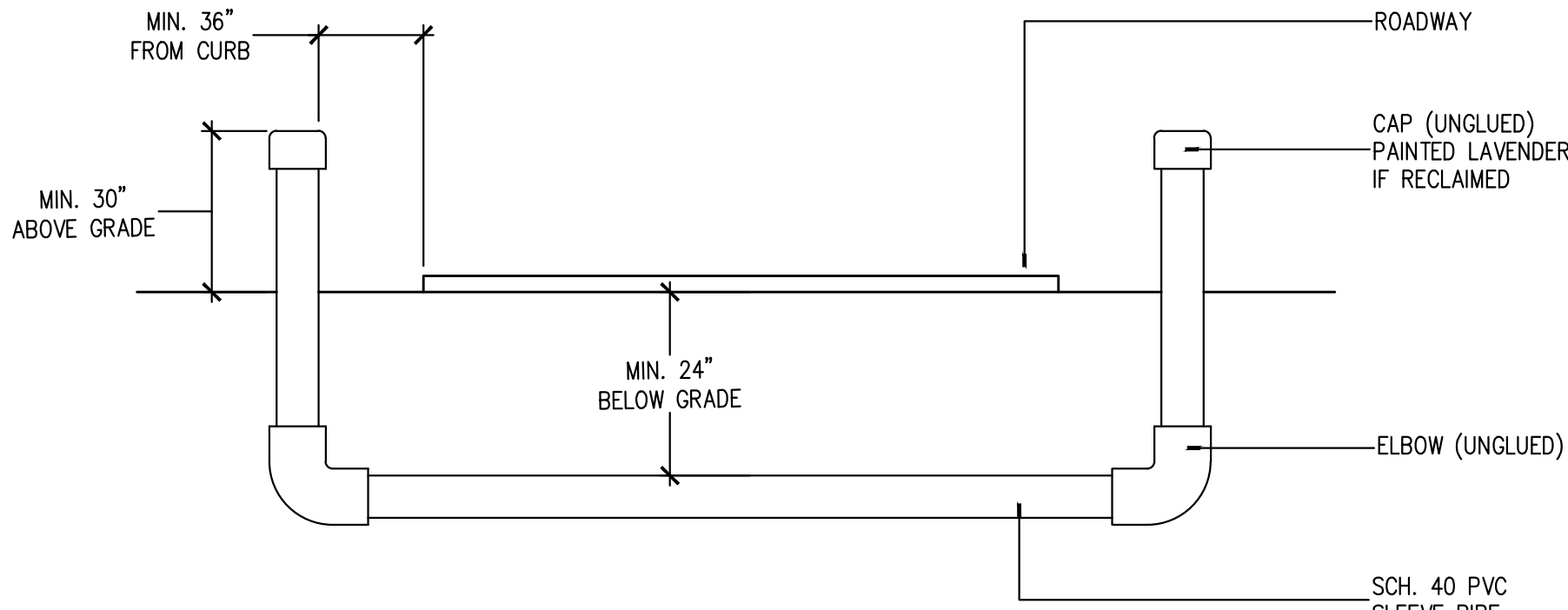
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NOTE: VALVE GROUPINGS TO BE LOCATED IN TURF AREAS ONLY.

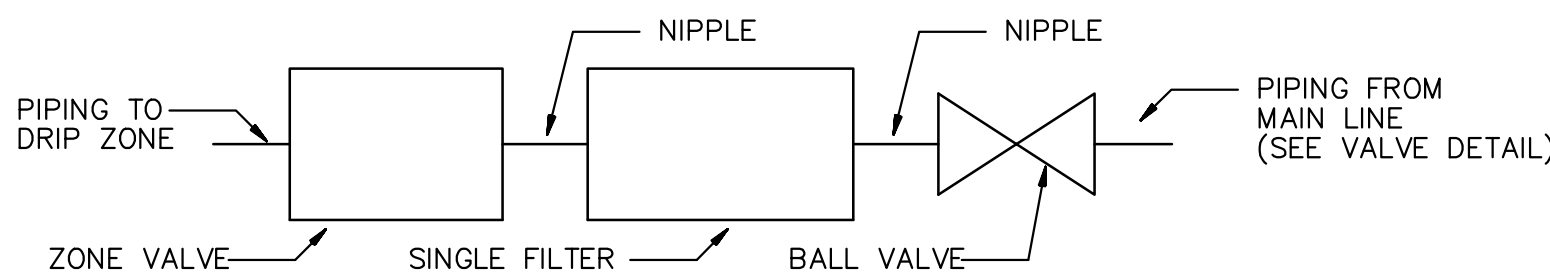
5 VALVE BOX ORIENTATION

SCALE: N.T.S.



6 SLEEVE LOCATIONS

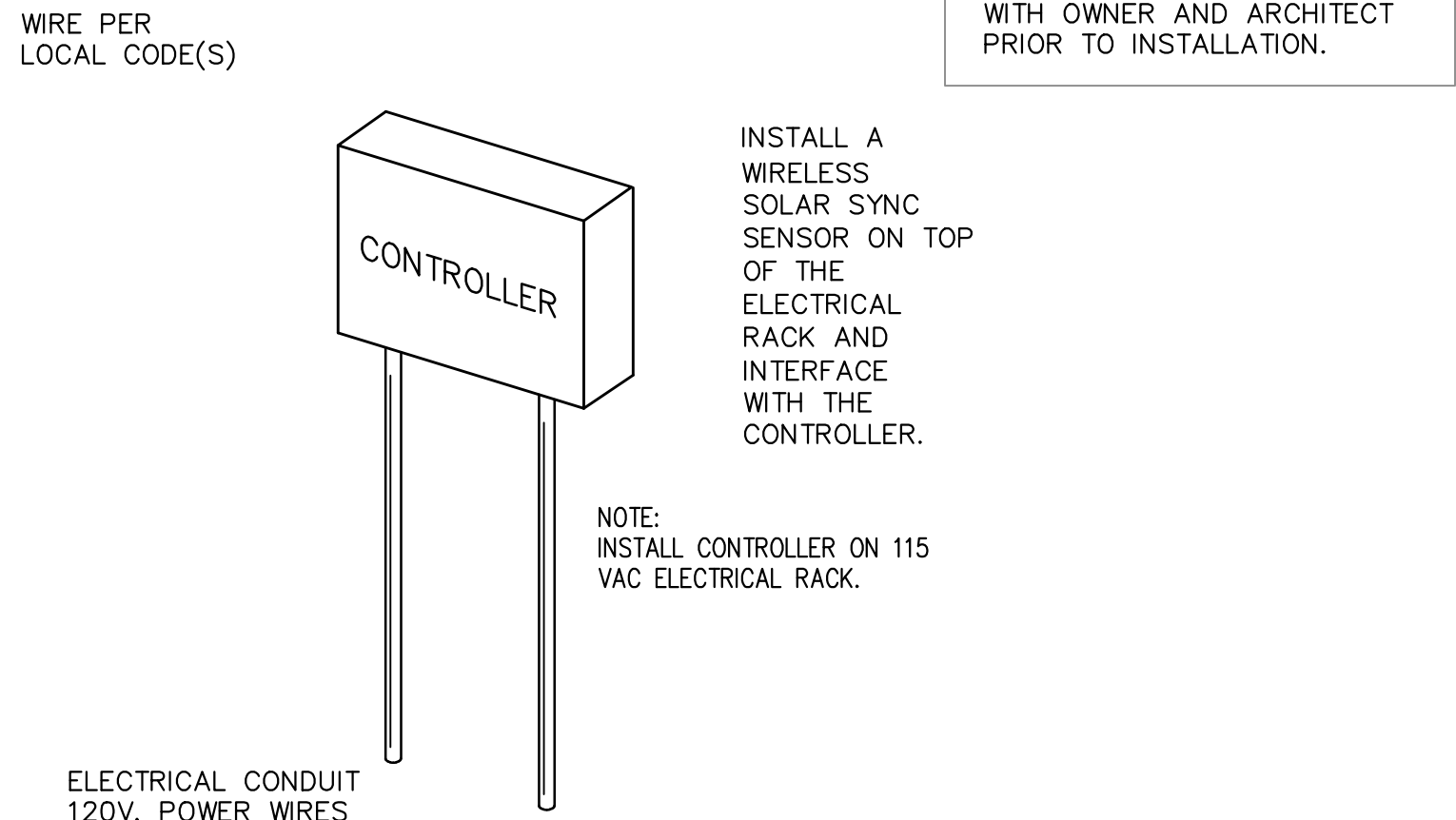
SCALE: N.T.S.



- NOTES:
- INSTALL A SEPARATE VALVE BOX FOR EACH VALVE AND FILTER. (3) JUMBO VALVE BOXES
  - INSTALL FILTER IN ORIENTATION THAT ALLOWS REMOVAL OF CAP FOR FLUSHING (UPWARD)
  - INSTALL AN ADEQUATELY SIZED 150 MESH FILTER UPSTREAM OF EACH VALVE.

7 VALVE WITH FILTER SCHEMATIC

SCALE: N.T.S.



8 CONTROLLER MOUNTING

SCALE: N.T.S.

MANLEY DESIGN

Landscape Architecture • Site Planning

Manley Design, LLC  
224 NW 2nd Avenue, Suite E  
Gainesville, Florida 32601  
(352) 363-7412  
Certificate of Authorization No. LC26000575

PROJECT NAME:

SAN FELASCO  
TECH CITY  
PHASE 3

Alachua, FL

for  
Laser Investment Group

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PROJECT NO: 19-025  
CLIENTS NO: 19-046  
ISSUED FOR: CONSTRUCTION

ISSUED DATE: 21 OCT 2019  
REVISIONS:

SCALE:

AS SHOWN

SHEET TITLE:

IRRIGATION NOTES  
AND DETAILS

SHEET NUMBER:

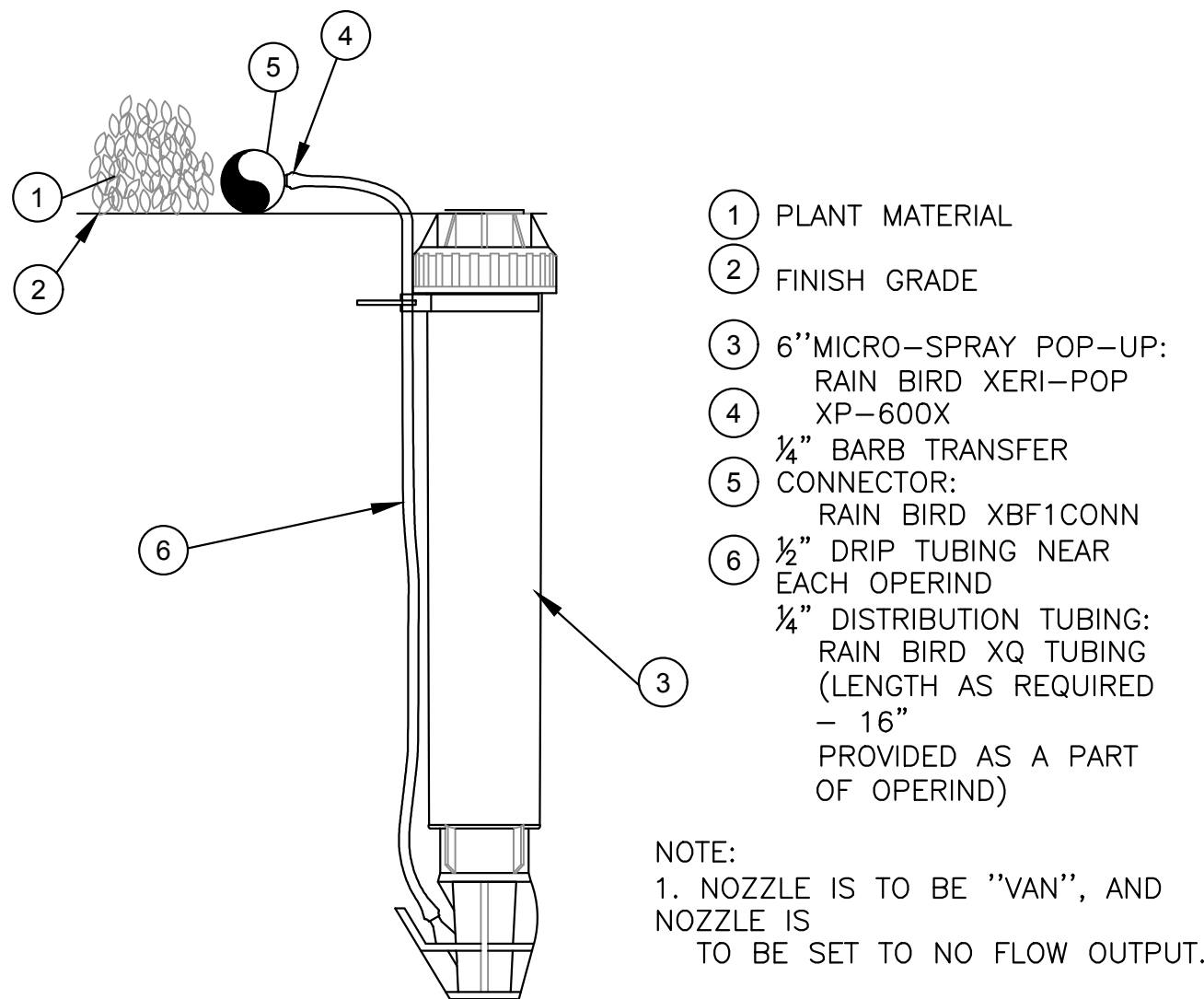
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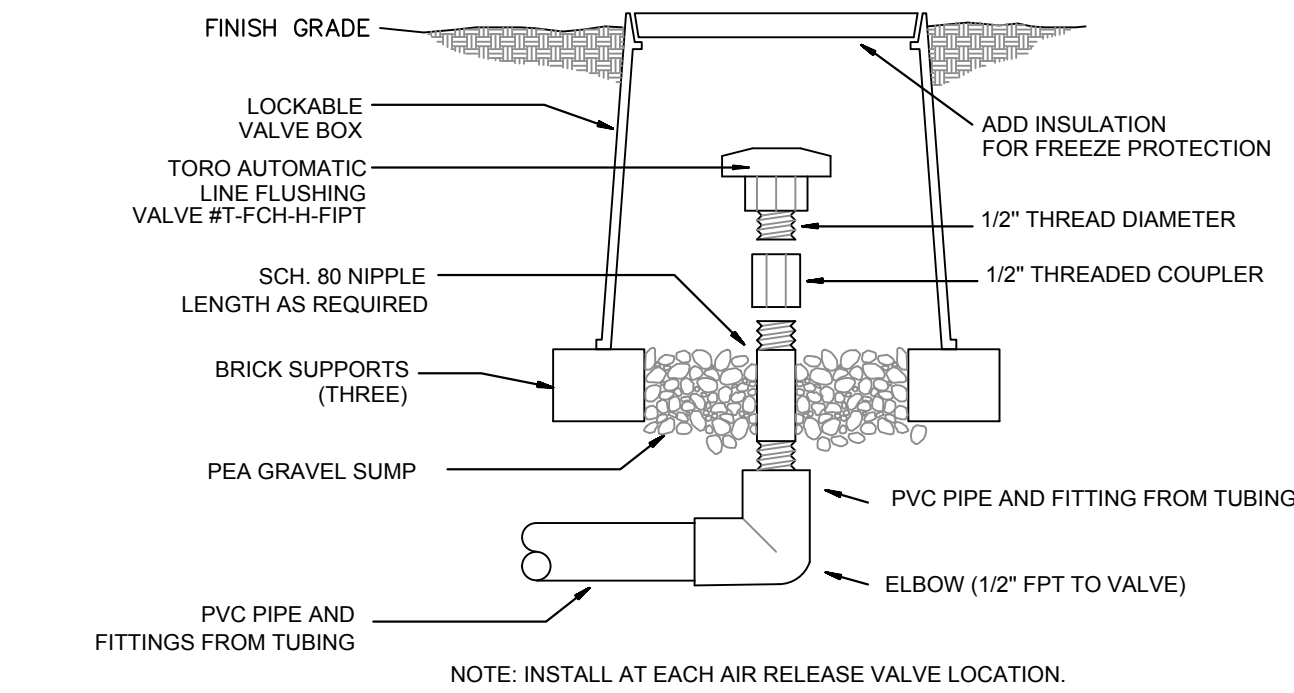
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DRIP IRRIGATION NOTES

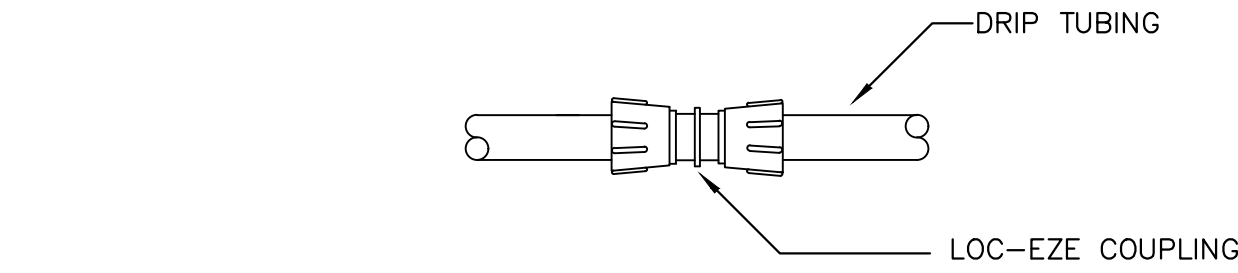
1. INSTALL TORO DL2000 TUBING WITH ALL FITTINGS AS NECESSARY FOR ALL DRIP TUBING (GROUND COVER AND SHRUB) APPLICATIONS.
2. IN HEDGE AREAS, INSTALL 2 ROWS OF TUBING, ONE ON EACH SIDE OF THE HEDGE, 12" TO 18" FROM THE CENTERLINE OF THE HEDGE.
3. IN AREAS OTHER THAN HEDGE AREAS, INSTALL A LINE OF TUBING 2" TO 4" FROM HARDSCAPE AND BEDLINES.
4. INSTALL A MINIMUM OF 2 ROWS OF TUBING IN ANY AREA.
5. INSTALL TUBING AT FINISHED GRADE UNDER THE MULCH.
6. LOOP ALL RUNS OF TUBING WITH A MAXIMUM LOOP DISTANCE FROM THE SUPPLY MANIFOLD OF 300'.
7. INSTALL ONE TORO T-ALFD15150-L 1.5" FILTER WITH A STAINLESS STEEL 150 MICRONS) SCREEN FOR EACH VALVE.
8. INSTALL A TORO #T-FCH-H-FIPT FLUSHING VALVE AT EACH OF THE AIR/VACUUM RELIEF VALVE LOCATIONS WITH ALL FITTINGS AS NECESSARY TO AUTOMATICALLY FLUSH THE SYSTEM INTO THE LANDSCAPE.
9. INSTALL A DRIP VACUUM/AIR RELIEF VALVE AT THE OPPOSITE ENDS OF THE LOOPED NETWORK AND AT THE TERMINATION OF THE SUPPLY MANIFOLD FROM THE AUTOMATIC VALVE. INSTALL A LINE FLUSHING VALVE AT EACH LOCATION.
10. INSTALL A RAIN BIRD "OPERIND" AT EACH VACUUM/AIR RELIEF VALVE LOCATION.
11. DRIP TUBING QUANTITIES ON PLANS ARE APPROXIMATE. CONTRACTOR TO VERIFY EXACT QUANTITIES. CONTRACTOR TO BE PAID FOR ACTUAL QUANTITY OF DRIP TUBING AND BLANK TUBING INSTALLED UP TO A MAXIMUM AS SHOWN ON THE PLANS.
12. QUANTITIES ON PLANS DO NOT INCLUDE BLANK TUBING, LINE FLUSHING VALVES, AIR RELIEF VALVES OR PVC HEADERS. INCLUDE THESE ITEMS AND ANY OTHER ITEMS NECESSARY FOR A FULLY FUNCTIONING AUTOMATIC SYSTEM IN BID AND INSTALLATION.
13. INSTALL LANDSCAPE STAPLES 2 TO 4' O.C. AND ANYWHERE ELSE NECESSARY TO SECURE TUBING TO THE GROUND.
14. FOLLOW THE MANUFACTURER'S INSTALLATION GUIDELINES INCLUDED WITH THE PRODUCTS.
15. DO NOT CURVE TUBING TO LOOP AT THE ENDS OF RUNS. INSTEAD USE (2) 90 DEG. FITTINGS AND A SHORT PIECE OF TUBING.
16. CONTRACTOR MAY SUBSTITUTE RAIN BIRD XFS (NOT XFD) TUBING AND COMPARABLE RAIN BIRD FITTINGS WHERE AVAILABLE INSTEAD OF THE TORO BRAND OF TUBING AND FITTINGS.



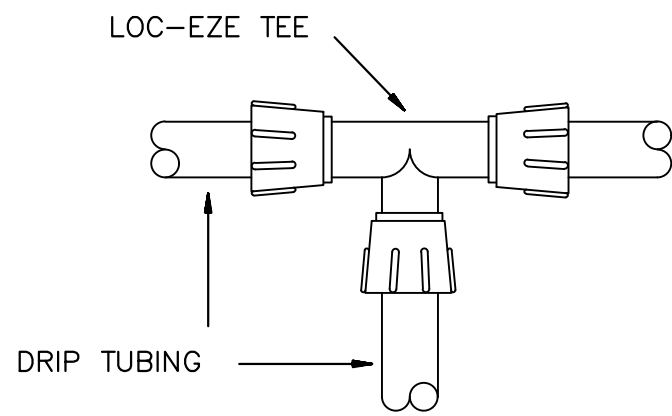
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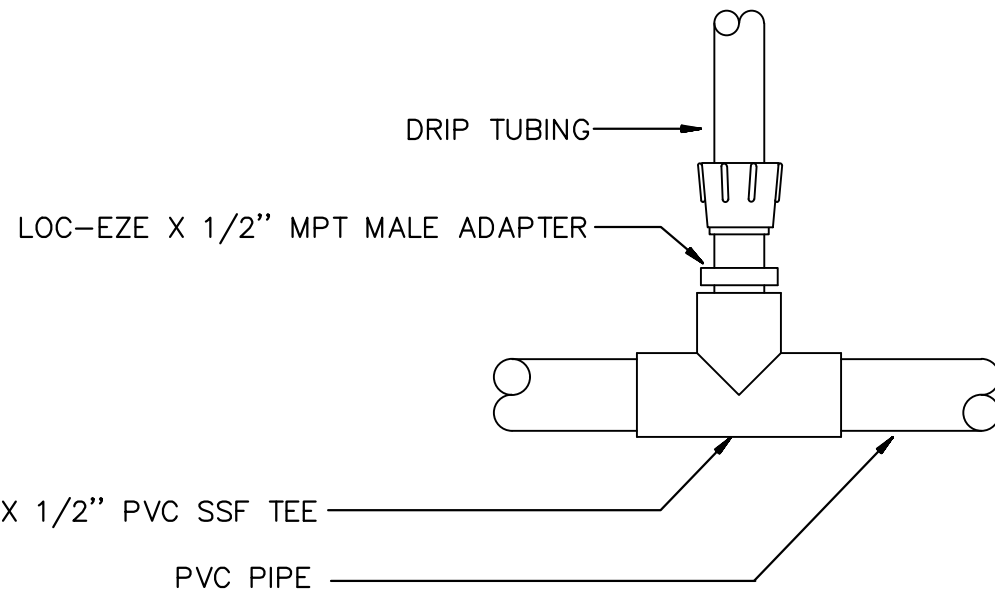
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 SCALE: N.T.S.



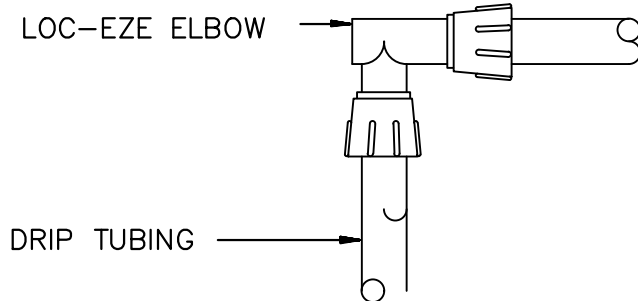
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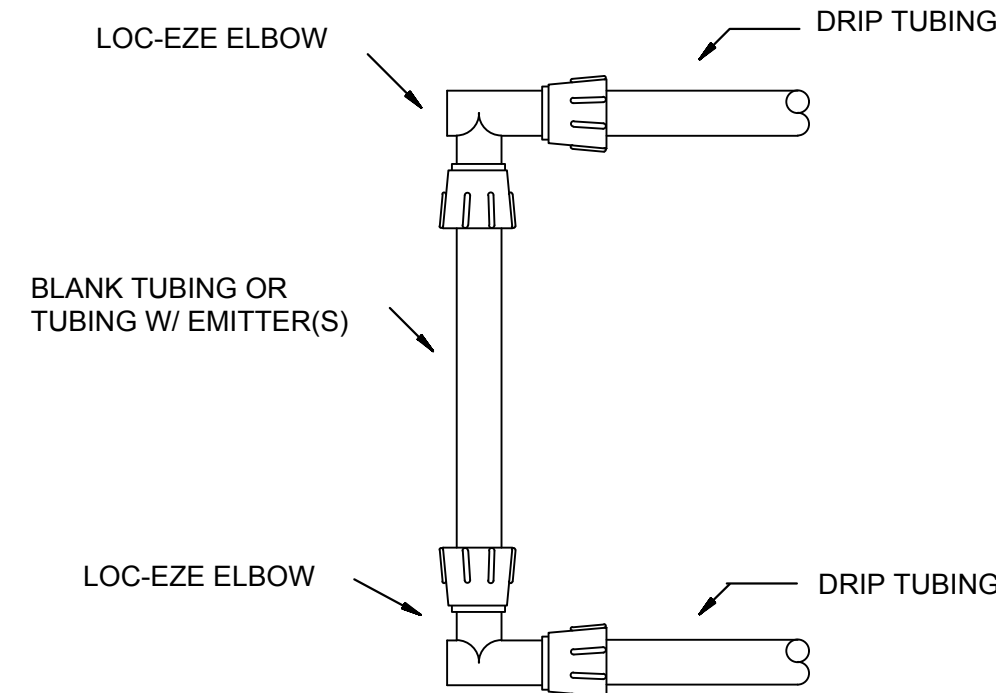
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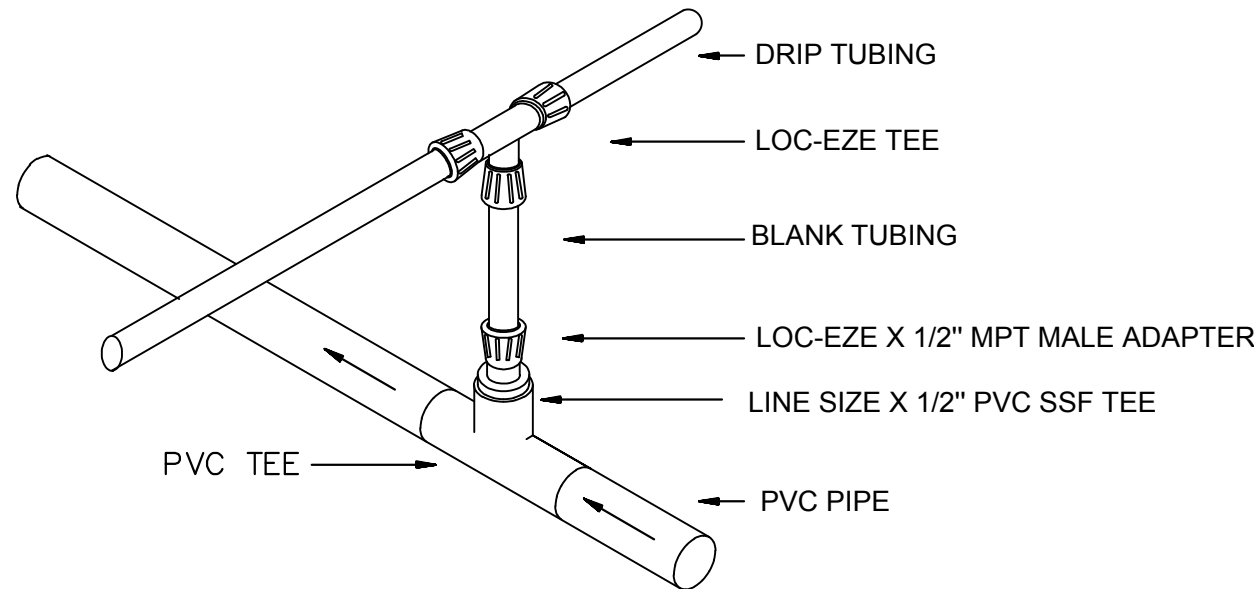
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 SCALE: N.T.S.



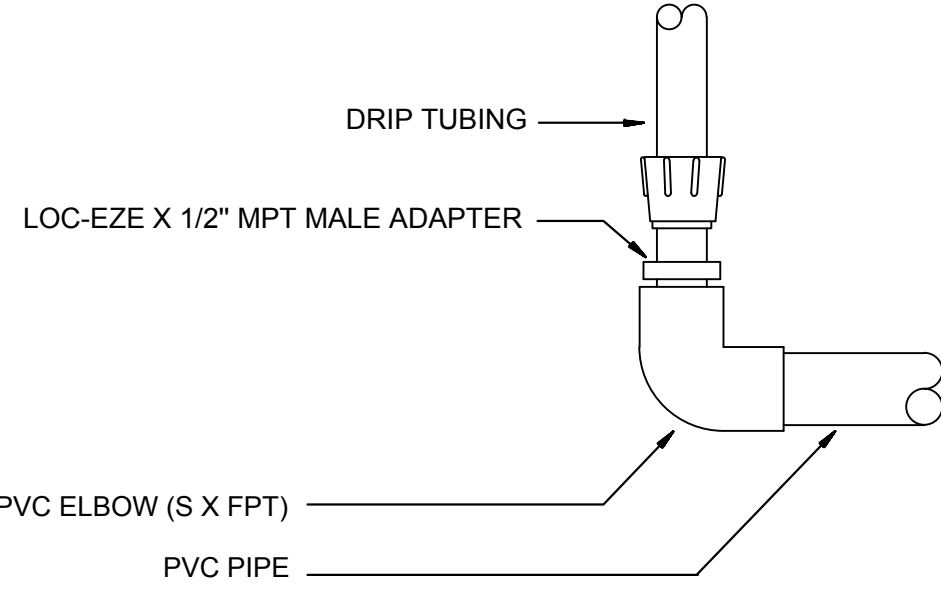
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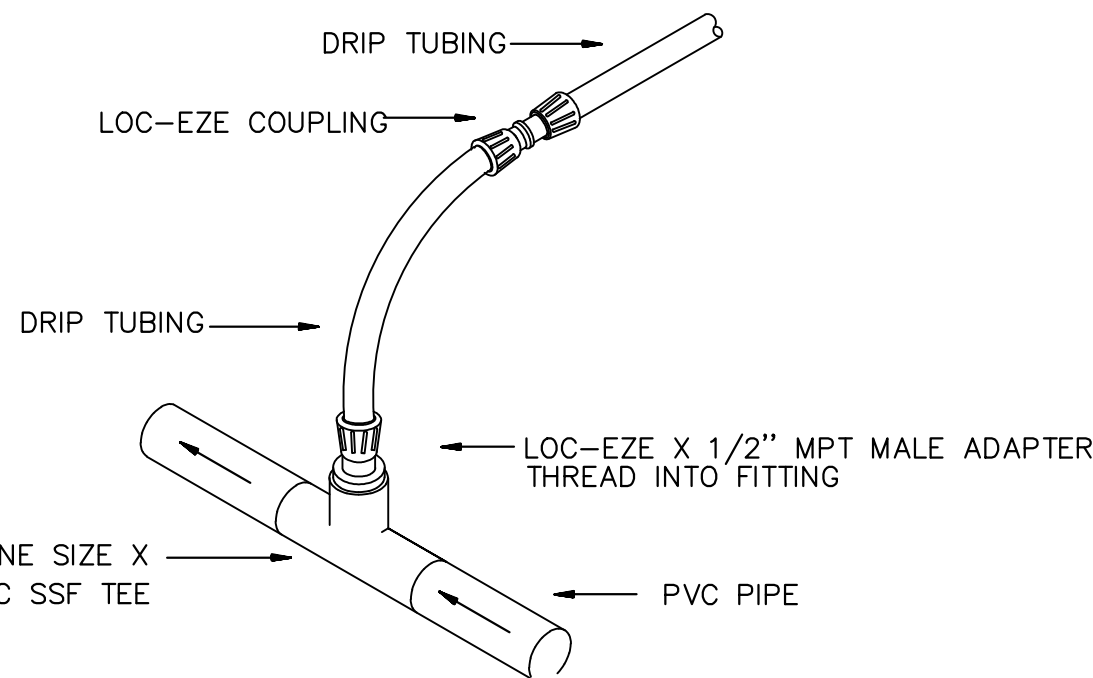
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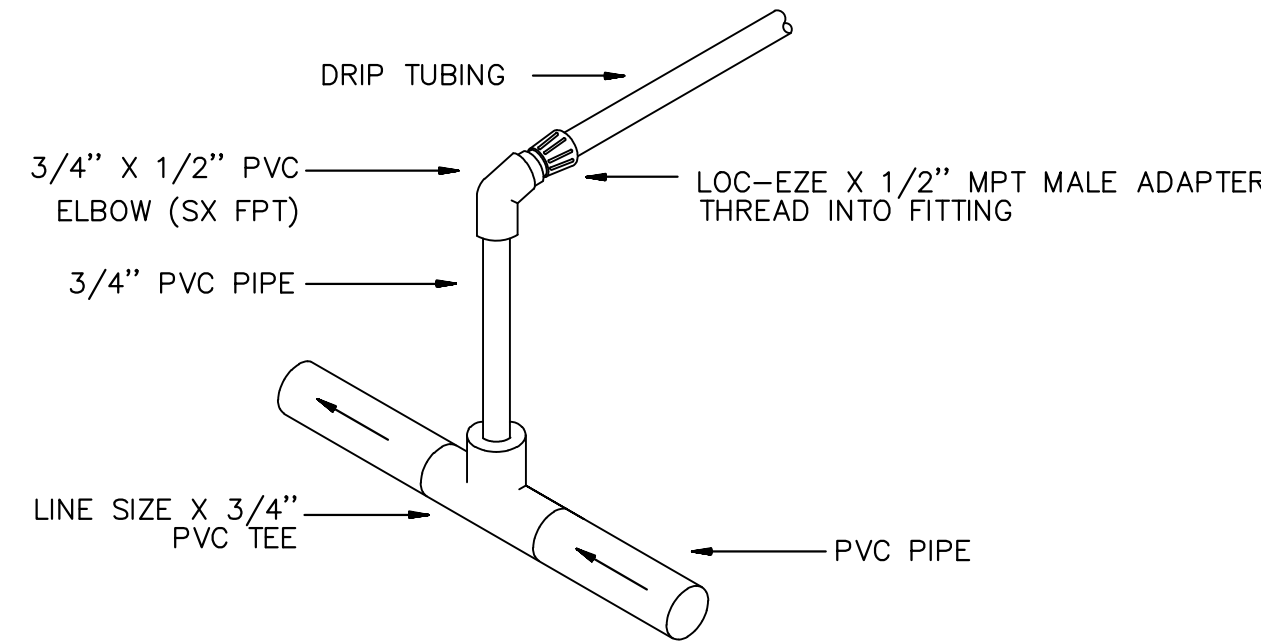
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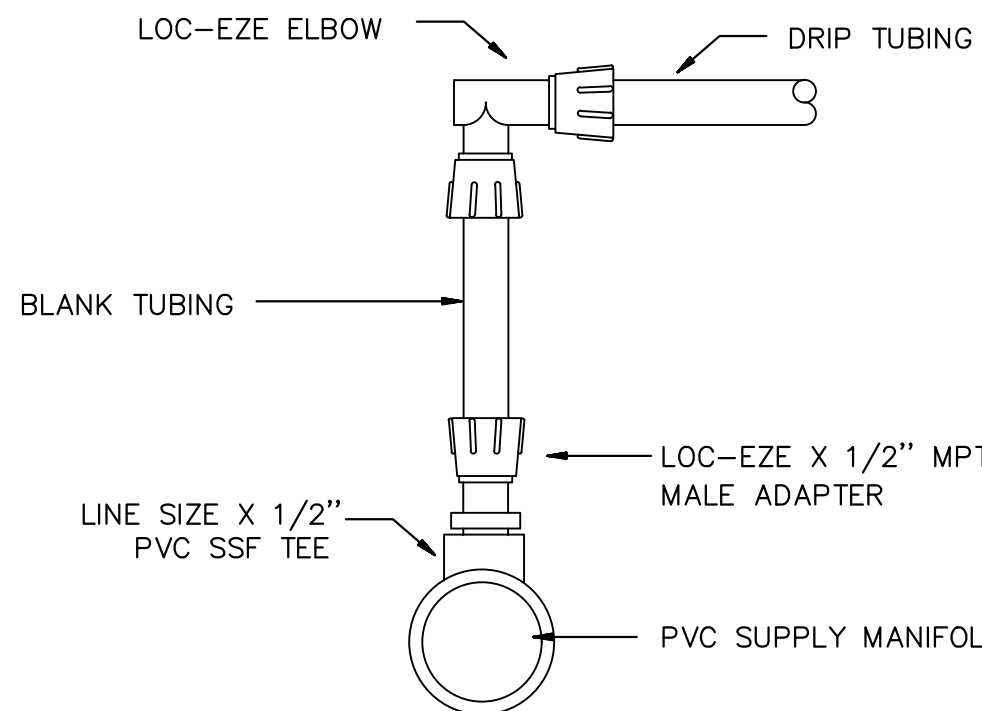
9 MANIFOLD CONNECTION (PVC TO ADAPTER)  
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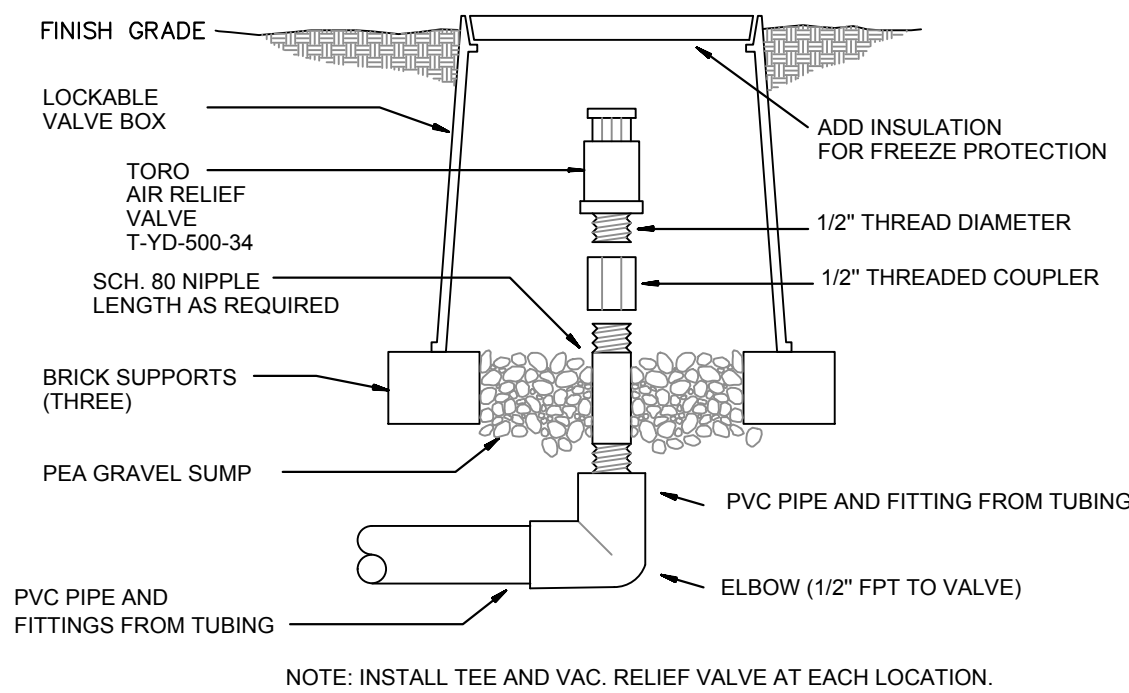
10 BLANK DL2000 DRIPLINE RISER  
 SCALE: N.T.S.



11 MANIFOLD (PVC) CONN. (END FEED)  
 SCALE: N.T.S.



12 LOC-EZE ELBOW TO LOC-EZE ADAPTER CONNECTION  
 SCALE: N.T.S.



13 AIR RELIEF VALVE  
 SCALE: N.T.S.

SAN FELASCO  
 TECH CITY  
 PHASE 3

Alachua, FL

for  
 Laser Investment Group

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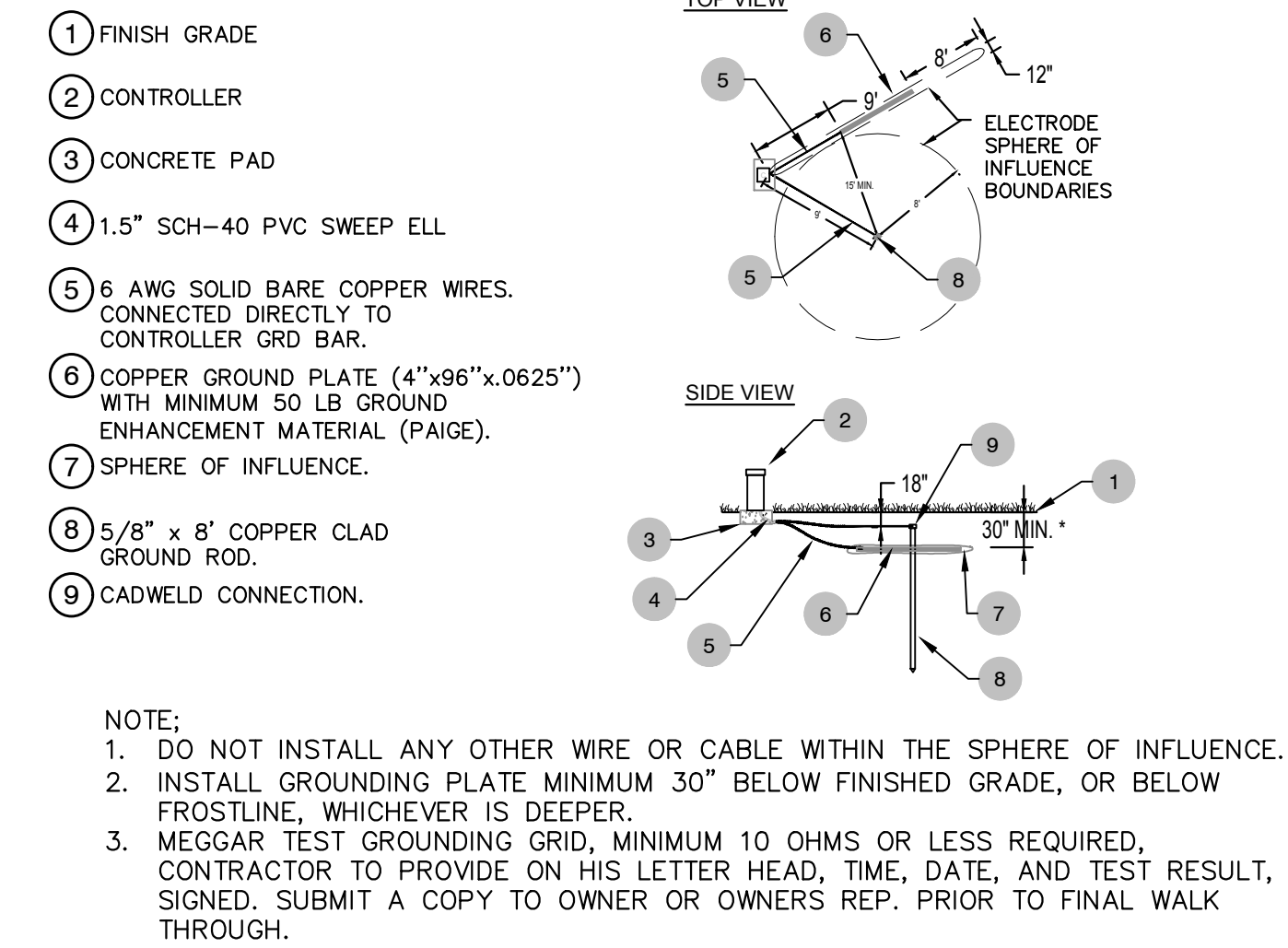
IRRIGATION NOTES  
 AND DETAILS

SHEET NUMBER:

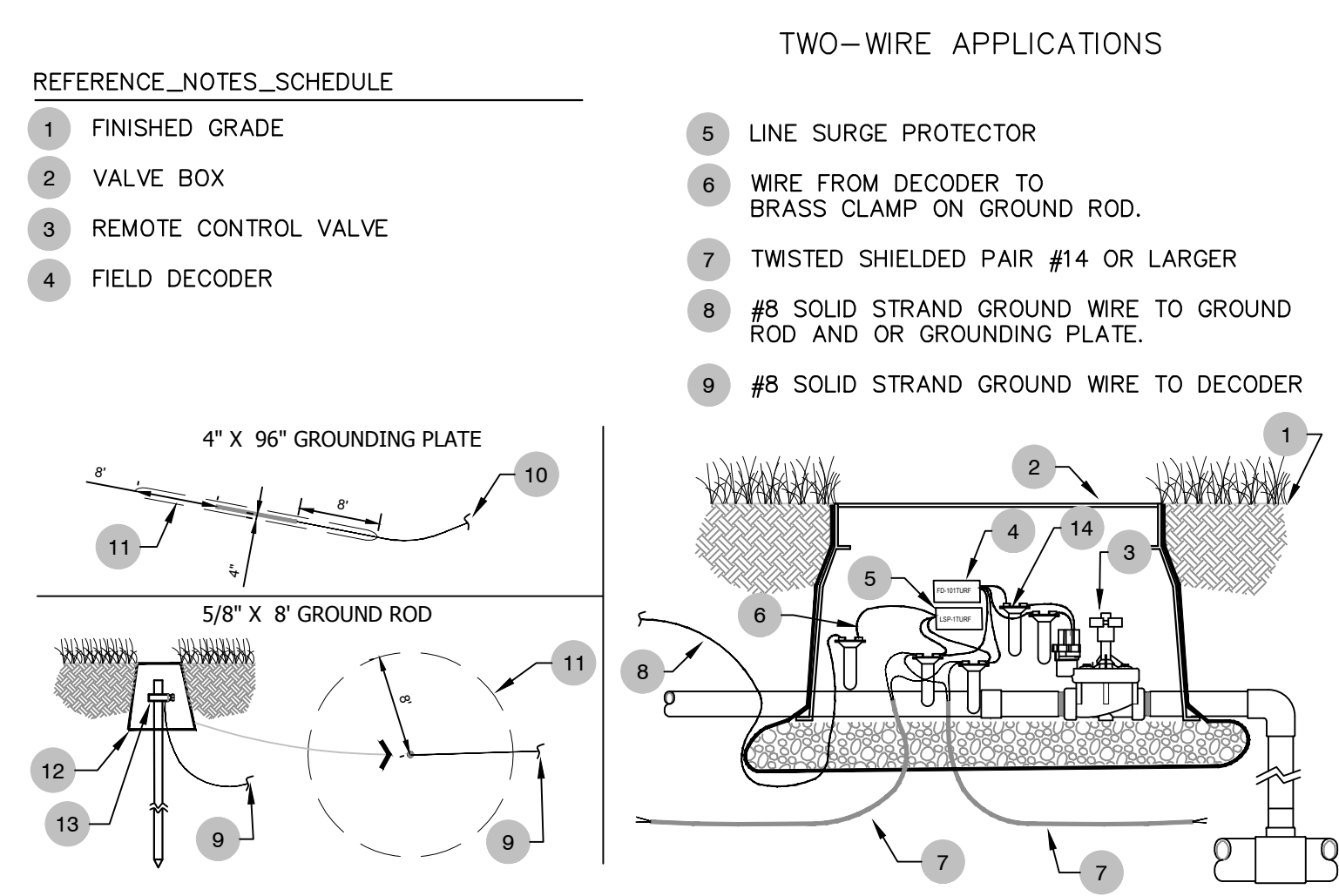
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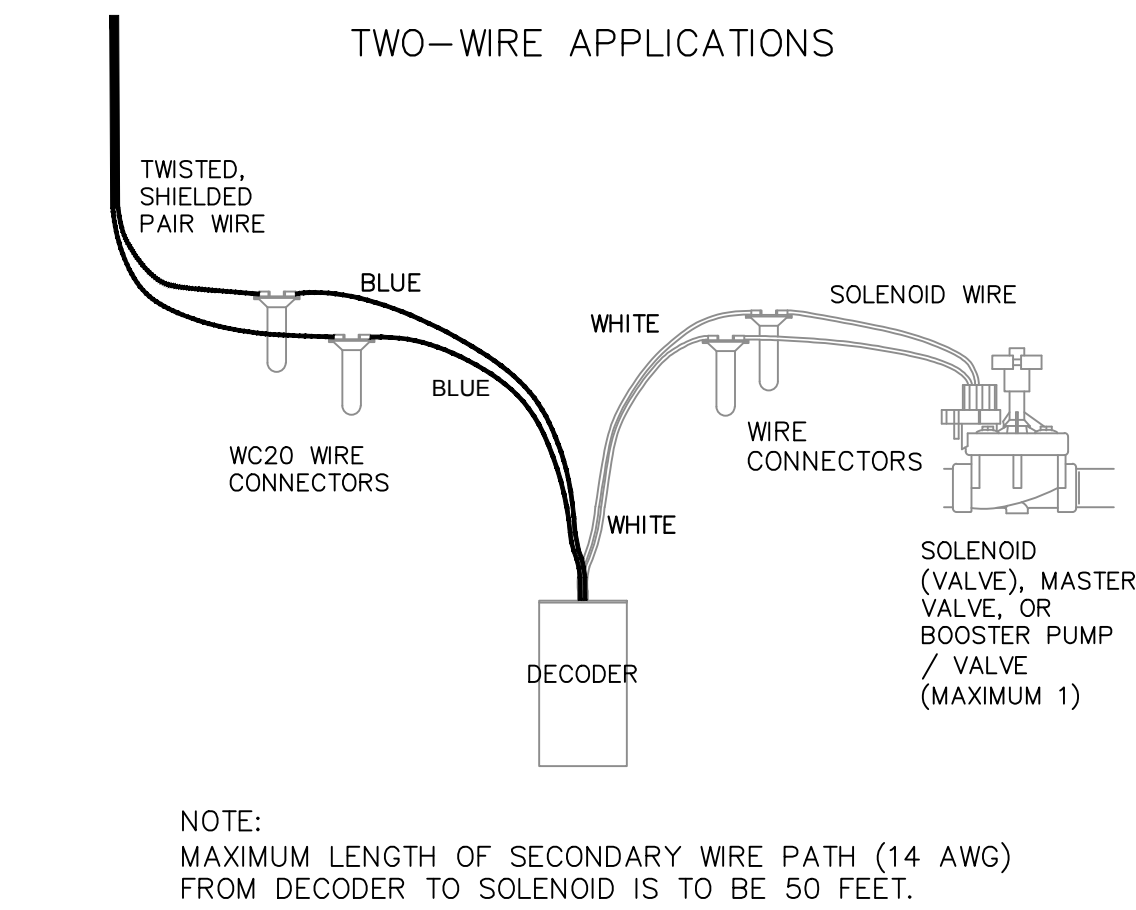
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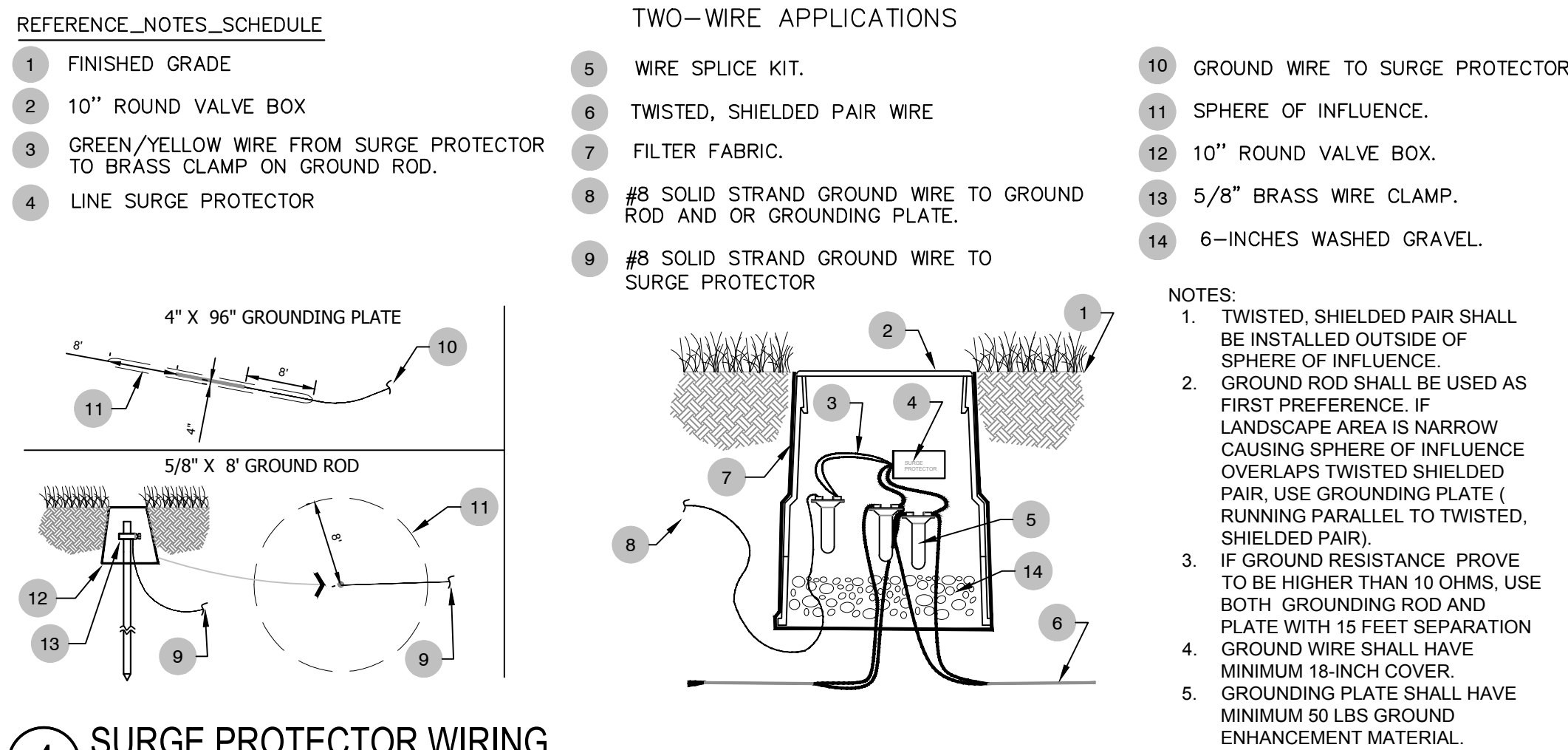
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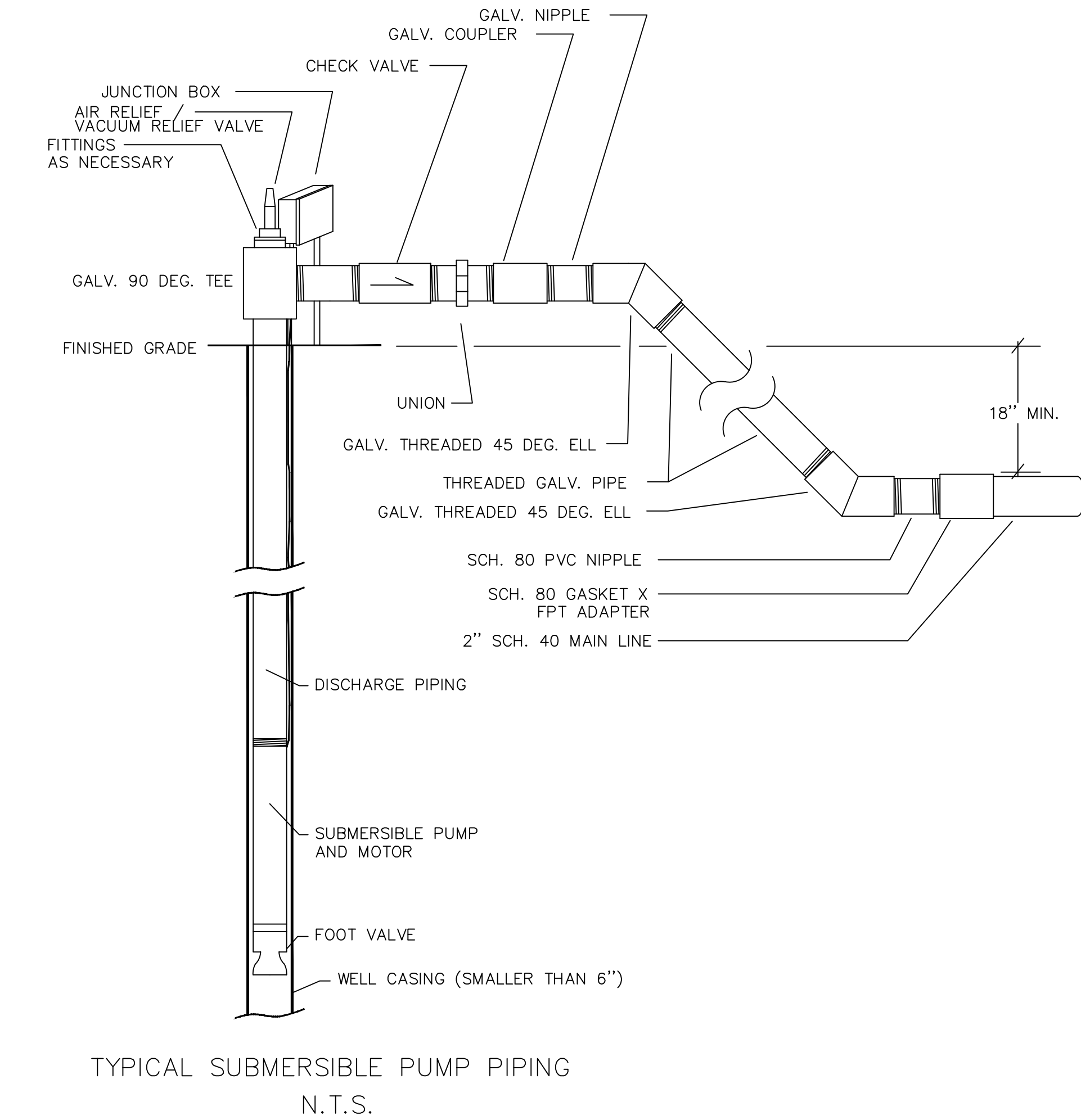
**2** SURGE PROTECTOR AND FIELD DECODER CONNECTION  
SCALE: N.T.S.



**3** DECODER WIRING DIAGRAM  
SCALE: N.T.S.



**4** SURGE PROTECTOR WIRING  
SCALE: N.T.S.



**5** WELL PIPING  
SCALE: N.T.S.

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TECH CITY  
PHASE 3

Alachua, FL

for  
Laser Investment Group

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AS SHOWN

SHEET TITLE:

IRRIGATION DETAILS

SHEET NUMBER:

L-309



SEE SHEET E-2 PARTIAL PHOTOMETRIC PLAN

SEE SHEET E-2 PARTIAL PHOTOMETRIC PLAN

## GENERAL NOTES

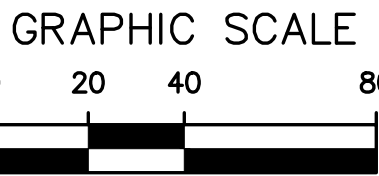
- HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
- FIXTURES WILL BE CONTROLLED WITH PHOTOCELL AND OPERATE DUSK-TO-DAWN.
- POLES SHALL BE LOCATED MINIMUM 24" BEHIND CURB AND SHALL BE PROVIDED WITH CONCRETE POLE BASE.

| LUMINAIRE SCHEDULE FOR PHOTOMETRICS                                                 |       |     |                            |                                                        |      |                                |        |      |       |    |
|-------------------------------------------------------------------------------------|-------|-----|----------------------------|--------------------------------------------------------|------|--------------------------------|--------|------|-------|----|
| Symbol                                                                              | Label | Qty | Catalog Number             | Description                                            | Lamp | File                           | Lumens | LLF  | Watts | MH |
|  | PL4   | 17  | ARXX-18M2-MV-NW-4-XX-700 S | Leotek Electronics - Pole arm mount roadway luminaire. |      | ARXX-18M2-MV-NW-4-XX-700 S.ies | 15000  | 0.81 | 160   | 25 |
|  | PL2S  | 2   | ARXX-18M2-MV-NW-2-XX-700 S | Leotek Electronics - Pole arm mount roadway luminaire. |      | ARXX-18M2-MV-NW-2-XX-700 S.ies | 15000  | 0.81 | 160   | 25 |
|  | PL4S  | 30  | ARXX-15M2-MV-NW-4-XX-700 S | Leotek Electronics - Pole arm mount roadway luminaire. |      | ARXX-15M2-MV-NW-4-XX-700 S.ies | 17500  | 0.81 | 124   | 25 |

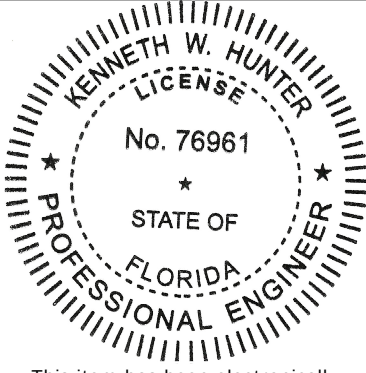
NOTE: FIXTURES MARKED "EX" ARE EXISTING TO REMAIN FIXTURES AND ARE SHOWN FOR SIMULATION PURPOSES ONLY.  
FIXTURES MARKED WITH APPENDED "-H" TO FIXTURE LABEL TO BE FITTED WITH HOUSE SIDE SHIELDS TO PREVENT LIGHT SPILLAGE ONTO PROPERTY LINE.

## PARTIAL SITE PHOTOMETRIC PLAN

SCALE: 1" = 40'-0"



| PHOTOMETRIC STATISTICS    |        |        |        |        |         |         |
|---------------------------|--------|--------|--------|--------|---------|---------|
| Description               | Symbol | Avg    | Max    | Min    | Max/Min | Avg/Min |
| RESIDENTIAL DRIVE/PARKING | +      | 2.0 fc | 4.9 fc | 0.5 fc | 9.8:1   | 4.0:1   |
| RESIDENTIAL WALKWAYS      | +      | 2.2 fc | 4.6 fc | 0.5 fc | 9.2:1   | 4.5:1   |
| RESIDENTIAL DUMPSTER      | +      | 2.6 fc | 3.4 fc | 2.1 fc | 1.6:1   | 1.2:1   |
| RESIDENTIAL PROPERTY LINE | +      | 0.0 fc | 0.8 fc | 0.0 fc | N/A     | N/A     |
| RESTAURANT ENTRANCE       | +      | 3.1 fc | 5.0 fc | 1.6 fc | 3.1:1   | 1.9:1   |
| DRIVE THROUGH             | +      | 0.8 fc | 1.8 fc | 0.5 fc | 3.6:1   | 1.6:1   |
| RESTAURANT PROPERTY LINE  | +      | 0.5 fc | 1.0 fc | 0.0 fc | N/A     | N/A     |



This item has been electronically signed and sealed by Kenneth W. Hunter, P.E. on 10/18/19 using a Digital Signature.

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HUNTER DESIGN AND CONSULTING, INC.  
735 ARLINGTON AVE N, STE 308  
ST. PETERSBURG, FL 33701  
352-238-6366  
FLORIDA CA #31946, PE #76961

TECH CITY PHASE 3  
PARTIAL PHOTOMETRIC PLAN  
ALACHUA COUNTY, FLORIDA

| PROJECT INFORMATION |              |
|---------------------|--------------|
| PROJECT NUMBER:     | 19065        |
| DRAFTED:            | K. NORTHCUTT |
| DESIGNED:           | K. HUNTER    |
| REVIEWED:           | K. HUNTER    |
| ISSUE DATE:         | 10/18/19     |
| REVISIONS           |              |
|                     |              |
|                     |              |

SHEET NUMBER

E-1





GENERAL NOTES

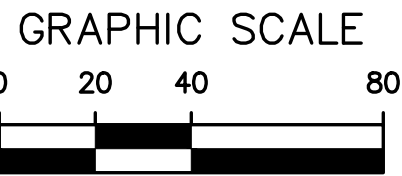
- 1. HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
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| LUMINAIRE SCHEDULE FOR PHOTOMETRICS                                                 |       |     |                            |                                                        |      |                                |        |      |       |    |
|-------------------------------------------------------------------------------------|-------|-----|----------------------------|--------------------------------------------------------|------|--------------------------------|--------|------|-------|----|
| Symbol                                                                              | Label | Qty | Catalog Number             | Description                                            | Lamp | File                           | Lumens | LLF  | Watts | MH |
|  | PL4   | 17  | ARXX-18M2-MV-NW-4-XX-700 S | Leotek Electronics - Pole arm mount roadway luminaire. |      | ARXX-18M2-MV-NW-4-XX-700 S.ies | 15000  | 0.81 | 160   | 25 |
|  | PL2S  | 2   | ARXX-18M2-MV-NW-2-XX-700 S | Leotek Electronics - Pole arm mount roadway luminaire. |      | ARXX-18M2-MV-NW-2-XX-700 S.ies | 15000  | 0.81 | 160   | 25 |
|  | PL4S  | 30  | ARXX-15M2-MV-NW-4-XX-700 S | Leotek Electronics - Pole arm mount roadway luminaire. |      | ARXX-15M2-MV-NW-4-XX-700 S.ies | 17500  | 0.81 | 124   | 25 |

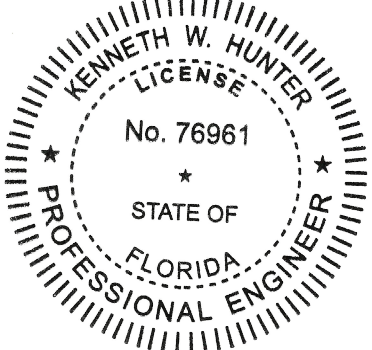
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FIXTURES MARKED WITH APPENDED "-H" TO FIXTURE LABEL TO BE FITTED WITH HOUSE SIDE SHIELDS TO PREVENT LIGHT SPILLAGE ONTO PROPERTY LINE.

PARTIAL SITE PHOTOMETRIC PLAN

SCALE: 1" = 40'-0"



| PHOTOMETRIC STATISTICS    |        |        |        |        |         |         |
|---------------------------|--------|--------|--------|--------|---------|---------|
| Description               | Symbol | Avg    | Max    | Min    | Max/Min | Avg/Min |
| RESIDENTIAL DRIVE/PARKING | +      | 2.0 fc | 4.9 fc | 0.5 fc | 9.8:1   | 4.0:1   |
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| RESIDENTIAL PROPERTY LINE | +      | 0.0 fc | 0.8 fc | 0.0 fc | N/A     | N/A     |
| RESTAURANT ENTRANCE       | +      | 3.1 fc | 5.0 fc | 1.6 fc | 3.1:1   | 1.9:1   |
| DRIVE THROUGH             | +      | 0.8 fc | 1.8 fc | 0.5 fc | 3.6:1   | 1.6:1   |
| RESTAURANT PROPERTY LINE  | +      | 0.5 fc | 1.0 fc | 0.0 fc | N/A     | N/A     |



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Kenneth W. Hunter, P.E. on 10/18/19  
using a Digital Signature.  
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735 ARLINGTON AVE N, STE 308  
ST. PETERSBURG, FL 33701  
352-238-6366  
FLORIDA CA #31946, PE #76961

CRS YELLOW BLUFF RD  
SITE LIGHTING PLAN  
ALACHUA COUNTY, FLORIDA

| PROJECT INFORMATION |             |
|---------------------|-------------|
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| DRAFTED:            | K. NORTHUTT |
| DESIGNED:           | K. HUNTER   |
| REVIEWED:           | K. HUNTER   |
| ISSUE DATE:         | 10/18/19    |
| REVISIONS           |             |
|                     |             |
|                     |             |

SHEET NUMBER

E-2





# City of Alachua

## Planning & Community Development Department Staff Report

**Planning & Zoning Board Hearing Date:** November 12, 2019  
**Quasi-Judicial Hearing**

**SUBJECT:** A request for the approval of a Site Plan to construct a  $\pm 3,200$  square foot restaurant with drive-through and 74 attached and detached dwelling units, with associated utility infrastructure and site improvements

**APPLICANT/AGENT:** Sergio Reyes, P.E., EDA Engineers – Surveyors – Planners, Inc.

**PROPERTY OWNER:** The Laser Investment Group, LLC

**LOCATION:** 12000 Block of NW US Highway 441, east of NW 89<sup>th</sup> Street

**PARCEL ID NUMBER:** Portions of 05962-002-000, 05844-004-001, 05855-005-000 and 05855-004-000

**FLUM DESIGNATION:** Corporate Park and Industrial

**ZONING:** Corporate Park (CP) & Industrial General (IG)

**OVERLAY:** N/A

**ACREAGE:**  $\pm 82.68$  acres (overall site);  $\pm 23.35$  (project area)

**PROJECT PLANNER:** Justin Tabor, AICP

**RECOMMENDATION:** Staff recommends that the Planning & Zoning Board approve the Site Plan for SFTC Phase 3, subject to the five (5) conditions provided in Exhibit “A” and located on page 25 of the November 12, 2019 Staff Report to the Planning & Zoning Board.

**RECOMMENDED MOTION:** *Based upon 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 Site Plan for SFTC Phase 3, subject to the five (5) conditions provided in Exhibit “A” and located on page 25 of the November 12, 2019 Staff Report to the Planning & Zoning Board.*

## SUMMARY

This application is a request by Sergio Reyes, P.E, of EDA Engineers – Surveyors – Planners, Inc., applicant and agent for The Laser Investment Group, LLC, property owner, for consideration of a Site Plan to construct a ±3,200 square foot restaurant with drive-through and 74 attached and detached dwelling units, with associated utility infrastructure and site improvements.

This Site Plan represents Phase 3 of San Felasco Tech City (SFTC). Phase 1 of the project consists of two (2) ±30,100 square foot buildings and has been completed. Phase 2 was approved in April 2019, and consists of two (2) ±30,100 square foot buildings which are similar in size and design to those within Phase 1. Phase 2 also includes a ±6,000 square foot day care facility. The day care facility is presently under construction.

The proposed restaurant will be located to the south of the Phase 1 buildings. The proposed residential dwellings will be located generally to the east of the Phase 1 and Phase 2 buildings (Buildings A – D).

There are no changes or modifications proposed to the existing ingress/egress to SFTC, and access to Phase 3 will be provided via the existing ingress/egress connecting to NW US Highway 441. The project will expand Existing Stormwater Basin 2 and would construct a new Stormwater Basin 3. Existing Basin 2 is located in the northwestern portion of the property; proposed Basin 3 would be located in the eastern portion of the property.

The SFTC property is ±82.68 acres in area; the project area consists of ±23.35 acres of the subject property. The subject property is located in the 12000 Block of NW US Highway 441, to the east of NW 89<sup>th</sup> Street, and northwest of Phoenix Commercial Park.

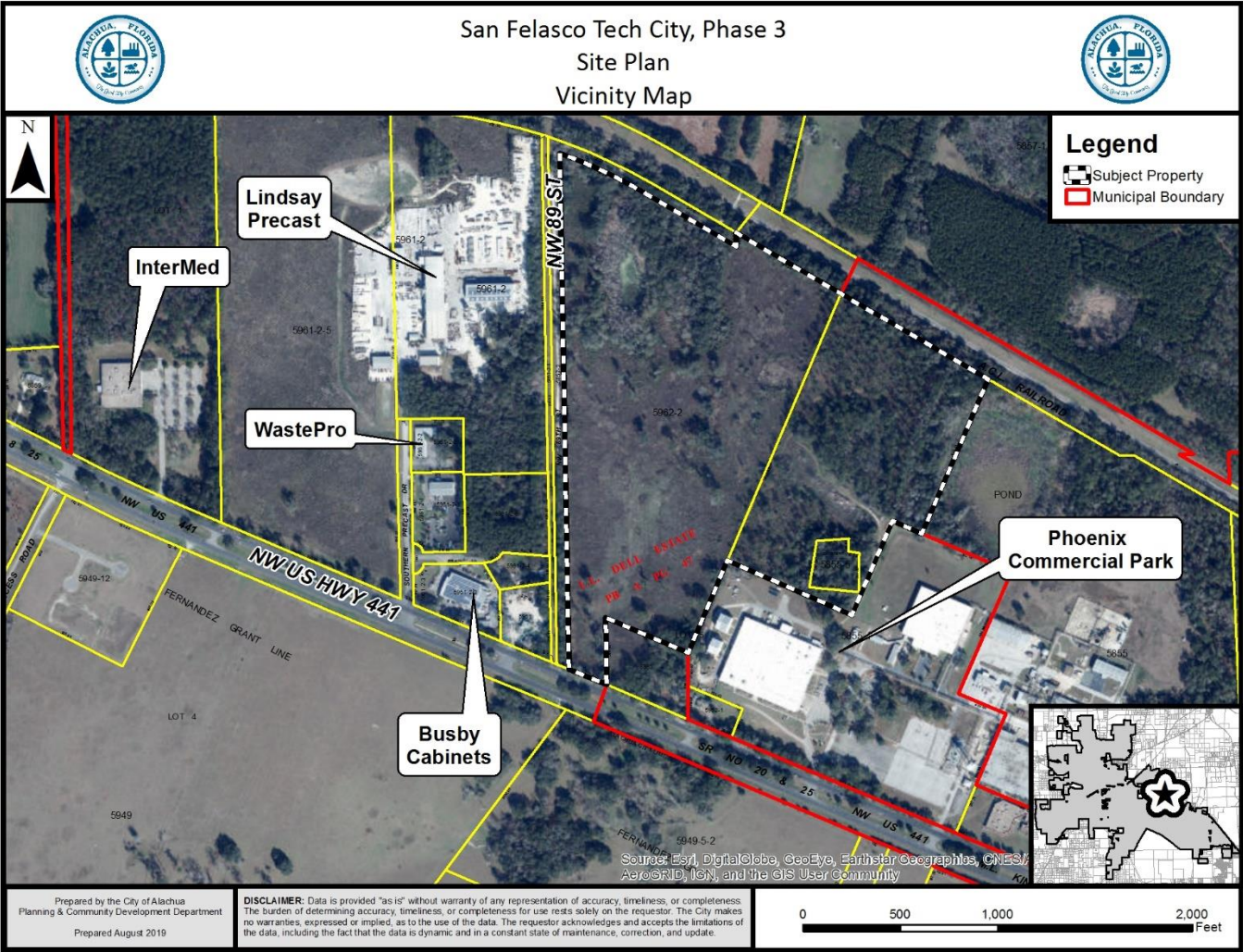


[illegible][illegible]

# SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 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. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

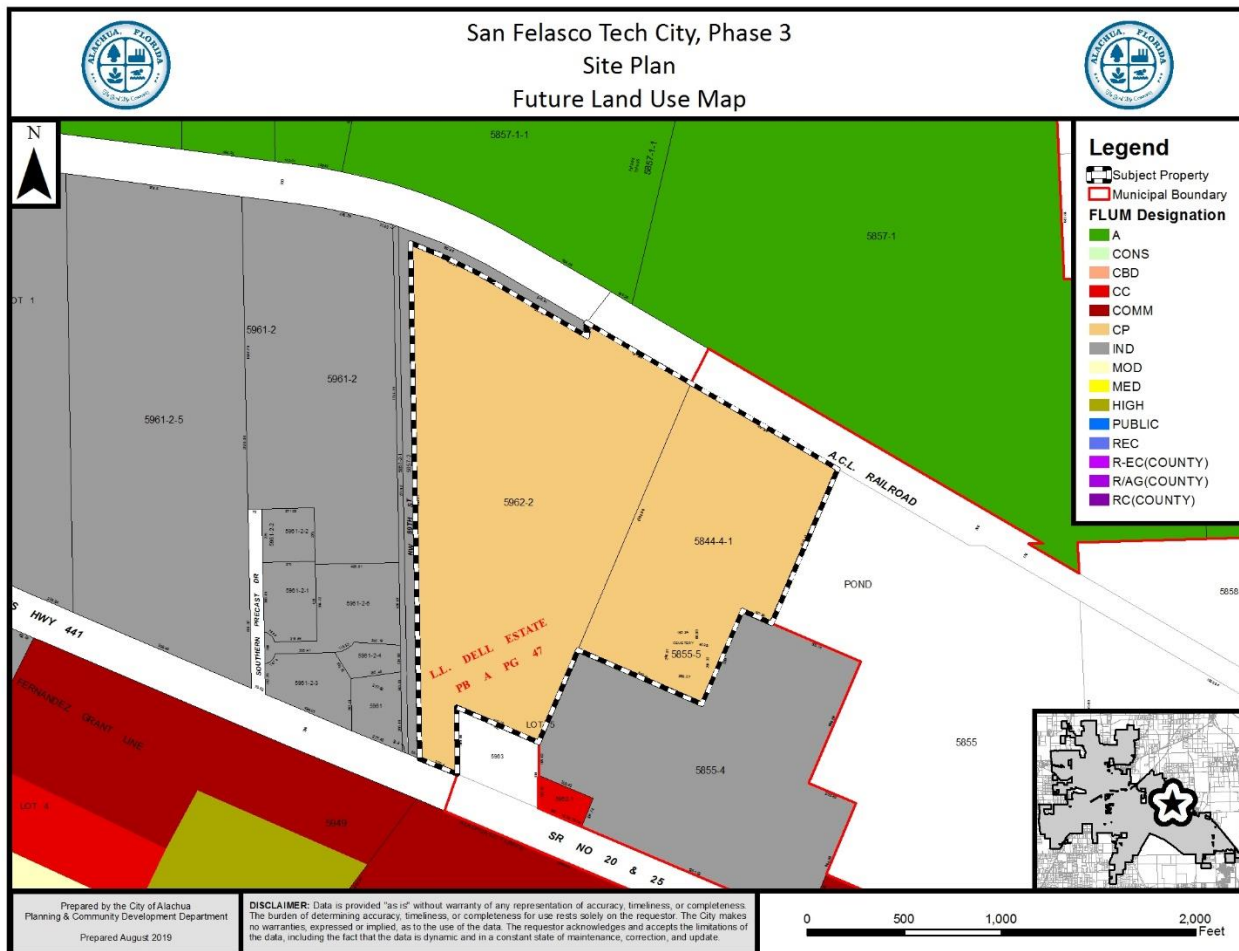
Map 1. Vicinity Map



**Table 1. Surrounding Land Uses**

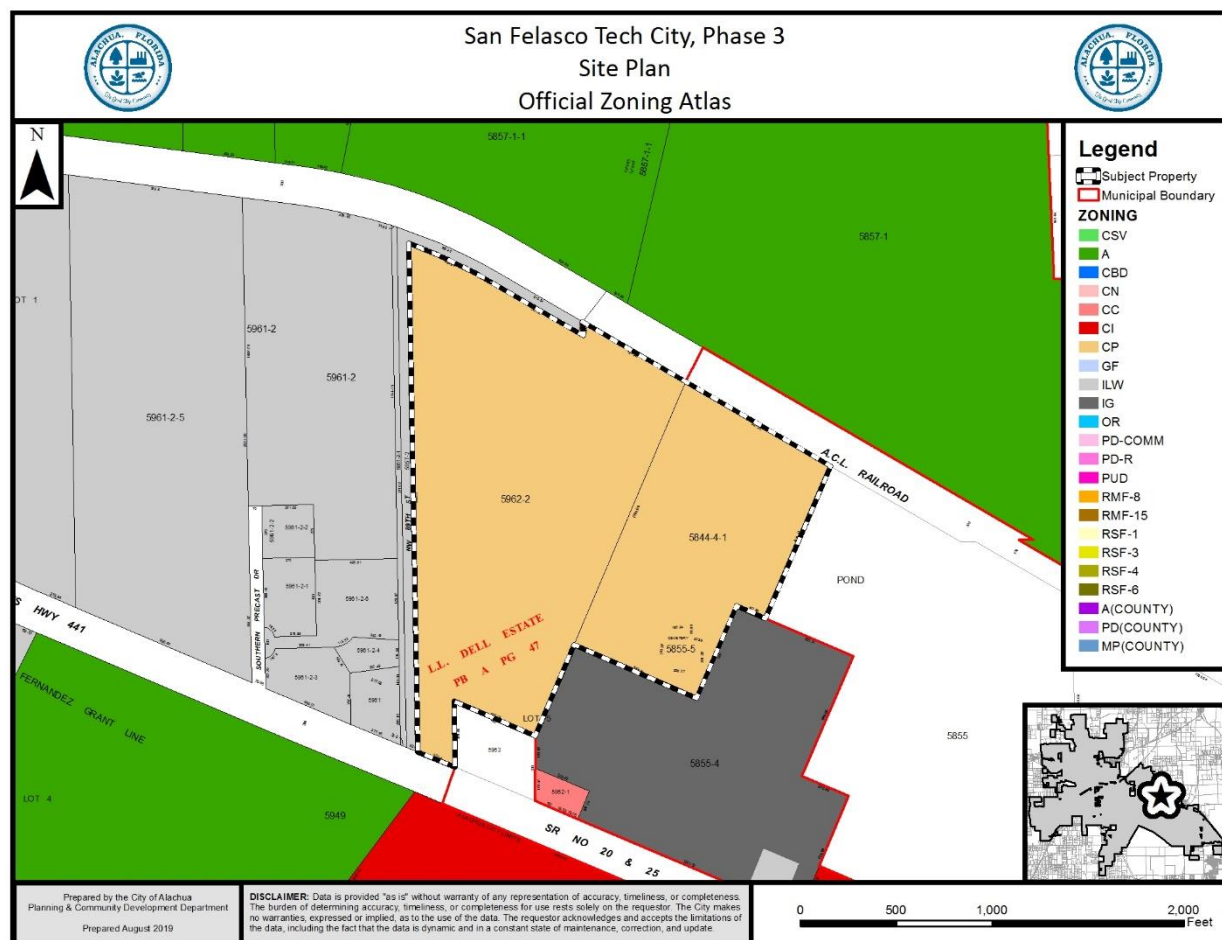
| Direction | Existing Use(s)                                          | FLUM Designation(s)                                  | Zoning District(s)                                                    |
|-----------|----------------------------------------------------------|------------------------------------------------------|-----------------------------------------------------------------------|
| North     | CSX Railroad Right-of-way                                | N/A                                                  | N/A                                                                   |
| South     | NW US Highway 441; Vacant Lands; Single Family Residence | Commercial; Rural Employment Center (Alachua County) | Commercial Intensive (CI); Highway Oriented Business (Alachua County) |
| East      | Phoenix Commercial Park                                  | Industrial                                           | Industrial General (IG)                                               |
| West      | Lindsay Precast; Waste Pro; Busby Cabinets               | Industrial                                           | Light & Warehouse Industrial (ILW)                                    |

**Map 2. Future Land Use Map**





### Map 3. Official Zoning Atlas



## 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. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held on July 17, 2019, at the Alachua Branch of the Alachua County Library, located at 14913 NW 140<sup>th</sup> Street, Alachua, FL. The applicant's agent was present and available to answer questions. The materials submitted by the applicant indicate that the meeting was unattended.

# CONSISTENCY WITH THE COMPREHENSIVE PLAN

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 2025:

The City of Alachua 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.

### **Objective 1.4:** Corporate Park

The City of Alachua shall establish one mixed use district: Corporate Park. This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and complimentary residential uses located near major transportation corridors. The Corporate Park category is intended to:

- (1) provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses; and,
- (2) provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

**Policy 1.4.a:** The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, live-work units, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

**Policy 1.4.b:** Development within the Corporate Park land use category should be designed in a campus-like or "corporate park" setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features, such as buildings placed near the street, sidewalks, and trails leading to nearby uses, such as retail and housing, is encouraged.

***Evaluation and Findings of Consistency with Goal 1, Objective 1.4, and Policies 1.4.a & 1.4.b:*** The development is designed and planned to be a campus-like environment consisting of a mix of residential and non-residential uses, including offices, technology firms, and incubators. Phase 3 proposes a restaurant use, which is consistent with Policy 1.4.a. There are pedestrian sidewalks and walkways connecting buildings throughout the development.

**Policy 1.4.d:** Development within the Corporate Park land use category that consists of greater than 50 acres of contiguous land may provide residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of 4 dwelling units per gross acre. Residential development must be developed consistent with the specific criteria identified within the Land Development Regulations for residential development in the Corporate Park zoning district.

***Evaluation and Findings of Consistency with Policy 1.4.d:*** The subject property is comprised of approximately 82 acres, and is thus eligible to provide residential uses within the development. The proposed residential uses – 74 single family attached and detached dwellings – is consistent with the density permitted by Policy 1.4.d (the density proposed is 0.90 dwelling units per acre.)

**Policy 1.4.f:** The City shall develop performance standards for Corporate Park uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;
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 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;
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 site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.
12. Complimentary residential uses.

***Evaluation and Findings of Consistency with Policy 1.4.f:*** The Site Plan demonstrates compliance with the applicable performance standards.

**Objective 2.4:** Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

**Policy 2.4.a:** Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

**Policy 2.4.b:** Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

***Evaluation and Findings of Consistency with Objective 2.4 and Policies 2.4.a and 2.4.b:*** The Site Plan includes a landscaping plan which demonstrates that the proposed development will comply with applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations.

**Objective 2.5:** Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

**Policy 2.5.a:** There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

***Evaluation and Findings of Consistency with Objective 2.5 and Policy 2.5.a:*** The Site Plan indicates that following completion of the development, the subject property will exceed the minimum 10% open space requirement.

**Objective 5.1:** Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

***Evaluation and Findings of Consistency with Objective 5.1:*** The applicant has submitted a technical memorandum prepared by Peter M. Wallace of Ecosystem Research Corporation, dated October 13, 2019. The technical memorandum notes that the wetland boundary was evaluated and confirmed in September 2019.

**Objective 5.2:** Availability of facilities and services: The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

**Policy 5.2.a:** All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

***Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a:*** An analysis of the development's impact to public facilities has been provided within this report. This analysis demonstrates that the development will not adversely affect the level of service (LOS) standard of any monitored public facilities.

**Policy 9.1:** Any new development within a Commercial or Industrial Future Land Use Map Designation within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

***Evaluation and Findings of Consistency with Policy 9.1:*** The proposed development is located within the City's potable water and wastewater service areas. The proposed development will connect to potable water and wastewater facilities.

## **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 and Findings of Consistency with Objective 1.1:*** An analysis of the development's impacts to transportation facilities is provided within this report. The development will not adversely affect the level of service for transportation facilities.

**Policy 1.3.a:** The City shall establish minimum and maximum parking standards in order to avoid excessive amounts of underutilized parking areas.

**Policy 1.3.d:** The City shall require landscaping within parking areas, with an emphasis on canopy trees. The City shall consider establishing incentives for landscaping in excess of minimum standards.

**Policy 1.3.f:** The City shall establish bicycle parking facility standards based on type of use within developments.

**Policy 1.3.g:** The City shall require spaces to accommodate persons with physical disabilities as required by the Americans with Disabilities Act.

***Evaluation and Findings of Consistency with Objective 1.1 and Policies 1.3.a, 1.3.d, 1.3.f, and 1.3.g:*** The site plan complies with the applicable standards of Section 6.1, Off-street parking and loading standards, of the City's Land Development Regulations.

Required landscaping materials and pedestrian crossings and connections will be provided within parking areas. The Site Plan also provides all required bicycle parking facilities and the minimum number of required accessible parking spaces. Required landscaping materials and pedestrian crossings and connections will be provided within parking areas. The site plan also provides all required bicycle parking facilities and the minimum number of required accessible parking spaces.

## **Community Facilities & Natural Groundwater Aquifer Recharge Element**

### **Policy 1.1.d:**

The City hereby establishes the following level of service standards for sanitary sewer facilities:

#### **Levels of Service**

- a. **Quality:** Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- 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. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This



level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.

- c. **System capacity:** If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders 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 and Findings of Consistency with Policy 1.1.d:*** An analysis of the development's impacts to sanitary sewer facilities is provided within this report. The development will not adversely affect the level of service for sanitary sewer facilities.

**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:

3. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with 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 can be accessed 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 and Findings of Consistency with Policy 1.2.a:*** The proposed development is located within the City's utility service area and will connect to the City's wastewater system.

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

| <u>FACILITY TYPE</u> | <u>LEVEL OF SERVICE STANDARD</u> |
|----------------------|----------------------------------|
| Solid Waste Landfill | .73 tons per capita per year     |

***Evaluation and Findings of Consistency with Objective 2.1.a:*** An analysis of the development's impacts to solid waste facilities is provided within this report. The development will not adversely affect the level of service for solid waste facilities.

**Objective 3.1:** Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

***Evaluation and Findings of Consistency with Objective 3.1:*** Stormwater from Phase 3 will be conveyed to one of two existing stormwater management facilities. Basin 1 is located south of the restaurant proposed in Phase 3. Basin 2, located to the north of

Buildings C and D (approved by Phase 2) will be expanded. A new Basin – Basin 3 – will also be constructed as part of Phase 3 site improvements. Basin 3 is located to the northeast of the proposed Phase 3 residential area. The applicant will be required to obtain an environmental resource permit from the Suwannee River Water Management District (SRWMD). Staff has proposed a condition requiring the applicant to obtain all other applicable local, state, and federal permits before the commencement of the development, which includes required permits from SRWMD.

**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  $\frac{1}{4}$  mile 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 can be accessed 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 and Findings of Consistency with Policy 4.1.b:*** The proposed development is located within the City's utility service area and will connect to the City's potable water system.

**Policy 4.1.c:** The City establishes 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. Plant expansion shall be planned in accordance with Florida Administrative Code.
3. System Capacity: If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 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 and Findings of Consistency with Objective 4.1.c:*** An analysis of the development's impacts to potable water facilities is provided within this report. The development will not adversely affect the level of service for potable water facilities.

## **Conservation & Open Space Element**

### **Policy 1.2.a:**

The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

### **Policy 1.3.e:**

The City's land use designations shall offer the best possible protection to threatened and endangered species.

***Evaluation and Findings of Consistency with Policy 1.2.a and 1.3.e:*** The applicant has submitted a technical memorandum prepared by Peter M. Wallace of Ecosystem Research Corporation, dated October 13, 2019. The technical memorandum states that a field survey of the property occurred on September 27, 2019. During the field survey, one (1) active gopher tortoise burrow was observed. Prior to development of Phase 3, a 100% gopher tortoise burrow survey will be required. Staff has proposed a condition which will require this survey to be performed prior to the development of the site. Please reference the Environmental Conditions Analysis provided within this report for further review of specific features and environmental features.

## **ENVIRONMENTAL CONDITIONS ANALYSIS**

### **Wetlands**

Geographic Information Systems (GIS) data (National Wetlands Inventory) indicates that wetlands may exist on a portion of the subject property. The applicant has submitted an Environmental Resource Assessment of the subject property, prepared by Peter M. Wallace, Ecosystem Research Corporation, dated January 29, 2019, which provides an assessment of on-site environmental features. The report indicates the presence of wetland areas on the property. The boundary of the wetland was field delineated pursuant to Chapter 62-340, Florida Administrative Code.

**Evaluation:** Section 6.9.5 of the LDRs and Objective 1.10 of the Comprehensive Plan Conservation & Open Space Element (COSE) establish requirements for wetlands and wetland buffer areas. Wetland areas on the subject property have been field delineated in accordance with Chapter 62-340, Florida Administrative Code, which meets the requirements Policy 1.10.a of the COSE. In accordance with Policy 10.1.g, the development must maintain a 75 foot average, 50 foot minimum buffer around the wetland. The Site Plan depicts the boundary of these buffers, and indicated the minimum wetland buffer requirements will be met.

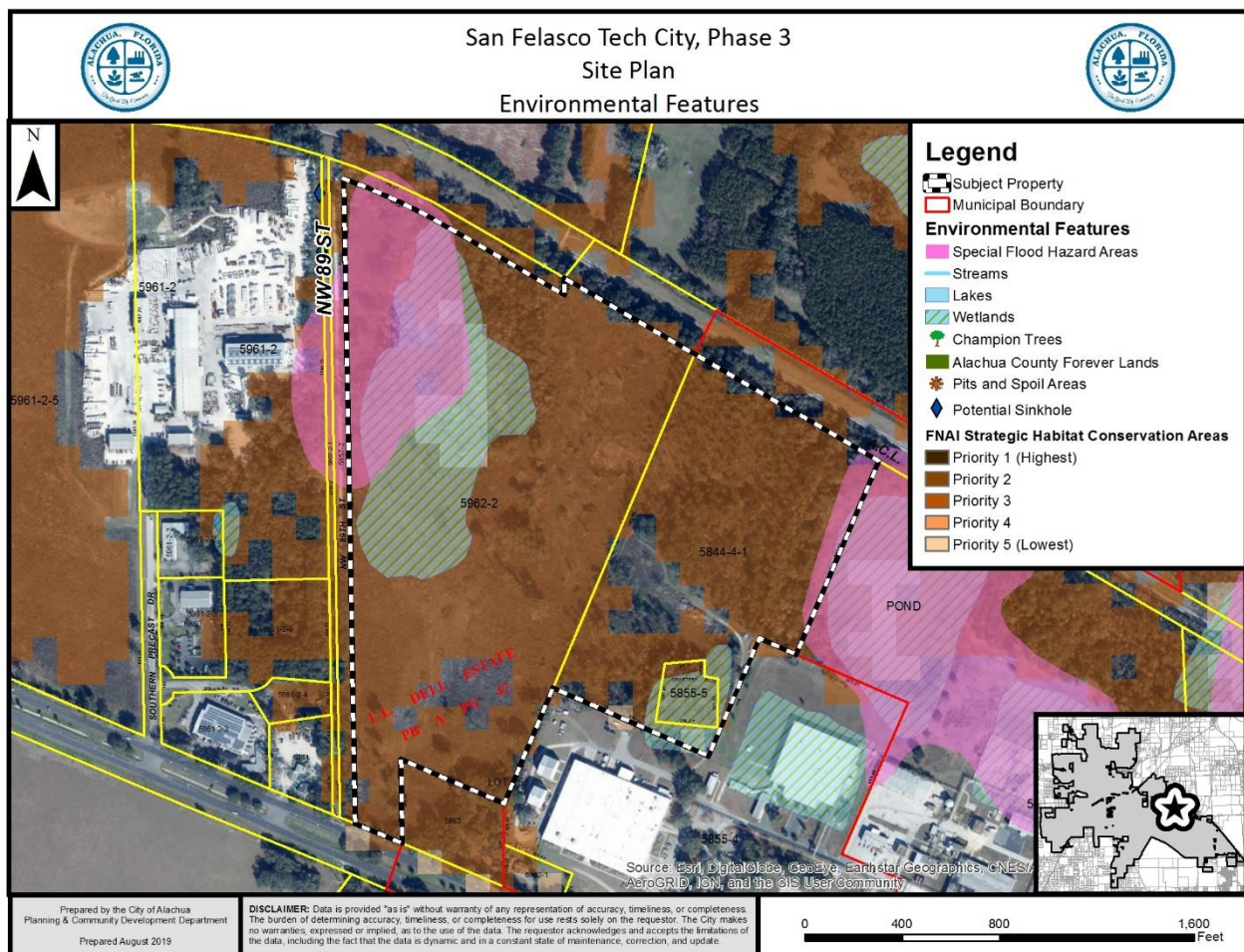


## Strategic Ecosystems

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:** The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

### Map 4. Environmental Features



## Regulated Plant & Animal Species

The applicant has submitted a technical memorandum prepared by Peter M. Wallace of Ecosystem Research Corporation, dated October 13, 2019. The technical memorandum states that a field survey of the property occurred on September 27, 2019. During the field survey, one (1) active gopher tortoise burrow was observed.

**Evaluation:** Prior to development of Phase 3, a 100% gopher tortoise burrow survey will be required. Staff has proposed a condition which will require this survey to be performed prior to the development of the site. The proposed condition will further require the relocation of any protected species in accordance with State and Federal Law.

## **Soil Survey**

Each soil type found on the subject property is identified below. 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 very lower infiltration rates and therefore a higher runoff potential.

There are six (6) soil types found on the subject property:

*Bivans Sand (2% - 5% slopes)*

Hydrologic Group: C/D

This soil is poorly drained with moderate surface runoff and moderate to moderately rapid permeability. This soil poses severe limitations for dwellings, small commercial buildings, local roads, and septic tanks.

*Chipley (0% - 2% slopes)*

Hydrologic Group: D

This soil type is somewhat poorly drained and surface runoff is slow. This soil type poses severe limitation for dwellings, small commercial buildings, local roads, septic tanks.

*Fort Meade Fine Sand (0% - 5% slopes)*

Hydrologic Soil Group: A

This soil type is well drained and surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

*Millhopper Sand (0% - 5% slopes)*

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

*Monteocha Loamy Sand (0% - 2% slopes)*

Hydrologic Soil Group: D

This nearly level, poorly drained soil is in wet ponds and shallow depressional areas in the flatwoods. Permeability is rapid in the surface layer, moderately rapid to rapid in the subsurface layer, and upper part of the subsoil, and moderately slow to moderate in the lower part. This soil has severe limitations for urban uses. Ponding

and thick sandy texture severely restrict the soil for this use. Water is on or near the surface during much of the time.

*Tavares Sand (0% - 5% slopes)*

Hydrologic Soil Group: A

This soil type is moderately well drained and permeability is rapid to very rapid at the surface. This soil has slight limitations for small commercial buildings and local roads and streets.

**Evaluation:** The area of the property proposed for development is primarily located within an area identified as Fort Meade Fine Sand, Millhopper Sand, and Tavares Sand. These soil types do not pose any significant limitations for development, therefore, there are no issues related to soil suitability.

## **Flood Potential**

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, and Panel 0143E of the FEMA FIRM Series, dated November 2, 2018, indicates that the subject property is in Flood Zone A (areas determined to be subject to flooding by the 1% annual chance flood [100-year flood], with no Base Flood Elevation [BFE] determined) and in Flood Zone X (areas determined to be outside of the 500-year floodplain).

**Evaluation:** Since all proposed development is located within the portion of the property in Flood Zone X (areas determined to be outside of the 500-year floodplain), there are no issues related to flood potential.

## **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. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

**Evaluation:** There are no geologic features known to exist on the subject property which will indicate an increased potential for karst sensitivity.

## **Wellfield Protection Zones**

The City's Comprehensive Plan establishes wellfield protection standards in Objective 7.2 of the Future Land Use Element.

**Evaluation:** The subject property is not located within a City of Alachua wellhead 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 subject property does not contain any historic structures as determined by the State of Florida and the Alachua County Historic Resources Inventory. Additionally, the subject property is not located within the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

**Evaluation:** There are no issues related to historic structures or markers.

## **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 to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E.) An evaluation and findings of the application'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 Comprehensive Plan***

The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.

**Evaluation & Findings:** An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

##### **(2) *Use Allowed in Zone District***

The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.

**Evaluation & Findings:** The Phase 3 Site Plan proposes a ±3,200 square foot restaurant and 74 single-family attached and detached residential units. The restaurant proposes a drive through. Table 4.1-1 of the City's LDRs establishes the allowable uses within each zoning district. Restaurants with drive through facilities are permitted by Special Exception Permit in the Corporate Park (CP) zoning district. The applicant has concurrently submitted a Special Exception Permit application. The Special Exception Permit requires approval by the Planning & Zoning Board (PZB). Should the PZB approve this Special Exception Permit application, the use of a restaurant with drive through will be permitted on the subject property.

Single-family attached and detached dwellings are permitted within the CP zoning district. A maximum density for residential uses in the CP zoning district is established in Table 5.1-3, and is 4 dwelling units per acre. The proposed number of residential uses – 74 single family attached and detached dwellings – is consistent with the density permitted by Table 5.1-3 (the density proposed is 0.90 dwelling units per acre.)

**(3) *Zone District Use-Specific Standards***

The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.

**Evaluation & Findings:** Section 4.3.1(A)(3) establishes Use-Specific Standards for single-family attached dwellings. These standards primarily relate to the orientation of the building (the building must be oriented to the street or face open space to the maximum extent practicable), the height of buildings when the use is located in the RSF-1, RSF-3, RSF-4, or RSF-6 zoning districts, and minimum setbacks from existing single-family residential uses. The proposed development is found to comply with the applicable Use-Specific Standards for single-family attached dwellings as set forth in Section 4.3.1(A)(3).

Section 4.3.1(A)(4) establishes Use-Specific Standards for single-family detached dwellings. These standards primarily relate to the orientation of the building (the building must be oriented to the street), building massing and materials, and architectural variability. The proposed development is found to comply with the applicable Use-Specific Standards for single-family detached dwellings as set forth in Section 4.3.1(A)(4).

Section 4.3.4(A)(2) establishes Use-Specific Standards for restaurants with drive through facilities. These standards pertain to compliance with the applicable stacking requirements for drive through facilities as set forth in Section 6.1, Off-Street Parking and Loading Standards, as well as transitional use requirements and setbacks from residential uses when the restaurant is located in the Commercial Intensive (CI), Light & Warehouse Industrial (ILW), or Industrial General (IG) zoning districts. The Site Plan demonstrates that the proposed restaurant drive through facility will comply with the applicable stacking requirements as set forth in Section 6.1. The subject property is zoned Corporate Park (CP), therefore, the transitional use requirements are not applicable. The proposed development is found to comply with the applicable Use-Specific Standards for single-family attached dwellings as set forth in Section 4.3.4(A)(2).

**(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 be in compliance with all relevant provisions of Article 6, *Development Standards*, including but not limited to Section 6.1, *Off Street Parking & Loading Standards*, Section 6.2, *Tree Protection/Landscape/Xeriscape Standards*, Section 6.3, *Fencing Standards*, Section 6.4, *Exterior Lighting Standards*, Section 6.7, *Open Space Standards*, Section 6.8, *Design Standards for Business Uses*, and Section 6.9, *Environmental Protection Standards*.

**(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 is consistent with all other relevant City ordinances and regulations.

## PUBLIC FACILITIES IMPACT

### Traffic Impact

**Table 2. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

| Segment Number <sup>2, 3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Segment Description                                  | Lanes | Functional Classification | Area Type | LOS |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|-------|---------------------------|-----------|-----|
| 3/4 (106)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | US 441<br>(from NW 126 <sup>th</sup> Ave. to SR 235) | 4/D   | Principle Arterial        | Urban     | D   |
| <sup>1</sup> Source: City of Alachua Comprehensive Plan, Transportation Element.<br><sup>2</sup> For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].<br><sup>3</sup> FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. |                                                      |       |                           |           |     |



**Table 3. Trip Generation<sup>1</sup>**

| Land Use                                         | AADT<br>(Enter/Exit) <sup>2</sup> | AM Peak Hour<br>(Enter/Exit) <sup>2</sup> | PM Peak Hour<br>(Enter/Exit) <sup>2</sup> |
|--------------------------------------------------|-----------------------------------|-------------------------------------------|-------------------------------------------|
| Single-Family Detached Housing<br>(ITE Code 210) | 85<br>(42 / 43)                   | 7<br>(2 / 5)                              | 9<br>(6 / 3)                              |
| Multifamily Housing (Low Rise)<br>(ITE Code 220) | 359<br>(179 / 179)                | 23<br>(5 / 17)                            | 27<br>(17 / 10)                           |
| Multifamily Housing (Mid Rise)<br>(ITE Code 221) | 87<br>(43 / 44)                   | 6<br>(2 / 4)                              | 7<br>(4 / 3)                              |
| Fast Casual Restaurant<br>(ITE Code 930)         | 1,009<br>(504 / 505)              | 7<br>(4 / 3)                              | 45<br>(25 / 20)                           |
| Total Trips (Net)                                | 1,540<br>(768 / 771)              | 42<br>(13 / 29)                           | 89<br>(52 / 36)                           |
| Less 10% Internal Capture                        | 154<br>(77 / 77)                  | 4<br>(1 / 3)                              | 9<br>(5 / 4)                              |
| <b>TOTAL TRIP GENERATION</b>                     | <b>1,386</b><br><b>(38 / 39)</b>  | <b>38</b><br><b>(12 / 26)</b>             | <b>80</b><br><b>(47 / 32)</b>             |

<sup>1</sup> Source: ITE Trip Generation, 10th Edition.

<sup>2</sup> Formulas: AADT – ITE Code 210: 9.44 trips per dwelling unit x 9 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.74 trips per dwelling unit x 9 dwelling units (25% entering/75% exiting); PM Peak Hour – 0.99 trips per dwelling unit x 9 dwelling units (26% entering/74% exiting); ITE Code 220: 12.44 trips per dwelling unit x 49 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.46 trips per dwelling unit x 49 dwelling units (63% entering/37% exiting); PM Peak Hour – 0.56 trips per dwelling unit x 49 dwelling units (23% entering/77% exiting); ITE Code 221: 12.44 5.44 trips per dwelling unit x 16 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.36 trips per dwelling unit x 16 dwelling units (26% entering/74% exiting); PM Peak Hour – 0.44 trips per dwelling unit x 16 dwelling units (61% entering/39% exiting); ITE Code 930: 12.44 trips per 1,000 square feet x 3,200 square feet (50% entering/50% exiting); AM Peak Hour – 1.40 trips per 1,000 square feet x 3,200 square feet (85% entering/15% exiting); PM Peak Hour – 1.26 trips per 1,000 square feet x 3,200 square feet (26% entering/74% exiting).

**Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)**

| Traffic System Category                                          | US 441<br>Segment 3/4 <sup>1</sup> |
|------------------------------------------------------------------|------------------------------------|
| Average Annual Daily Trips                                       |                                    |
| Maximum Service Volume <sup>2</sup>                              | 45,700                             |
| Existing Traffic <sup>3</sup>                                    | 18,579                             |
| Reserved Trips <sup>4</sup>                                      | 3,599                              |
| Available Capacity <sup>4</sup>                                  | 23,522                             |
| Increase/Decrease in Daily Trips Generated by Development        | 1,386                              |
| <b>Residual Capacity After Development's Impacts<sup>5</sup></b> | <b>22,136</b>                      |

<sup>1</sup> FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

<sup>2</sup> 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.

<sup>3</sup> Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.

<sup>4</sup> Source: City of Alachua July 2019 Development Monitoring Report.

<sup>5</sup> The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

**Table 4b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)**

| Traffic System Category                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | US 441<br>Segment 3/4 <sup>1</sup> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| PM Peak Hour Trips                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |
| Maximum Service Volume <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 4,110                              |
| Existing Traffic <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1,765                              |
| Reserved Trips <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 476                                |
| Available Capacity <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1,869                              |
| Increase/Decrease in PM Peak Hour Trips Generated by Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 80                                 |
| <b>Residual Capacity After Development's Impacts<sup>5</sup></b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>1,789</b>                       |
| <sup>1</sup> FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.<br><sup>2</sup> 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.<br><sup>3</sup> Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.<br><sup>4</sup> Source: City of Alachua July 2019 Development Monitoring Report.<br><sup>5</sup> The application is for a Final Development Order. Facility capacity and concurrency will be reserved. |                                    |

**Evaluation:** The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segment identified above; therefore, the impacts that will be generated by the development are acceptable.

## **Potable Water Impacts**

**Table 5. Potable Water Impacts**

| System Category                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Gallons Per Day |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Current Permitted Capacity <sup>1</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 2,300,000       |
| Less Actual Potable Water Flows <sup>1</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1,295,603       |
| Reserved Capacity <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 86,978          |
| Available Capacity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 917,419         |
| Projected Potable Water Demand from Application <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 26,350          |
| <b>Residual Capacity</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>891,069</b>  |
| <b>Percentage of Permitted Design Capacity Utilized</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>61.26%</b>   |
| <b>Sources:</b><br><sup>1</sup> City of Alachua Public Services Department, April 2019.<br><sup>2</sup> City of Alachua July 2019 Development Monitoring Report.<br><sup>3</sup> Sources: Restaurant – Chapter 64E-6, Florida Administrative Code; Residential – Policy 4.1.c, Community Facilities & Natural Groundwater Aquifer Recharge Element, Comprehensive Plan. Formulas: Restaurant – 40 gallons per day per seat x 3,200 square feet; Residential - 275 gallons per dwelling unit per day x 74 dwelling units. |                 |

**Evaluation:** The impacts to the potable water system that will be generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the impacts that will be generated by the development are acceptable.

## Sanitary Sewer Impacts

**Table 6. Sanitary Sewer Impacts**

| System Category                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Gallons Per Day |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Treatment Plant Current Permitted Capacity                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1,500,000       |
| Less Actual Treatment Plant Flows <sup>1</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 729,000         |
| Reserved Capacity <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 82,760          |
| Available Capacity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 688,240         |
| Projected Sanitary Sewer Demand from Application <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 24,500          |
| <b>Residual Capacity</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>663,240</b>  |
| <b>Percentage of Permitted Design Capacity Utilized</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>55.75%</b>   |
| <b>Sources:</b><br><sup>1</sup> City of Alachua Public Services Department, April 2019.<br><sup>2</sup> City of Alachua July 2019 Development Monitoring Report.<br><sup>3</sup> Sources: Restaurant – Chapter 64E-6, Florida Administrative Code; Residential – Policy 1.1.d, Community Facilities & Natural Groundwater Aquifer Recharge Element, Comprehensive Plan. Formulas: Restaurant – 40 gallons per day per seat x 3,200 square feet; Residential – 250 gallons per dwelling unit per day x 74 dwelling units. |                 |

**Evaluation:** The subject property is located outside of the wastewater service area, and will continue to use a septic system for wastewater. As such, the development will have no impact upon sanitary sewer facilities.

## Solid Waste Impacts

**Table 7. Solid Waste Impacts**

| System Category                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Pounds Per Day | Tons Per Year |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|---------------|
| Demand from Existing Development <sup>1</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 40,620.00      | 7,413.15      |
| Reserved Capacity <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 7,408.14       | 1,351.99      |
| Demand Generated by Application <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 847.40         | 154.65        |
| New River Solid Waste Facility Capacity <sup>4</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 50 years       |               |
| Sources:<br><div><div>1</div><div>University of Florida, Bureau of Economic &amp; Business Research, Estimates of Population by County and City in Florida (2018); Policy 2.1.a, CFNGAR Element (Formula: 10,155 persons x 0.73 tons per person per year).</div></div> <div><div>2</div><div>City of Alachua July 2019 Development Monitoring Report.</div></div> <div><div>3</div><div>Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996; US Census Bureau, Policy 2.1.a, CFNGAR Element (Formulas: Restaurant – 12 pounds per day per 1,000 square feet x 3,200 square feet; Residential – 2.36 persons per dwelling x 74 dwellings x 0.73 = tons per year)</div></div> <div><div>4</div><div>New River Solid Waste Facility, April 2019.</div></div> |                |               |

**Evaluation:** The impacts to the solid waste system that will be generated by the development will not adversely affect the Level of Service (LOS) for solid waste facilities; therefore, the impacts that will be generated by the development are acceptable.



## Recreation Facilities

**Table 8a. Recreational Impacts**

| System Category                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Acreage      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Existing City of Alachua Recreation Acreage <sup>1</sup>                                                                                                                                                                                                                                                                                                                                                                                                                            | 117.65       |
| Acreage Required to Serve Existing Population <sup>2</sup>                                                                                                                                                                                                                                                                                                                                                                                                                          | 50.78        |
| Reserved Capacity <sup>1</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0.62         |
| Potential Demand Generated by Development <sup>3</sup>                                                                                                                                                                                                                                                                                                                                                                                                                              | 0.88         |
| <b>Residual Recreational Capacity After Impacts</b>                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>65.38</b> |
| <i>Sources:</i><br><sup>1</sup> City of Alachua July 2019 Development Monitoring Report.<br><sup>2</sup> University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida (2018)</i> ; Policy 1.2.b, Recreation Element (Formula: 10,155 persons / [5 acres/1,000 persons])<br><sup>3</sup> US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.36 persons per dwelling x 74 dwellings / [5 acres/1,000 persons]) |              |

**Table 8b. Improved Passive Park Space Analysis**

|                                                                                                                                                                                                                                                                                                                                                        |               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity <sup>1</sup>                                                                                                                                                                                                                                             | 10.28 acres   |
| Acreage Required to Serve Demand Generated by Development <sup>2</sup>                                                                                                                                                                                                                                                                                 | 0.18 acres    |
| Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development                                                                                                                                                                                                                                                 | 10.46 acres   |
| Existing Improved Passive Park Space <sup>1</sup>                                                                                                                                                                                                                                                                                                      | 34.82 acres   |
| <b>Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, &amp; Demand Generated by Development<sup>3</sup></b>                                                                                                                                                                                                              | <b>30.04%</b> |
| <sup>1</sup> Source: City of Alachua July 2019 Development Monitoring Report.<br><sup>2</sup> Formula: Recreation Demand Generated by Development x 20%.<br><sup>3</sup> Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.) |               |

**Evaluation:** The impacts to the recreation system that will be generated by the development will not adversely affect the Level of Service (LOS) for recreation facilities; therefore, the impacts that will be generated by the development are acceptable.

## Public School Facilities

In accordance with the Interlocal Agreement for Public School Facility Planning and the City of Alachua Comprehensive Plan Public School Facilities Element, City Staff has certified that, as of August 20, 2019, capacity is available at the Elementary, Middle, and High School Concurrency Service Areas (SCSAs) to serve the development.

**EXHIBIT “A”**  
**TO**  
**SAN FELASCO TECH CITY (SFTC) PHASE 3**  
**SITE PLAN**  
**STAFF REPORT**

**CONDITIONS:**

1. The applicant acknowledges and agrees that the subject property is located in the Alachua East Water Distribution Infrastructure Area and in the Alachua East Wastewater Collection Infrastructure Improvement Area (the “Areas”), as designated within Chapter 38, Article VI. of the City of Alachua Code of Ordinances, Subpart A, and as such, is subject to all of the terms and conditions of Chapter 38, Article VI., including but not limited to the fees for the improvements to the water distribution system and the wastewater collection system within the Areas. Fees shall be paid at the time the development connects to the water distribution system and at the time the development connects to the wastewater collection system. No final inspection will be conducted or water or wastewater services provided until the fees have been paid to the City. The applicant further acknowledges and agrees that, in accordance with Section 38-203 and Section 38-204 of the City of Alachua Code of Ordinances, fees for improvements within the Areas shall be in addition to, and not in lieu of, any and all other fees and charges assessed by the City, including, but not limited to, capital facilities charges and meter installation charges.
2. The applicant agrees it shall perform a 100% gopher tortoise burrow survey prior to any development occurring within the Phase 3 project area, in accordance with the findings of the technical memorandum prepared by Peter M. Wallace of Ecosystem Research Corporation, dated October 13, 2019. Any protected species found on the subject property shall be relocated in accordance with State and Federal Law.
3. The applicant agrees that if any headstones, grave markers, or unmarked human remains are encountered during the development of the subject property, all site work shall cease and the applicant shall contact the State of Florida Department of State, Division of Historical Resources, the Alachua Police Department, and the Office of the Medical Examiner, District Eight, for further investigation. All site work shall cease until such agencies authorize site work to continue.
4. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
5. The applicant agrees that Conditions 1 – 4 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 development shall comply with Conditions 1 – 5 as stated herein.

**EXHIBIT “B”  
TO  
SAN FELASCO TECH CITY (SFTC) PHASE 3  
SITE PLAN  
STAFF REPORT**

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





# JBrown Professional Group

**CIVIL ENGINEERING • LAND SURVEYING • PLANNING**

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

November 4, 2019

Mr. Adam Hall, AICP  
Planner  
City of Alachua  
Office of Planning & Community Development  
P.O. Box 9  
Alachua, FL 32616-0009

Re: Tech City – Phase 3 - Development Plan Engineering Review

Dear Mr. Hall:

As you requested, we have reviewed the San Felasco Tech City Phase 3 drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by EDA and dated 10-31-2019. The latest plans have addressed all of our comments, and we find the project approvable from an engineering review standpoint.

Sincerely

A. J. "Jay" Brown, Jr., PE  
President, JBrown Professional Group Inc.

Cc: Sergio Reyes, EDA



# JBrown Professional Group

**CIVIL ENGINEERING • LAND SURVEYING • PLANNING**

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

October 28, 2019

Mr. Adam Hall, AICP  
Planner  
City of Alachua  
Office of Planning & Community Development  
P.O. Box 9  
Alachua, FL 32616-0009

Re: Tech City – Phase 3 - Development Plan Engineering Review

Dear Mr. Hall:

As you requested, we have reviewed the San Felasco Tech City Phase 3 drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by EDA and dated 10-17-2019. Our review generated the following comments and recommendations that are outlined below.

**Sheet C130**

1. Consider providing a dimension to the sidewalk leading up to the restaurant.

**Sheet C200 to 220**

1. Provide the cross slope of the median.

**Sheet C250**

1. According to the plans and stormwater report, Basin 3A will overflow into Basin 3B via a wide overland weir. In order for this water to flow into Basin 3B, a berm on the east and west side of the basin will need to be established at the top elevation of 155.
2. The top elevation of S-77 is currently above the top of the basin. Consider lowering the top or providing a weir in the structure to allow for the overflow structure to work properly.
3. Consider lowering the invert of S-77. Given the fact that it is an 18" pipe, the top of the pipe would only be 6" below the top of the structure.
4. The natural ground near S-78 is approximately 142.75, however the invert elevation for S-78 is currently 145.25. This should be lowered to approximately 142.75.
5. In the cross section, the highest point of Basin 3B is shown to be 153, however in the cross section, this point is shown to be 154.

**Sheet C270**

1. There appears to be a typo on the cemetery callout. The callout currently reads "Cemetery Thumb".

Sincerely

A. J. "Jay" Brown, Jr., PE  
President, JBrown Professional Group Inc.  
Cc: Sergio Reyes, EDA



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

October 22, 2019

Also sent by electronic mail to [sreyes@edafl.com](mailto:sreyes@edafl.com)

Mr. Sergio Reyes, P.E.  
EDA Engineers – Surveyors – Planners, Inc.  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

RE: Planning & Zoning Board (PZB) Public Hearing: San Felasco Tech City (SFTC) Phase 3 Site Plan Application

Dear Mr. Reyes:

On October 21, 2019, the City of Alachua received your revised application and materials for the SFTC Phase 3 Site Plan application. Based upon a review of the revised application, Staff has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package, seven (7) sets of 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.com](mailto:planning@cityofalachua.com) *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **November 12, 2019** PZB meeting, therefore, the above referenced materials must be submitted to the City no later than **Tuesday, October 29, 2019**. Materials may be submitted earlier than this date.

In addition, 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, October 28, 2019**. Staff will contact notify you when the signs are available for pick up at City Hall.

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 the PZB meeting (no later than **Thursday, November 7, 2019**). Any presentation or materials may be submitted by emailing them to [planning@cityofalachua.com](mailto:planning@cityofalachua.com).

Should you have any questions, please feel free to contact me at (386) 418-6100, x 107 or via email at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com).

Sincerely,

Justin Tabor, AICP  
Principal Planner

c: Adam Boukari, City Manager (by electronic mail)  
Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)  
Adam Hall, AICP, Planner (by electronic mail)  
Project File

PO Box 9  
Alachua, Florida 32616-0009

"The Good Life Community"  
[www.cityofalachua.com](http://www.cityofalachua.com)

Phone: (386) 418-6120  
Fax: (386) 418-6130





July 31, 2019  
Revised August 15, 2019  
Revised October 21, 2019

Justin Tabor, AICP  
Principal Planner  
City of Alachua  
15100 NW 142nd Terrace  
Alachua, Florida 32616

**Re: San Felasco Tech City Phase 3 - Site Plan Submittal**

Dear Justin:

Attached is an application for a Site Plan to propose a restaurant space and 74 single-family attached residential units with associated infrastructure improvements. This development will provide a mix of residential and commercial uses located on 23.35 (+/-) acres comprised of portions of parcel numbers 05962-002-000, 05844-004-001, 05855-004-000, and 05855-005-000. This proposed development phase will expand San Felasco Tech City, allowing for residential units and a restaurant to coexist with the existing non-residential space, as allowed by the site's Corporate Park zoning. A small piece of land (0.25 acres) with Industrial Land Use and IG zoning is included within the project limits but does not contain any buildings.

The application includes the required materials outlined in the City's technical checklist for site plan submittals.

If you have any questions regarding the project, please feel free to contact my office at 352-373-3541.

Regards,

Sergio Reyes, P.E.  
President

October 21, 2019

Justin Tabor, AICP  
Planner  
City of Alachua Planning & Community Development  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616



**Re: Development Review Team (DRT) Comments  
San Felasco Tech City Phase 3 Site Plan**

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on October 10, 2019 are below.

1. Site Section 6.1, Off-Street Parking & Loading
  - a. Sheet C000: Parking Calculations. There are 271 parking spaces proposed in Phase 3 (including 7 handicap accessible spaces). Please correct the number shown as proposed.  
**Remaining issues:** It is unclear if the "Provided" parking spaces for Phase 3 include handicap spaces, or if each are independent of one another. The approved plans for Phases 1 and 2 indicate that for Phase 1 there were 160 spaces provided, including 6 handicap spaces, and for Phase 2 there were 175 spaces provided, including 8 handicap spaces. For Phase 3, however, Staff has counted 264 regular spaces and 8 handicap spaces, which appears to indicate that parking calculation totals for Phase 3 in this table are different than the format used for Phases 1 and 2 in the table. Please review and revise as needed.  
**RESPONSE:** See revised Parking Table on C000. Phase 3 calculations are consistent with calculations for the existing phases. The handicap spaces are not included in the regular space count.
  - b. Per Section 6.1.9(B), handicap spaces shall be located as close as possible to ramps, walkways, and entrances to buildings. All handicap accessible spaces are located in the northern half of the residential area. Handicap accessible spaces should be dispersed throughout the proposed residential parking areas.  
**Remaining issues:** No significant changes were made to the location of handicap spaces shown in the 8/15/19 plans and the 10/2/19 plans. See new comment below pertaining to the additional handicap space added to the 10/2/19 plans.  
**RESPONSE:** See dimension plan for revised handicap parking space locations.
2. Comprehensive Plan Consistency
  - a. Per Policies 1.10.g and 1.12.d, a minimum 50 foot buffer and an average 75 foot buffer are required between wetlands and surface water bodies greater than one-half acre.
    - i. A 75 foot average wetland / surface water body buffer is not provided along the east side of Basin 3 and the wetland area (i.e., Lake Ursula) located east of Basin 3. Please address.  
**Remaining Issues:**

1. For Basin 3, average buffer is shown at 70 feet. Required average buffer is 75 feet. Revise to depict a 75 foot average buffer.

**RESPONSE: See revised buffer line, reflecting 75 foot buffer.**

2. Development activity encroaches into the minimum 50 foot buffer. Please address.

**RESPONSE: The basin has been shifted to avoid the wetland buffer- see revised plans.**

ii. Confirm there are no state or federally protected vertebrate or wetland/aquatic dependent animal species which are present within wetland / surface water body areas or associated buffer areas.

**Remaining Issues:** Comment not addressed in 10/2/19 submittal.

**RESPONSE: See environmental memo provided by Pete Wallace.**

## 2. Concurrency Impact Analysis

a. ITE Code 220 – Multifamily Housing (Low-Rise) – has been utilized to calculate trip generation for all proposed 73 dwellings. This land use is described in ITE Trip Generation, 10th Edition as being comprised of “apartments, townhomes, and condominiums located in the same building with at least three other dwelling units... that have one or two levels (floors).” This description is not representative of the type of each residential uses proposed. The following use codes appear to be most applicable to the proposed residential use types:

i. Residence #4: ITE Code 210 – Single-Family Detached Housing)

ii. Residence #6: ITE Code 221 – Multifamily Housing (Mid-Rise)

**Remaining Issues:** In the revised Concurrency Impact Analysis, ITE Code 210 has been used for 57 dwelling units, and ITE Code 221 has been used for 16 dwelling units. ITE Code 220 is the most appropriate code to use for Residences 1, 2, 3, and 5. The Concurrency Impact Analysis should be corrected to reflect the original recommendation to use ITE Code 220 for Residences 1, 2, 3, and 5; ITE Code 210 for Residence 4; and ITE Code 221 for Residence

**RESPONSE: See revised trip generation and concurrency report.**

b. The trip generation analysis should evaluate potential application of internal capture. Reference Section 6, ITE Trip Generation Handbook, 3rd Edition.

**Remaining Issues:** The 10/3/19 response letter states a 10% reduction implemented for the potential of internal capture. The Concurrency Impact Analysis does not reflect a reduction for internal capture. It is also unclear what the basis or supporting data is for the 10% internal capture rate.

**RESPONSE: The intention of the project is to provide opportunities for a live-work experience for residents and developers plan to include incentives for employees of the companies within Tech City to live on site as well. 10% internal capture is a commonly accepted rate for mixed-use developments.**

## 3. Miscellaneous

a. Sheet C000: Provide a list which states the total number of each residence type proposed.

**Remaining Issues:** The table added to Sheet C000 is incomplete.

**RESPONSE: The table on C000 has been revised to include units per building and the number of each building type.**

h. Environmental Resource Assessment: Submit the updated Environmental Resource Assessment upon completion.

**Remaining Issues:** Report has not been received. Review by Staff must occur prior to scheduling a hearing before the Planning & Zoning Board. If Staff determines that the report requires outside technical review by the City, your application may be delayed in



order to allow for adequate review time.

**RESPONSE:** An environmental memo is included from Pete Wallace.

### **New Comments**

#### ***1. Section 6.1, Off-Street Parking & Loading***

i. A new handicap parking space is proposed to be added southeast of Building A in a Phase 1 area. The travel path requires an individual to cross drive aisles through two crosswalks to reach Building A or proposed residential areas. Address Section 6.1.9(B), which states that handicap spaces shall be located as close as possible to ramps, walkways, and entrances to buildings and identify the ADA accessible route for this space.

**RESPONSE:** The handicap space has been removed at this location and handicap spaces have been shifted – see revised plans.

b. Sheet C000: Correct parking standard for restaurant is “restaurant with drive through”. Revise accordingly.

**RESPONSE:** Sheet C000 has been revised to reflect restaurant with drive through classification.

#### ***2. Section 6.2, Tree Protection / Landscape / Xeriscape Standards***

a. Perimeter Buffer Requirements: Sheet L-201 indicates no perimeter buffers are required between proposed residential areas and the “south (perimeter buffer) that is adjacent to the parcel that fronts US 441”. The residential uses proposed for the development are within row 2 of Table 6.2-1, and the use of the referenced adjacent parcel is single-family residential. Therefore, a 10’ Type C buffer is required. Provide required landscaping within the buffer. The minimum buffer will require drive aisle to shift out of the buffer area.

**RESPONSE:** : Calculations and plans have been revised to provide the Type C buffer, and the drive aisle has been shifted to provide the required 10’ width.

b. The incentive for using 100% Florida Friendly Landscaping as provided in Section 6.2.2(D)(7)(b)(ix) has been used to meet certain landscape requirements. Provide a certification statement on the landscape plans confirming the development area is completely landscaped using Florida Friendly practices and plant material.

**RESPONSE:** A certification statement has been added as requested.

c. Confirm that 50% of all tree mitigation replacement trees are shade trees as required per Section 6.2.1(D)(4)(c). It appears the calculation provided on L-101 to address this requirement only considers replacement trees mitigating for the removal of regulated trees, and not heritage trees.

**RESPONSE:** Mitigation trees are required to fulfill both inch:inch replacement for removed heritage trees and tree:tree replacement for removed regulated trees below heritage size. Calculations on sheet L-101 continue to tally both and provide a mitigation total for all mitigation required. Tree:tree replacement requirements are converted into replacement inches per 50% as canopy (2”) and 50% as understory (1.5”) trees. The total tree:tree converted to inches is added to the inch:inch replacement to provide the total 688 inches of mitigation required. Sheet L-201 ‘Tree Mitigation’ calculations provide details as to how this mitigation total is fulfilled with proposed plantings, both by the 25% allowance of land development code required plantings and by additional plantings provided across the project as indicated with a ‘M’. Nearly 60% of the mitigation trees are canopy and 40% are understory.

d. Consider adjusting the proposed grading along the northwest area of SMF #2 to retain Tree #403 – 55” Live Oak. A very minor change in the plans would allow the tree to be retained, thus reducing required mitigation and providing additional tree credits.

**RESPONSE: Grading has been revised to retain this tree.**

e. NOTE: Pine trees are not a regulated tree and thus mitigation is not required.

**RESPONSE: Noted.**

### 3. Miscellaneous

a. A new Sheet C270 has been added to the plans, showing a 20' wide temporary stabilized road from the northeast corner of Phase 3 improvements and terminating at the Phoenix Commercial Park property (Tax Parcel 05855-004-000). The stabilized road traverses through Tax Parcel 05855-005-000. Property records indicate a cemetery exists on Tax Parcel 05855-005-000, and two tomb stones are shown on the boundary survey.

**RESPONSE: Tomb stones have been added to the site plan. Proposed road will avoid those areas.**

i. The location of any known grave sites must be shown on Sheet C270 or elsewhere in the plans with proposed improvements to the site in order to show that no impacts to known grave sites will occur.

**RESPONSE: Tomb stones have been added to the site plan. The proposed road will avoid that area.**

ii. Best available data indicates a wetland may exist within the area where the proposed stabilized road would be located. The Environmental Resource Assessment must identify if a wetland is located in this area.

**RESPONSE: See environmental memo from Pete Wallace with wetland map- no wetlands were identified in that area of the project.**

b. Boundary and topographic surveys for Tax Parcel 05962-002-000 were not included with this submittal.

**RESPONSE: Boundary and topo surveys for parcel 05962-002-000 are included with this submittal.**

c. Architectural plans for the proposed restaurant were not included with this submittal.

**RESPONSE: Architectural plans for the restaurant are included with this submittal.**

### 4. Minor Revisions

a. Sheet C000 – Total minimum and maximum permitted parking in the Parking Calculations table are incorrect.

**RESPONSE: The parking table on C0000 has been updated.**

b. Sheet C000 – Confirm total number of bicycle parking spaces provided within Phase 3. Staff counted 24 spaces within the residential areas.

**RESPONSE: The parking table on C000 has been revised to reflect required and provided bicycle parking.**

### JBrown Comments

#### *Sheet C000 – Cover Sheet*

1. Add the required number of handicap spaces per City of Alachua Code.

**RESPONSE: Required number of handicap spaces is added to the table.**

2. Add the required number of bicycle spaces per City of Alachua Code.

**RESPONSE: Required number of bicycle spaces is added to the table.**

3. The provided bicycle parking spaces appears to be inaccurate. The plans show a total of 24 spaces in the residential area and 16 more by the restaurant. Please revise the "provided" column of the bicycle parking counts.

**RESPONSE:** Table has been revised with the correct number for Phase 3 of 24 spaces. The 16 shown by the restaurant were originally part of Phase 1.

*Sheet C020 – Overall Development Plan*

1. Show limits of the cemetery which appears on the survey. Will the stabilized driveway go through the cemetery?

**RESPONSE:** Limits of the cemetery are included in all the drawings. The stabilized roadway has been relocated.

*Sheet C100 – Dimension Plan (Residential)*

1. Suggest adding FDOT striping callouts to turn arrows and crosswalks.

**RESPONSE:** FDOT callouts have been added to the plans

2. Verify with the waste provider that the dumpster pad will be accessible for their vehicle's turn radius.

**RESPONSE:** Dumpster truck has been simulated and the dumpster pad is accessible.

*Sheet C130 – Dimension Plan (Cafe)*

1. Please provide a callout of the type of curb to be used in this section, as well as any curb transitions which may be proposed.

**RESPONSE:** Added references to proposed curbs.

2. Consider calling out the number of bike parking spaces consistently with the other dimension plan sheets.

**RESPONSE:** parking labels have been revised.

3. Consider adding a "One Way" sign or appropriate striping to drive thru lane.

**RESPONSE:** Signs have been added to the plan.

*Sheet C200*

1. The concrete spillway located on the West side of the property in between S-29 and S-40 does not appear to be graded properly. The current grading scheme will lead to water being trapped in the northern corner of the parking space. Please revise.

**RESPONSE:** Grades have been revised to prevent water trapping.

2. Concern for lack of grade in areas of the intersection on the west side of the property. The water will collect just past the crosswalk, however then only has a .05% slope in some areas. This could lead to water being trapped in the intersection

**RESPONSE:** Grades have been added to demonstrate no water trapping and minimum slopes have been checked to be 0.5% and not 0.05%.

3. Provide a typical section of the median on the main drive or provide spots along the edge of the median. Flow arrows indicate that the water will drain away from the median; however there is no indication of what kind of slope will be presented.

**RESPONSE:** Typical Cross section have been added to the plan.

4. The pipe slope from S-38 to S-39 reads -0.50%, though the inverts appear to be correct. Revise this callout for consistency with other pipes.

**RESPONSE:** Slope call out has been revised.

5. Label the transitions from flush sidewalk to step-up sidewalk. In areas where there is enough space, it is generally preferred to slope up for 10' at a 1:20 slope rather than a 6' at a 1:12 slope.



**RESPONSE:** Transitions have been labeled (flush sidewalk and arrows were added to show the ramps). Ramps are designed to meet the grade requirements.

6. There is concern for drainage away from some buildings, particularly the building North of S-65. The FFE is 158.50 as is the adjacent sidewalk. This would lead to water pooling up in the grass area in front of the building.

**RESPONSE:** Revisions were made to the sidewalk to prevent water pooling.

#### *Sheet C210*

1. The callout for flush sidewalk on the southeast corner of this sheet does not appear to be calling out the correct section of sidewalk for "Flush Sidewalk". Please review and revise.

**RESPONSE:** the entire section of the sidewalk is flushed with the pavement.

2. Please provide pipe callouts for the pipe connecting S-58 to S-58A and S-58A to S-60.

**RESPONSE:** Pipe call outs were added to the plan.

3. Provide a typical section of the median on the main drive or provide spots along the edge of the median. Flow arrows indicate that the water will drain away from the median; however there is no indication of what kind of slope will be presented.

**RESPONSE:** Typical Cross section have been added to the plan.

4. Label the transitions from flush sidewalk to step-up sidewalk. In areas where there is enough space, it is generally preferred to slope up for 10' at a 1:20 slope rather than a 6' at a 1:12 slope.

**RESPONSE:** Transitions have been labeled (flush sidewalk and arrows were added to show the ramps). Ramps are designed to meet the grade requirements.

5. There is concern for drainage away from some buildings, particularly the building North of S-65. The FFE is 158.50 as is the adjacent sidewalk. This would lead to water pooling up in the grass area in front of the building.

**RESPONSE:** Revisions were made to the sidewalk to prevent water pooling.

6. Please ensure that there are spot elevations provided at the corners of each median to demonstrate how the stormwater will work in those areas.

#### *Sheet C220*

1. Label the transitions from flush sidewalk to step-up sidewalk. In areas where there is enough space, it is generally preferred to slope up for 10' at a 1:20 slope rather than a 6' at a 1:12 slope.

**RESPONSE:** Transitions have been labeled (flush sidewalk and arrows were added to show the ramps). Ramps are designed to meet the grade requirements.

2. Provide a typical section of the median on the main drive or provide spots along the edge of the median. Flow arrows indicate that the water will drain away from the median; however there is no indication of what kind of slope will be presented.

**RESPONSE:** Typical Cross section have been added to the plan.

#### *Sheet C230*

1. Is the handicap space on the east side of the viewport included in this project? It appears to have proposed spot elevations, however is cut off on both this sheet and the dimension plan.

**RESPONSE:** No handicap space is proposed for the east side of the view port.

2. Are handrails proposed near the entrance to the restaurant? There is nearly a 2' drop in some areas just off of the ramp, particularly as you exit the restaurant.

**RESPONSE: Handrails were added to the sidewalk.**

3. Consider making the landing pad outside the door to the restaurant wider in order to improve accessibility, especially if the doors do in fact open outward.

**RESPONSE: Sidewalk width meets the requirements.**

4. Label the transitions from flush sidewalk to step-up sidewalk. In areas where there is enough space, it is generally preferred to slope up for 10' at a 1:20 slope rather than a 6' at a 1:12 slope.

**RESPONSE: Transitions have been labeled (flush sidewalk and arrows were added to show the ramps). Ramps are designed to meet the grade requirements.**

#### *Sheet C240*

1. Label the back slope on the Basin 2A Section A-A.

**RESPONSE: Label has been added to the plan.**

2. The plan view seems to indicate that the maintenance path will be flat; however the section shows a slope. If this path is to be sloped, please provide a slope.

**RESPONSE: There is a slight slope of 2% at the top of the berm.**

3. Will the entire basin bottom be sodded? Perhaps seed and mulch is more practical.

**RESPONSE: Basin will be sodded.**

4. The existing structure on the southwest side of the basin appears to be drawn in incorrectly. Please label these existing structures and verify that they are correct.

**RESPONSE: Existing structure was revised to shown according to construction plans from previous Phase 2.**

5. Provide design assurance that the 6' berm on the north side of the basin will be made of suitable materials to avoid "piping" within the side slope or future blowouts of the berm.

**RESPONSE: Note has been added to meet recommendation from UES report #1694337**

#### *Sheet C250*

1. There is concern regarding the amount of excavation which will be required in order to get the entire basin bottom to 144.00'. This elevation will be satisfactory on the north end of the basin, however on the south side of the basin there are cuts as much as 13 feet. Based on the stormwater report, the permeability tests in the southern portion of the basin were taken at elevations much higher than the bottom of the basin. The bottom of the basin will be in clayey soils on the south side of the basin, and thus the real permeability may be significantly lower. Consideration should be given to redesigning this system with a tiered basin where the southern end of the basin is raised at least 4 feet in order to take advantage of the better soils closer to the natural grade. This is only a recommendation. The Engineer of Record should make the final decision regarding whether a redesign of the basin is necessary.

**RESPONSE: Basin was reconfigured and divided into 2 basins as recommended.**

2. The outside edge of the berm at 150' is not showing on the south side of the basin.

**RESPONSE: edge was added to plans**

3. Suggest redesigning the pipe from S-74 to S-75 so that it comes into the basin perpendicular to the basin bottom and not at a skewed angle.

**RESPONSE: Pipe was relocated as suggested.**

4. The plan view seems to indicate that the maintenance path will be flat; however the section view shows a slope. If this path is to be sloped, please provide a slope.

**RESPONSE: There is a slight slope of 2% at the top of the berm.**

5. Please label a few more of the existing LiDAR contours on the south side of the basin. Are the areas near the southern edge of the basin mounds or depressions?

**RESPONSE: Added labels to contours**

6. Will the entire basin bottom be sodded?

**RESPONSE: Entire basins will be sodded.**

#### *Sheet C270*

1. Show limits of the cemetery which appears on the survey. Will the stabilized driveway go through the cemetery?

**RESPONSE: Cemetery is shown in plans and the stabilized driveway was modified to go around the cemetery.**

2. What is the purpose of the stabilized base during this phase? Will this be utilized for maintenance reasons or for future growth of the project?

**RESPONSE: The stabilized roadway will be utilized for future secondary access.**

3. Please call out to seed the stabilized driveway surface.

**RESPONSE: Added note to the plan.**

#### *Sheet C270*

1. There is an existing storm grate in the middle of the proposed crosswalk. This is not ideal for accessibility. Please explore alternative options for this crosswalk.

**RESPONSE: Crosswalk has been relocated to be outside the storm grate.**

#### *Sheet C400*

1. Please identify the size of the existing gate valve. If 6", provide a 6" x 8" DI Increaser.

**RESPONSE: Label added to the plans**

2. Has the City of Alachua approved the fact that fire hydrants will come off of a metered water line? Would it be possible to use the dedicated fire line in this phase to provide the required fire flow?

**RESPONSE: Fire line has been added to the plans and the fire hydrants are connected to the line.**

#### *Sheet C410*

1. Please identify the size of the existing gate valve. If 6", provide a 6" x 8" Increaser.

**RESPONSE: Label added to the plans.**

2. Has the City of Alachua approved the fact that fire hydrants will come off of a metered water line? Would it be possible to use the dedicated fire line in this phase to provide the required fire flow?

**RESPONSE: Fire line has been added to the plans and the fire hydrants are connected to the line.**

#### *Sheet C430*

1. Provide a meter and backflow preventer for the building water service.

**RESPONSE: Meter and backflow preventer were added to the plans.**

2. Label the 6" fire line. Will there be a backflow preventer for the fire line?

**RESPONSE: Label has been added to the plans.**



*Survey*

1. The only survey presented in this drawing set is of a small section of the project near the cemetery. Please include the full survey for the project limits?

**RESPONSE: Complete copies of all surveys are included with this submittal.**

*Architecture*

1. The architectural plans for the restaurant were not included in this drawing set.

**RESPONSE: Architectural plan are included with this submittal.**

*Landscape*

1. Please verify that there will not be any conflicts between tree plantings and storm pipes that go under the parking lot islands.

**RESPONSE: no conflict exists between underground utilities and landscape.**



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

October 10, 2019

*Also sent by electronic mail to [sreyes@edaf.com](mailto:sreyes@edaf.com)*

Mr. Sergio Reyes, P.E.  
EDA Engineers – Surveyors – Planners, Inc.  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

RE: Development Review Team (DRT) Comments: San Felasco Tech City (SFTC) Phase 3 Site Plan

Dear Mr. Reyes:

On October 2, 2019, the City received your revised application and materials for the San Felasco Tech City (SFTC) Phase 3 Site Plan. The revised application and materials were submitted to address the Development Review Team's (DRT) comments issued in a letter dated August 28, 2019 and as discussed at a DRT Meeting on August 28, 2019.

The revised application and materials have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, additional revisions must be made to the application before the application may be scheduled for a hearing before the Planning & Zoning Board (PZB).

Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed in by **12:00 PM on Thursday, October 17, 2019**. A digital copy of all materials in PDF format, either submitted on a CD or by emailing a Cloud / FTP link to [planning@cityofalachua.com](mailto:planning@cityofalachua.com), must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved 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.

Please address the following:

### **Previous Comments**

#### **1. Section 6.1, Off-Street Parking & Loading**

- a. Sheet C000: Parking Calculations. There are 271 parking spaces proposed in Phase 3 (including 7 handicap accessible spaces). Please correct the number shown as proposed.

**Remaining Issues:** It is unclear if the "Provided" parking spaces for Phase 3 include handicap spaces, or if each are independent of one another. The approved plans for Phases 1 and 2 indicate that for Phase 1 there were 160 spaces provided, including 6 handicap spaces, and for Phase 2 there were 175 spaces provided, including 8 handicap spaces. For Phase 3, however, Staff has counted 264 regular spaces and 8 handicap spaces, which appears to

indicate that parking calculation totals for Phase 3 in this table are different than the format used for Phases 1 and 2 in the table. Please review and revise as needed.

- b. Per Section 6.1.9(B), handicap spaces shall be located as close as possible to ramps, walkways, and entrances to buildings. All handicap accessible spaces are located in the northern half of the residential area. Handicap accessible spaces should be dispersed throughout the proposed residential parking areas.

**Remaining Issues:** No significant changes were made to the location of handicap spaces shown in the 8/15/19 plans and the 10/2/19 plans. See new comment below pertaining to the additional handicap space added to the 10/2/19 plans.

2. Comprehensive Plan Consistency

- a. Per Policies 1.10.g and 1.12.d, a minimum 50 foot buffer and an average 75 foot buffer are required between wetlands and surface water bodies greater than one-half acre.
  - i. A 75 foot average wetland / surface water body buffer is not provided along the east side of Basin 3 and the wetland area (i.e., Lake Ursula) located east of Basin 3. Please address.

**Remaining Issues:**

1. For Basin 3, average buffer is shown at 70 feet. Required average buffer is 75 feet. Revise to depict a 75 foot average buffer.
  2. Per the referenced Comprehensive Plan Policies, buffer areas are required to remain in a natural vegetative state. A large portion of the area located between the 50 foot minimum and 75 foot average wetland buffer areas would be impacted by the development. The area between Basin 3 and the location of the silt fence would be impacted by the development, therefore, the location of the silt fence must be used to define areas affected by development and those to remain as a *natural vegetative buffer*. Provide documentation to support that the required average 75 foot wetland buffer will be provided.
- ii. Confirm there are no state or federally protected vertebrate or wetland/aquatic dependent animal species which are present within wetland / surface water body areas or associated buffer areas.

**Remaining Issues:** Comment not addressed in 10/2/19 submittal.

3. Concurrency Impact Analysis

- a. ITE Code 220 – Multifamily Housing (Low-Rise) – has been utilized to calculate trip generation for all proposed 73 dwellings. This land use is described in *ITE Trip Generation, 10<sup>th</sup> Edition* as being comprised of “apartments, townhomes, and condominiums located in the same building with at least three other dwelling units... that have one or two levels (floors).” This description is not representative of the type of each residential uses proposed. The following use codes appear to be most applicable to the proposed residential use types:
  - i. Residence #4: ITE Code 210 – Single-Family Detached Housing)
  - ii. Residence #6: ITE Code 221 – Multifamily Housing (Mid-Rise)

**Remaining Issues:** In the revised Concurrency Impact Analysis, ITE Code 210 has been used for 57 dwelling units, and ITE Code 221 has been used for 16 dwelling units. ITE Code 220 is the most appropriate code to use for Residences 1, 2, 3, and 5. The Concurrency Impact Analysis should be corrected to reflect the original recommendation to use ITE Code 220 for Residences 1, 2, 3, and 5; ITE Code 210 for Residence 4; and ITE Code 221 for Residence 6.



- b. The trip generation analysis should evaluate potential application of internal capture. Reference Section 6, *ITE Trip Generation Handbook, 3<sup>rd</sup> Edition*.

**Remaining Issues:** The 10/3/19 response letter states a 10% reduction implemented for the potential of internal capture. The Concurrency Impact Analysis does not reflect a reduction for internal capture. It is also unclear what the basis or supporting data is for the 10% internal capture rate.

4. Miscellaneous

- a. Sheet C000: Provide a list which states the total number of each residence type proposed.

**Remaining Issues:** The table added to Sheet C000 is incomplete.

- b. Environmental Resource Assessment: Submit the updated Environmental Resource Assessment upon completion.

**Remaining Issues:** Report has not been received. Review by Staff must occur prior to scheduling a hearing before the Planning & Zoning Board. If Staff determines that the report requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

**New Comments**

1. Section 6.1, Off-Street Parking & Loading

- i. A new handicap parking space is proposed to be added southeast of Building A in a Phase 1 area. The travel path requires an individual to cross drive aisles through two crosswalks to reach Building A or proposed residential areas. Address Section 6.1.9(B), which states that handicap spaces shall be located as close as possible to ramps, walkways, and entrances to buildings and identify the ADA accessible route for this space.
- b. Sheet C000: Correct parking standard for restaurant is "restaurant with drive through". Revise accordingly.

2. Section 6.2, Tree Protection / Landscape / Xeriscape Standards

- a. Perimeter Buffer Requirements: Sheet L-201 indicates no perimeter buffers are required between proposed residential areas and the "south (perimeter buffer) that is adjacent to the parcel that fronts US 441". The residential uses proposed for the development are within row 2 of Table 6.2-1, and the use of the referenced adjacent parcel is single-family residential. Therefore, a 10' Type C buffer is required. Provide required landscaping within the buffer. The minimum buffer will require drive aisle to shift out of the buffer area.
- b. The incentive for using 100% Florida Friendly Landscaping as provided in Section 6.2.2(D)(7)(b)(ix) has been used to meet certain landscape requirements. Provide a certification statement on the landscape plans confirming the development area is completely landscaped using Florida Friendly practices and plant material.
- c. Confirm that 50% of all tree mitigation replacement trees are shade trees as required per Section 6.2.1(D)(4)(c). It appears the calculation provided on L-101 to address this requirement only considers replacement trees mitigating for the removal of regulated trees, and not heritage trees.
- d. Consider adjusting the proposed grading along the northwest area of SMF #2 to retain Tree #403 – 55" Live Oak. A very minor change in the plans would allow the tree to be retained, thus reducing required mitigation and providing additional tree credits.
- e. NOTE: Pine trees are not a regulated tree and thus mitigation is not required.

3. Miscellaneous

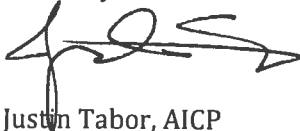
- a. A new Sheet C270 has been added to the plans, showing a 20' wide temporary stabilized road from the northeast corner of Phase 3 improvements and terminating at the Phoenix Commercial Park property (Tax Parcel 05855-004-000). The stabilized road traverses through Tax Parcel 05855-005-000. Property records indicate a cemetery exists on Tax Parcel 05855-005-000, and two tomb stones are shown on the boundary survey.
  - i. The location of any known grave sites must be shown on Sheet C270 or elsewhere in the plans with proposed improvements to the site in order to show that no impacts to known grave sites will occur.
  - ii. Best available data indicates a wetland may exist within the area where the proposed stabilized road would be located. The Environmental Resource Assessment must identify if a wetland is located in this area.
- b. Boundary and topographic surveys for Tax Parcel 05962-002-000 were not included with this submittal.
- c. Architectural plans for the proposed restaurant were not included with this submittal.

4. Minor Revisions

- a. Sheet C000 – Total minimum and maximum permitted parking in the Parking Calculations table are incorrect.
- b. Sheet C000 – Confirm total number of bicycle parking spaces provided within Phase 3. Staff counted 24 spaces within the residential areas.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP  
Principal Planner

- c: Adam Boukari, City Manager *(by electronic mail)*  
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*  
Adam Hall, AICP, Planner *(by electronic mail)*  
Mitch Glaeser, The Laser Investment Group, LLC *(by electronic mail)*  
Project File



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

### INTER-OFFICE COMMUNICATION

DATE: Oct 2, 2019

TO: Kathy Winburn, AICP  
Planning & Community Development Director

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

TR  
10/7/2019

RE: Construction Plans San Felasco Tech City Phase 3

Public Services has reviewed the San Felasco Tech City Phase 3 (Oct 2nd Submittal) Construction Plans and offers the following comments. Review was specific to the Public Services Utilities.

| NO. | COMMENTS                                                                                                                                                                                                                                                                                                                      |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | <p>Previous Submittal Comment</p> <p>General</p> <p>Currently, the existing water meter to San Felasco High Tech City is 2 inch. Engineer to confirm that the 2 inch water meter is adequate for the proposed Phase 3 design. Submit confirming statement.</p> <p><b>Current Submittal Comment</b></p> <p><b>Approved</b></p> |
| 2.  | <p>Previous Submittal Comment</p> <p>Sheet C220 ...Drainage Plan 3</p> <p>The stormwater line exits to the right of the page. Please call out either what it connects to or its final destination.</p> <p><b>Current Submittal Comment</b></p> <p><b>Approved</b></p>                                                         |



| NO. | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.  | <p>Previous Submittal Comment</p> <p>Sheet C400, Utility Plan 1</p> <ul style="list-style-type: none"> <li>• This sheet calls out a 6-inch PVC water main and an 8-inch wastewater PVC gravity line.</li> <li>• Further on this sheet or sheet C 010, please call out the specific type of PVC for the pipe and its fittings; for example, C 900 DR 18 for the water main.</li> <li>• Typical, all Utility Plan Sheets</li> </ul> <p><b>Current Submittal Comment</b></p> <p><b>Approved</b></p> |
| 4.  | <p>Previous Submittal Comment</p> <p>Sheet C400, Utility Plan 1</p> <ul style="list-style-type: none"> <li>• Rather than "typical", please call out each fire hydrant on this sheet.</li> <li>• The fire hydrant in the bottom right quadrant is associated with keyed note 3. That likely should be changed to keyed note 6.</li> </ul> <p><b>Current Submittal Comment</b></p> <p><b>Approved</b></p>                                                                                          |
| 5.  | <p>Previous Submittal Comment</p> <p>Sheet C410, Utility Plan 2</p> <ul style="list-style-type: none"> <li>• Rather than "typical", please call out each fire hydrant on this sheet.</li> <li>• The fire hydrant in the bottom left quadrant is associated with keyed note 3. That likely should be changed to keyed note 6.</li> </ul> <p><b>Current Submittal Comment</b></p> <p><b>Approved</b></p>                                                                                           |
| 6.  | <p>Previous Submittal Comment</p> <p>Sheet C420, Utility Plan 3</p> <ul style="list-style-type: none"> <li>• Rather than "typical", please call out each fire hydrant on this sheet.</li> <li>• The fire hydrant near the top of the page is associated with keyed note 3. That likely should be changed to keyed note 6.</li> </ul> <p><b>Current Submittal Comment</b></p> <p><b>Approved</b></p>                                                                                              |

| NO.                    | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7                      | <p>Previous Submittal Comment</p> <p>Sheet C440, Utility Details</p> <ul style="list-style-type: none"> <li>• Add a Cleanout detail</li> <li>• Detail, Fire Hydrant Perpendicular Parallel to Main. Note: I refers to thrust block details for bearing area requirements. Please add the thrust block details to the project.</li> </ul> <p><b>Current Submittal Comment</b></p> <p><b>Approved</b></p> |
| 8                      | <p>Previous Submittal Comment</p> <p>General, Thrust Restraint</p> <p>The utility layout details show the method of restraint. Other than the fire hydrant details, the construction plans do not appear to address pipe and fitting restraint. Please address this issue.</p> <p><b>Current Submittal Comment</b></p> <p><b>Approved</b></p>                                                           |
|                        |                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>END OF COMMENTS</b> |                                                                                                                                                                                                                                                                                                                                                                                                         |

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

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Planner

Harry Dillard – Lead Engineering Technician

October 3, 2019

Justin Tabor, AICP  
Planner  
City of Alachua Planning & Community Development  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616



Re: **Development Review Team (DRT) Summary  
San Felasco Tech City Phase 3 Site Plan**

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on August 8, 2019 are below.

1. Article 4, Use Regulations
  - a. A drive through lane and pick up window are shown for the restaurant. Restaurants with drive-through or drive-in service require a Special Exception Permit in the CP zoning district.  
**RESPONSE: A Special Exception application has been submitted and is under review with the City.**
  - b. For Residence #5, please address compliance with Section 4.3.1(A)(3)(g)(i), which requires garage doors for single-family attached dwellings to be no more than 10 feet in width per door, with a minimum separation of 2 feet between each garage door.  
**RESPONSE: See revised plans – the proposed doors have been adjusted.**
2. Site Section 6.1, Off-Street Parking & Loading
  - a. The minimum required parking and maximum parking have not been calculated for the restaurant building. Provide calculations on Sheet C000.  
**RESPONSE: Parking calculations for the proposed restaurant have been added to the Parking Calculations table on sheet C000.**
  - b. Sheet C000: Parking Calculations.
    - i. "Proposed" parking for Phases 1 and 2 should be redefined as the number "Provided" for those phases.  
**RESPONSE: Proposed has been revised to provided.**
    - ii. There are 271 parking spaces proposed in Phase 3 (including 7 handicap accessible spaces). Please correct the number shown as proposed.  
**RESPONSE: Parking numbers have been revised.**
    - iii. Indicate the number of handicap spaces provided for each phase of the development.  
**RESPONSE: Number of handicap spaces has been added to the parking calculations table on sheet C000.**
  - c. Per Section 6.1.4(D), bicycle parking is required for all development when there are 50 or more vehicular parking spaces. The rate of provision is 1 bicycle parking space for every 10 required vehicular parking spaces. 162 vehicular spaces are required for the development



proposed by Phase 3 (residential and restaurant), therefore 16 new bicycle parking spaces are required.

**RESPONSE: The required bicycle parking is now shown. Calculations for required bicycle parking have also been added to sheet C000.**

d. Requirements for Drive-Through Facilities (comments apply only if the applicant will be submitting a Special Exception Permit seeking to allow a restaurant with drive-through):

i. Per Section 6.1.8(B)(2), drive-in facilities, including order stations and pick up windows, shall not be located between the principle structure and adjacent public streets, and shall be located to the side or rear of the principal structures to minimize their visibility from public streets. Please address.

**RESPONSE: The placement of the drivethrough is set back considerably from the road frontage and will be screened by the proposed sign and considerable landscaping in the stormwater basin. It is oriented away from the adjacent single family residential structure adjacent to this property, as described in the special exception application.**

ii. Is an order box proposed for the restaurant drive-through? If so, a minimum of 4 stacking spaces (9'x20' each) are required from the order box. Stacking spaces cannot impede other on-site traffic movements.

**RESPONSE: Stacking spaces and order bow are now shown for the restaurant drive through.**

iii. Stacking spaces not shown for restaurant drive through. A minimum of 4 stacking spaces are required between the order box and the pick up window.

**RESPONSE: Stacking spaces and order box are now shown for the restaurant drive through.**

e. Per Section 6.1.9(B), handicap spaces shall be located as close as possible to ramps, walkways, and entrances to buildings.

i. There are several handicap accessible spaces located along the east project boundary which do not meet this requirement. Please address.

**RESPONSE: The handicap spaces on the eastern side of the property are located as close as is feasible to the proposed residential buildings.**

ii. All handicap accessible spaces are located in the northern half of the residential area. Handicap accessible spaces should be dispersed throughout the proposed residential parking areas.

**RESPONSE: Handicap parking spaces are now distributed throughout the proposed residential area.**

iii. A handicap accessible space has not been provided for restaurant building.

**RESPONSE: An ADA accessible space has now been provided at the restaurant building.**

3. Section 6.2, Tree Protection / Landscape / Xeriscape Standards

a. Sheet C030 and Sheet L-101 state, "[e]xisting trees within the Phase 3 project area of proposed Basin 3 have not been surveyed. This area of the project is under the jurisdiction of an active Florida Department of Agriculture Clearing Permit and heritage trees will be surveyed after the land clearing activity is complete."

i. A complete review of the landscape plan to verify landscaping requirements are met could not be performed since a complete mitigation plan has not been provided. A complete review will be performed upon fully addressing the comments below.

**RESPONSE: Mitigation requirements and a table demonstrating how mitigation is being met has been provided in revised plans.**

ii. Insufficient information has been provided to review tree mitigation and replacement. The landscape plan calculates required replacement (presumably for all Phase 3 areas other than Basin 3), but the landscape plans do not evaluate and identify all required mitigation.

**RESPONSE: Mitigation requirements and a table demonstrating how mitigation is being met has been provided in revised plans. Note that trees provided for mitigation are noted with a 'M' on plans.**

iii. A review of tree replacement could not be performed since all regulated and heritage trees to be removed are not shown on the landscape plan. The landscape plan must be updated to show all regulated and heritage trees within the area referenced by the aforementioned note before such review can be performed.

**RESPONSE: Plans have been updated to include additional information about existing trees.**

iv. Please provide documentation supporting the "active Florida Department of Agriculture Clearing Permit". Please note that all tree removal and replacement requirements as set forth in Section 6.2 of the City's LDRs also apply.

**RESPONSE: Please see the attached 'Florida Department of Agriculture and Consumer Services acknowledgement of receipt of Notice to Implement Best Management Practices for Silviculture under Rule 5I-6.004 Notice of Intent to Implement', dated July 11, 2019. There were a few additional heritage trees encountered within the Phase 3 development area, which are noted in revised plans. These trees are preserved in Phase 3: See notes and locations in 'Tree Removal and Credits' chart and plans.**

b. Please clarify references to residential use types: single-family attached dwellings (Residences #1 – #5) and two-to-four family dwellings (Residence #6).

**RESPONSE:**

c. Verify the required perimeter buffers for residential areas are correct. Per Table 6.2-2, perimeter buffers are not required for single-family attached or two-to-four family dwellings when adjacent to a commercial use.

**RESPONSE: No buffer for residential**

d. The tree removal data on Sheet C030 is inconsistent with the data provided in the Tree Removal and Credit Chart on Sheet L-101. Please resolve the inconsistencies.

**RESPONSE: Inconsistencies are resolved.**

4. Section 6.4, Exterior Lighting Standards

a. The maximum to minimum uniformity ratios within the "residential drive/parking" and "residential walkways" are 11.8:1 and 12.5:1, respectively. Section 6.4.4(E) requires the uniformity ratio not exceed 10:1 in the Corporate Park zoning district.

**RESPONSE: See revised sheets, issue date 9/27/19 for corrected values.**

5. Section 6.8, Design Standards for Business Uses

a. Identify the location of all mechanical equipment for the restaurant building, and confirm that all equipment shall be screened from visibility from streets (including internal roads).

**RESPONSE: Proposed mechanical equipment will be on the roof, and setback/screened so it is not visible from the ground.**

6. Section 6.9, Environmental Protection Standards

a. Portions of the subject property in areas proximate to Expanded Basin 2 and Basin 3 are in Flood Zone A. Ensure that the boundaries of Flood Zone A and Flood Zone X are shown and called out on grading plan sheets (Sheets C240 and C250).

**RESPONSE: Both flood zones are now shown and called out.**

7. Article 5, Density, Intensity, & Dimensional Standards

- a. Per Section 5.2.2(C), every part of every required yard shall be open and unobstructed from the ground to the sky except as otherwise provided therein. The dumpster pad and enclosure (Sheet C100) is located within required setback area (minimum 15 feet) per Table 5.1-3.  
**RESPONSE: The dumpster has been relocated out of the setback area.**
  - b. Please provide the maximum height of all proposed residences on the architectural plans.  
**RESPONSE: All residences will comply with zoning height requirements. Buildings range from 2 stories to 4 stories.**
8. Countywide Comprehensive Plan Consistency
  - a. Per Policies 1.10.g and 1.12.d, a minimum 50 foot buffer and an average 75 foot buffer are required between wetlands and surface water bodies greater than one-half acre.
    - i. A 75 foot average wetland / surface water body buffer is not provided along the east side of Basin 3 and the wetland area (i.e., Lake Ursula) located east of Basin 3. Please address.  
**RESPONSE: A 75 foot wetland buffer is now provided.**
    - ii. Development activity encroaches into the minimum 50 foot buffer. Please address.  
**RESPONSE: All proposed improvements have been adjusted to avoid any impacts to the 50 foot wetlands buffer.**
    - iii. Confirm there are no state or federally protected vertebrate or wetland/aquatic dependent animal species which are present within wetland / surface water body areas or associated buffer areas.  
**RESPONSE: An environmental resource assessment is pending from Ecosystem Research Corporation and will be submitted to the city within a week.**
    - iv. The 50 foot and 75 foot buffers along the west side of Expanded Basin 3 are drawn but are not called out. Please add a call out identifying each buffer (see Sheet C240).  
**RESPONSE: Both wetland buffers are now shown and labeled.**
9. Comprehensive Plan Consistency Analysis
  - a. Comprehensive Plan Consistency Analysis should address the flood zone areas / special flood hazard areas located on the subject property and consistency with GOPs addressing protected species.  
**RESPONSE: See revised analysis- An environmental resource assessment is pending from Ecosystem Research Corporation and will be submitted to the city within a week.**
10. Concurrency Impact Analysis
  - a. ITE Code 220 – Multifamily Housing (Low-Rise) – has been utilized to calculate trip generation for all proposed 73 dwellings. This land use is described in ITE Trip Generation, 10th Edition as being comprised of “apartments, townhomes, and condominiums located in the same building with at least three other dwelling units... that have one or two levels (floors).” This description is not representative of the type of each residential uses proposed. The following use codes appear to be most applicable to the proposed residential use types:
    - i. Residence #4: ITE Code 210 – Single-Family Detached Housing)
    - ii. Residence #6: ITE Code 221 – Multifamily Housing (Mid-Rise)  
**RESPONSE: The use codes have been revised to utilize ITE Code 210 and 221 as suggested.**
  - b. Verify the correct square footage is used to calculate trip generation for the restaurant.  
**RESPONSE: The square footage for the restaurant has been revised.**



- c. The trip generation analysis should evaluate potential application of internal capture. Reference Section 6, ITE Trip Generation Handbook, 3rd Edition.

**RESPONSE: A 10% reduction has been implemented for the potential of internal capture.**

- d. The City's Comprehensive Plan establishes a level of service standard for water and wastewater facilities. For water, the level of service standard is 275 gpd per ERU and for wastewater the standard is 250 gpd per ERU. The Concurrency Impact Analysis uses a standard from Chapter 64E-6, F.A.C. Revise to use the City's adopted level of service standards.

**RESPONSE: See revised Concurrency Impact Analysis for revised calculations based on ERU level of service.**

#### 11. Miscellaneous

- a. Given the proposed configuration of the Phase 3 development, assignment of road names will likely be required. The plans have been sent to Alachua County E911 to coordinate addressing of proposed development.

**RESPONSE: Noted.**

- b. Sheet C000: Provide a list which states the total number of each residence type proposed.

**RESPONSE: A table has been added to sheet C000 with the total number of each type of residence proposed.**

- c. Sheet C100: Add a call out indicating the stop sign located near the southeast corner of Building A is proposed and relocate the stop sign north of the proposed crosswalk to eliminate vehicular/pedestrian conflict.

**RESPONSE: A call out has been added clarifying that the stop sign is proposed. All stop signs have been relocated to eliminate vehicular/pedestrian conflict.**

- d. Sheet C100: Provide a crosswalk to connect the sidewalk which presently terminates with no connection to another sidewalk at the south area of the site.

**RESPONSE: A crosswalk has been added to connect the sidewalk at the south area of the site.**

- e. Sheet C110: Consider adding a sidewalk and crosswalks to connect the residential area and the area north of Buildings C and D.

**RESPONSE: A sidewalk and crosswalk has been added as suggested.**

- f. Sheet C120: Relocate the stop sign located northwest of the northernmost Residence #6 south of crosswalk to eliminate vehicular/pedestrian conflict.

**RESPONSE: All stop signs have been relocated to eliminate vehicular/pedestrian conflict.**

- g. Sheet C130: Where are half of the Phase 1 bike racks proposed to be relocated? Per Section 6.1.4(D), bicycle parking must be located near the building's main entrance when feasible and outside of vehicular use areas and pedestrian travel ways. Show the location to which the other half of Phase 1 bike racks will be relocated.

**RESPONSE: The other half of the phase 1 bike racks have been added as close as possible on the other side of the existing road.**

- h. Environmental Resource Assessment: Submit the updated Environmental Resource Assessment upon completion.

**RESPONSE: An environmental resource assessment is pending from Ecosystem Research Corporation and will be submitted to the city within a week.**

#### 12. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Thomas Ridgik, Engineering Supervisor, in a memorandum dated August 26, 2019.

**RESPONSE: Noted.**

b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc. (to be provided under separate cover).

**RESPONSE: Noted.**

13. Minor Revisions

a. Please add match lines for Dimension Plan Sheets, particularly Sheets C110 and C120.

**RESPONSE: Match lines have been added for all sheets.**

b. Sheet C130: There is a typographical error in the call out for the relocated bike racks.

**RESPONSE: Typographical error has been corrected.**

c. Sheet C300: Correct the street address in Section I., Project Information.

**RESPONSE: Street address has been corrected.**

d. Sheet C300: Correct the project description in Section II., Site Description.

**RESPONSE: Project description has been corrected.**

e. Sheet C300: Correct the name of utility company in Note 3., Section VI., Controls for Other Pollutants.

**RESPONSE: Utility company has been corrected.**

f. Sheet L-201: Parking Area 'F' – Confirm the length of the perimeter

**RESPONSE: The length of the exterior perimeter of Parking Area F has been remeasured and updated in revised plans.**

g. Minimum Fire Flow Calculations were not signed and sealed. Fire flow calculations shall be signed and sealed.

**RESPONSE: Fire flow calculations have been signed and sealed.**

h. Comprehensive Plan Consistency Analysis: Ensure references to phase number a correct, and that project descriptions are correct.

**RESPONSE: The reference to Phase 2 of the project has been corrected. See revised Comprehensive Plan Consistency.**

**Public Services Comments**

1. General

Currently, the existing master water meter to San Felasco High Tech City is 2-inch. Engineer to confirm that the 2-inch water meter is adequate for the proposed Phase 3 design. Submit confirming statement.

**RESPONSE: The previously submitted calculations determined a peak demand of 143 gpm. Per 2" water meter specifications, a normal operating range for a 2" meter is 2.5 gpm to 200gpm. Therefore, the peak demand of the development after construction of phase 3 will fall within the normal operating range of a 2" water meter. Please see attached water meter sizing calculations.**

2. Sheet C220 ... Drainage Plan 3

The stormwater line exits to the right of the page. Please call out either what it connects to or its final destination.

**RESPONSE: A callout has been added to see sheet C250 for continuation.**

3. Sheet C400, Utility Plan 1

- This sheet calls out a 6-inch PVC water main and an 8-inch wastewater PVC gravity line.
- Either on this sheet or sheet C010, please call-out the specific type of PVC for the pipe and its fittings; for example, C900 DR 18 for the water main.
- Typical, all Utility Plan Sheets

**RESPONSE: Specific type of PVC has now been called out on each utility plan sheet, and watermain has been increased to 8" PVC.**

4. Sheet C400, Utility Plan 1

- Rather than "typical", please call out each fire hydrant on this sheet.
- The fire hydrant in the bottom right quadrant is associated with keyed note 3. That likely should be changed to keyed note 6.

**RESPONSE: Each fire hydrant is now called out and has the correct schedule note.**

5. Sheet C410, Utility Plan 2

- Rather than "typical", please call out each fire hydrant on this sheet.
- The fire hydrant in the bottom left quadrant is associated with keyed note 3. That likely should be changed to keyed note 6.

**RESPONSE: Each fire hydrant is now called out and has the correct schedule note.**

6. Sheet C420, Utility Plan 3

- Rather than "typical", please call out each fire hydrant on this sheet.
- The fire hydrant in the bottom left quadrant is associated with keyed note 3. That likely should be changed to keyed note 6.

**RESPONSE: Each fire hydrant is now called out and has the correct schedule note.**

7. Sheet C440, Utility Details

- Add a Cleanout detail.
- Detail, Fire Hydrant (Perpendicular/Parallel to Main): Note 1 refers to thrust block details for bearing area requirements. Please add these thrust block details to the project.

**RESPONSE: A cleanout detail and thrust block detail have been added.**

8. General, Thrust Restraint:

The fire hydrant details show the method of restraint. Other than the fire hydrant details, the construction plans do not appear to address pipe and fitting restraint. Please address this issue via specifications, details, etc.

**RESPONSE: A note has been added for all fittings to be mechanically restrained. A thrust block detail has been added to sheet C430.**

**JBrown Comments**

**Sheet C000**

1. Please add bicycle parking requirements to your parking calculations.

**RESPONSE: Bicycle parking requirements have been added to the parking calculations table on sheet C000.**

2. The survey and architectural plans sheet numbers do not correspond to the sheet numbers provided in the sheet index provided on the cover sheet.

**RESPONSE: Architectural, landscape, and photometric plan sheet numbers have been revised.**

3. There were two photometric plans provided in the sheet set, however only one is called out in the sheet index provided on the cover sheet.

**RESPONSE: The sheet index now refers to the plans by others as a set instead of individual sheets.**

**Sheet C010**



1. There is an "Existing Symbols and Abbreviations" section and a "Proposed Utility Symbols" section listed on this sheet. The "Proposed Utility Symbols" section shows some existing symbols which are different than what is shown in the "Existing Symbols and Abbreviations" section. Please revise to make the symbols and line types more consistent.

**RESPONSE: The legend and symbols sheet has been revised.**

#### **Sheet C020**

1. Suggest adding unit numbers to help better identify the 73 MF residential units. Adding the unit numbers on all sheets would be helpful.

**RESPONSE: Noted.**

2. Why are handicap spaces provided on 90 degree parking at east side of the property. Are the spaces needed for these residential units? Handicap accessibility should not have to cross pavement to reach building.

**RESPONSE: This is the closest feasible location for handicap parking spaces for these residential units.**

#### **Sheet C030**

1. The silt fence detail is shown on this sheet as is the linetype within the legend. Show the silt fencing on this sheet.

**RESPONSE: Silt fencing is now being shown on this sheet.**

2. There are some darker lines near the south property corner near the 4 laurel oaks to be removed. This line type is not called out on the legend.

**RESPONSE: The tree barricade line type is now shown in the legend.**

3. Show benchmarks on this sheet to help identify the exact location of these trees.

**RESPONSE: Benchmarks have been added to this sheet to aid with location of existing trees.**

#### **Sheet C100**

1. Suggest adding right turn only sign and striping to the intersection on the southwest side of the property.

**RESPONSE: Right turn only sign and striping have been added.**

2. Label the concrete scupper on this sheet and consider adding a dimension to the scupper and a detail to one of the detail sheets.

**RESPONSE: The concrete spillways have been labeled and dimensioned. A detail has also been added to sheet C260.**

3. Remove the silt fence which is placed through the sidewalk and driveways.

**RESPONSE: The silt fence through sidewalks and driveways has been removed.**

#### **Sheet C110**

1. Consider labeling the types of curbing

**RESPONSE: Curbing types have now been labeled.**

2. Provide handicap parking signs at each handicap spot.

**RESPONSE: Handicap parking signs are now shown at each handicap parking spot.**

3. Remove the silt fence which is placed through the sidewalk and driveways.

**RESPONSE: The silt fence through sidewalks and driveways has been removed.**

#### **Sheet C120**

1. Consider labeling the types of curbing

**RESPONSE: Curbing types have now been labeled.**

2. Provide handicap parking signs at each handicap spot.

**RESPONSE: Handicap parking signs are now shown at each handicap parking spot.**

3. Remove the silt fence which is placed through the sidewalk and driveways.

**RESPONSE: The silt fence through sidewalks and driveways has been removed.**

#### **Sheet C130**

1. Please provide callout as to what the structure on the east side of the proposed building is.

**RESPONSE: A callout has been added for the proposed trolley car structure.**

2. Consider placing a dimension on how wide the new asphalt drive will be.

**RESPONSE: A dimension for the proposed asphalt drive has been added.**

3. Will the connections to the building be concrete sidewalk? If so, consider placing hatch on this new sidewalk.

**RESPONSE: Yes, the connections will be concrete sidewalk. A concrete hatch has been added.**

4. Remove the silt fence which is placed through the sidewalk and driveways.

**RESPONSE: Silt fence through sidewalk and driveways has been removed.**

5. It appears that only 4 bike racks are going to be relocated. Where are the other 4 racks going to be provided?

**RESPONSE: The other 4 bike racks have been added as close as possible on the other side of the road.**

#### **Sheet C200**

1. Existing contours are turned on; however it does not appear that any existing spot elevations are turned on.

**RESPONSE: The contours were obtained using LIDAR, therefore there are no existing spot elevations available.**

2. Provide callouts on the sidewalks to specify whether the sidewalk is a 6" step up sidewalk or flush.

**RESPONSE: Callouts have been added to clarify which sidewalks are 6" step up or flush.**

3. Provide callout to specify what type of curb will be used.

**RESPONSE: Call outs specifying type of curbing have been added.**

4. Consider placing spot elevations in back corners near each parking island to show positive drainage.

**RESPONSE: Additional spot elevations have been added as suggested to demonstrate positive drainage.**

5. Consider placing spot elevations at the edge of medians to help show drainage patterns.

**RESPONSE: Additional spot elevations have been added to demonstrate drainage patterns.**

6. Consider placing spot elevations at locations where the new driveway connects to the existing driveway to show how the drainage will work for these areas.

**RESPONSE: Spot elevations are now shown at connections to existing driveways.**

7. Provide more detailed grading at handicap spaces to show that spaces will be ADA compliant.

**RESPONSE: Additional spot elevations have been added to demonstrate that handicap spaces will be ADA compliant.**

8. Many spot elevations are behind the structure labels. Please clean up overlapping labels.

**RESPONSE: Spot elevations have been cleaned up to avoid overlapping labels.**

9. Suggest adding flow arrows to sheets to make drainage patterns more clear, especially at high points.

**RESPONSE: Flow arrows have been added to better demonstrate drainage patterns.**

10. Please add spot elevations at each cross walk and curb cut ramps to ensure ADA compliance.

**RESPONSE: Spot elevations have been added at crosswalks and curb cut ramps.**

11. Add spot grading around exterior of residential buildings to provide positive drainage away from structures.

**RESPONSE: Spot elevations have been added around exterior of residential buildings to demonstrate positive drainage away from proposed structures.**

12. The S-38 NE invert is lower than the SW invert on S-39. Please revise.

**RESPONSE: S-38 invert has been corrected.**

13. S-57 and S-58 are missing from the structure table on this sheet.

**RESPONSE: Both structures have now been added the structure schedule.**

14. There is a low spot about 40' south of the west driveway connection at elevation = 156.24, which could collect water. Please correct or provide additional spot elevations to show positive discharge.

**RESPONSE: Low spot has been corrected to avoid pooling of water in this area.**

#### **Sheet C210**

1. Existing contours are turned on; however it does not appear that any existing spot elevations are turned on.

**RESPONSE: The contours were obtained using LIDAR, therefore there are no existing spot elevations available.**

2. Provide callouts on the sidewalks to specify whether the sidewalk is a 6" step up sidewalk or flush.

**RESPONSE: Callouts have been added to clarify which sidewalks are 6" step up or flush.**

3. Provide callout to specify what type of curb will be used.

**RESPONSE: Call outs specifying type of curbing have been added.**

4. Consider placing spot elevations in back corners near each parking island to show positive drainage.

**RESPONSE: Additional spot elevations have been added as suggested to demonstrate positive drainage.**

5. Consider placing spot elevations at the edge of medians to help show drainage patterns.

**RESPONSE: Additional spot elevations have been added to demonstrate drainage patterns.**

6. Consider placing spot elevations at locations where the new driveway connects to the existing driveway to show how the drainage will work for these areas.

**RESPONSE: Spot elevations are now shown at connections to existing driveways.**

7. Provide more detailed grading at handicap spaces to show that spaces will be ADA compliant.

**RESPONSE: Additional spot elevations have been added to demonstrate that handicap spaces will be ADA compliant.**

8. Many spot elevations are behind the structure labels. Please clean up overlapping labels.

**RESPONSE: Spot elevations have been cleaned up to avoid overlapping labels.**

9. Suggest adding flow arrows to sheets to make drainage patterns more clear.

**RESPONSE: Flow arrows have been added to better demonstrate drainage patterns.**

10. Please add spot elevations at each cross walk and curb cut ramps to ensure ADA compliance.

**RESPONSE: Spot elevations have been added at crosswalks and curb cut ramps.**

11. Add spot grading around exterior of residential buildings to provide positive drainage away from structures.

**RESPONSE: Spot elevations have been added around exterior of residential buildings to demonstrate positive drainage away from proposed structures.**

12. Concern for pooling of water near the corner of the middle section of the parking lot east of S-59.

The spot elevation for the corner shows 156.11. The spot elevation for the top of S-59 is 156.08.

Consider raising this spot and showing spot elevations on the corner of the median to show that water will reach the inlet.

**RESPONSE: Grading has been revised and additional spots have been added to ensure no pooling of water will occur.**

13. According to the spot elevations, most of the sidewalk appears to be 6" step-up sidewalk; however there are several spots where the sidewalk is called out to be greater than 6". Please revise.

**RESPONSE: All step up sidewalks shall be 6" step up sidewalks. Spot elevations have been adjusted to reflect this.**

14. The sidewalk on the north east side of the sheet has no spot grades shown. Please provide spot elevations or call it out as flush sidewalk or step up sidewalk.

**RESPONSE: Spot elevations have been added for this sidewalk.**



15. There is a storm manhole which connects S-58 and S-60. This manhole is not labeled or shown in the structure table. Please add the inverts and label to the structure table and renumber storm structures accordingly.

**RESPONSE: The manhole has been labeled and added to the schedule. Please see structure S-58A.**

16. Add sidewalk to the north east unit of the building closest to the driveway shown on this sheet.

**RESPONSE: A sidewalk and crosswalk have been added.**

#### Sheet C220

1. Existing contours are turned on; however it does not appear that any existing spot elevations are turned on.

**RESPONSE: The contours were obtained using LIDAR, therefore there are no existing spot elevations available.**

2. Provide callouts on the sidewalks to specify whether the sidewalk is a 6" step up sidewalk or flush.

**RESPONSE: Callouts have been added to clarify which sidewalks are 6" step up or flush.**

3. Provide callout to specify what type of curb will be used.

**RESPONSE: Call outs specifying type of curbing have been added.**

4. Consider placing spot elevations in back corners near each parking island to show positive drainage.

**RESPONSE: Additional spot elevations have been added as suggested to demonstrate positive drainage.**

5. Consider placing spot elevations at the edge of medians to help show drainage patterns.

**RESPONSE: Additional spot elevations have been added to demonstrate drainage patterns.**

6. Consider placing spot elevations at locations where the new driveway connects to the existing driveway to show how the drainage will work for these areas.

**RESPONSE: Spot elevations are now shown at connections to existing driveways.**

7. Provide more detailed grading at handicap spaces to show that spaces will be ADA compliant.

**RESPONSE: Additional spot elevations have been added to demonstrate that handicap spaces will be ADA compliant.**

8. Many spot elevations are behind the structure labels. Please clean up overlapping labels.

**RESPONSE: Spot elevations have been cleaned up to avoid overlapping labels.**

9. Suggest adding flow arrows to sheets to make drainage patterns more clear.

**RESPONSE: Flow arrows have been added to better demonstrate drainage patterns.**

10. Please add spot elevations at each cross walk and curb cut ramps to ensure ADA compliance.

**RESPONSE: Spot elevations have been added at crosswalks and curb cut ramps.**

11. Add spot grading around exterior of residential buildings to provide positive drainage away from structures.

**RESPONSE: Spot elevations have been added around exterior of residential buildings to demonstrate positive drainage away from proposed structures.**

12. Are S-72, S-73, and S-74 best suited to be storm inlets or manholes? Add top elevations for each in structure schedule.

**RESPONSE: These structures have been revised to junction boxes due to the size of the storm pipes connected to them.**

13. Should S-69 be a manhole rather than a Type C inlet?

**RESPONSE: S-69 has been revised to be a manhole.**

#### Sheet C230

1. There are no proposed spots provided on this sheet. Please provide spot elevations on the proposed driveway to show how drainage will work

**RESPONSE: There are now proposed spot elevations shown on this sheet.**

2. Provide grades and slopes for ramps and stairs.

**RESPONSE: Grades and spot elevations have been added to the ramps and stairs.**

3. Provide spots at the exterior of the building.

**RESPONSE: Additional spot elevations are now shown.**

4. Existing contours are turned on; however it does not appear that any existing spot elevations are turned on.

**RESPONSE: Existing spot elevations are now shown.**

5. Please call out the type of curbing which will be used on this road.

**RESPONSE: Types of curbing have been labeled.**

6. Is the proposed sidewalk connecting to the proposed building going to be concrete sidewalk? If so, consider hatching this proposed sidewalk.

**RESPONSE: The proposed sidewalk will be concrete, a hatch has been added indicating this.**

#### **Sheet C240**

1. Contour labels on this basin overlap and are difficult to read. Consider spreading labels out to make more legible.

**RESPONSE: Contour labels have been adjusted for clarity.**

2. Provide a section and section detail for expanded Basin 2.

**RESPONSE: A cross section and section detail have been added.**

#### **Sheet C250**

1. Consider adding survey benchmarks and callouts to help identify the exact location of what is shown on this sheet.

**RESPONSE: Survey benchmarks have been added to aid in locating items shown on this sheet.**

2. Maintenance Note 1 states that Laser Investment Group LLC will be responsible for the existing stormwater management system. This should read "proposed" stormwater management system.

**RESPONSE: The note has been revised accordingly.**

3. Provide structure data for S-75. This structure does not appear in any of the other structure tables.

**RESPONSE: Structure S-75 is now shown in the mitered end section schedule.**

4. Provide pipe data for the pipe between S-74 and S-75. The sheets are cut off before any pipe data can be provided.

**RESPONSE: Pipe data between structures S-74 and S-75 has been added.**

5. The two structures used for discharge from the basin into Lake Ursula are not labeled and no pipe information is provided. Please add these to your Structure Tables.

**RESPONSE: Structure labels and pipe information are now provided.**

6. Recommend a minimum 8 foot maintenance path for accessibility.

**RESPONSE: Noted.**

7. Call out the maintenance path on the plan view.

**RESPONSE: Maintenance path is now called out.**

8. Verify that the 75' wetland buffer is drawn accurately. The buffer appears to only be 70'.

**RESPONSE: Wetland buffers are confirmed to have been drawn correctly.**

9. Specify the horizontal scale for the Basin Section A-A profile view.

**RESPONSE: Scales are now provided.**

10. The basin top and bottom elevations are different on the plan and profile views. Please revise to make consistent.

**RESPONSE: Basin top and bottom elevations are now consistent.**

11. Consider adding the note from Sheet 030 that "the trees were not surveyed in this area and are being removed by a different entity" to avoid any confusion.

**RESPONSE: The note from sheet C030 has been added.**

12. Label basin side slopes and stabilization requirements for seeding or sodding the basin.

**RESPONSE: Basin side slopes and stabilization requirements have been added.**

13. Consider adding a section on the south side of the basin. It appears to have a different design at the maintenance path than the other sides.

**RESPONSE: Maintenance path design is consistent around the entire perimeter of the basin.**

#### **Sheet C260**

1. All sections of the dimension plan call out CR-E curb cut ramp (typ). Is this the only type of curb cut ramp that will be used? If not, either remove the CR-F detail, or call out where CR-F curbing will be used on this project.

**RESPONSE: CR-F detail has been removed.**

2. The dumpster pad detail shows an 11x18 dumpster pad. The plan sheet shows a 20' wide dumpster pad. Please revise the plan or the detail.

**RESPONSE: The dumpster pad detail has been revised.**

3. The concrete dumpster pad detail shows that there should be a 0.10 foot drop. The PGD does not appear to show this drop. The detail also shows a 5' width. Please revise.

**RESPONSE: The dumpster pad detail has been revised.**

4. Wheel stops are shown in the detail sheet; however they do not appear to be shown on any plan sheets.

**RESPONSE: Wheel stop detail has been removed.**

5. There is a brick sidewalk detail shown on the detail sheet. This brick sidewalk does not appear to show up on any sheets within the plan set.

**RESPONSE: Brick sidewalk detail has been removed.**

#### **Sheet C400**

1. The existing water mains are shown shaded back on some sheets and bold on some sheets. Please revise for consistency.

**RESPONSE: All existing watermains are now shown shaded back.**

2. Suggest showing the FFE on this sheet, as elevations of WWMH are an important part of determining the minimum FFE.

**RESPONSE: FFEs have been added to this sheet.**

3. Specify the length and pipe type and size for cleanout pipes.

**RESPONSE: Pipe type and size has been added for sanitary laterals.**

4. Recommend the primary water main be revised to 8" instead of 6". With pressure loss, a 6" main may not provide enough fire flow, and would not be adequate for future extension.

**RESPONSE: Watermain has been revised to 8".**

5. Key item #2 should be 1 bend not 2 bends.

**RESPONSE: Key item #2 has been corrected.**

6. There is not a 6" x 5/8" saddle or a 5/8" valve. Please revise to a different part.

**RESPONSE: This item has been revised to be a saddle, 1" corporation stop, and 1" PVC water service.**

7. Are water meters required for each unit? How is metering being handled?

**RESPONSE: No, there is an existing master meter.**

8. Key items 2, 6 and 7 should consider mechanically restrained fittings for PVC water main.

**RESPONSE: A note has been added for all fittings to be mechanically restrained.**

9. Key item 5 should be a 3" blow off assembly and sample point for a 6" or 8" water main.

**RESPONSE: Key item #5 has been revised.**

10. The fire hydrant near MH-28 is labeled as key item 3 rather than key item 6 as is specified in the water fitting schedule.



**RESPONSE: This callout has been corrected.**

11. In the south corner of the property, there is a water main which provides service to a proposed building. This service line was not labeled with a "3".

**RESPONSE: This line is now labeled.**

12. Please provide the NW invert elevation for MH-20.

**RESPONSE: Invert has been added to the schedule.**

13. The Wastewater Structure Schedule cuts off MH-6 and MH-8.

**RESPONSE: Schedule is now shown in it's entirety.**

#### **Sheet C410**

1. The existing water mains are shown shaded back on some sheets and bold on some sheets. Please revise for consistency to distinguish existing and proposed water mains.

**RESPONSE: All existing watermains are now shown shaded back.**

2. Suggest showing the FFE on this sheet, as elevations of WWMH are an important part of determining the minimum FFE.

**RESPONSE: FFEs have been added to this sheet.**

3. Specify the length and pipe type and size for cleanout pipes.

**RESPONSE: Pipe type and size has been added for sanitary laterals.**

4. Recommend the primary water main be revised to 8" instead of 6". With pressure loss, a 6" main may not provide enough fire flow, and would not be adequate for future extension.

**RESPONSE: Watermain has been revised to 8".**

5. Key item #2 should be 1 bend not 2 bends.

**RESPONSE: Key item #2 has been corrected.**

6. There is not a 6" x 5/8" saddle or a 5/8" valve. Please revise to a different part.

**RESPONSE: This item has been revised to be a saddle, 1" corporation stop, and 1" PVC water service.**

7. Are water meters required for each unit? How is metering being handled?

**RESPONSE: No, there is an existing master meter.**

8. Key items 2, 6 and 7 should consider mechanically restrained fittings for PVC water main.

**RESPONSE: A note has been added for all fittings to be mechanically restrained.**

9. Key item 5 should be a 3" blow off assembly and sample point for a 6" or 8" water main.

**RESPONSE: Key item #5 has been revised.**

10. The fire hydrant near MH-28 is labeled as key item 3 rather than key item 6 as is specified in the water fitting schedule.

**RESPONSE: This callout has been corrected.**

#### **Sheet C420**

1. The existing water mains are shown shaded back on some sheets and bold on some sheets. Please revise for consistency.

**RESPONSE: All existing watermains are now shown shaded back.**

2. Suggest showing the FFE on this sheet, as elevations of WWMH are an important part of determining the minimum FFE.

**RESPONSE: FFEs have been added to this sheet.**

3. Specify the length and pipe type and size for cleanout pipes.

**RESPONSE: Pipe type and size has been added for sanitary laterals.**

4. Recommend the primary water main be revised to 8" instead of 6". With pressure loss, a 6" main may not provide enough fire flow, and would not be adequate for future extension.

**RESPONSE: Watermain has been revised to 8".**

5. Key item #2 should be 1 bend not 2 bends.

**RESPONSE: Key item #2 has been corrected.**

6. There is not a 6" x 5/8" saddle or a 5/8" valve. Please revise to a different part.

**RESPONSE: This item has been revised to be a saddle, 1" corporation stop, and 1" PVC water service.**

7. Are water meters required for each unit? How is metering being handled?

**RESPONSE: No, there is an existing master meter.**

8. Key items 2, 6 and 7 should consider mechanically restrained fittings for PVC water main.

**RESPONSE: A note has been added for all fittings to be mechanically restrained.**

9. Key item 5 should be a 3" blow off assembly and sample point for a 6" or 8" water main.

**RESPONSE: Key item #5 has been revised.**

10. Please show the structure table for manholes presented on this sheet. MH-27 does not appear on any other sheets, thus there is no invert elevation information.

**RESPONSE: A structure schedule has been added for this sheet.**

11. The inverts presented in the cleanout schedule create very steep slopes for the cleanouts. Consider lowering some of the inverts.

**RESPONSE: Noted.**

#### **Sheet C430**

1. Provide a cleanout schedule that shows the invert and top elevations for cleanouts proposed on this sheet.

**RESPONSE: A cleanout schedule has been added.**

2. Provide a detail for the proposed grease trap.

**RESPONSE: A grease trap detail has been added.**

3. Cleanouts 143 and 144 are not needed.

**RESPONSE: Cleanouts have been revised.**

4. Label WW line lengths and slopes

**RESPONSE: Wastewater lines are now labeled with lengths and slopes.**

5. Show WW connections to building that will not utilize the grease trap.

**RESPONSE: A wastewater connection that bypasses the grease trap is now included.**

6. Label existing water service and show water meter location.

**RESPONSE: Existing utilities are now labeled.**

7. Does the restaurant need to be sprinklered? If so, provide fire line to the building.

**RESPONSE: A fire line is now provided to the building.**



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

August 28, 2019

Also sent by electronic mail to [sreyes@edafl.com](mailto:sreyes@edafl.com)

Mr. Sergio Reyes, P.E.  
EDA Engineers – Surveyors – Planners, Inc.  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

RE: Development Review Team (DRT) Summary for: San Felasco Tech City Phase 3 Site Plan

Dear Mr. Reyes:

The application referenced above has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Wednesday, September 4, 2019**. A total of four (4) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the Planning & Zoning Board (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. You must provide 13 *double-sided, three-hole punched sets* of each application package, 13 sets of plans, and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. A PZB hearing date will be scheduled upon receiving your revised application and upon a confirmation that the comments below have been satisfactorily addressed.

Please address the following:

1. Article 4, Use Regulations

- a. A drive through lane and pick up window are shown for the restaurant. Restaurants with drive-through or drive-in service require a Special Exception Permit in the CP zoning district.
- b. For Residence #5, please address compliance with Section 4.3.1(A)(3)(g)(i), which requires garage doors for single-family attached dwellings to be no more than 10 feet in width per door, with a minimum separation of 2 feet between each garage door.

2. Section 6.1, Off-Street Parking & Loading

- a. The minimum required parking and maximum parking have not been calculated for the restaurant building. Provide calculations on Sheet C000.
- b. Sheet C000: Parking Calculations.
  - i. "Proposed" parking for Phases 1 and 2 should be redefined as the number "Provided" for those phases.
  - ii. There are 271 parking spaces proposed in Phase 3 (including 7 handicap accessible spaces). Please correct the number shown as proposed.



- iii. Indicate the number of handicap spaces provided for each phase of the development.
  - c. Per Section 6.1.4(D), bicycle parking is required for all development when there are 50 or more vehicular parking spaces. The rate of provision is 1 bicycle parking space for every 10 required vehicular parking spaces. 162 vehicular spaces are required for the development proposed by Phase 3 (residential and restaurant), therefore 16 new bicycle parking spaces are required.
  - d. Requirements for Drive-Through Facilities (comments apply only if the applicant will be submitting a Special Exception Permit seeking to allow a restaurant with drive-through):
    - i. Per Section 6.1.8(B)(2), drive-in facilities, including order stations and pick up windows, shall not be located between the principle structure and adjacent public streets, and shall be located to the side or rear of the principal structures to minimize their visibility from public streets. Please address.
    - ii. Is an order box proposed for the restaurant drive-through? If so, a minimum of 4 stacking spaces (9'x20' each) are required from the order box. Stacking spaces cannot impede other on-site traffic movements.
    - iii. Stacking spaces not shown for restaurant drive through. A minimum of 4 stacking spaces are required between the order box and the pick up window.
  - e. Per Section 6.1.9(B), handicap spaces shall be located as close as possible to ramps, walkways, and entrances to buildings.
    - i. There are several handicap accessible spaces located along the east project boundary which do not meet this requirement. Please address.
    - ii. All handicap accessible spaces are located in the northern half of the residential area. Handicap accessible spaces should be dispersed throughout the proposed residential parking areas.
    - iii. A handicap accessible space has not been provided for restaurant building.
3. Section 6.2, Tree Protection / Landscape / Xeriscape Standards
- a. Sheet C030 and Sheet L-101 state, "[e]xisting trees within the Phase 3 project area of proposed Basin 3 have not been surveyed. This area of the project is under the jurisdiction of an active Florida Department of Agriculture Clearing Permit and heritage trees will be surveyed after the land clearing activity is complete."
    - i. A complete review of the landscape plan to verify landscaping requirements are met could not be performed since a complete mitigation plan has not been provided. A complete review will be performed upon fully addressing the comments below.
    - ii. Insufficient information has been provided to review tree mitigation and replacement. The landscape plan calculates required replacement (presumably for all Phase 3 areas other than Basin 3), but the landscape plans do not evaluate and identify all required mitigation.
    - iii. A review of tree replacement could not be performed since all regulated and heritage trees to be removed are not shown on the landscape plan. The landscape plan must be updated to show all regulated and heritage trees within the area referenced by the aforementioned note before such review can be performed.
    - iv. Please provide documentation supporting the "active Florida Department of Agriculture Clearing Permit". Please note that all tree removal and replacement requirements as set forth in Section 6.2 of the City's LDRs also apply.
  - b. Please clarify references to residential use types: single-family attached dwellings (Residences #1 – #5) and two-to-four family dwellings (Residence #6).
  - c. Verify the required perimeter buffers for residential areas are correct. Per Table 6.2-2, perimeter buffers are not required for single-family attached or two-to-four family dwellings when adjacent to a commercial use.
  - d. The tree removal data on Sheet C030 is inconsistent with the data provided in the Tree Removal and Credit Chart on Sheet L-101. Please resolve the inconsistencies.

4. Section 6.4, Exterior Lighting Standards
  - a. The maximum to minimum uniformity ratios within the “residential drive/parking” and “residential walkways” are 11.8:1 and 12.5:1, respectively. Section 6.4.4(E) requires the uniformity ratio not exceed 10:1 in the Corporate Park zoning district.
5. Section 6.8, Design Standards for Business Uses
  - a. Identify the location of all mechanical equipment for the restaurant building, and confirm that all equipment shall be screened from visibility from streets (including internal roads).
6. Section 6.9, Environmental Protection Standards
  - a. Portions of the subject property in areas proximate to Expanded Basin 2 and Basin 3 are in Flood Zone A. Ensure that the boundaries of Flood Zone A and Flood Zone X are shown and called out on grading plan sheets (Sheets C240 and C250).
7. Article 5, Density, Intensity, & Dimensional Standards
  - a. Per Section 5.2.2(C), every part of every required yard shall be open and unobstructed from the ground to the sky except as otherwise provided therein. The dumpster pad and enclosure (Sheet C100) is located within required setback area (minimum 15 feet) per Table 5.1-3.
  - b. Please provide the maximum height of all proposed residences on the architectural plans.
8. Comprehensive Plan Consistency
  - a. Per Policies 1.10.g and 1.12.d, a minimum 50 foot buffer and an average 75 foot buffer are required between wetlands and surface water bodies greater than one-half acre.
    - i. A 75 foot average wetland / surface water body buffer is not provided along the east side of Basin 3 and the wetland area (i.e., Lake Ursula) located east of Basin 3. Please address.
    - ii. Development activity encroaches into the minimum 50 foot buffer. Please address.
    - iii. Confirm there are no state or federally protected vertebrate or wetland/aquatic dependent animal species which are present within wetland / surface water body areas or associated buffer areas.
    - iv. The 50 foot and 75 foot buffers along the west side of Expanded Basin 3 are drawn but are not called out. Please add a call out identifying each buffer (see Sheet C240).
9. Comprehensive Plan Consistency Analysis
  - a. Comprehensive Plan Consistency Analysis should address the flood zone areas / special flood hazard areas located on the subject property and consistency with GOPs addressing protected species.
10. Concurrency Impact Analysis
  - a. ITE Code 220 – Multifamily Housing (Low-Rise) – has been utilized to calculate trip generation for all proposed 73 dwellings. This land use is described in *ITE Trip Generation, 10<sup>th</sup> Edition* as being comprised of “apartments, townhomes, and condominiums located in the same building with at least three other dwelling units... that have one or two levels (floors).” This description is not representative of the type of each residential uses proposed. The following use codes appear to be most applicable to the proposed residential use types:
    - i. Residence #4: ITE Code 210 – Single-Family Detached Housing)
    - ii. Residence #6: ITE Code 221 – Multifamily Housing (Mid-Rise)
  - b. Verify the correct square footage is used to calculate trip generation for the restaurant.
  - c. The trip generation analysis should evaluate potential application of internal capture. Reference Section 6, *ITE Trip Generation Handbook, 3<sup>rd</sup> Edition*.
  - d. The City’s Comprehensive Plan establishes a level of service standard for water and wastewater facilities. For water, the level of service standard is 275 gpd per ERU and for wastewater the standard is 250 gpd per ERU. The Concurrency Impact Analysis uses a

standard from Chapter 64E-6, F.A.C. Revise to use the City's adopted level of service standards.

11. Miscellaneous

- a. Given the proposed configuration of the Phase 3 development, assignment of road names will likely be required. The plans have been sent to Alachua County E911 to coordinate addressing of proposed development.
- b. Sheet C000: Provide a list which states the total number of each residence type proposed.
- c. Sheet C100: Add a call out indicating the stop sign located near the southeast corner of Building A is proposed and relocate the stop sign north of the proposed crosswalk to eliminate vehicular/pedestrian conflict.
- d. Sheet C100: Provide a crosswalk to connect the sidewalk which presently terminates with no connection to another sidewalk at the south area of the site.
- e. Sheet C110: Consider adding a sidewalk and crosswalks to connect the residential area and the area north of Buildings C and D.
- f. Sheet C120: Relocate the stop sign located northwest of the northernmost Residence #6 south of crosswalk to eliminate vehicular/pedestrian conflict.
- g. Sheet C130: Where are half of the Phase 1 bike racks proposed to be relocated? Per Section 6.1.4(D), bicycle parking must be located near the building's main entrance when feasible and outside of vehicular use areas and pedestrian travel ways. Show the location to which the other half of Phase 1 bike racks will be relocated.
- h. Environmental Resource Assessment: Submit the updated Environmental Resource Assessment upon completion.

12. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Thomas Ridgik, Engineering Supervisor, in a memorandum dated August 26, 2019.
- b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc. (to be provided under separate cover).

13. Minor Revisions

- a. Please add match lines for Dimension Plan Sheets, particularly Sheets C110 and C120.
- b. Sheet C130: There is a typographical error in the call out for the relocated bike racks.
- c. Sheet C300: Correct the street address in Section I., Project Information.
- d. Sheet C300: Correct the project description in Section II., Site Description.
- e. Sheet C300: Correct the name of utility company in Note 3., Section VI., Controls for Other Pollutants.
- f. Sheet L-201: Parking Area 'F' – Confirm the length of the perimeter
- g. Minimum Fire Flow Calculations were not signed and sealed. Fire flow calculations shall be signed and sealed.
- h. Comprehensive Plan Consistency Analysis: Ensure references to phase number are correct, and that project descriptions are correct.



If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP  
Principal Planner

C: Adam Boukari, City Manager *(by electronic mail)*  
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*  
Adam Hall, AICP, Planner *(by electronic mail)*  
Mitch Glaeser, The Laser Investment Group, LLC *(by electronic mail)*  
Project File



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

### INTER-OFFICE COMMUNICATION

**DATE:** August 26, 2019

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

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

TJR  
2

**RE:** Construction Plans San Felasco Tech City Phase 3

Public Services have reviewed the San Felasco Tech City Phase 3 (August 15th Submittal) Construction Plans and offer the following comments. Review was specific to the Public Services Utilities.

| NO. | COMMENTS                                                                                                                                                                                                                                                                                                                                                                           |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | <b>General</b><br>Currently, the existing master water meter to San Felasco High Tech City is 2-inch. Engineer to confirm that the 2-inch water meter is adequate for the proposed Phase 3 design. <b>Submit</b> confirming statement.                                                                                                                                             |
| 2.  | <b>Sheet C220 ...Drainage Plan 3</b><br>The stormwater line exits to the right of the page. Please call out either what it connects to or its final destination.                                                                                                                                                                                                                   |
| 3.  | <b>Sheet C400, Utility Plan 1</b> <ul style="list-style-type: none"><li>This sheet calls out a 6-inch PVC water main and an 8-inch wastewater PVC gravity line.</li><li>Either on this sheet or sheet C010, please call-out the specific type of PVC for the pipe and its fittings; for example, C900 DR 18 for the water main.</li><li>Typical, all Utility Plan Sheets</li></ul> |
| 4.  | <b>Sheet C400, Utility Plan 1</b> <ul style="list-style-type: none"><li>Rather than "typical", please call out each fire hydrant on this sheet.</li></ul>                                                                                                                                                                                                                          |

| NO.                    | COMMENTS                                                                                                                                                                                                                                                                                               |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                        | <ul style="list-style-type: none"> <li>The fire hydrant in the bottom right quadrant is associated with keyed note 3. That likely should be changed to keyed note 6.</li> </ul>                                                                                                                        |
| 5                      | <b>Sheet C410, Utility Plan 2</b> <ul style="list-style-type: none"> <li>Rather than "typical", please call out each fire hydrant on this sheet.</li> <li>The fire hydrant in the bottom left quadrant is associated with keyed note 3. That likely should be changed to keyed note 6.</li> </ul>      |
| 6                      | <b>Sheet C420, Utility Plan 3</b> <ul style="list-style-type: none"> <li>Rather than "typical", please call out each fire hydrant on this sheet.</li> <li>The fire hydrant near the top of the page is associated with keyed note 3. That likely should be changed to keyed note 6.</li> </ul>         |
| 7                      | <b>Sheet C440, Utility Details</b> <ul style="list-style-type: none"> <li>Add a Cleanout detail.</li> <li>Detail, Fire Hydrant (Perpendicular/Parallel to Main): Note 1 refers to thrust block details for bearing area requirements. Please add these thrust block details to the project.</li> </ul> |
| 8                      | <b>General, Thrust Restraint:</b><br>The fire hydrant details show the method of restraint. Other than the fire hydrant details, the construction plans do not appear to address pipe and fitting restraint. Please address this issue via specifications, details, etc.                               |
|                        |                                                                                                                                                                                                                                                                                                        |
| <b>END OF COMMENTS</b> |                                                                                                                                                                                                                                                                                                        |

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

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Planner

Harry Dillard – Lead Engineering Technician



**Development Review Team (DRT) Meeting**  
**Project Name:** San Felasco Tech City Phase 3 Site Plan  
**Meeting Date:** August 28, 2019 (Applicant DRT)

**Project Name:** San Felasco Tech City Phase 3 Site Plan  
**Meeting Date:** August 28, 2019 (Applicant DRT)

**Meeting Date:** August 28, 2019 (Applicant DRT)

| Name | Email | Mailing Address | Phone |
|------|-------|-----------------|-------|
|      |       |                 |       |

[illegible]

# DEVELOPMENT REVIEW TEAM SUMMARY

**PROJECT NAME:** San Felasco Tech City Phase 3

**APPLICATION TYPE:** Site Plan

**PROPERTY OWNER:** The Laser Investment Group, LLC

**APPLICANT/AGENT:** Sergio Reyes, P.E., EDA Engineers – Surveyors – Planners, Inc.

**DRT MEETING DATE:** August 28, 2019

**DRT MEETING TYPE:** Applicant

**FLUM DESIGNATION:** Corporate Park

**ZONING:** Corporate Park (CP)

**OVERLAY:** N/A

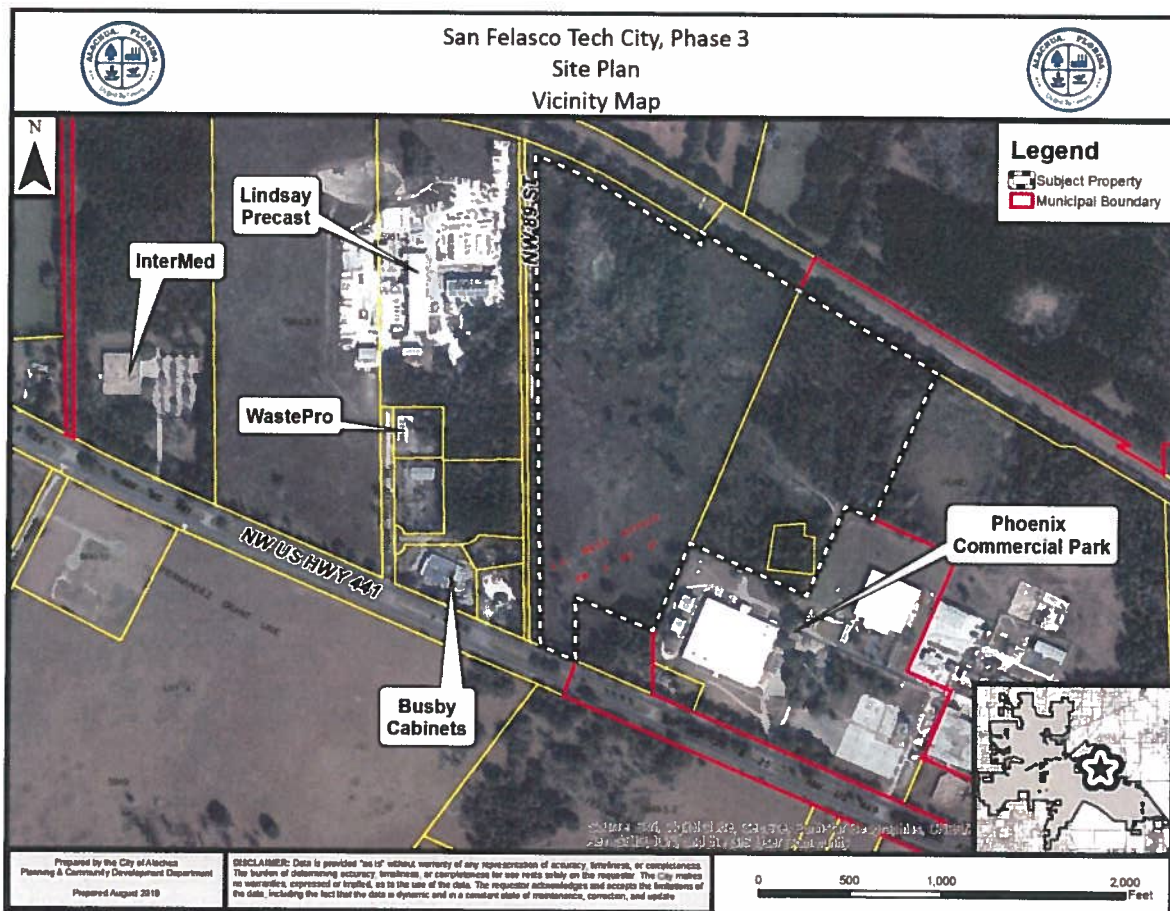
**ACREAGE:** ±82.68 acres

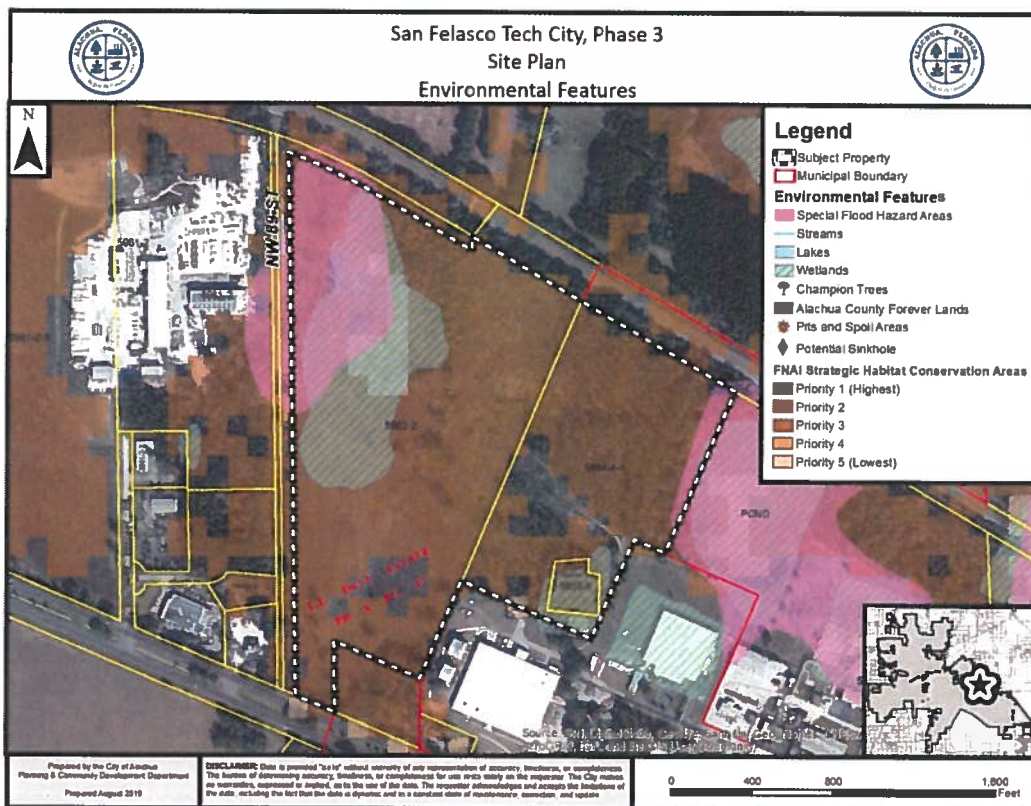
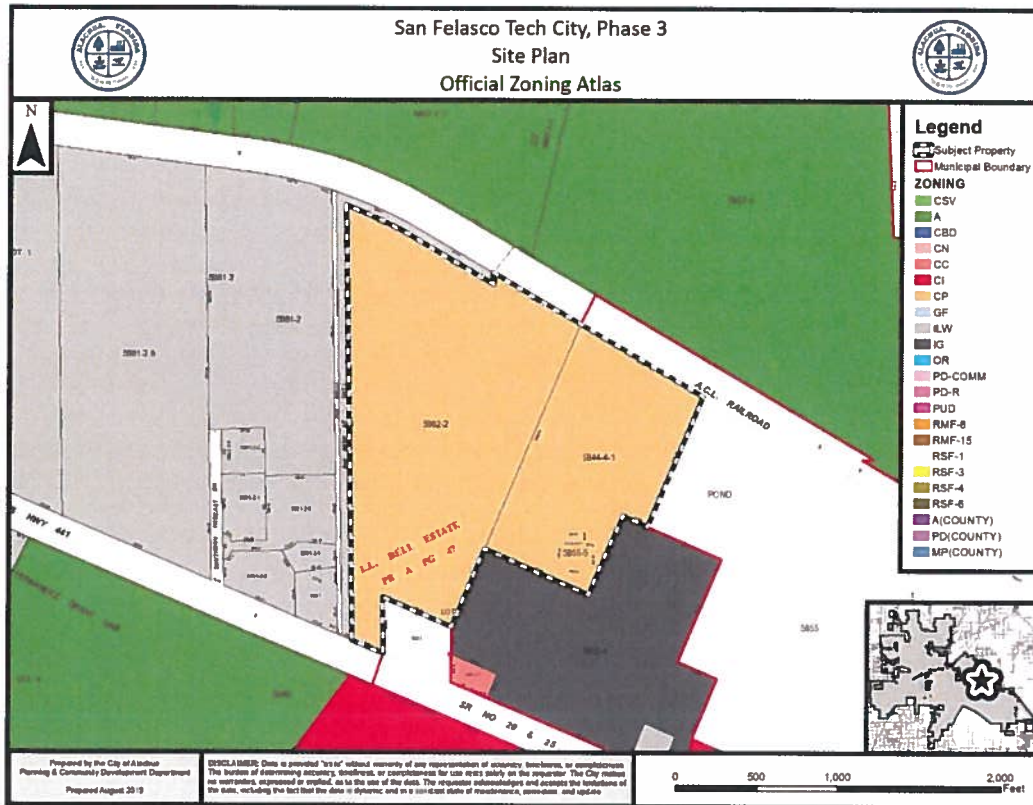
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**PARCEL:** Portions of 05962-002-000, 05844-004-001, 05855-005-000, and 05844-004-000

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- a. Portions of the subject property in areas proximate to Expanded Basin 2 and Basin 3 are in Flood Zone A. Ensure that the boundaries of Flood Zone A and Flood Zone X are shown and called out on grading plan sheets (Sheets C240 and C250).
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- a. Given the proposed configuration of the Phase 3 development, assignment of road names will likely be required. The plans have been sent to Alachua County E911 to coordinate addressing of proposed development.
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12. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Thomas Ridgik, Engineering Supervisor, in a memorandum dated August 26, 2019.
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13. Minor Revisions

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- g. Minimum Fire Flow Calculations were not signed and sealed. Fire flow calculations shall be signed and sealed.
- h. Comprehensive Plan Consistency Analysis: Ensure references to phase number a correct, and that project descriptions are correct.



## City of Alachua

ADAM BOUKARI  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

### INTER-OFFICE COMMUNICATION

**DATE:** August 26, 2019

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

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

TR  
=

**RE:** Construction Plans San Felasco Tech City Phase 3

Public Services have reviewed the San Felasco Tech City Phase 3 (August 15th Submittal) Construction Plans and offer the following comments. Review was specific to the Public Services Utilities.

| NO. | COMMENTS                                                                                                                                                                                                                                                                                                                                                                           |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | <b>General</b><br>Currently, the existing master water meter to San Felasco High Tech City is 2-inch. Engineer to confirm that the 2-inch water meter is adequate for the proposed Phase 3 design. <b>Submit</b> confirming statement.                                                                                                                                             |
| 2.  | <b>Sheet C220 ...Drainage Plan 3</b><br>The stormwater line exits to the right of the page. Please call out either what it connects to or its final destination.                                                                                                                                                                                                                   |
| 3.  | <b>Sheet C400, Utility Plan 1</b> <ul style="list-style-type: none"><li>This sheet calls out a 6-inch PVC water main and an 8-inch wastewater PVC gravity line.</li><li>Either on this sheet or sheet C010, please call-out the specific type of PVC for the pipe and its fittings; for example, C900 DR 18 for the water main.</li><li>Typical, all Utility Plan Sheets</li></ul> |
| 4.  | <b>Sheet C400, Utility Plan 1</b> <ul style="list-style-type: none"><li>Rather than "typical", please call out each fire hydrant on this sheet.</li></ul>                                                                                                                                                                                                                          |

| NO.             | COMMENTS                                                                                                                                                                                                                                                                                               |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | <ul style="list-style-type: none"> <li>The fire hydrant in the bottom right quadrant is associated with keyed note 3. That likely should be changed to keyed note 6.</li> </ul>                                                                                                                        |
| 5               | <b>Sheet C410, Utility Plan 2</b> <ul style="list-style-type: none"> <li>Rather than “typical”, please call out each fire hydrant on this sheet.</li> <li>The fire hydrant in the bottom left quadrant is associated with keyed note 3. That likely should be changed to keyed note 6.</li> </ul>      |
| 6               | <b>Sheet C420, Utility Plan 3</b> <ul style="list-style-type: none"> <li>Rather than “typical”, please call out each fire hydrant on this sheet.</li> <li>The fire hydrant near the top of the page is associated with keyed note 3. That likely should be changed to keyed note 6.</li> </ul>         |
| 7               | <b>Sheet C440, Utility Details</b> <ul style="list-style-type: none"> <li>Add a Cleanout detail.</li> <li>Detail, Fire Hydrant (Perpendicular/Parallel to Main): Note 1 refers to thrust block details for bearing area requirements. Please add these thrust block details to the project.</li> </ul> |
| 8               | <b>General, Thrust Restraint:</b><br>The fire hydrant details show the method of restraint. Other than the fire hydrant details, the construction plans do not appear to address pipe and fitting restraint. Please address this issue via specifications, details, etc.                               |
|                 |                                                                                                                                                                                                                                                                                                        |
| END OF COMMENTS |                                                                                                                                                                                                                                                                                                        |

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

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Planner

Harry Dillard – Lead Engineering Technician



## City of Alachua

## Development Review Team (DRT) Meeting

**Project Name:** San Felasco Tech City Phase 3 Site Plan

**Meeting Date:** August 27, 2019 (Staff DRT)

PLEASE PRINT CLEARLY

[illegible]

# DEVELOPMENT REVIEW TEAM SUMMARY

**PROJECT NAME:** San Felasco Tech City Phase 3

**APPLICATION TYPE:** Site Plan

**PROPERTY OWNER:** The Laser Investment Group, LLC

**APPLICANT/AGENT:** Sergio Reyes, P.E., EDA Engineers – Surveyors – Planners, Inc.

**DRT MEETING DATE:** August 27, 2019

**DRT MEETING TYPE:** Applicant

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**ZONING:** Corporate Park (CP)

**OVERLAY:** N/A

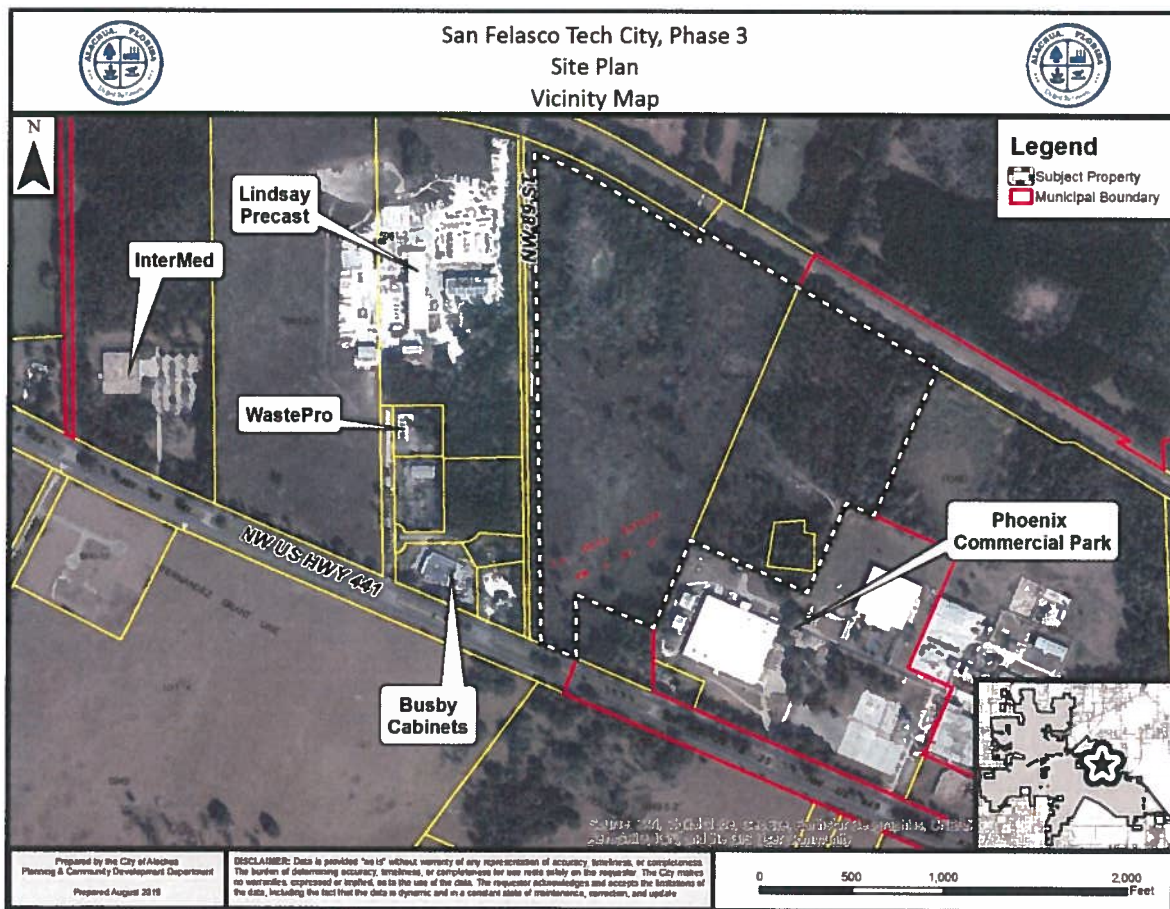
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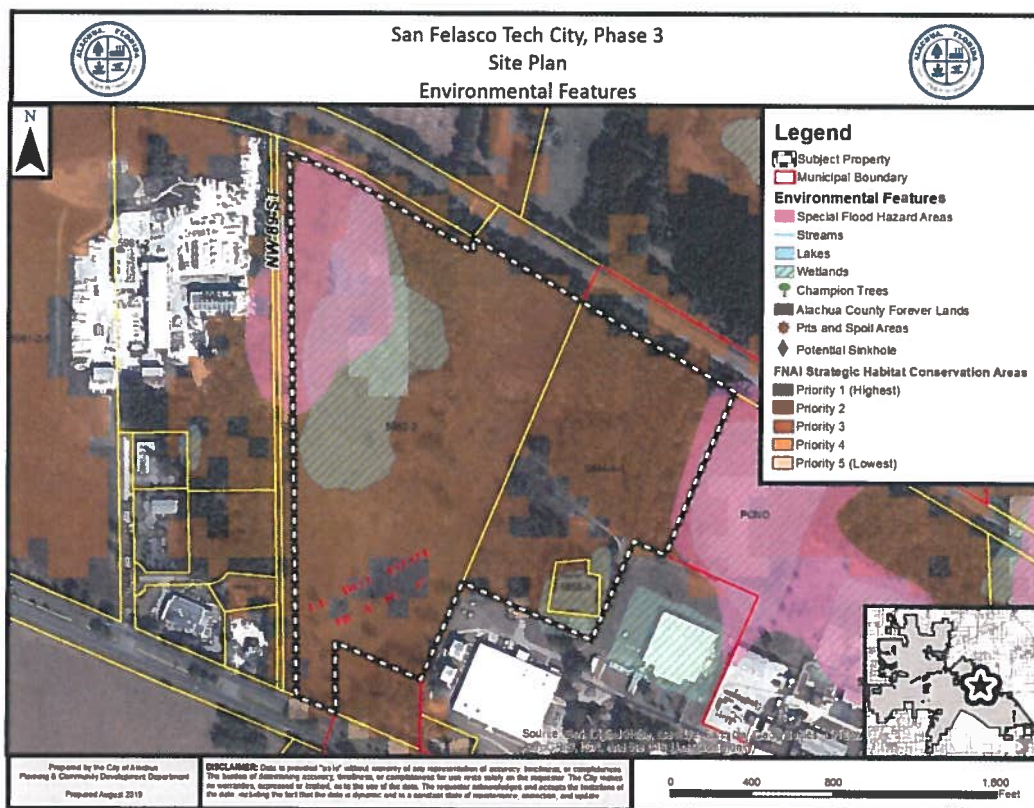
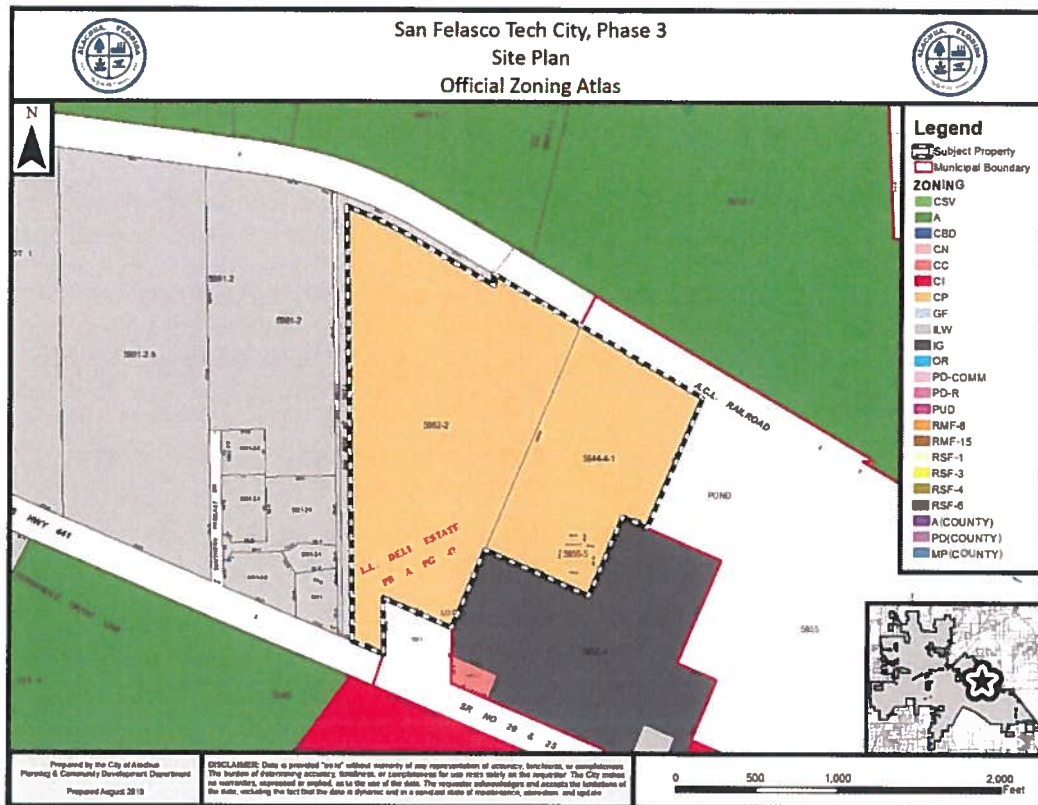
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## City of Alachua

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CITY MANAGER

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Planning & Community Development Director

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|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | <ul style="list-style-type: none"> <li>The fire hydrant in the bottom right quadrant is associated with keyed note 3. That likely should be changed to keyed note 6.</li> </ul>                                                                                                                        |
| 5               | <b>Sheet C410, Utility Plan 2</b> <ul style="list-style-type: none"> <li>Rather than "typical", please call out each fire hydrant on this sheet.</li> <li>The fire hydrant in the bottom left quadrant is associated with keyed note 3. That likely should be changed to keyed note 6.</li> </ul>      |
| 6               | <b>Sheet C420, Utility Plan 3</b> <ul style="list-style-type: none"> <li>Rather than "typical", please call out each fire hydrant on this sheet.</li> <li>The fire hydrant near the top of the page is associated with keyed note 3. That likely should be changed to keyed note 6.</li> </ul>         |
| 7               | <b>Sheet C440, Utility Details</b> <ul style="list-style-type: none"> <li>Add a Cleanout detail.</li> <li>Detail, Fire Hydrant (Perpendicular/Parallel to Main): Note 1 refers to thrust block details for bearing area requirements. Please add these thrust block details to the project.</li> </ul> |
| 8               | <b>General, Thrust Restraint:</b><br>The fire hydrant details show the method of restraint. Other than the fire hydrant details, the construction plans do not appear to address pipe and fitting restraint. Please address this issue via specifications, details, etc.                               |
|                 |                                                                                                                                                                                                                                                                                                        |
| END OF COMMENTS |                                                                                                                                                                                                                                                                                                        |

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

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Planner

Harry Dillard – Lead Engineering Technician



# City of Alachua

## PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT #

APPLICATION DATE

August 15, 2019

NAME & DESCRIPTION OF PROJECT

San Felasco Tech City

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

13025 NW US Hwy 441

Tax Parcel Numbers

05962-002-000, 05844-004-001, 05855-004-000 and 05855-005-000

Acreage

23.35

DEVELOPMENT DATA (check all that apply)

☒

Single Family

☐

Multi Family

☐

Exempt (See exemptions on page 2)

Number of Units

73

Number of Units

Level of Review

☐

Pre-Application Conference

☐

Preliminary

☒

Final

☒

Revised

☐

Staff Administrative Review

*A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period*

### EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student stations (by school type - Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

### SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

### SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary

Northwest Alachua

Middle

Mebane

High

Santa Fe

**SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS**

|            |    |                                           |    |                  |
|------------|----|-------------------------------------------|----|------------------|
| ELEMENTARY | 73 | units X 0.14 Elementary School Multiplier | 10 | Student Stations |
| MIDDLE     | 73 | units X 0.06 Middle School Multiplier     | 4  | Student Stations |
| HIGH       | 73 | units X 0.08 High School Multiplier       | 7  | Student Stations |

**MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS**

|            |  |                                           |  |                  |
|------------|--|-------------------------------------------|--|------------------|
| ELEMENTARY |  | units X 0.09 Elementary School Multiplier |  | Student Stations |
| MIDDLE     |  | units X 0.03 Middle School Multiplier     |  | Student Stations |
| HIGH       |  | units X 0.03 High School Multiplier       |  | Student Stations |

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

**EXEMPT DEVELOPMENTS (click all that apply)**

- ☐ Existing legal lots eligible for a building permit
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired
- ☐ Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA
- ☐ Group quarters that do not generate public school students, as described in the ILA

**AUTHORIZED AGENT**

Name: eda-engineers-surveyors-planners

Mailing Address: 2404 NW 43rd St  
Gainesville, FL 32606

Phone: 352-373-3541

Email: sreyes@edafi.com

**PROPERTY OWNER**

Name: The Laser Investment Group, LLC

Mailing Address: 3201 SW 42nd St, Ste 2  
Gainesville, FL 32608

Phone:

Email:

## CERTIFICATION

PROJECT NAME : **San Felasco Tech City**

PROJECT #:

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:



**Approved** based upon the following findings (see 2018-2019 Capacity Tables)

### Elementary SCSA

**Northwest Alachua**

Capacity Required

**10**



Capacity Available

Available Capacity

**239**



Capacity Available in 3 yrs

Available Capacity



Capacity Available in Adjacent SCSA

Available Capacity

### Middle SCSA

**Mebane**

Capacity Required

**4**



Capacity Available

Available Capacity

**424**



Capacity Available in 3 yrs

Available Capacity



Capacity Available in Adjacent SCSA

Available Capacity

### High SCSA

**Santa Fe**

**7**



Capacity Available

Available Capacity

**409**



Capacity Available in 3 yrs

Available Capacity



Capacity Available in Adjacent SCSA

Available Capacity



**Denial** for reasons stated

Approved by

City of Alachua

### School Board Staff Certification

A complete application for the development project was accepted on

  
**Suzanne M. Wynn**  
Community Planning Director  
Alachua County Public Schools  
352.955.7400 x 1445

Date:

**8/15/2019**

Signed:

Printed Name:

Date:

**8.20.2019**





## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

August 20, 2019

*Also sent by electronic mail to [sreyes@edafl.com](mailto:sreyes@edafl.com)*

Mr. Sergio Reyes, P.E.  
EDA Engineers – Surveyors – Planners, Inc.  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

RE: Conditional Application Acceptance: San Felasco Tech City Phase 3 – Site Plan

Dear Mr. Reyes:

On August 1, 2019, the City of Alachua received your application for a Site Plan for San Felasco Tech City Phase 3, which proposes the construction of a ±2,368 square foot restaurant and 73 attached dwelling units, with associated utility infrastructure and site improvements on a ±23.35 acre subject property, consisting of portions of Tax Parcel Numbers 05962-002-000, 05844-004-001, 05855-005-000, and 05844-004-000.

On August 8, 2019, the City issued a letter summarizing the findings of the first completeness review of the application. A revised application and materials were submitted to the City for a completeness review on August 15, 2019. The Planning Department has reviewed the revised application and materials for completeness, and finds the application to be complete, contingent upon receiving materials which address the comments below.

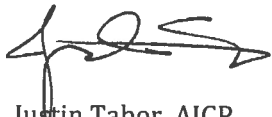
Please note that the contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled separately from this letter. Failure to provide materials addressing the comments below may cause the project's DRT Meeting to be delayed.

Please address the following:

1. **Site Plan Attachment #9, Proof of Ownership:** The revised application and materials received on August 15, 2019 included two (2) copies of the Warranty Deed recorded in OR Book 4637, Page 2216, but did not include a copy of the Warranty Deed recorded in OR Book 4682, Page 834, which includes a 20 foot strip of land along the southeastern project area. Please submit a copy of the Warranty Deed recorded in OR Book 4682, Page 834 This appears to be a portion of Tax Parcel Number 05855-004-000.
2. **Environmental Resource Assessment:** Please submit the updated Environmental Resource Assessment upon completion.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP  
Principal Planner

- c: Adam Boukari, City Manager *(by electronic mail)*  
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*  
Adam Hall, AICP, Planner *(by electronic mail)*  
Mitch Glaeser, The Laser Investment Group, LLC *(by electronic mail)*  
Project File



July 31, 2019  
Revised August 15, 2019

Justin Tabor, AICP  
Principal Planner  
City of Alachua  
15100 NW 142nd Terrace  
Alachua, Florida 32616

**Re: San Felasco Tech City Phase 3 - Site Plan Submittal**

Dear Justin:

Attached is an application for a Site Plan to propose a restaurant space and 73 single-family attached residential units with associated infrastructure improvements. This development will provide a mix of residential and commercial uses located on 23.35 (+/-) acres comprised of portions of parcel numbers 05962-002-000, 05844-004-001, 05855-004-000, and 05855-005-000. This proposed development phase will expand San Felasco Tech City, allowing for residential units and a restaurant to coexist with the existing non-residential space, as allowed by the site's Corporate Park zoning. A small piece of land (0.25 acres) with Industrial Land Use and IG zoning is included within the project limits but does not contain any buildings.

The application includes the required materials outlined in the City's technical checklist for site plan submittals.

If you have any questions regarding the project, please feel free to contact my office at 352-373-3541.

Regards,

A handwritten signature in blue ink, which appears to read 'Sergio Reyes', is written over a horizontal line.

Sergio Reyes, P.E.  
President





August 15, 2019

Justin Tabor, AICP  
Planner  
City of Alachua Planning & Community Development  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616

**Re: Completeness Review  
San Felasco Tech City Buildings Phase 3 – Site Plan Application**

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on August 8, 2019 are below.

1. Authorized Agent Affidavit: The project acreage is inconsistent with the project acreage stated elsewhere in the plans and application materials.

**RESPONSE: Project acreage on all application materials updated to 23.35 (+/-).**

2. Site Plan Attachment

- a. 1.c., Vicinity Map: Project area is called out but not depicted/shown.

**RESPONSE: Project area is now shown on Vicinity Map.**

- b. 1.d., Legal Description: The Site Plan includes the land as described in Exhibit "A" to the Warranty Deed recorded in the Official Records of Alachua County, Florida, Book 4682, Page 834. Legal Description on Sheet C000 does not include this land.

**RESPONSE: See updated legal on revised cover sheet.**

- c. 1.e., Statement of Proposed Uses: Statement of proposed uses should specify the type of residential uses proposed (single family attached and multifamily or two-to-four family) and the square footage of the proposed restaurant. Reference to 'coffee shop' in statement of proposed uses should be corrected to restaurant.

**RESPONSE: See revised cover sheet for changes to the statement of proposed uses.**

- d. 1.f., Landscape Plans: The landscape plan states, "[e]xisting trees within the Phase 3 project area of proposed Basin 3 have not yet been surveyed. This tree survey is forthcoming, and tree information for this project area will be included in future submittals." Trees to be removed and proposed replacement plan must be provided for the application to be complete.

**RESPONSE: Note has been revised. See revised plans.**

e. 1.n., Dimensioning: Dimension plan does not provide the following: distances between structures; setbacks; and floor area.

**RESPONSE: Dimensions between structures, setbacks, and floor area of buildings have been added to the Dimension Plans (Sheets C100, C110, C120, and C130).**

f. 1.p.i.(d), Architectural Plans: Architectural plans must provide detail of material used in each façade of the proposed restaurant.

**RESPONSE: Architectural Plans for restaurant updated to show detail of material used.**

g. 1.r.ix.: The following are not addressed on the plans:

i. Tabulation of gross acreage;

ii. Tabulation of density;

iii. Floor area of dwelling units;

**RESPONSE: The calculation of gross acreage, density, and floor area of dwelling units has been added to sheet C000.**

h. Number of Proposed Parking Spaces: The use type used for parking calculations must be provided.

**RESPONSE: The use type for parking spaces is found in the 'Parking Calculations' table on sheet C000.**

i. 1.r.ix., Public School Student Generation Form: The project acreage is inconsistent with the project acreage stated elsewhere in the plans and application materials.

**RESPONSE: Project acreage updated on public school student generation form.**

3. Site Plan Attachment #2.b, Finished Floor Elevations: Plans do not provide finished floor elevation of proposed restaurant.

**RESPONSE: Finished floor elevation of the proposed restaurant is now provided.**

4. Site Plan Attachment #3, Needed Fire Flow:

a. Worksheets for Needed Fire Flow includes "Residence 1" – "Residence 6". It is unclear where these are located on-site. Please clarify.

**RESPONSE: A label has been added to the buildings to specify which architectural plans each building is associated with.**

b. Needed Fire Flow for residences ranges from 1,000 g.p.m. to 1,750 g.p.m. Fire flow test results, dated 4/24/2018, state 1,446.1 g.p.m. was produced at 20 p.s.i. Please address.

**RESPONSE: Fire flow calculations for residences has been revised in accordance with 18.4.5.1.1.**

5. Site Plan Attachment #9, Proof of Ownership: The Site Plan includes the land as described in Exhibit "A" to the Warranty Deed recorded in the Official Records of Alachua County, Florida, in Official Records Book 4682, Page 834. This appears to be a portion of Tax Parcel Number 05855-004-000. A copy of this deed has not been included in application materials.

**RESPONSE: Copy of deed for parcel number 05855-004-000 provided.**

6. Site Plan Attachment #10, Proof of Payment of Taxes. Provide documentation indicating that taxes are current for Tax Parcel Numbers 05855-004-000.

**RESPONSE: Proof of taxes paid for parcel number 05855-004-000 provided.**

7. Environmental Resource Assessment: Environmental Resource Assessment should be updated to address the additional land area included within the overall project area, or at a minimum, the additional land area included and affected by the proposed development plan. Environmental Resource Assessment should also confirm the findings of the original report dated 6/3/18 and the information provided in the 1/29/19 letter remain reflective of current conditions.

**RESPONSE:** The requested environmental work is pending and will be submitted when available.

8. Countywide Wetland Protection. Please complete Countywide Wetland Protection Code Self-Certification Form and submit to Alachua County Environmental Protection Department (please contact Alachua County EPD directly should you have any questions regarding this form). The form is accessible at:

<http://alachuacounty.us/Depts/epd/Pages/WetlandsProtection.aspx>.

**RESPONSE:** Wetland form has been submitted.

9. Miscellaneous

a. The Site Plan includes the land as described in Exhibit "A" to the Warranty Deed recorded in the Official Records of Alachua County, Florida, in Official Records Book 4682, Page 834. This appears to be a portion of Tax Parcel Number 05855-004-000, however, the application materials do not indicate that a portion of this parcel is included within the application. Please address and update the plans and application materials to reflect the correct parcel numbers and project acreage.

**RESPONSE:** Parcel 05855-004-000 now included in all application materials.

b. The civil drawings include a sheet (C030) for tree clearing, but the landscape plans state "[e]xisting trees within the Phase 3 project area of proposed Basin 3 have not yet been surveyed. This tree survey is forthcoming, and tree information for this project area will be included in future submittals." Please clarify.

**RESPONSE:** Note has been revised. See revised plans.

c. The plans and application materials inconsistently refer to the building near the entrance drive and south of Buildings A and B as a restaurant or as a coffee shop. Please clarify the use, and revise the plans and application materials accordingly.

**RESPONSE:** The materials have been revised to refer to the building as a restaurant.

d. Confirm total site area calculations on Sheet C000. At a minimum, Total Site Area (#1) is not correct.

**RESPONSE:** Total site area calculations have been corrected.

e. For future submittals, please combine plan sheets into a single PDF document.

**RESPONSE:** Plan sheets have been combined.





## City of Alachua

ADAM BOUKARI  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

August 8, 2019

Also sent by electronic mail to [sreyes@edafll.com](mailto:sreyes@edafll.com)

Mr. Sergio Reyes, P.E.  
EDA Engineers – Surveyors – Planners, Inc.  
2404 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

RE: Completeness Review: San Felasco Tech City Buildings Phase 3 – Site Plan Application

Dear Mr. Reyes:

On August 1, 2019, the City of Alachua received your application for a Site Plan for San Felasco Tech City Phase 3, which proposes the construction of a ±3,270 square foot restaurant and 73 dwelling units (57 single family attached units and 16 multiple family units) and associated utility infrastructure and site improvements on a ±23.35 acre subject property, consisting of portions of Tax Parcel Numbers 05962-002-000, 05844-004-001, 05855-005-000, and 05844-004-000.

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 following information is needed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Thursday, August 15, 2019**.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. **The time frame and cycle for review shall be based upon the date the application is determined to be complete.** If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

**The comments below are based solely on a preliminary review of your application for completeness.** An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled after the application is determined to be complete.

In order to provide a complete application, you must address the following:

1. **Authorized Agent Affidavit:** The project acreage is inconsistent with the project acreage stated elsewhere in the plans and application materials.

- 
2. **Site Plan Attachment**
- a. **1.c., Vicinity Map:** Project area is called out but not depicted/shown.
  - b. **1.d., Legal Description:** The Site Plan includes the land as described in Exhibit "A" to the Warranty Deed recorded in the Official Records of Alachua County, Florida, Book 4682, Page 834. Legal Description on Sheet C000 does not include this land.
  - c. **1.e., Statement of Proposed Uses:** Statement of proposed uses should specify the type of residential uses proposed (single family attached and multifamily or two-to-four family) and the square footage of the proposed restaurant. Reference to 'coffee shop' in statement of proposed uses should be corrected to restaurant.
  - d. **1.l., Landscape Plans:** The landscape plan states, "*[e]xisting trees within the Phase 3 project area of proposed Basin 3 have not yet been surveyed. This tree survey is forthcoming, and tree information for this project area will be included in future submittals.*" Trees to be removed and proposed replacement plan must be provided for the application to be complete.
  - e. **1.n., Dimensioning:** Dimension plan does not provide the following: distances between structures; setbacks; and floor area.
  - f. **1.p.i.(d), Architectural Plans:** Architectural plans must provide detail of material used in each façade of the proposed restaurant.
  - g. **1.r.ix.:** The following are not addressed on the plans:
    - i. Tabulation of gross acreage;
    - ii. Tabulation of density;
    - iii. Floor area of dwelling units;
  - h. **Number of Proposed Parking Spaces:** The use type used for parking calculations must be provided.
  - i. **1.r.ix., Public School Student Generation Form:** The project acreage is inconsistent with the project acreage stated elsewhere in the plans and application materials.
3. **Site Plan Attachment #2.b, Finished Floor Elevations:** Plans do not provide finished floor elevation of proposed restaurant.
4. **Site Plan Attachment #3, Needed Fire Flow:**
- a. Worksheets for Needed Fire Flow includes "Residence 1" – "Residence 6". It is unclear where these are located on-site. Please clarify.
  - b. Needed Fire Flow for residences ranges from 1,000 g.p.m. to 1,750 g.p.m. Fire flow test results, dated 4/24/2018, state 1,446.1 g.p.m. was produced at 20 p.s.i. Please address.
5. **Site Plan Attachment #9, Proof of Ownership:** The Site Plan includes the land as described in Exhibit "A" to the Warranty Deed recorded in the Official Records of Alachua County, Florida, in Official Records Book 4682, Page 834. This appears to be a portion of Tax Parcel Number 05855-004-000. A copy of this deed has not been included in application materials.
6. **Site Plan Attachment #10, Proof of Payment of Taxes.** Provide documentation indicating that taxes are current for Tax Parcel Numbers 05855-004-000.
7. **Environmental Resource Assessment:** Environmental Resource Assessment should be updated to address the additional land area included within the overall project area, or at a minimum, the additional land area included and affected by the proposed development plan. Environmental Resource Assessment should also confirm the findings of the original report

dated 6/3/18 and the information provided in the 1/29/19 letter remain reflective of current conditions.

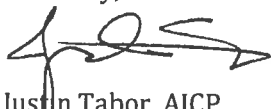
8. **Countywide Wetland Protection.** Please complete Countywide Wetland Protection Code Self-Certification Form and submit to Alachua County Environmental Protection Department (please contact Alachua County EPD directly should you have any questions regarding this form). The form is accessible at: <http://alachuacounty.us/Depts/epd/Pages/WetlandsProtection.aspx>.

9. **Miscellaneous:**

- a. The Site Plan includes the land as described in Exhibit "A" to the Warranty Deed recorded in the Official Records of Alachua County, Florida, in Official Records Book 4682, Page 834. This appears to be a portion of Tax Parcel Number 05855-004-000, however, the application materials do not indicate that a portion of this parcel is included within the application. Please address and update the plans and application materials to reflect the correct parcel numbers and project acreage.
- b. The civil drawings include a sheet (C030) for tree clearing, but the landscape plans state "[e]xisting trees within the Phase 3 project area of proposed Basin 3 have not yet been surveyed. This tree survey is forthcoming, and tree information for this project area will be included in future submittals." Please clarify.
- c. The plans and application materials inconsistently refer to the building near the entrance drive and south of Buildings A and B as a restaurant or as a coffee shop. Please clarify the use, and revise the plans and application materials accordingly.
- d. Confirm total site area calculations on Sheet C000. At a minimum, Total Site Area (#1) is not correct.
- e. For future submittals, please combine plan sheets into a single PDF document.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP  
Principal Planner

- c: Adam Boukari, City Manager *(by electronic mail)*  
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*  
Adam Hall, AICP, Planner *(by electronic mail)*  
Mitch Glaeser, The Laser Investment Group, LLC *(by electronic mail)*  
Project File





July 31, 2019

Justin Tabor, AICP  
Principal Planner  
City of Alachua  
15100 NW 142nd Terrace  
Alachua, Florida 32616

**Re: San Felasco Tech City Phase 3 - Site Plan Submittal**

Dear Justin:

Attached is an application for a Site Plan to propose a restaurant space and 73 residential units with associated infrastructure improvements. The residential units are a combination of single family attached units and 16 multifamily units. This development will provide a mix of residential and commercial uses located on 23.35 (+/-) acres comprised of portions of parcel numbers 05962-002-000, 05844-004-001, and 05855-005-000. This proposed development phase will expand San Felasco Tech City, allowing for residential units and a cafe to coexist with the existing non-residential space, as allowed by the site's Corporate Park zoning.

The application includes the required materials outlined in the City's technical checklist for site plan submittals.

If you have any questions regarding the project, please feel free to contact my office at 352-373-3541.

Regards,

Sergio Reyes, P.E.  
President



THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

# Site Plan Application

Reference City of Alachua Land Development Regulations Article 2.4.9

**A. PROJECT**

1. Project Name: San Felasco Tech City - Phase 3
2. Address of Subject Property: 13025 NW US HWY 441
3. Parcel ID Number(s): portions of 05962-002-000, 05844-004-001, 05855-004-000, and 05855-005-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation: Corporate Park & Industrial
6. Zoning Designation: Corporate Park & IG
7. Acreage: 23.35 +/-

**B. APPLICANT**

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Sergio Reyes, PE Title: President  
Company (if applicable): eda engineers-surveyors-planners, inc.  
Mailing address: 2404 NW 43rd St.  
City: Gainesville State: FL ZIP: 32606  
Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: \_\_\_\_\_
3. If the applicant is agent for the property owner\*:  
Name of Owner (title holder): Mitch Glaeser - The Laser Investment Group, LLC  
Mailing Address: 3201 SW 42nd St, Ste 2  
City: Gainesville State: FL ZIP: 32608

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

**C. ADDITIONAL INFORMATION**

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

**D. ATTACHMENTS**

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

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

Revised 9/30/2014



- m. Location and size of any lakes, ponds, canals, or other waters and waterways.
- n. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and floor area ratio.
- o. Location of waste receptacles and detail of waste receptacle screening.
- p. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories:
  - i. Architectural plans and dimension plans which demonstrate compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs, including:
    - (a) Calculation of glazing of the front façade.
    - (b) Calculation of the area of ground floor façades subject to glazing.
    - (c) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
    - (d) Sufficient plan detail and calculations of each material utilized in each façade.
- q. For development consisting of a nonresidential use where a single tenant is greater than or equal to 20,000 square feet in area:
  - i. Architectural plans and dimension plans which demonstrate compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs, including:
    - (a) Calculation of glazing of the façades facing streets, residential uses, and vacant residential/agricultural land.
    - (b) Calculation of the area of ground floor façades subject to glazing.
    - (c) If glazing alternatives are used, calculation of area of alternative materials used.
    - (d) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
    - (e) Color architectural plans depicting the color of all materials used in the façade.
- r. For development consisting of one or more of the following: Multi-family residential; Hotel; or Mobile Home Park:
  - i. Tabulation of gross acreage.
  - ii. Tabulation of density.
  - iii. Number of dwelling units proposed.
  - iv. Location and percent of total open space and recreation areas.
  - v. Floor area of dwelling units.
  - vi. Number of proposed parking spaces.
  - vii. Street layout.
  - viii. Layout of mobile home stands (for mobile home parks only).
  - ix. City of Alachua Public School Student Generation Form.

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

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



**For commercial project Applications:**

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

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

The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

**For industrial project Applications:**

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

**Policy 1.5.d**

The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.



6. For Site Plans for Buildings Less than 80,000 Square Feet in Area: One (1) set of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.  
For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.
7. Neighborhood Meeting Materials, including:
  - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
  - ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and mailing labels or list of those who received written notice
  - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
8. Legal description with tax parcel number, separate from all other documentation on 8.5" x 11" paper.
9. Proof of ownership (i.e., copy of deed.)
10. Proof of payment of taxes.
11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.
12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
14. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review or additional reviews of the application beyond the initial engineering review fee will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

**All 14 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

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

Sergio Reyes

Signature of Applicant

Sergio Reyes, PE - President

Typed or printed name and title of applicant

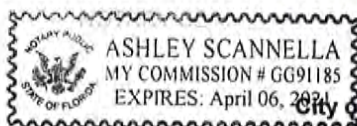
\_\_\_\_\_  
Signature of Co-applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 15<sup>th</sup> day of August, 2019 by Sergio Reyes

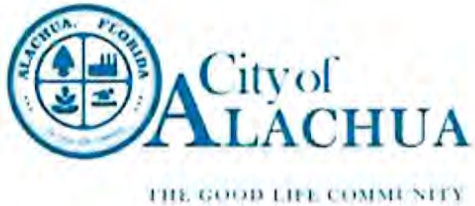
\_\_\_\_\_, who is/are personally known to me, or who has/have produced \_\_\_\_\_  
as identification.



Ashley Scannella  
Signature of Notary Public, State of Florida

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





# Authorized Agent Affidavit

## A. PROPERTY INFORMATION

Address of Subject Property: 13025 NW US HWY 441

Parcel ID Number(s): portions of 05962-002-000, 05855-004-000, 05844-004-001, and 05855-005-000

Acreage: 23.35 +/-

## B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Mitch Glaeser Title: CEO

Company (if applicable): The Laser Investment Group, LLC

Mailing Address: 3201 SW 42nd Street, Ste 2

City: Gainesville State: FL ZIP: 32608

Telephone: 352-538-0072 FAX: N/A e-mail: mitch@glaeseronline.com

## C. AUTHORIZED AGENT

Name: Sergio Reyes, PE Title: President

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 2404 NW 43rd St.

City: Gainesville State: FL ZIP: 32606

Telephone: 352-373-3541 FAX: 352-373-5249 e-mail: sreyes@edafl.com

## D. REQUESTED ACTION:

Rezoning, land use change, and development plan.

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]

Signature of Applicant

Mitch Glaeser

Typed or printed name and title of applicant

\_\_\_\_\_

Signature of Co-applicant

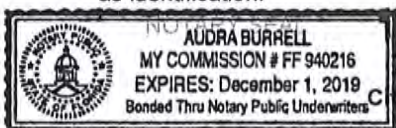
\_\_\_\_\_

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 14 day of August, 2019, by \_\_\_\_\_

Mitch Glaeser, who is/are personally known to me, or who has/have produced Florida Driver License as identification.



[Signature]  
Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department  
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121  
Revised 9/30/2014



# Hydrant Flow Test Report

Test Date 4/24/2018

Test Time 8:30 AM

## Location

US HWY 441 & Southern Precast Drive  
Alachua, FL

## Tested by

Gator Fire Equipment  
1032 S. Main Street  
Gainesville, FL 32601  
Tester: L. Ashby, M. Smith  
Witness: Billy Gourly, City of Alachua

## Notes

Hydrant A: (16835) North Hydrant - Reading (Pitot)  
Hydrant B: (16836) South Hydrant - Flowing

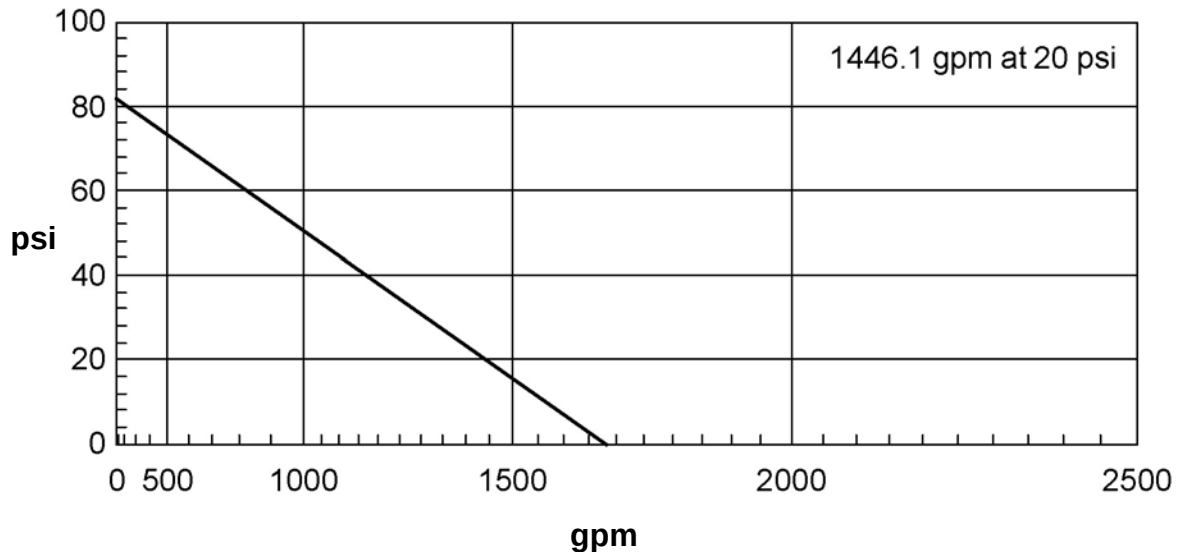
## Read Hydrant

82 psi **static pressure**  
60 psi **residual pressure**  
0 ft **hydrant elevation**

## Flow Hydrant(s)

| Outlet | Elev | Size | C  | Pitot Pressure | Flow    |
|--------|------|------|----|----------------|---------|
| #1     | 0    | 2.5  | .7 | 40             | 826 gpm |

## Flow Graph



## ISO Needed Fire Flow (NFF) Worksheet

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

|                         |                                 |                    |           |
|-------------------------|---------------------------------|--------------------|-----------|
| <b>Petition Number:</b> |                                 | <b>Date:</b>       | 8/14/2019 |
| <b>Project:</b>         | San Felasco Tech City - Phase 3 | <b>Engineer:</b>   | DJM       |
|                         | Café                            | <b>Checked By:</b> | SJR       |
| <b>Location:</b>        | 13000 Block of US HWY 441       |                    |           |
|                         | Alachua, FL                     |                    |           |

### Subject Building

**Construction Class (p. 4):** Joisted Masonry Construction **construction coefficient (F) (p. 2):** 1

**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.):** 3270 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.):** 1264 sq. ft.

**Effective Area ( $A_i$ ) (p. 9):** 3,270 sq. ft. (Show calculations below)

|  |
|--|
|  |
|  |

**Needed Fire Flow attributed to construction ( $C_i$ ) (per formula (p. 2)):** 1029.310449

(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:**  
**Number of stories of exposure wall:** **Length x number of stories:** 0  
**Opening Protection in exposure wall:** Unprotected  
**Factor for exposure ( $X_i$ ) from Table 330.A (p. 17):** 0

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



### 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 ( $P_f$ ) 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.)

$NFF = 1000 \times 1 \times [1 + (0 + 0)]$

$NFF = 1000$  gpm

$NFF = 1000$  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:       | 8/14/2019 |
| Project:         | San Felasco Tech City - Phase 3 | Engineer:   | DJM       |
|                  | Residence 1                     | Checked By: | SJR       |
| Location:        | 13000 Block of US HWY 441       |             |           |
|                  | Alachua, FL                     |             |           |

### Subject Building

|                                                                                                                                                              |                         |                                      |                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------------------------|---------------------------|
| Construction Class (p. 4):                                                                                                                                   | Wood Frame Construction | construction coefficient (F) (p. 2): | 1.5                       |
| 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.): 1409 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.): 1267 sq. ft.       |                         |                                      |                           |
| Effective Area (A <sub>i</sub> ) (p. 9) :                                                                                                                    | 1,409                   | sq. ft.                              | (Show calculations below) |

|                                                                                     |             |
|-------------------------------------------------------------------------------------|-------------|
| Needed Fire Flow attributed to construction (C <sub>i</sub> ) (per formula (p. 2)): | 1013.489516 |
|-------------------------------------------------------------------------------------|-------------|

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C<sub>i</sub>)

|                    |                           |                                             |      |
|--------------------|---------------------------|---------------------------------------------|------|
| Type of Occupancy: | Limited-combustible (C-2) | Occupancy Factor (O <sub>i</sub> ) (p. 11): | 0.85 |
|--------------------|---------------------------|---------------------------------------------|------|

### Exposures (p. 16)

|        |                                                                 |                               |
|--------|-----------------------------------------------------------------|-------------------------------|
| Front: | construction of facing wall of exposure building (p. 4):        |                               |
|        | Distance (ft.) to the exposure building:                        | Length of exposure wall:      |
|        | Number of stories of exposure wall:                             | Length x number of stories: 0 |
|        | Opening Protection in exposure wall:                            |                               |
|        | Factor for exposure (X <sub>i</sub> ) from Table 330.A (p. 17): | 0                             |

|       |                                                                 |                               |
|-------|-----------------------------------------------------------------|-------------------------------|
| Back: | construction of facing wall of exposure building (p. 4):        |                               |
|       | Distance (ft.) to the exposure building:                        | Length of exposure wall:      |
|       | Number of stories of exposure wall:                             | Length x number of stories: 0 |
|       | Opening Protection in exposure wall:                            |                               |
|       | Factor for exposure (X <sub>i</sub> ) from Table 330.A (p. 17): | 0                             |

|       |                                                                 |                         |
|-------|-----------------------------------------------------------------|-------------------------|
| Left: | construction of facing wall of exposure building (p. 4):        | Wood Frame Construction |
|       | Distance (ft.) to the exposure building:                        | 11 - 30                 |
|       | Number of stories of exposure wall:                             | 2                       |
|       | Opening Protection in exposure wall:                            | Unprotected             |
|       | Factor for exposure (X <sub>i</sub> ) from Table 330.A (p. 17): | 0.17                    |

|        |                                                                 |                         |
|--------|-----------------------------------------------------------------|-------------------------|
| Right: | construction of facing wall of exposure building (p. 4):        | Wood Frame Construction |
|        | Distance (ft.) to the exposure building:                        | 11 - 30                 |
|        | Number of stories of exposure wall:                             | 2                       |
|        | Opening Protection in exposure wall:                            | Unprotected             |
|        | Factor for exposure (X <sub>i</sub> ) from Table 330.A (p. 17): | 0.17                    |



### 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 ( $P_f$ ) 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.)

$NFF = 1000 \times 0.85 \times [1 + (0.17 + 0)]$

$NFF = 994.5 \text{ gpm}$

$NFF = 1000 \text{ gpm}$  (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)

|                         |                                 |                    |           |
|-------------------------|---------------------------------|--------------------|-----------|
| <b>Petition Number:</b> |                                 | <b>Date:</b>       | 8/14/2019 |
| <b>Project:</b>         | San Felasco Tech City - Phase 3 | <b>Engineer:</b>   | DJM       |
|                         | Residence 2                     | <b>Checked By:</b> | SJR       |
| <b>Location:</b>        | 13000 Block of US HWY 441       |                    |           |
|                         | Alachua, FL                     |                    |           |

### Subject Building

|                                                                                                                                                                     |                         |                                             |                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|---------------------------|
| <b>Construction Class (p. 4):</b>                                                                                                                                   | Wood Frame Construction | <b>construction coefficient (F) (p. 2):</b> | 1.5                       |
| <b>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.):</b> 1608 sq.ft. |                         |                                             |                           |
| <b>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.):</b> 1550 sq. ft.       |                         |                                             |                           |
| <b>Effective Area (<math>A_i</math>) (p. 9) :</b>                                                                                                                   | 1,608                   | <b>sq. ft.</b>                              | (Show calculations below) |

|                                                                                             |             |
|---------------------------------------------------------------------------------------------|-------------|
| <b>Needed Fire Flow attributed to construction (<math>C_i</math>) (per formula (p. 2)):</b> | 1082.696633 |
|---------------------------------------------------------------------------------------------|-------------|

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

|                           |                           |                                                     |      |
|---------------------------|---------------------------|-----------------------------------------------------|------|
| <b>Type of Occupancy:</b> | Limited-combustible (C-2) | <b>Occupancy Factor (<math>O_i</math>) (p. 11):</b> | 0.85 |
|---------------------------|---------------------------|-----------------------------------------------------|------|

### Exposures (p. 16)

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

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

|              |                                                                         |                                       |
|--------------|-------------------------------------------------------------------------|---------------------------------------|
| <b>Left:</b> | <b>construction of facing wall of exposure building (p. 4):</b>         | Wood Frame Construction               |
|              | <b>Distance (ft.) to the exposure building:</b> 11 - 30                 | <b>Length of exposure wall:</b> 36    |
|              | <b>Number of stories of exposure wall:</b> 2                            | <b>Length x number of stories:</b> 72 |
|              | <b>Opening Protection in exposure wall:</b> Unprotected                 |                                       |
|              | <b>Factor for exposure (<math>X_i</math>) from Table 330.A (p. 17):</b> | 0.17                                  |

|               |                                                                         |                                       |
|---------------|-------------------------------------------------------------------------|---------------------------------------|
| <b>Right:</b> | <b>construction of facing wall of exposure building (p. 4):</b>         | Wood Frame Construction               |
|               | <b>Distance (ft.) to the exposure building:</b> 11 - 30                 | <b>Length of exposure wall:</b> 36    |
|               | <b>Number of stories of exposure wall:</b> 2                            | <b>Length x number of stories:</b> 72 |
|               | <b>Opening Protection in exposure wall:</b> Unprotected                 |                                       |
|               | <b>Factor for exposure (<math>X_i</math>) from Table 330.A (p. 17):</b> | 0.17                                  |



### 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.)

$NFF = 1000 \times 0.85 \times [1 + (0.17 + 0)]$

$NFF = 994.5$  gpm

$NFF = 1000$  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)

|                         |                                 |                    |           |
|-------------------------|---------------------------------|--------------------|-----------|
| <b>Petition Number:</b> |                                 | <b>Date:</b>       | 8/14/2019 |
| <b>Project:</b>         | San Felasco Tech City - Phase 3 | <b>Engineer:</b>   | DJM       |
|                         | Residence 3                     | <b>Checked By:</b> | SJR       |
| <b>Location:</b>        | 13000 Block of US HWY 441       |                    |           |
|                         | Alachua, FL                     |                    |           |

### Subject Building

|                                                                                                                                                                     |                         |                                             |                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|---------------------------|
| <b>Construction Class (p. 4):</b>                                                                                                                                   | Wood Frame Construction | <b>construction coefficient (F) (p. 2):</b> | 1.5                       |
| <b>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.):</b> 1536 sq.ft. |                         |                                             |                           |
| <b>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.):</b> 955 sq. ft.        |                         |                                             |                           |
| <b>Effective Area (A<sub>i</sub>) (p. 9) :</b>                                                                                                                      | 1,536                   | <b>sq. ft.</b>                              | (Show calculations below) |

|                                                                                          |             |
|------------------------------------------------------------------------------------------|-------------|
| <b>Needed Fire Flow attributed to construction (C<sub>i</sub>) (per formula (p. 2)):</b> | 1058.179569 |
|------------------------------------------------------------------------------------------|-------------|

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C<sub>i</sub>)

|                           |                           |                                                  |      |
|---------------------------|---------------------------|--------------------------------------------------|------|
| <b>Type of Occupancy:</b> | Limited-combustible (C-2) | <b>Occupancy Factor (O<sub>i</sub>) (p. 11):</b> | 0.85 |
|---------------------------|---------------------------|--------------------------------------------------|------|

### Exposures (p. 16)

|               |                                                                      |                                      |
|---------------|----------------------------------------------------------------------|--------------------------------------|
| <b>Front:</b> | <b>construction of facing wall of exposure building (p. 4):</b>      |                                      |
|               | <b>Distance (ft.) to the exposure building:</b>                      | <b>Length of exposure wall:</b>      |
|               | <b>Number of stories of exposure wall:</b>                           | <b>Length x number of stories:</b> 0 |
|               | <b>Opening Protection in exposure wall:</b>                          |                                      |
|               | <b>Factor for exposure (X<sub>i</sub>) from Table 330.A (p. 17):</b> | 0                                    |

|              |                                                                      |                                      |
|--------------|----------------------------------------------------------------------|--------------------------------------|
| <b>Back:</b> | <b>construction of facing wall of exposure building (p. 4):</b>      |                                      |
|              | <b>Distance (ft.) to the exposure building:</b>                      | <b>Length of exposure wall:</b>      |
|              | <b>Number of stories of exposure wall:</b>                           | <b>Length x number of stories:</b> 0 |
|              | <b>Opening Protection in exposure wall:</b>                          |                                      |
|              | <b>Factor for exposure (X<sub>i</sub>) from Table 330.A (p. 17):</b> | 0                                    |

|              |                                                                      |                                       |
|--------------|----------------------------------------------------------------------|---------------------------------------|
| <b>Left:</b> | <b>construction of facing wall of exposure building (p. 4):</b>      | Wood Frame Construction               |
|              | <b>Distance (ft.) to the exposure building:</b> 11 - 30              | <b>Length of exposure wall:</b> 36    |
|              | <b>Number of stories of exposure wall:</b> 2                         | <b>Length x number of stories:</b> 72 |
|              | <b>Opening Protection in exposure wall:</b> Unprotected              |                                       |
|              | <b>Factor for exposure (X<sub>i</sub>) from Table 330.A (p. 17):</b> | 0.17                                  |

|               |                                                                      |                                       |
|---------------|----------------------------------------------------------------------|---------------------------------------|
| <b>Right:</b> | <b>construction of facing wall of exposure building (p. 4):</b>      | Wood Frame Construction               |
|               | <b>Distance (ft.) to the exposure building:</b> 11 - 30              | <b>Length of exposure wall:</b> 36    |
|               | <b>Number of stories of exposure wall:</b> 2                         | <b>Length x number of stories:</b> 72 |
|               | <b>Opening Protection in exposure wall:</b> Unprotected              |                                       |
|               | <b>Factor for exposure (X<sub>i</sub>) from Table 330.A (p. 17):</b> | 0.17                                  |



### 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.)

$NFF = 1000 \times 0.85 \times [1 + (0.17 + 0)]$

$NFF = 994.5 \text{ gpm}$

$NFF = 1000 \text{ gpm}$  (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)

|                         |                                 |                    |           |
|-------------------------|---------------------------------|--------------------|-----------|
| <b>Petition Number:</b> |                                 | <b>Date:</b>       | 8/14/2019 |
| <b>Project:</b>         | San Felasco Tech City - Phase 3 | <b>Engineer:</b>   | DJM       |
|                         | Residence 4                     | <b>Checked By:</b> | SJR       |
| <b>Location:</b>        | 13000 Block of US HWY 441       |                    |           |
|                         | Alachua, FL                     |                    |           |

### Subject Building

|                                                                                                                                                                     |                         |                                             |                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------------------------------|---------------------------|
| <b>Construction Class (p. 4):</b>                                                                                                                                   | Wood Frame Construction | <b>construction coefficient (F) (p. 2):</b> | 1.5                       |
| <b>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.):</b> 1068 sq.ft. |                         |                                             |                           |
| <b>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.):</b> 633 sq. ft.        |                         |                                             |                           |
| <b>Effective Area (A<sub>i</sub>) (p. 9) :</b>                                                                                                                      | 1,068                   | <b>sq. ft.</b>                              | (Show calculations below) |

**Needed Fire Flow attributed to construction (C<sub>i</sub>) (per formula (p. 2)):** 882.3672705

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C<sub>i</sub>)

**Type of Occupancy:** Limited-combustible (C-2) **Occupancy Factor (O<sub>i</sub>) (p. 11):** 0.85

### Exposures (p. 16)

|               |                                                                      |                                      |
|---------------|----------------------------------------------------------------------|--------------------------------------|
| <b>Front:</b> | <b>construction of facing wall of exposure building (p. 4):</b>      |                                      |
|               | <b>Distance (ft.) to the exposure building:</b>                      | <b>Length of exposure wall:</b>      |
|               | <b>Number of stories of exposure wall:</b>                           | <b>Length x number of stories:</b> 0 |
|               | <b>Opening Protection in exposure wall:</b>                          |                                      |
|               | <b>Factor for exposure (X<sub>i</sub>) from Table 330.A (p. 17):</b> | 0                                    |

|              |                                                                      |                                      |
|--------------|----------------------------------------------------------------------|--------------------------------------|
| <b>Back:</b> | <b>construction of facing wall of exposure building (p. 4):</b>      |                                      |
|              | <b>Distance (ft.) to the exposure building:</b>                      | <b>Length of exposure wall:</b>      |
|              | <b>Number of stories of exposure wall:</b>                           | <b>Length x number of stories:</b> 0 |
|              | <b>Opening Protection in exposure wall:</b>                          |                                      |
|              | <b>Factor for exposure (X<sub>i</sub>) from Table 330.A (p. 17):</b> | 0                                    |

|              |                                                                      |                                       |
|--------------|----------------------------------------------------------------------|---------------------------------------|
| <b>Left:</b> | <b>construction of facing wall of exposure building (p. 4):</b>      | Wood Frame Construction               |
|              | <b>Distance (ft.) to the exposure building:</b> 11 - 30              | <b>Length of exposure wall:</b> 36    |
|              | <b>Number of stories of exposure wall:</b> 2                         | <b>Length x number of stories:</b> 72 |
|              | <b>Opening Protection in exposure wall:</b> Unprotected              |                                       |
|              | <b>Factor for exposure (X<sub>i</sub>) from Table 330.A (p. 17):</b> | 0.17                                  |

|               |                                                                      |                                       |
|---------------|----------------------------------------------------------------------|---------------------------------------|
| <b>Right:</b> | <b>construction of facing wall of exposure building (p. 4):</b>      | Wood Frame Construction               |
|               | <b>Distance (ft.) to the exposure building:</b> 11 - 30              | <b>Length of exposure wall:</b> 36    |
|               | <b>Number of stories of exposure wall:</b> 2                         | <b>Length x number of stories:</b> 72 |
|               | <b>Opening Protection in exposure wall:</b> Unprotected              |                                       |
|               | <b>Factor for exposure (X<sub>i</sub>) from Table 330.A (p. 17):</b> | 0.17                                  |



### 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.)

$NFF = 1000 \times 0.85 \times [1 + (0.17 + 0)]$

$NFF = 994.5$  gpm

$NFF = 1000$  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)

|                         |                                 |                    |           |
|-------------------------|---------------------------------|--------------------|-----------|
| <b>Petition Number:</b> |                                 | <b>Date:</b>       | 8/14/2019 |
| <b>Project:</b>         | San Felasco Tech City - Phase 3 | <b>Engineer:</b>   | DJM       |
|                         | Residence 5                     | <b>Checked By:</b> | SJR       |
| <b>Location:</b>        | 13000 Block of US HWY 441       |                    |           |
|                         | Alachua, FL                     |                    |           |

### Subject Building

**Construction Class (p. 4):** Wood Frame Construction ▼ **construction coefficient (F) (p. 2):** 1.5

**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.):** 2124 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.):** 1148 sq. ft.

**Effective Area ( $A_i$ ) (p. 9) :** 2,124 sq. ft. (Show calculations below)

|  |
|--|
|  |
|  |
|  |

**Needed Fire Flow attributed to construction ( $C_i$ ) (per formula (p. 2)):** 1244.345611

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

**Type of Occupancy:** Limited-combustible (C-2) ▼ **Occupancy Factor ( $O_i$ ) (p. 11):** 0.85

### Exposures (p. 16)

**Front:** construction of facing wall of exposure building (p. 4): ▼

|                                                           |                               |
|-----------------------------------------------------------|-------------------------------|
| Distance (ft.) to the exposure building: ▼                | Length of exposure wall:      |
| Number of stories of exposure wall:                       | 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): ▼

|                                                           |                               |
|-----------------------------------------------------------|-------------------------------|
| Distance (ft.) to the exposure building: ▼                | Length of exposure wall:      |
| Number of stories of exposure wall:                       | 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): Wood Frame Construction ▼

|                                                              |                                |
|--------------------------------------------------------------|--------------------------------|
| Distance (ft.) to the exposure building: 11 - 30 ▼           | Length of exposure wall: 36    |
| Number of stories of exposure wall: 2                        | Length x number of stories: 72 |
| Opening Protection in exposure wall: Unprotected ▼           |                                |
| Factor for exposure ( $X_i$ ) from Table 330.A (p. 17): 0.17 |                                |

**Right:** construction of facing wall of exposure building (p. 4): Wood Frame Construction ▼

|                                                              |                                |
|--------------------------------------------------------------|--------------------------------|
| Distance (ft.) to the exposure building: 11 - 30 ▼           | Length of exposure wall: 36    |
| Number of stories of exposure wall: 2                        | Length x number of stories: 72 |
| Opening Protection in exposure wall: Unprotected ▼           |                                |
| Factor for exposure ( $X_i$ ) from Table 330.A (p. 17): 0.17 |                                |



### 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 ( $P_1$ ) 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.)

$NFF = 1250 \times 0.85 \times [1 + (0.17 + 0)]$

$NFF = 1243.125$  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)

|                         |                                 |                    |           |
|-------------------------|---------------------------------|--------------------|-----------|
| <b>Petition Number:</b> |                                 | <b>Date:</b>       | 8/14/2019 |
| <b>Project:</b>         | San Felasco Tech City - Phase 3 | <b>Engineer:</b>   | DJM       |
|                         | Residence 6 - 4 Story           | <b>Checked By:</b> | SJR       |
| <b>Location:</b>        | 13000 Block of US HWY 441       |                    |           |
|                         | Alachua, FL                     |                    |           |

### Subject Building

**Construction Class (p. 4):** Wood Frame Construction **construction coefficient (F) (p. 2):** 1.5

**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.):** 2060 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.):** 6180 sq. ft.

**Effective Area (A<sub>f</sub>) (p. 9) :** 2,060 sq. ft. (Show calculations below)

**Needed Fire Flow attributed to construction (C<sub>i</sub>) (per formula (p. 2)):** 1225.455018

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C<sub>i</sub>)

**Type of Occupancy:** Limited-combustible (C-2) **Occupancy Factor (O<sub>i</sub>) (p. 11):** 0.85

### Exposures (p. 16)

**Front:** construction of facing wall of exposure building (p. 4):  
**Distance (ft.) to the exposure building:** **Length of exposure wall:**  
**Number of stories of exposure wall:** **Length x number of stories:** 0  
**Opening Protection in exposure wall:**  
**Factor for exposure (X<sub>i</sub>) from Table 330.A (p. 17):** 0

**Back:** construction of facing wall of exposure building (p. 4):  
**Distance (ft.) to the exposure building:** **Length of exposure wall:**  
**Number of stories of exposure wall:** **Length x number of stories:** 0  
**Opening Protection in exposure wall:** Unprotected  
**Factor for exposure (X<sub>i</sub>) from Table 330.A (p. 17):** 0

**Left:** construction of facing wall of exposure building (p. 4): Wood Frame Construction  
**Distance (ft.) to the exposure building:** 11 - 30 **Length of exposure wall:** 36  
**Number of stories of exposure wall:** 4 **Length x number of stories:** 144  
**Opening Protection in exposure wall:** Unprotected  
**Factor for exposure (X<sub>i</sub>) from Table 330.A (p. 17):** 0.18

**Right:** construction of facing wall of exposure building (p. 4): Wood Frame Construction  
**Distance (ft.) to the exposure building:** 11 - 30 **Length of exposure wall:** 36  
**Number of stories of exposure wall:** 4 **Length x number of stories:** 144  
**Opening Protection in exposure wall:** Unprotected  
**Factor for exposure (X<sub>i</sub>) from Table 330.A (p. 17):** 0.18



### 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 <sub>i</sub> ) 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.)

$$NFF = 1250 \times 0.85 \times [1 + (0.18 + 0)]$$

$$NFF = 1253.75 \text{ gpm}$$

$$NFF = 1250 \text{ gpm (rounded to nearest 250 gpm per ISO requirements)}$$

**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.







## Worksheet for Needed Fire Flow

Project Name : San Felasco Tech City  
Customer / Builder Name : Laser Investment Group  
Property Address : 13000 Block of NW US HWY 441

### NFPA Calculation - Residence #1

|                     |   |         |
|---------------------|---|---------|
| Fire Flow Area (SF) | = | 2,676   |
| Sprinkler System    | = | Yes     |
| Occupancy Class     | = | R-2     |
| Construction Type   | = | V (000) |

Per 18.4.5.1.1 - One and two-family dwellings having a fire flow area that does not exceed 5,000 sf shall be 1,000 GPM for 1 hour

= 1,000 gpm

(Resulting Fire Flow shall not be less than 1,000 gpm)

|                                  |              |            |
|----------------------------------|--------------|------------|
| <b>REQUIRED Needed Fire Flow</b> | <b>1,000</b> | <b>gpm</b> |
|----------------------------------|--------------|------------|





## Worksheet for Needed Fire Flow

Project Name : San Felasco Tech City  
Customer / Builder Name : Laser Investment Group  
Property Address : 13000 Block of NW US HWY 441

### NFPA Calculation - Residence #2

|                     |   |         |
|---------------------|---|---------|
| Fire Flow Area (SF) | = | 4,766   |
| Sprinkler System    | = | Yes     |
| Occupancy Class     | = | R-2     |
| Construction Type   | = | V (000) |

Per 18.4.5.1.1 - One and two-family dwellings having a fire flow area that does not exceed 5,000 sf shall be 1,000 GPM for 1 hour

|  |   |           |
|--|---|-----------|
|  | = | 1,000 gpm |
|--|---|-----------|

(Resulting Fire Flow shall not be less than 1,000 gpm)

|                                  |              |            |
|----------------------------------|--------------|------------|
| <b>REQUIRED Needed Fire Flow</b> | <b>1,000</b> | <b>gpm</b> |
|----------------------------------|--------------|------------|





### Worksheet for Needed Fire Flow

Project Name : San Felasco Tech City  
Customer / Builder Name : Laser Investment Group  
Property Address : 13000 Block of NW US HWY 441

#### NFPA Calculation - Residence #3

|                                                                                                                                   |   |         |
|-----------------------------------------------------------------------------------------------------------------------------------|---|---------|
| Fire Flow Area (SF)                                                                                                               | = | 2,491   |
| Sprinkler System                                                                                                                  | = | Yes     |
| Occupancy Class                                                                                                                   | = | R-2     |
| Construction Type                                                                                                                 | = | V (000) |
| Per 18.4.5.1.1 - One and two-family dwellings having a fire flow area that does not exceed 5,000 sf shall be 1,000 GPM for 1 hour |   |         |

(Resulting Fire Flow shall not be less than 1,000 gpm)

|                                  |              |            |
|----------------------------------|--------------|------------|
| <b>REQUIRED Needed Fire Flow</b> | <b>1,000</b> | <b>gpm</b> |
|----------------------------------|--------------|------------|







### Worksheet for Needed Fire Flow

Project Name : San Felasco Tech City  
Customer / Builder Name : Laser Investment Group  
Property Address : 13000 Block of NW US HWY 441

#### NFPA Calculation - Residence #4

|                     |   |         |
|---------------------|---|---------|
| Fire Flow Area (SF) | = | 1,730   |
| Sprinkler System    | = | Yes     |
| Occupancy Class     | = | R-2     |
| Construction Type   | = | V (000) |

Per 18.4.5.1.1 - One and two-family dwellings having a fire flow area that does not exceed 5,000 sf shall be 1,000 GPM for 1 hour

(Resulting Fire Flow shall not be less than 1,000 gpm)

|                                  |              |            |
|----------------------------------|--------------|------------|
| <b>REQUIRED Needed Fire Flow</b> | <b>1,000</b> | <b>gpm</b> |
|----------------------------------|--------------|------------|





engineers • surveyors • planners

### Worksheet for Needed Fire Flow

Project Name : San Felasco Tech City  
Customer / Builder Name : Laser Investment Group  
Property Address : 13000 Block of NW US HWY 441

#### NFPA Calculation - Residence #5

|                                                                                                                                   |   |         |
|-----------------------------------------------------------------------------------------------------------------------------------|---|---------|
| Fire Flow Area (SF)                                                                                                               | = | 3,272   |
| Sprinkler System                                                                                                                  | = | Yes     |
| Occupancy Class                                                                                                                   | = | R-2     |
| Construction Type                                                                                                                 | = | V (000) |
| Per 18.4.5.1.1 - One and two-family dwellings having a fire flow area that does not exceed 5,000 sf shall be 1,000 GPM for 1 hour |   |         |

(Resulting Fire Flow shall not be less than 1,000 gpm)

|                                  |              |            |
|----------------------------------|--------------|------------|
| <b>REQUIRED Needed Fire Flow</b> | <b>1,000</b> | <b>gpm</b> |
|----------------------------------|--------------|------------|





### Worksheet for Needed Fire Flow

Project Name : San Felasco Tech City  
Customer / Builder Name : Laser Investment Group  
Property Address : 13000 Block of NW US HWY 441

#### NFPA Calculation - Residence #6

|                                                        |   |           |
|--------------------------------------------------------|---|-----------|
| Fire Flow Area (SF)                                    | = | 8,240     |
| Sprinkler System                                       | = | Yes       |
| Occupancy Class                                        | = | R-2       |
| Construction Type                                      | = | V (000)   |
| Required Needed Fire Flow Per NFPA                     | = | 3,750 gpm |
| Flow Duration (hours)                                  | = | 3         |
| Per 18.4.5.2.1, 75% reduction for sprinkler system     | = | 938 gpm   |
| (Resulting Fire Flow shall not be less than 1,000 gpm) |   |           |

|                                  |              |            |
|----------------------------------|--------------|------------|
| <b>REQUIRED Needed Fire Flow</b> | <b>1,000</b> | <b>gpm</b> |
|----------------------------------|--------------|------------|







### Worksheet for Needed Fire Flow

Project Name : San Felasco Tech City  
Customer / Builder Name : Laser Investment Group  
Property Address : 13000 Block of NW US HWY 441

#### NFPA Calculation - Café

|                                                        |   |           |
|--------------------------------------------------------|---|-----------|
| Fire Flow Area (SF)                                    | = | 3,270     |
| Sprinkler System                                       | = | Yes       |
| Occupancy Class                                        | = | A-2       |
| Construction Type                                      | = | III (200) |
| Required Needed Fire Flow Per NFPA                     | = | 1,500 gpm |
| Flow Duration (hours)                                  | = | 2         |
| Per 18.4.5.2.1, 75% reduction for sprinkler system     | = | 375 gpm   |
| (Resulting Fire Flow shall not be less than 1,000 gpm) |   |           |

|                                  |              |            |
|----------------------------------|--------------|------------|
| <b>REQUIRED Needed Fire Flow</b> | <b>1,000</b> | <b>gpm</b> |
|----------------------------------|--------------|------------|



## Concurrency Impact Analysis San Felasco Tech City – Phase 3

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The proposed project includes a total of 74 residential units and a 3,270 SF restaurant to serve the multi-use development at San Felasco Tech City.

### **Stormwater:**

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

### **Potable Water:**

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

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

*Project Impact:* For the proposed residential development, it is estimated that approximately 275 gpd per ERU (74 units). The residential units will consume approximately 20,350 G.P.D., based on this calculation (74 units x 275 G.P.D. = 20,350 G.P.D.).

For the proposed restaurant space, it is estimated that approximately 40 G.P.D. will be used per seat (Ch. 64E-6, F.A.C.). The restaurant space will generate approximately 200 G.P.D., based on this calculation (150 seats x 40 G.P.D. = 6,000 G.P.D.).

In the entire Phase 3 development, it is estimated that approximately 26,350 G.P.D. will be used. As shown in the following table, there is adequate capacity available to support this development.

| <b>Table 3a. Potable Water Impacts - Final Development Orders</b> |                        |
|-------------------------------------------------------------------|------------------------|
| <b>System Category</b>                                            | <b>Gallons Per Day</b> |
| Current Permitted Capacity <sup>1</sup>                           | 2,300,000              |
| Less Actual Potable Water Flows <sup>1</sup>                      | 1,295,603              |
| Reserved Capacity <sup>2</sup>                                    | 86,978                 |
| Tech City Phase 3                                                 | 26,350                 |
| <b>Residual Capacity</b>                                          | <b>891,069</b>         |
| <b>Percentage of Permitted Design Capacity Utilized</b>           | <b>61.26%</b>          |

### **Sanitary Sewer:**

*Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.*

*Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.*

*Project Impact:* For the proposed residential development, it is estimated that approximately 250 G.P.D. will be used per ERU (74 total units). The residential units will consume approximately 18,500 G.P.D., based on this calculation (74 units x 250 G.P.D. = 18,500 G.P.D.).

For the proposed restaurant space, it is estimated that approximately 40 G.P.D. will be used per seat (Ch. 64E-6, F.A.C.). The restaurant space will generate approximately 200 G.P.D., based on this calculation (150 seats x 40 G.P.D. = 6,000 G.P.D.).

In the entire Phase 3 development, it is estimated that approximately 24,500 G.P.D. will be used. As shown in the following table, there is adequate capacity available to support this development.

| <b>Table 4a. Sanitary Sewer Impacts - Final Development Orders</b> |                        |
|--------------------------------------------------------------------|------------------------|
| <b>System Category</b>                                             | <b>Gallons Per Day</b> |
| Treatment Plant Current Permitted Capacity                         | 1,500,000              |
| Less Actual Treatment Plant Flows <sup>1</sup>                     | 729,000                |
| Reserved Capacity <sup>2</sup>                                     | 82,760                 |
| Tech City Phase 3                                                  | 24,500                 |
| <b>Residual Capacity</b>                                           | <b>663,740</b>         |
| <b>Percentage of Permitted Design Capacity Utilized</b>            | <b>55.75%</b>          |
| <i>Sources:</i>                                                    |                        |
| 1. City of Alachua Public Services Department, April 2019          |                        |

### **Solid Waste:**

*Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.*

*Project Impact:* Commercial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). The proposed restaurant will generate approximately 104 pounds of solid waste per day  $3,270 \text{ SF} / 1,000 \text{ SF} \times 12 = 39.2$  pounds per day).

Residential uses generate approximately 0.73 tons/capita per year. The proposed residential units will generate approximately 147.5 tons per year  $(74 \text{ DU} \times 2.73 \text{ persons/DU} \times 0.73 \text{ tons/capita/year} = 147.5 \text{ tons per year})$ .



As indicated in the following table, the proposed solid waste generated as part of this project will not reduce the level of service in the City of Alachua.

| <b>Table 6a. Solid Waste Impacts - Final Development Orders</b>                                                                                                                                                                                                              |                    |                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------------|
| <b>System Category</b>                                                                                                                                                                                                                                                       | <b>Lbs Per Day</b> | <b>Tons Per Year</b> |
| Existing Demand <sup>1</sup>                                                                                                                                                                                                                                                 | 40,620.00          | 7,413.15             |
| Reserved Capacity <sup>2</sup>                                                                                                                                                                                                                                               | 7,408.14           | 1,351.99             |
| <b>New River Solid Waste Facility Capacity<sup>3</sup></b>                                                                                                                                                                                                                   | <b>50 years</b>    |                      |
| 1. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2018); Policy 2.1.a, CFNGAR Element<br>Formula: 10,155 persons x 0.73 tons per year<br>Source: City of Alachua Planning Department as of July 2019. |                    |                      |

### **Recreation:**

San Felasco Tech City will provide passive and active recreational facilities for employees and residents as a part of the Master Plan for the development. The project impacts are 74 DU \* 2.37 persons/DU x 5 acres/1,000 persons = 0.88 acres. As shown in the following table, there is adequate capacity available to support this development.

| <b>Table 5a. Recreational Impacts - Final Development Orders</b>                                                                                                                                                                                                |                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <b>System Category</b>                                                                                                                                                                                                                                          | <b>Acreage</b> |
| Existing City of Alachua Recreation Acreage <sup>1</sup>                                                                                                                                                                                                        | 117.65         |
| Acreage Required to Serve Existing Population <sup>2</sup>                                                                                                                                                                                                      | 50.78          |
| Reserved Capacity <sup>3</sup>                                                                                                                                                                                                                                  | 0.62           |
| Tech City Phase 3                                                                                                                                                                                                                                               | 0.88           |
| <b>Available Recreation Acreage</b>                                                                                                                                                                                                                             | <b>65.38</b>   |
| 1. Table 5c. Recreational Facilities<br>2. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2018); Policy 1.2.b, Recreation Element<br>Formula: 10,155 persons / (5 acres / 1,000 persons) |                |

### Traffic:

The proposed use of the project site as a commercial and office use will not create a traffic impact that will exceed the approved level of service standards for the impacted roadway (US Highway 441).

**TABLE 1 – PROJECT TRIP GENERATION**

#### **PROPOSED**

ITE LAND USE 210 Single-Family Detached Housing

9 Dwelling Units

| PERIOD | RATE | PER UNIT | TRIPS | TRIP DISTRIBUTION |      | PROJECT TRIPS |     |
|--------|------|----------|-------|-------------------|------|---------------|-----|
|        |      |          |       | ENTER             | EXIT | IN            | OUT |
| AM     | 0.74 | 9.00     | 7     | 25%               | 75%  | 2             | 5   |
| PM     | 0.99 | 9.00     | 9     | 63%               | 37%  | 6             | 3   |
| AVG    | 9.44 | 9.00     | 85    | 50%               | 50%  | 42            | 42  |

ITE LAND USE 220 Multifamily Housing (Low-Rise)

49 Dwelling Units

| PERIOD | RATE | PER UNIT | TRIPS | TRIP DISTRIBUTION |      | PROJECT TRIPS |     |
|--------|------|----------|-------|-------------------|------|---------------|-----|
|        |      |          |       | ENTER             | EXIT | IN            | OUT |
| AM     | 0.46 | 49.00    | 23    | 23%               | 77%  | 5             | 17  |
| PM     | 0.56 | 49.00    | 27    | 63%               | 37%  | 17            | 10  |
| AVG    | 7.32 | 49.00    | 359   | 50%               | 50%  | 179           | 179 |

ITE LAND USE 221 Multifamily Housing (Mid-Rise)

16 Dwelling Units

| PERIOD | RATE | PER UNIT | TRIPS | TRIP DISTRIBUTION |      | PROJECT TRIPS |     |
|--------|------|----------|-------|-------------------|------|---------------|-----|
|        |      |          |       | ENTER             | EXIT | IN            | OUT |
| AM     | 0.36 | 16.00    | 6     | 26%               | 74%  | 1             | 4   |
| PM     | 0.44 | 16.00    | 7     | 61%               | 39%  | 4             | 3   |
| AVG    | 5.44 | 16.00    | 87    | 50%               | 50%  | 44            | 44  |

ITE LAND USE 930 Fast Casual Restaurant

3,200 SF

| PERIOD | RATE   | PER 1000 SF | TRIPS | TRIP DISTRIBUTION |      | PROJECT TRIPS |     |
|--------|--------|-------------|-------|-------------------|------|---------------|-----|
|        |        |             |       | ENTER             | EXIT | IN            | OUT |
| AM     | 2.07   | 3.20        | 7     | 67%               | 33%  | 4             | 2   |
| PM     | 14.13  | 3.20        | 45    | 55%               | 45%  | 25            | 20  |
| AVG    | 315.17 | 3.20        | 1009  | 50%               | 50%  | 504           | 504 |

#### **NET**

|                                | AM | PM | AVG  |
|--------------------------------|----|----|------|
| Single Family Detached Housing | 7  | 9  | 85   |
| Multifamily (Low-Rise)         | 23 | 27 | 359  |
| Multifamily (Mid-Rise)         | 6  | 7  | 87   |
| Restaurant                     | 7  | 45 | 1009 |
| Net                            | 42 | 89 | 1540 |

#### **INTERNAL CAPTURE**

|                                    | AM  | PM  | AVG   |
|------------------------------------|-----|-----|-------|
| Net                                | 42  | 89  | 1540  |
| 10% Reduction for Internal Capture | 4.2 | 8.9 | 154.0 |
| Final                              | 38  | 80  | 1386  |

**TABLE 2: TRIP DISTRIBUTION**

| Segment ID         | Distribution Share | Projected Trips |
|--------------------|--------------------|-----------------|
| U.S. Hwy 441 (3/4) | 100%               | 1386            |

No other road segments will be impacted more than 5% of their maximum service volume.

**TABLE 3: ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS**

|                       |                                |              |        |          |        | Projected |           |
|-----------------------|--------------------------------|--------------|--------|----------|--------|-----------|-----------|
| Segment ID:           | Segment Limits:                | LOS-D        |        | Existing | Res'vd | Trips     | Available |
| U.S. Hwy 441<br>(3/4) | From NW 126th<br>Ave to SR 235 | AADT         | 45,700 | 18,579   | 3,599  | 1,386     | 22,136    |
|                       |                                | Peak<br>Hour | 4,110  | 1,765    | 476    | 80        | 1,789     |

*Source: City of Alachua Planning Department as of July 2019.*





## Worksheet for Trip Generation

Project Name : San Felasco Tech City - Phase 3  
 Customer / Builder Name : Laser Investment Group  
 Property Address : 13000 Block of NW US HWY 441

### PROPOSED

ITE LAND USE 210 Single-Family Detached Housing  
 9 Dwelling Units

| PERIOD | RATE | PER UNIT | TRIPS | TRIP DISTRIBUTION |      | PROJECT TRIPS |     |
|--------|------|----------|-------|-------------------|------|---------------|-----|
|        |      |          |       | ENTER             | EXIT | IN            | OUT |
| AM     | 0.74 | 9.00     | 7     | 25%               | 75%  | 2             | 5   |
| PM     | 0.99 | 9.00     | 9     | 63%               | 37%  | 6             | 3   |
| AVG    | 9.44 | 9.00     | 85    | 50%               | 50%  | 42            | 42  |

ITE LAND USE 220 Multifamily Housing (Low-Rise)  
 49 Dwelling Units

| PERIOD | RATE | PER UNIT | TRIPS | TRIP DISTRIBUTION |      | PROJECT TRIPS |     |
|--------|------|----------|-------|-------------------|------|---------------|-----|
|        |      |          |       | ENTER             | EXIT | IN            | OUT |
| AM     | 0.46 | 49.00    | 23    | 23%               | 77%  | 5             | 17  |
| PM     | 0.56 | 49.00    | 27    | 63%               | 37%  | 17            | 10  |
| AVG    | 7.32 | 49.00    | 359   | 50%               | 50%  | 179           | 179 |

ITE LAND USE 221 Multifamily Housing (Mid-Rise)  
 16 Dwelling Units

| PERIOD | RATE | PER UNIT | TRIPS | TRIP DISTRIBUTION |      | PROJECT TRIPS |     |
|--------|------|----------|-------|-------------------|------|---------------|-----|
|        |      |          |       | ENTER             | EXIT | IN            | OUT |
| AM     | 0.36 | 16.00    | 6     | 26%               | 74%  | 1             | 4   |
| PM     | 0.44 | 16.00    | 7     | 61%               | 39%  | 4             | 3   |
| AVG    | 5.44 | 16.00    | 87    | 50%               | 50%  | 44            | 44  |

ITE LAND USE 930 Fast Casual Restaurant  
 3,200 SF

| PERIOD | RATE   | PER 1000 SF | TRIPS | TRIP DISTRIBUTION |      | PROJECT TRIPS |     |
|--------|--------|-------------|-------|-------------------|------|---------------|-----|
|        |        |             |       | ENTER             | EXIT | IN            | OUT |
| AM     | 2.07   | 3.20        | 7     | 67%               | 33%  | 4             | 2   |
| PM     | 14.13  | 3.20        | 45    | 55%               | 45%  | 25            | 20  |
| AVG    | 315.17 | 3.20        | 1009  | 50%               | 50%  | 504           | 504 |

### NET

|                                | AM        | PM        | AVG         |
|--------------------------------|-----------|-----------|-------------|
| Single Family Detached Housing | 7         | 9         | 85          |
| Multifamily (Low-Rise)         | 23        | 27        | 359         |
| Multifamily (Mid-Rise)         | 6         | 7         | 87          |
| Restaurant                     | 7         | 45        | 1009        |
| <b>Net</b>                     | <b>42</b> | <b>89</b> | <b>1540</b> |

### INTERNAL CAPTURE

|                                    | AM        | PM        | AVG         |
|------------------------------------|-----------|-----------|-------------|
| Net                                | 42        | 89        | 1540        |
| 10% Reduction for Internal Capture | 4.2       | 8.9       | 154.0       |
| <b>Final</b>                       | <b>38</b> | <b>80</b> | <b>1386</b> |

## San Felasco Tech City – Phase 3

### Statement of Proposed Uses

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The proposed development at San Felasco Tech City is designed to provide residential and non-residential space to create a corporate park center along the NW US Hwy 441 corridor. This phase of the development plan proposes to construct single family attached housing units, along with a restaurant to serve the development.

### Comprehensive Plan Consistency

---

#### Future Land Use Element:

##### *Objective 1.4: Corporate Park*

*The City of Alachua shall establish one mixed use district: Corporate Park. This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and complementary residential uses located near major transportation corridors. The Corporate Park category is intended to:*

*(1) provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses; and,*

*(2) provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.*

**Consistency:** The proposed San Felasco Tech City – Phase 3 development will serve the intent of the Corporate Park future land use designation, as it will provide residential units within a business park for the citizens of Alachua, creating a mixed-use project. The proposed Phase 3 included complementary residential development and commercial development in the form of a restaurant to serve the employees and residents of the development.

*Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single family and multi-family residential, live-work units, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding and uses, and to minimize potential nuisances or damage to the environment.*

**Consistency:** The proposed Phase 3 includes complementary single family attached housing units to supplement the existing non-residential uses at San Felasco Tech City.

*Policy 1.4.b: Development within the Corporate Park land use category should be designed in a campuslike or “corporate park” setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly*

*features, such as buildings placed near the street, sidewalks, and trails leading to nearby uses, such as retail and housing, is encouraged.*

*Policy 1.4.c: Non-residential Corporate Park uses shall be limited to an intensity of less than or equal to .50 floor area ratio (F.A.R.) for parcels 5 acres or greater, .75 F.A.R. for parcels less than 5 acres but greater than 1 acre, and 1.0 F.A.R. for parcels 1 acre or less.*

**Consistency:** The proposed Phase 3 includes complementary single family attached housing units to supplement the existing non-residential uses at San Felasco Tech City. In addition to the proposed housing, a restaurant will help create a campus-like setting with a mix of uses throughout the project.

*Policy 1.4.d: Development within the Corporate Park land use category that consists of greater than 50 acres of contiguous land may provide clustered residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of 4 dwelling units per gross acre. Residential development must be developed consistent with the specific criteria identified within the Land Development Regulations for residential development in the Corporate Park zoning district.*

**Consistency:** The proposed Phase 3 includes complementary single family attached housing units to supplement the existing non-residential uses at San Felasco Tech City. The density does not exceed 4 du/acre.

*Policy 1.4.e: Corporate Park uses shall be located and designed in such a manner as to prevent undesirable impacts to adjacent properties.*

**Consistency:** The proposed Phase 3 includes residential units that will not have an undesirable impact on adjacent properties. All required buffers and landscaping for the project are provided in the Landscape Plans as required by the Land Development Code.

*Policy 1.4.f: The City shall develop performance standards for Corporate Park uses in order to address the following:*

*1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;*

**Consistency:** The development will include sidewalks for non-vehicular access to the site. Parking for the residential buildings is provided primarily to the rear of the units, with only parallel on-street parking spaces proposed in the front of the units.

*2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;*

**Consistency:** All required buffers and landscaping for the project are provided in the Landscape Plans as required by the Land Development Code.

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

**Consistency:** The proposed site plan exceeds the required open space and has less than the maximum floor area ratio.



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

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

5. *Placement of signage;*

**Consistency:** No signage is proposed at this time. The permitting of signs will occur under a separate process and those permits shall be prepared in compliance with the applicable criteria.

6. *Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;*

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

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

**Consistency:** Dumpsters are located at the periphery of the proposed building areas to avoid conflicts with pedestrians and vehicles. Sidewalks are provided throughout the site.

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

**Consistency:** All required buffers and landscaping for the project are provided in the Landscape Plans as required by the Land Development Code.

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

**Consistency:** Wetlands on the site have been avoided and buffers are shown on plans as required by the City and Alachua County.

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

**Consistency:** No additional performance base requirements apply to this phase of Tech City.

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

**Consistency:** The proposed development is below the maximum floor area ratio allowed.

12. *Complementary residential uses.*

**Consistency:** Single family attached units are proposed in Phase 3 to complement the existing non-residential development within San Felasco Tech City.

**Objective 1.5: Industrial**

*The City of Alachua shall establish one industrial district: Industrial. This district 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.*

**Consistency:** The proposed San Felasco Tech City development will serve the intent of the Industrial future land use designation, as it will provide space for new industry and employment for the citizens of Alachua. In addition, the site is consistent with the policies outlined in Future Land Use Policy 1.5.b and 1.5.d as indicated below:

*Policy 1.5.b: The Industrial land use category may also 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.*

**Consistency:** The proposed San Felasco Tech City development will serve the intent of the Industrial future land use category. The site will include office uses with supporting light industrial space along the US Hwy 441 “corporate corridor.”

*Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:*

1. *Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;*

**Consistency:** The development will include sidewalks for non-vehicular access to the project site and a pedestrian-friendly area between the buildings. The drive aisles and parking are located around the exterior perimeter of the buildings.

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

**Consistency:** All required buffers and setbacks are shown on plans.

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

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

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

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

5. *Placement of signage;*

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

6. *Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;*

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

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

**Consistency:** The overall site design isolates housing areas from the non-residential areas to allow for separation of uses within this mixed use project. Loading docks and dumpsters are located at the rear of the non-residential buildings to avoid conflicts with pedestrians and vehicles. Sidewalks are provided throughout the site.

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

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

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

**Consistency:** Wetlands on the site have been avoided and buffers are shown on plans as required by the City and Alachua County. There are also FNAI Priority areas shown on the property. This area contains habitat identified as potentially important for native communities and ecosystems by the Florida Natural Areas Inventory ("FNAI"). If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations. An environmental assessment is underway by Environmental Research Corporation and will be submitted immediately following this submittal.

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

**Consistency:** None are proposed.

11. *Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5*



*acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.*

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

TODAY IN HISTORY

In 1776, the Continental Congress passed a resolution saying that "these United Colonies are, and of right ought to be, free and independent States."

In 1917, rioting erupted in East St. Louis, Illinois, as white mobs attacked black residents; nearly 50 people, mostly blacks, are believed to have died in the violence.

In 1937, aviator Amelia Earhart and navigator Fred Noonan disappeared over the Pacific Ocean while attempting to make the first round-the-world flight along the equator.

In 1961, author Ernest Hemingway shot himself to death at his home in Ketchum, Idaho.

In 1976, the U.S. Supreme Court, in Gregg v. Georgia, ruled 7-2 the death penalty was not inherently cruel or unusual.

In 1987, 18 Mexican immigrants were found dead inside a locked boxcar near Sierra Blanca, Texas, in what authorities called a botched smuggling attempt; a 19th man survived.

**TODAY'S BIRTHDAYS**

Former Philippine first lady **Imelda Marcos** is 90. Jazz musician **Ahmad Jamal** is 89. Actor **Robert Ito** is 88. Actress **Polly Holliday** is 82. Racing Hall of Famer **Richard Petty** is 82. Former White House chief of staff **John H. Sununu** is 80. Former Mexican President **Vicente Fox** is 77.

LOTTERY

**Monday, July 1**

**Pick 2**  
Early drawing: 0-2  
Night drawing: 4-5

**Pick 3**  
Early drawing: 5-0-3  
Night drawing: 5-1-0

**Pick 4**  
Early drawing: 7-1-4-2  
Night drawing: 4-1-6-6

**Pick 5**  
Early drawing: 2-7-3-6-0  
Night drawing: 6-9-7-7-5

**Fantasy 5**  
3-9-17-22-31

**Cash4Life**  
8-32-34-45-51 CB: 3

**SUNDAY'S RESULTS**

**Fantasy 5**  
6-17-22-25-31

**Match...Payoff...Winners**

5-of-5...\$58,264.91...3  
4-of-5...\$118.50...237  
3-of-5...\$10.50...74,916

LOCAL BRIEFS

**Levy deputies need help to solve homicide**

The Levy County Sheriff's Office is asking that anyone with information regarding an unsolved shooting death come forward as the five-year anniversary of the investigation approaches.

Leo Rives, 31, of Williston, was found dead next to his vehicle at 3571 NE 218th Ave., with multiple gunshot wounds on July 5, 2014.

No arrests have been made in the killing.

While the case has remained unsolved, recent progress has been made in the investigation, said said sheriff's Lt. Scott Tummond.

Tummond said he couldn't be specific but

said investigators believe several individuals know who is involved in the murder.

"We need as much community support as we can get," he said.

While witnesses may fear retaliation, he said, the office is appealing to witnesses to do what is right.

"We want to bring closure to the family," Tummond said.

Crime Stoppers of Levy County has authorized a cash award of up to \$1,000 for information leading to the arrest and prosecution of anyone involved in the Rives' murder.

Anyone wishing to provide information is asked to contact lead investigator Sgt. Mike Narayan

at 352-486-5111 ext. 267, or make an anonymous report to Crime Stoppers at 1-877-349-8477.

— Emily Mavrakis

YouTube's Josh Peck on deck for UF visit

The former star of Nickelodeon's "Drake & Josh" and YouTube personality Josh Peck will speak at the University of Florida on July 10.

Peck will speak at the University Auditorium at an event hosted by UF student government's ACCENT Speakers Bureau.

Doors will open at 6:30 p.m. and the talk will begin at 7:30, according to an ACCENT Facebook post.

Students with a valid

student ID can pick up free tickets at the Student Government suite in the J. Wayne Reitz Union starting Sunday until July 9 from 10 a.m. to 4 p.m.

The talk will feature a moderated conversation, followed by a 15-minute student question-and-answer session.

Peck has also been featured in films like Red Dawn, Grandfathered and Teenage Mutant Ninja Turtles. He has more than 3 million YouTube subscribers.

— Daniel Smithson

GRU work to close Northwest 55th Street

The north and southbound lanes of Northwest 55th Street from West Newberry

Road to Northwest 23rd Avenue will be closed from July 8-19 as workers replace wastewater mains and manhole rims and covers.

Drivers should use Northwest 43rd Street instead. Residents and businesses in the area will have limited access.

Door hangers in the most affected areas will be distributed and construction updates and traffic information can be found at gru.com/wwrenewalefforts. From July 8-14, the road will be closed at 1740 NW 55th St., and from July 14-19, at 1220 NW 55th St., according to a Gainesville Regional Utilities news release.

— Staff report

WHAT'S AHEAD

**TODAY**

**Amalgamated Transit Union, Collective Bargaining:** 10 a.m., Conference Room 5264, RTS administration, 34 SE 13th Road, Gainesville.

**Adventures in Consciousness:** 10:30 a.m., The Seraphim Center, 1409 NW Sixth St., Gainesville. Offerings accepted. Call 792-8075. A discussion of the Archangel Auran books, channeled by Anne and Tom Hanna.

**Duplicate Bridge:** 12:50 p.m., Southwest United Methodist Church, 2400 SW Williston Road, Gainesville. Prices vary. Visit gainesvillebridge.com.

**International Association of Firefighters, Collective Bargaining:** 3 p.m., Training Room, Human Resources, Old Library Building, 222 E. University Ave., Gainesville.

**Environmental Protection Advisory Committee:** 6 p.m., Grace Knight Conference Room, County Administration Building, 12 SE First St., Gainesville.

**Alcoholics Anonymous:** Visit aagainesville.org or call 372-8091. A fellowship of men and women who help each other recover from alcoholism. List of meetings available online.

**"Art of Inquiry: Juried**

**Exhibition":** 11 a.m.-5 p.m. Tuesday-Friday, 10 a.m.-5 p.m. Saturday and 1-5 p.m. Sunday through July 7, Harn Museum of Art at the University of Florida, 3259 Hull Road, Gainesville. Free. Call 392-9826 or visit harn.ufl.edu. Featuring work of 52 well-known and emerging artists who live in or have ties to Gainesville region.

**Karl Schwartz exhibit:** 9:30 a.m.-5:30 p.m. Monday, Thursday and Friday, 9:30 a.m.-7 p.m. Tuesday and Wednesday and 11 a.m.-3 p.m. Saturday through July 13, Picture This! Frameshop & Gallery, 9200 NW 39th Ave., Gainesville. Call 873-5677. Art from artist Karl Schwartz.

**"Million Dollar Quartet":** 7 p.m. Tuesdays-Thursdays, 8 p.m. Fridays, 2 p.m. and 8 p.m. Saturdays and 2 p.m. Sundays through July 21, The Hippodrome Theatre, 25 SE Second Place, Gainesville. \$37, \$25 senior, \$25 under 30 and \$15 for youth K-12. Call 375-4477 or visit thehipp.org. Brings to life one legendary night in 1956 that brought together rock 'n' roll legends Johnny Cash, Jerry Lee Lewis, Carl Perkins and Elvis Presley for an impromptu jam session.

**Guest Artist: Frank Barone:**

11 a.m.-6 p.m. Sunday-Wednesday, 11 a.m.-7 p.m. Thursday and 11 a.m.-8 p.m. Saturday through July 26, Artisans' Guild Gallery, 201 SE Second Place, Gainesville. Visit artisansguildgallery.com. Oil paintings with a distinctive brushstroke style and a masterful use of color.

**Jewelry:** 10 a.m.-6 p.m. Tuesday and Wednesday, 11 a.m.-6 p.m. Thursday and Friday and 11 a.m.-4 p.m. Saturday through July 31. Malgorzata's Gallery, 2441 NW 43rd St., Gainesville. Call 215-8689 or visit malgorzatas.com. Artist: Mark Steel.

**WEDNESDAY**

**International Association of Firefighters Negotiations: General Unit and Management Unit:** 9 a.m., Grace Knight Conference Room, County Administration Building, 12 SE First St., Gainesville.

**Newcomers Club of Gainesville:** 11:30 a.m., Wyndham Garden, 2900 SW 13th St., Gainesville. \$18. Call 727-458-2529 or visit gainesvillefnwcomers.webs.com. Meetings include lunch and a guest speaker.

**County Housing Authority:** Board of directors meet

at 5 p.m., County Housing Authority, 703 NE First St., Gainesville.

**Bingo:** 5:30 p.m., VFW Post 2811, 1150 NE Waldo Road, Gainesville. Call 256-3066. 18 games, benefits war veterans and their families; food available for purchase.

**Non-violent communication:** Skills workshop from 6-8 p.m., Civic Media Center, 433 S. Main St., Gainesville. Free; donations accepted. Call 373-0010 or email coordinators@civicmediacenter.org.

**Native American Spirituality:** 7 p.m., The Seraphim Center, 1409 NW Sixth St., Gainesville. Offerings accepted. Call 792-8075. Taught by a Native American, this class explores the cultural beliefs and traditions of various Native American tribes.

**Survivors of Suicide (S.O.S.):** Group meets 7-8:30 p.m., Alachua County Crisis Center, 218 SE 24th St., Gainesville. Call 264-6761. Group open to all adult survivors of suicide and those who have lost a loved one due to suicide whose loss is at least six months old.

**FRIDAY**

**Senior Fun Day Bowling:**

10 a.m., Splitz Lanes, 1301 NW 76th Blvd., Gainesville. Tickets: \$11. Call 260-4816 or 262-4200. Weekly 50 and over bowling event held on Fridays. First two weeks are free for new members.

**Duplicate Bridge:** 12:30 p.m., Unitarian Universalist Fellowship, 4225 NW 34th St, Gainesville. Prices vary. Visit gainesvillebridge.com.

**Free film screenings:** 6 p.m., Florida Museum of Natural History, 3215 Hull Road, Gainesville. Free. Call 273-2061 or visit floridamuseum.ufl.edu/calendar/tag/creative-b. Film: "Ever After: A Cinderella Story" (1998); panel of artists, scientists and special effects experts will discuss science and art shown in the movie.

**"Duets":** Opening reception 6-9 p.m., Melrose Bay Art Gallery, 103 State Road 26, Melrose. Visit melrosebayartgallery.com. Features new work from Steve Thrift; hours: 10 a.m.-6 p.m. Saturdays and 1-5 p.m. Sundays through July 31.

**Free Fridays:** 8-10 p.m., Bo Diddley Plaza, 111 E. University Ave., Gainesville. Free. Visit freefridaysgnc.com. Performers: Showtime Shenanigans; part of All-American Song Fest.

FLORIDA IN BRIEF

**NEW SMYRNA BEACH**

**Shark bites teen on foot off Florida's Atlantic coast**

Authorities said a shark

bit a teenager on the foot as he surfed on Florida's Atlantic Coast.

Volusia County Ocean Rescue Capt. Tammy Malphurs told The Daytona Beach News-Journal that the 18-year-old was paddling his surf board Sunday evening off New Smyrna Beach when he was bitten on the foot.

She said he suffered minor puncture wounds and was treated at the scene.

Malphurs said the teen didn't see the shark. Officials say it was likely under 4 feet, based on the wound.

In April, a 19-year-old was bitten by a shark in the same area.

**JUPITER**

**Divers rescue man from vehicle submerged in canal**

Authorities said divers rescued a man from a vehicle that was submerged in a Florida canal.

Palm Beach Fire Rescue said in a statement that

the vehicle was fully underwater Sunday when firefighters arrived at the scene in Jupiter and found a large crowd of people near the canal banks. Rescue divers immediately went into the water to search for passengers and located a man. They brought him back to the shoreline and took him to a hospital, where his condition remains unclear.

Fire rescue spokesman Capt. Albert Borroto said the divers searched the inside of the vehicle and surrounding area for more victims but none were found.

The Associated Press

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PUBLIC NOTICE

A neighborhood meeting will be held to discuss a proposed development plan located on tax parcel numbers 05962-002-000, 05844-004-001, and 05855-005-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

The meeting will be held at 6:00 p.m. on July 17, 2019 at the Alachua Library Branch Meeting Room located at 14913 NW 140 Street, Alachua, Florida 32615.

Contact: Sergio Reyes, PE  
eda engineers-surveyors-planners, inc. (352) 373-3541

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## **NEIGHBORHOOD WORKSHOP NOTICE**

Date: July 17, 2019

Time: 6:00 PM

Place: Alachua Library Branch  
Meeting Room  
14913 NW 140 Street  
Alachua, Florida 32615

Contact: eda engineers–surveyors–planners, inc. at (352) 373-3541

A neighborhood meeting will be held to discuss a proposed development plan located on a portion of tax parcel numbers 05962-002-000, 05844-004-001, and 05855-005-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.





05961-000-000  
HIGHWAY 441 HOLDINGS LLC  
100 AMBERWOOD COURT  
LONGWOOD, FL 32779

05961-002-003  
DESIGN CABINET & FURNITURE INC  
13313 SOUTHERN PRECAST DR  
ALACHUA, FL 32615-8548

05961-002-004  
DESIGN CABINETS & FURNITURE  
13313 SOUTHERN PRECAST DR  
ALACHUA, FL 32615-8548

05961-002-006  
DESIGN CABINETS & FURNITURE  
13313 SOUTHERN PRECAST DR  
ALACHUA, FL 32615

05857-001-001  
LOWE MICHAEL S TRUSTEE  
13929 NW 89TH ST  
ALACHUA, FL 32615

05857-002-000  
F&R HOLDINGS OF GAINESVILLE  
13929 NW 89TH ST  
ALACHUA, FL 32615

05949-005-002  
HIPPO INVESTMENTS LLC  
14610 NW 129TH TER  
ALACHUA, FL 32615

05963-000-000  
WERSHOW J F  
204 SE 1ST ST  
GAINESVILLE, FL 32601

05857-002-001  
F&R HOLDINGS OF GAINESVILLE  
220 NW 122ND ST  
GAINESVILLE, FL 32607-1107

05962-001-000  
SPERRING & SPERRING SR TRUSTEE  
2928 NW 22ND ST  
GAINESVILLE, FL 32605

05855-000-000  
LITHIUM NICKEL ASSET HOLDING  
3 EXPRESSWAY PLAZA  
ROSLYN HEIGHTS, NY 11577

05844-004-001  
THE LASER INVESTMENT GROUP  
LLC  
3201 SW 42ND ST STE 2  
GAINESVILLE, FL 32608

05855-005-000  
THE LASER INVESTMENT GROUP  
LLC  
3201 SW 42ND ST STE 2  
GAINESVILLE, FL 32608

05962-002-000  
LASER INVESTMENT GROUP LLC  
(THE)  
3201 SW 42ND ST STE 2  
GAINESVILLE, FL 32608

92060-517-900  
CSX TRANSPORTATION INC  
500 WATER ST TAX DEPARTMENT J-  
910  
JACKSONVILLE, FL 32202-4423

92060-503-901  
CSX TRANSPORTATION INC  
500 WATER ST TAX DEPARTMENT J-  
910  
JACKSONVILLE, FL 32202-4422

05855-004-000  
PHOENIX COMMERCIAL PARK LLP  
PO BOX 1000  
ALACHUA, FL 32616

05949-000-000  
U OF F FOUNDATION INC  
PO BOX 14425  
GAINESVILLE, FL 32604-2425

05857-001-000  
F&R HOLDINGS OF GAINESVILLE  
PO BOX 3009  
LAKE CITY, FL 32056

05961-002-000  
TRIPLE L LLC  
PO BOX 641  
CANAL FULTON, OH 44164

| Name                  | Company                                   | Street Address       | City        | State | Zip   |
|-----------------------|-------------------------------------------|----------------------|-------------|-------|-------|
| 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 |
| 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 |



## Neighborhood Meeting - Sign-in Sheet

**Project:** Proposed Development Plan

**Date & Time:** July 17, 2019 at 6:00 PM

**Location:** Alachua Library Branch  
Meeting Room A  
14913 NW 140 Street  
Alachua, Florida 32615

[illegible]



## Neighborhood Meeting Minutes

**Project:** Proposed Development Plan

**Meeting Date & Time:** July 17, 2019 at 6:00 PM

**Location:** Alachua Library Branch  
Meeting Room A  
14913 NW 140 Street  
Alachua, Florida 32615

**Community Participants:** 0

**Project Representatives:**

Engineer/Planner: Sergio Reyes, eda  
Ashley Scannella, eda

**Meeting Minutes:**

There were no attendees.

## **LEGAL DESCRIPTION**

For: Tax Parcels 05844-004-001 and 05855-005-000

A portion of Parcel A as recorded in Official Records Book 3527, Page 1217 of the Public Records of Alachua County, Florida being more particularly described as follows:

Commence at the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet; thence North a distance of 218.99 feet to a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72° 51' 47" West on said North right-of-way line a distance of 171.11 feet to the point of curvature of a curve concave to the Northeast having a delta of 06° 52' 05", a radius of 11424.66 feet and a chord bearing and distance of North 69° 24' 13" West, 1368.62 feet; thence Northwesterly on the arc of said curve a distance of 1369.44 feet; thence North 66° 00' 17" West, a distance of 58.98 feet to the Southeast corner of said Parcel A; thence on the boundary of said Parcel A the following seven (7) courses and distances:

- 1) leaving said North right-of-way line, North 23° 59' 25" East, a distance of 664.68 feet;
- 2) thence North 66° 04' 35" West, a distance of 265.85 feet;
- 3) thence North 24° 28' 46" East, a distance of 680.88 feet;
- 4) thence North 65° 49' 12" West, a distance of 500.01 feet to the POINT OF BEGINNING of the following described parcel of land;
- 5) thence North 24° 11' 00" East, a distance of 870.43 feet to a point on the South right-of-way line of the Seaboard Coast Line Railroad (200' right-of-way);
- 6) thence North 58° 45' 42" West, on said South right-of-way line, a distance of 881.26 feet;
- 7) thence South 23° 50' 23" West, a distance of 1504.88 feet; thence leaving said boundary South 65° 30' 13" East, a distance of 699.02 feet; thence North 24° 02' 31" East, a distance of 530.00 feet to a point on the Northwesterly projection of the boundary of said Parcel A; thence South 65° 49' 12" East on said Northwesterly projection, a distance of 167.86 feet to the POINT OF BEGINNING.

## **LEGAL DESCRIPTION**

For: Tax Parcel 05962-002-000

A parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4" iron pin marking a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence along said North right-of-way line; North 72 deg. 51 min. 49 sec. West a distance of 171.11 feet to a found 5/8 inch iron pin (Florida D.O.T.) marking the point of curvature of a curve concave to the Northeast, having a delta of 06 deg. 52 min. 05 sec., a radius of 11424.66 feet and a chord bearing North 69 deg. 24 min. 13 sec. West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 611 x 6" concrete monument (Florida D.O.T.); thence North 65 deg. 59 min. 42 sec. West a distance of 1385.74 feet to a found 5/8 inch rebar and cap (#3524); thence departing said North right-of-way line, North 22 deg. 09 min. 10 sec. East a distance of 158.44 feet to a found 5/8 inch rebar and cap (#3524); thence North 66 deg. 13 min. 12 sec. West a distance of 229.98 feet to a found 5/8 inch rebar and cap (#3524); thence North 01 deg. 33 min. 26 sec. East a distance of 169.02 feet to a found 4" x 4" concrete monument (PLS #940) marking the Point of Beginning; thence North 23 deg. 50 min. 23 sec. East a distance of 2014.63 feet to a set 5/8 inch rebar and cap (#3524) marking a point on the South right-of-way line of Seaboard Coast Line Railroad (200 foot right-of-way); thence along said South right-of-way line of Seaboard Coast Line Railroad, North 58 deg. 44 min. 53 sec. West a distance of 624.24 feet to a found 5/8 inch rebar and cap (#3524); thence departing said South right-of-way line, South 00 deg. 37 min. 49 sec. East a distance of 70.66 feet to a found 5/8 inch rebar and cap (#3524); thence North 58 deg. 44 min. 53 sec. West a distance of 547.93 feet to a found 5/8 inch rebar and cap (#3524) marking the point of curvature of a curve concave to the Southwest, having a delta of 10 deg. 00 min. 21 sec., a radius of 2712.57 feet and a chord bearing North 63 deg. 45 min. 03 sec. West, 473.11 feet; thence along the arc of said curve a distance of 473.71 feet to a found 5/8 inch rebar and cap (#3524); thence South 00 deg. 08 min. 45 sec. West a distance of 2657.79 feet to a found 5/8 inch rebar and cap (#3524) marking a point on said North right-of-way line of U. S. Highway No. 441; thence along said North right-of-way line, South 66 deg. 00 min. 09 sec. East a distance of 209.40 feet to a found 4" x 4" concrete monument; thence



departing said North right-of-way line, North 01 deg. 07 min. 22 sec. East a distance of 340.98 feet to a found 4" x 4" concrete monument; thence South 65 deg. 57 min. 03 sec. East a distance of 460.08 feet to the Point of Beginning.

Together with a perpetual, non-exclusive and unrestricted easement over, under and across the following two parcels of real property.

#### Easement Parcel #1

Commence at the Half Mile corner on the North line of Section 19, Township 8 South, Range 19 East, and run South 499.11 feet to the Southerly right-of-way line of the Seaboard Coastline Railroad; thence run, South 81 deg. 45' 10" East along said Southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2764.93 feet; thence run Southeasterly along said Southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property, said point being the P.O.B.; thence continue Southeasterly along said right-of-way an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet; thence run South 00 deg. 08' 45" West parallel with and 30 feet from the West line of said General Electric Co. property, 2718.20 feet to the Northerly right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run North 66 deg. 00' 06" West along said right-of-way line 32.8 feet to the southwest corner of said property, being a concrete monument; thence run North 00 deg. 08' 45" East along the West line of said property 2715.11 feet to the P.O.B., being and lying in Section 20, Township 8 South, Range 19 East, Alachua county, Florida.

#### Easement Parcel #2

Commence at the Half Mile corner on the North line of Section 19, Township 8 South, Range 19 East and run South 499.11 feet to the Southerly right-of-way line of the Seaboard Coastline Railroad; thence run South 81 deg. 45' 10" East along said Southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2764.93 feet; thence run Southeasterly along said Southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property; thence continue Southeasterly along said Southerly right-of-way line an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet to the P.O.B.; thence continue Southeasterly along said Southerly right-of-way line an arc distance of 582.25 feet and a chord bearing and distance of South 64 deg. 45' 10" East 581.17 feet to the P.T. of said curve; thence continue along said right-of-way line South 58 deg. 43' 12" East 510.61 feet; thence run South 00 deg. 37' 54" East 70.68 feet; thence run North 58 deg. 43' 12" West parallel with and 60 feet from the Southerly right-of-way line of said railroad, 547.97 feet to the P.C. of a curve concave to the Southwest and having a radius of 2704.93 feet; thence run Northwesterly along said curve an arc distance of 484.91 feet and a chord bearing and distance of North 63 deg. 51' 21" West 484.26 feet; thence run South 00 deg. 08'

45" West parallel with and 90 feet East of the West line of said G. E. property 2659.10 feet to the North right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run North 66 deg. 00' 06" West along said right-of-way line 65.6 feet; thence run North 00 deg. 08' 45" East 2718.2 feet to the P.O.B. Being and lying in Section 20, Township 8 South, Range 19 East, Alachua County, Florida.

## **LEGAL DESCRIPTION**

For: A Portion of Tax Parcel 05855-004-000

A 20 FOOT WIDE STRIP OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF PARCEL A AS RECORDED IN OFFICIAL RECORDS BOOK 3527, PAGE 1217 OF THE PUBLIC RECORDS OF ALACHUA COUNTY., FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL A, BEING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE ON THE BOUNDARY OF SAID PARCEL A THE FOLLOWING FIVE (5)

COURSES AND DISTANCES:

- 1) NORTH 66 DEGREES 00 MINUTES 17 SECONDS WEST ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,251.02 FEET;
- 2) THENCE NORTH 22 DEGREES 09 MINUTES 10 SECONDS EAST, A DISTANCE OF 158.74 FEET;
- 3) THENCE NORTH 66 DEGREES 13 MINUTES 12 SECONDS WEST, A DISTANCE OF 305.43 FEET;
- 4) THENCE NORTH 01 DEGREES 33 MINUTES 25 SECONDS EAST, A DISTANCE OF 116.27 FEET TO THE POINT OF BEGINNING;
- 5) THENCE CONTINUE NORTH 01 DEGREES 33 MINUTES 25 SECONDS EAST, A DISTANCE OF 52.75 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL A;

THENCE NORTH 23 DEGREES 50 MINUTES 23 SECONDS EAST ON SAID WESTERLY LINE, A DISTANCE OF 509.75 FEET TO A POINT ON THE SOUTHERLYMOST SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4637, PAGE 2216 OF SAID PUBLIC RECORDS; THENCE SOUTH 65 DEGREES 30 MINUTES 13 SECONDS EAST ON SAID SOUTH LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 23 DEGREES 50 MINUTES 23 SECONDS WEST ON A LINE 20 FEET EAST OF AND PARALLEL WITH SAID WESTERLY LINE, A DISTANCE OF 558.33 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING AN AREA OF 0.25 ACRES MORE OR LESS.



10/18/2018 11:31 AM  
BOOK 4637 PAGE 2216  
J.K. JESS IRBY, ESQ.

Clerk of the Court, Alachua County, Florida

ERECORDED Receipt # 856311  
Doc Stamp-Mort: \$0.00  
Doc Stamp-Deed: \$2,646.00  
Intang. Tax: \$0.00

Prepared by and return to:

Ramona M. Chance  
Attorney at Law  
Ramona M. Chance  
4703 NW 53rd Avenue Suite A-1  
Gainesville, FL 32653  
352-335-3189  
File Number: 18-085  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 17<sup>th</sup> day of October, 2018 between Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership whose post office address is PO Box 1000, Alachua, FL 32616, grantor, and The Laser Investment Group, LLC, a Florida limited liability company whose post office address is 3201 SW 42 Street, Suite 2, Gainesville, FL 32608, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**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 portion of Parcel A as recorded in Official Records Book 3527, Page 1217 of the Public Records of Alachua County, Florida being more particularly described as follows:

Commence at the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet; thence North a distance of 218.99 feet to a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72° 51' 47" West on said North right-of-way line a distance of 171.11 feet to the point of curvature of a curve concave to the Northeast having a delta of 06° 52' 05", a radius of 11424.66 feet and a chord bearing and distance of North 69° 24' 13" West, 1368.62 feet; thence Northwesterly on the arc of said curve a distance of 1369.44 feet; thence North 66° 00' 17" West, a distance of 58.98 feet to the Southeast corner of said Parcel A; thence on the boundary of said Parcel A the following seven (7) courses and distances:

- 1) leaving said North right-of-way line, North 23° 59' 25" East, a distance of 664.68 feet;
- 2) thence North 66° 04' 35" West, a distance of 265.85 feet;
- 3) thence North 24° 28' 46" East, a distance of 680.88 feet;
- 4) thence North 65° 49' 12" West, a distance of 500.01 feet to the POINT OF BEGINNING of the following described parcel of land;
- 5) thence North 24° 11' 00" East, a distance of 870.43 feet to a point on the South right-of-way line of the Seaboard Coast Line Railroad (200' right-of-way);
- 6) thence North 58° 45' 42" West, on said South right-of-way line, a distance of 881.26 feet;
- 7) thence South 23° 50' 23" West, a distance of 1504.88 feet; thence leaving said boundary South 65° 30' 13" East, a distance of 699.02 feet; thence North 24° 02' 31" East, a distance of 530.00 feet to a point on the Northwesterly projection of the boundary of said Parcel A; thence South 65° 49' 12" East on said Northwesterly projection, a distance of 167.86 feet to the POINT OF BEGINNING.

Parcel Identification Number: 05855-004-000 and 05855-005-000

A Legal Description Sketch prepared by EDA Engineers-Surveyors-Planners, Inc. is attached as Exhibit A and incorporated by reference.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

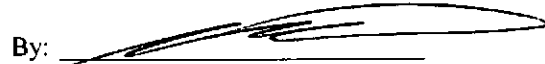
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

**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:

Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership

By: Virginia H. Johns LLC, a Florida limited liability company

By:   
Virginia Hipp Johns, Authorized Member

(Corporate Seal)

By: Lisa H. Albertson LLC, a Florida limited liability company

By:   
Lisa Hipp Albertson, Authorized Member

(Corporate Seal)

  
Witness Name: JAMES D. SALTER

  
Witness Name: Genese Bolduc

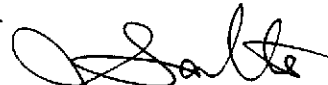
State of Florida  
County of Alachua

The foregoing instrument was sworn to and subscribed before me this 17<sup>th</sup> day of October, 2018 by Virginia Hipp Johns, Authorized Member of Virginia H. Johns LLC, Florida limited liability company and Lisa Hipp Albertson, Authorized Member of Lisa H. Albertson LLC, a Florida limited liability company, General Partners of Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership on behalf of the corporation and the partnership. They ☒ are personally known to me or ☐ have produced a driver's license as identification.

[Notary Seal]



JAMES D SALTER  
Commission # GG 207760  
Expires May 30, 2022  
Bonded Title Subsequent Notary Services

  
Notary Public

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

My Commission Expires: \_\_\_\_\_

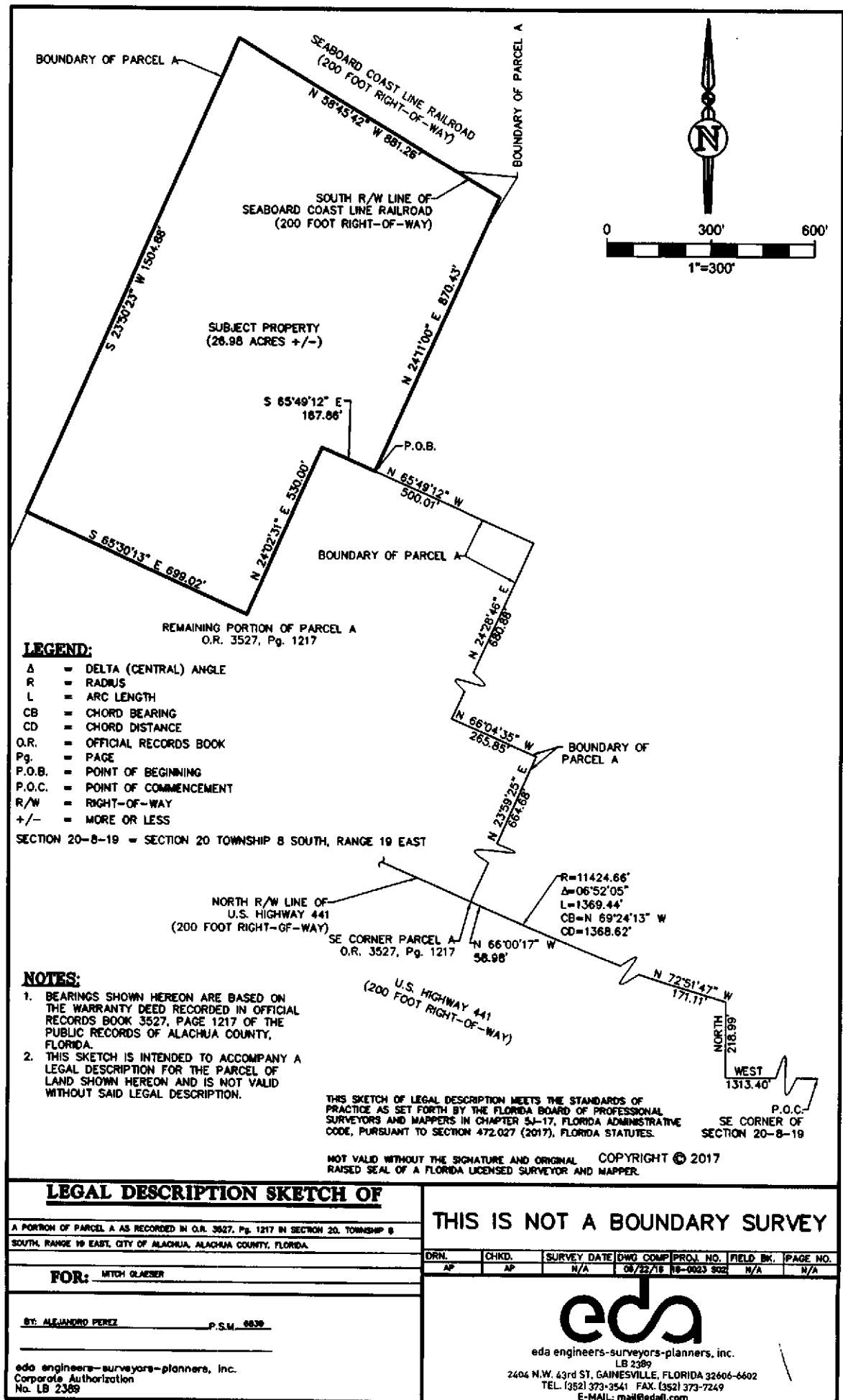


Exhibit "A"



①

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 3145469 5 PG(S)  
August 31, 2018 04:37:14 PM  
Book 4627 Page 672  
J.K. JESS IRBY, ESQ. CLERK OF COURT  
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$6,207.60



Prepared by and return to:  
**JAMES F. GRAY, ESQ.**  
**JAMES F. GRAY, P.A.**  
**3615 B NW 13th Street**  
**Gainesville, FL 32609**  
**352-371-6303**  
File Number: **SPERRING 18**

Parcel Identification No. **05962-002-000**

[Space Above This Line For Recording Data]

## Warranty Deed

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

**This Indenture made this 30th day of August, 2018 between TOM R. AND ASSOCIATES, LLC, a Florida limited liability company whose post office address is 11 SE Second Avenue, Gainesville, FL 32601 of the County of Alachua, State of Florida, grantor\*, and THE LASER INVESTMENT GROUP, LLC, a Florida limited liability company whose post office address is 3201 SW 42nd Street, Suite 2, Gainesville, FL 32608 of the County of Alachua, State of Florida, 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:**

**See Legal Description attached hereto as EXHIBIT A.**

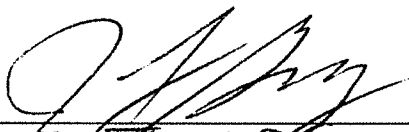
**Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

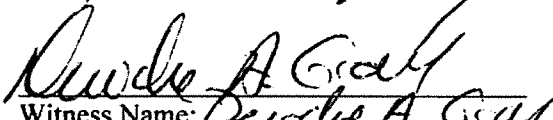
**and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.**

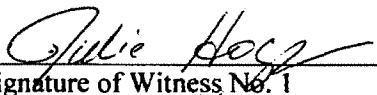
**\* "Grantor" and "Grantee" are used for singular or plural, as context requires.**

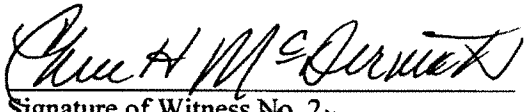
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

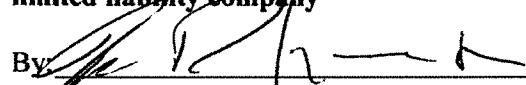
  
 Witness Name: James F. Gray

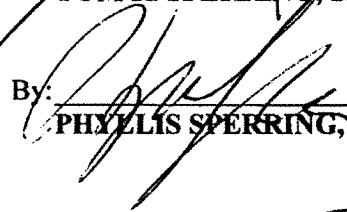
  
 Witness Name: Deirdre A. Gray

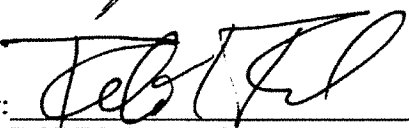
  
 Signature of Witness No. 1  
Julie Hogg  
 Printed Name of Witness No. 1

  
 Signature of Witness No. 2  
Cheri H. McDermott  
 Printed Name of Witness No. 2

**TOM R. AND ASSOCIATES, LLC, a Florida  
 limited liability company**

By:   
**TOM R. SPERRING, SR., Manager**

By:   
**PHYLLIS SPERRING, Manager**

By:   
**ROBERT A. RUSH, Manager**

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me this 30th day of August, 2018 by TOM R. SPERRING, SR., and PHYLLIS SPERRING, Managers of TOM R. AND ASSOCIATES, LLC, a Florida limited liability company, on behalf of the limited liability company, who are ☒ personally known to me or ☐ have produced a driver's license as identification.

[Notary Seal]



DEIRDRE A. GRAY  
NOTARY PUBLIC  
STATE OF FLORIDA  
Commission # FF215403  
Expires 5/2/2019

Deirdre A. Gray  
Notary Public

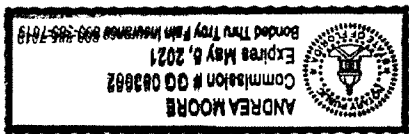
Printed Name: DEIRDRE A. GRAY

My Commission Expires: MAY 2, 2019

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me this 30th day of August, 2018 by ROBERT A. RUSH, Manager of TOM R. AND ASSOCIATES, LLC, a Florida limited liability company, on behalf of the limited liability company, who is ☒ personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



Andrea Moore  
Notary Public

Printed Name: Andrea Moore

My Commission Expires: May 5, 2021



## LEGAL DESCRIPTION

### EXHIBIT A

A parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4" iron pin marking a point on the North right-of-way line of U. S. Highway No. 441 (200 foot right-of-way); thence along said North right-of-way line; North 72 deg. 51 min. 49 sec. West a distance of 171.11 feet to a found 5/8 inch iron pin (Florida D.O.T.) marking the point of curvature of a curve concave to the Northeast, having a delta of 06 deg. 52 min. 05 sec., a radius of 11424.66 feet and a chord bearing North 69 deg. 24 min. 13 sec. West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6" x 6" concrete monument (Florida D.O.T.); thence North 65 deg. 59 min. 42 sec. West a distance of 1385.74 feet to a found 5/8 inch rebar and cap (#3524); thence departing said North right-of-way line, North 22 deg. 09 min. 10 sec. East a distance of 158.44 feet to a found 5/8 inch rebar and cap (#3524); thence North 66 deg. 13 min. 12 sec. West a distance of 229.98 feet to a found 5/8 inch rebar and cap (#3524); thence North 01 deg. 33 min. 26 sec. East a distance of 169.02 feet to a found 4" x 4" concrete monument (PLS #940) marking the Point of Beginning; thence North 23 deg. 50 min. 23 sec. East a distance of 2014.63 feet to a set 5/8 inch rebar and cap (#3524) marking a point on the South right-of-way line of Seaboard Coast Line Railroad (200 foot right-of-way); thence along said South right-of-way line of Seaboard Coast Line Railroad, North 58 deg. 44 min. 53 sec. West a distance of 624.24 feet to a found 5/8 inch rebar and cap (#3524); thence departing said South right-of-way line, South 00 deg. 37 min. 49 sec. East a distance of 70.66 feet to a found 5/8 inch rebar and cap (#3524); thence North 58 deg. 44 min. 53 sec. West a distance of 547.93 feet to a found 5/8 inch rebar and cap (#3524) marking the point of curvature of a curve concave to the Southwest, having a delta of 10 deg. 00 min. 21 sec., a radius of 2712.57 feet and a chord bearing North 63 deg. 45 min. 03 sec. West, 473.11 feet; thence along the arc of said curve a distance of 473.71 feet to a found 5/8 inch rebar and cap (#3524); thence South 00 deg. 08 min. 45 sec. West a distance of 2657.79 feet to a found 5/8 inch rebar and cap (#3524) marking a point on said North right-of-way line of U. S. Highway No. 441; thence along said North right-of-way line, South 66 deg. 00 min. 09 sec. East a distance of 209.40 feet to a found 4" x 4" concrete monument; thence departing said North right-of-way line, North 01 deg. 07 min. 22 sec. East a distance of 340.98 feet to a found 4" x 4" concrete monument; thence South 65 deg. 57 min. 03 sec. East a distance of 460.08 feet to the Point of Beginning.

Together with a perpetual, non-exclusive and unrestricted easement over, under and across the following two parcels of real property.

**Easement Parcel #1**

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**Easement Parcel #2**

Commence at the Half Mile corner on the North line of Section 19, Township 8 South, Range 19 East and run South 499.11 feet to the Southerly right-of-way line of the Seaboard Coastline Railroad; thence run South 81 deg. 45' 10" East along said Southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2764.93 feet; thence run Southeasterly along said Southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property; thence continue Southeasterly along said Southerly right-of-way line an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet to the P.O.B.; thence continue Southeasterly along said Southerly right-of-way line an arc distance of 582.25 feet and a chord bearing and distance of South 64 deg. 45' 10" East 581.17 feet to the P.T. of said curve; thence continue along said right-of-way line South 58 deg. 43' 12" East 510.61 feet; thence run South 00 deg. 37' 54" East 70.68 feet; thence run North 58 deg. 43' 12" West parallel with and 60 feet from the Southerly right-of-way line of said railroad, 547.97 feet to the P.C. of a curve concave to the Southwest and having a radius of 2704.93 feet; thence run Northwesterly along said curve an arc distance of 484.91 feet and a chord bearing and distance of North 63 deg. 51' 21" West 484.26 feet; thence run South 00 deg. 08' 45" West parallel with and 90 feet East of the West line of said G. E. property 2659.10 feet to the North right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run North 66 deg. 00' 06" West along said right-of-way line 65.6 feet; thence run North 00 deg. 08' 45" East 2718.2 feet to the P.O.B. Being and lying in Section 20, Township 8 South, Range 19 East, Alachua County, Florida.

5/3/2019 2:35 PM  
BOOK 4682 PAGE 834  
J.K. JESS IRBY, ESQ.

Clerk of the Court, Alachua County, Florida

ERECORDED Receipt # 888112

Doc Stamp-Mort: \$0.00

Doc Stamp-Deed: \$86.10

Intang. Tax: \$0.00

**Consideration: \$12,283.00**

Prepared by and return to:

**James D. Salter, Esq.**

**Attorney at Law**

**Salter Feiber, P.A.**

**3940 N.W. 16th Boulevard Bldg B**

**Gainesville, FL 32605**

**352-376-8201**

**File Number: 19-0399.2 DE**

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed made on May 1, 2019 between Phoenix Commercial Park, LLP, a Florida limited liability limited partnership whose post office address is Post Office Box 1000, Alachua, FL 32616, grantor, and The Laser Investment Group, LLC, a Florida limited liability company whose post office address is 3201 S.W. 42 Street, Suite 2, Gainesville, FL 32608, grantee:**

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**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:

**See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.**

**Parcel Identification Number: Portion of 05855-004-000**

**Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.**

**Subject to the Easement for Ingress/Egress and for Access, Maintenance and Use of Wells located in Easement Area recorded in O.R. Book 4682, Page 646, of the Public Records of Alachua County, Florida.**

**THIS INSTRUMENT WAS PREPARED by James D. Salter of Salter, Feiber, P.A. Said attorney did not examine title to the lands described herein and absolutely no representation (whether expressed or implied) is made as to the status of title to said lands.**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.



**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: JAMES D. SALTER

  
 Witness Name: Dorene Erickson

  
 Witness Name: JAMES D. SALTER

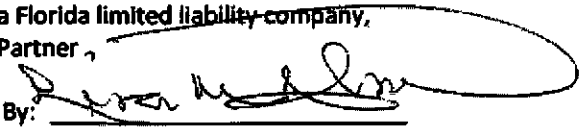
  
 Witness Name: Dorene Erickson

Phoenix Commercial Park, LLP,  
 a Florida limited liability limited partnership

By: Virginia H. Johns, LLC,  
 a Florida limited liability company,  
 Partner

By:   
 Virginia H. Johns, Manager

By: Lisa M. Albertson, LLC,  
 a Florida limited liability company,  
 Partner

By:   
 Lisa M. Albertson, Manager

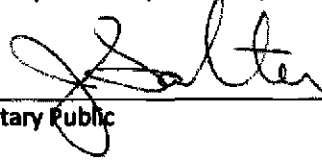
State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me this 1st day of May, 2019, by Virginia H. Johns, as Manager of Virginia H. Johns, LLC, a Florida limited liability company, as Partner of Phoenix Commercial Park, LLP, a Florida limited liability limited partnership on behalf of the limited liability company and the partnership. She ☐ is personally known to me or ☒ have produced a driver's license as identification.

[Notary Seal]



JAMES D. SALTER  
Commission # GG 207760  
Expires May 30, 2022  
Bonded Time Budget Notary Services

  
Notary Public

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

My Commission Expires: \_\_\_\_\_

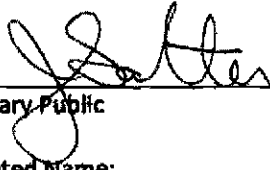
State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me this 1st day of May, 2019 by Lisa M. Albertson, as Manager of Lisa M. Albertson, LLC, a Florida limited liability company, as Partner of Phoenix Commercial Park, LLP, a Florida limited liability limited partnership on behalf of the limited liability company and the partnership. They ☒ are personally known to me or ☐ have produced a driver's license as identification.

[Notary Seal]



JAMES D. SALTER  
Commission # GG 207760  
Expires May 30, 2022  
Bonded Time Budget Notary Services

  
Notary Public

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

My Commission Expires: \_\_\_\_\_



**Legal Description**

**A Portion of Alachua County Tax Parcel 05855-004-000**

**Section 20, Township 8 South, Range 19 East**

**City of Alachua, Alachua County, Florida**

**A 20 FOOT WIDE STRIP OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF PARCEL A AS RECORDED IN OFFICIAL RECORDS BOOK 3527, PAGE 1217 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

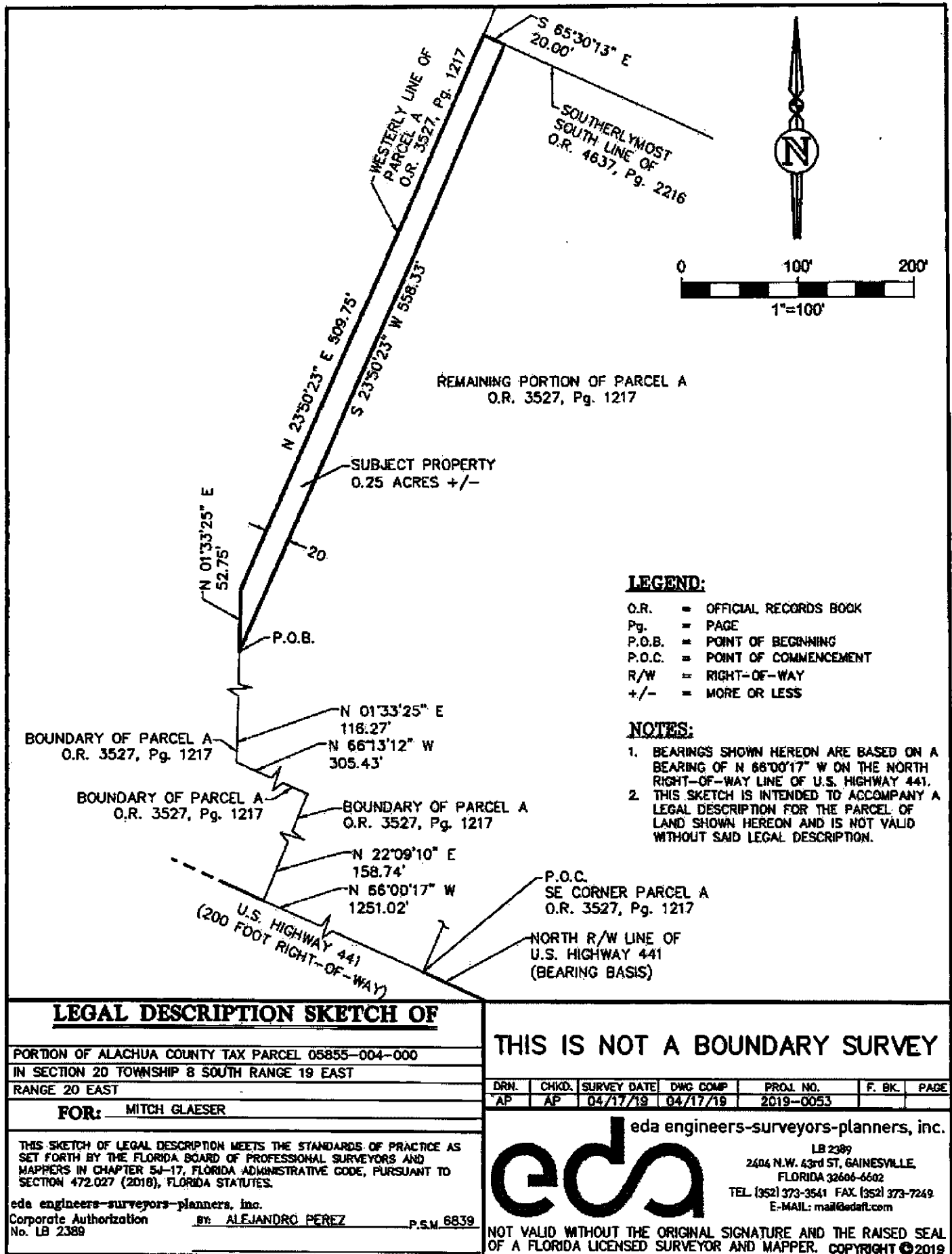
**COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL A, BEING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE ON THE BOUNDARY OF SAID PARCEL A THE FOLLOWING FIVE (5) COURSES AND DISTANCES:**

- 1) NORTH 66 DEGREES 00 MINUTES 17 SECONDS WEST ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,251.02 FEET;**
- 2) THENCE NORTH 22 DEGREES 09 MINUTES 10 SECONDS EAST, A DISTANCE OF 158.74 FEET;**
- 3) THENCE NORTH 66 DEGREES 13 MINUTES 12 SECONDS WEST, A DISTANCE OF 305.43 FEET;**
- 4) THENCE NORTH 01 DEGREES 33 MINUTES 25 SECONDS EAST, A DISTANCE OF 116.27 FEET TO THE POINT OF BEGINNING;**
- 5) THENCE CONTINUE NORTH 01 DEGREES 33 MINUTES 25 SECONDS EAST, A DISTANCE OF 52.75 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL A;**

**THENCE NORTH 23 DEGREES 50 MINUTES 23 SECONDS EAST ON SAID WESTERLY LINE, A DISTANCE OF 509.75 FEET TO A POINT ON THE SOUTHERLYMOST SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4637, PAGE 2216 OF SAID PUBLIC RECORDS; THENCE SOUTH 65 DEGREES 30 MINUTES 13 SECONDS EAST ON SAID SOUTH LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 23 DEGREES 50 MINUTES 23 SECONDS WEST ON A LINE 20 FEET EAST OF AND PARALLEL WITH SAID WESTERLY LINE, A DISTANCE OF 558.33 FEET TO THE POINT OF BEGINNING.**

**SAID PARCEL OF LAND CONTAINING AN AREA OF 0.25 ACRES MORE OR LESS.**







2018 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #05855 005 000



Parcel details



Latest bill



Full bill history

2018

2017

2016

2015

...

2010

PAID

PAID

PAID

PAID

PAID

Apply for the 2019 Installment Payment Plan



Get Bills by Email

PAID 2018-11-30 \$207.79

Receipt #18-0041927

Owner: PHOENIX COMMERCIAL PARK LLLP

PO BOX 1000

ALACHUA, FL 32616

Situs: Unassigned Location RE

Account number: 05855 005 000

Alternate Key: 1026722

Millage code: 1700

Millage rate: 22.5620

Assessed value: 5,900

School assessed value: 5,900

Unimproved land value: 5,900



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill



View

Ad valorem: \$133.11

Non-ad valorem: \$83.34

Total Discountable: 216.45

No Discount NAVA: 0.00

Total tax: \$216.45

Legal description

COM SE COR SEC W 3541.64 FT N 2048.36 FT POB N 10 DEG 05 MIN 28 SEC E 240.91 FT N 86 DEG 10 MIN 59 SEC E 165.24 FT S 04 DEG 25 MIN 58 SEC W 66.89 FT S 80 DEG 03 MIN 43 SEC E 60.38 FT S 02 DEG 00 MIN 35 SEC W 201.32 FT N 83 SEC 14 MIN 26 SEC W 256.07 FT POB OR 3946/1377

Location

Book, page, item: 3946-1377-

Geo number: 20-08-19-05855005000

Range: 19

Township: 08

Section: 20

Neighborhood: 233300.51

Use code: 00000

Total acres: 1.320





2018 Roll Details — Real Estate Account At 13025 NW US HWY 441

Real Estate Account #05962 002 000

Parcel details

Latest bill

Full bill history

Print this page

2018

2017

2016

2015

...

2002

PAID

PAID

PAID

PAID

PAID

[Apply for the 2019 Installment Payment Plan](#)

Get Bills by Email

**PAID** 2018-12-18 \$7,957.92

Receipt #18-0062753

Owner: LASER INVESTMENT GROUP LLC (THE)

3201 SW 42ND ST STE 2

GAINESVILLE, FL 32608

Situs: 13025 NW US HWY 441

Account number: 05962 002 000

Alternate Key: 1028556

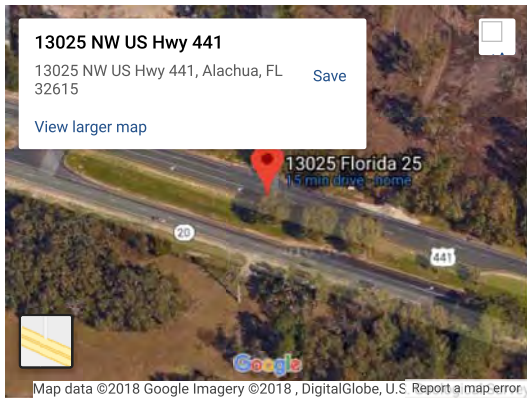
Millage code: 1700

Millage rate: 22.5620

Assessed value: 356,380

School assessed value: 367,400

Unimproved land value: 367,400



Location is not guaranteed to be accurate.

Property Appraiser

View

2018 Annual bill

Ad valorem: \$8,120.70

Non-ad valorem: \$83.34

Total Discountable: 8204.04

No Discount NAVA: 0.00

Total tax: \$8,204.04

Legal description

COM SE COR SEC W 1313.40 FT N 218.99 FT N 72 DEG 51 MIN 47 SEC W 171.11 FT NWLY ALG CURVE 1369.44 FT N 65 DEG 59 MIN 42 SEC W 1385.74 FT N 22 DEG 09 MIN 10 SEC E 158.44 FT N 66 DEG 13 MIN 12 SEC W 229.98 FT N 01 DEG 33 MIN 25 SEC E 169.02 FT POB N 23 DEG 50 MIN 23 SEC E 2014.63 FT N 58 DEG 44 MIN 53 SEC W 624.24 FT S 00 DEG 37 MIN 49 SEC E 70.66 FT N 58 DEG 44 MIN 53 SEC W 547.93 FT NWLY ALG CURVE 473.71 FT S 00 DEG 08 MIN 45 SEC W 2657.79 FT S 66 DEG 00 MIN 09 SEC E 209.40 FT N 01 DEG 07 MIN 22 SEC E 340.98 FT S 65 DEG 57 MIN 03 SEC E 460.08 FT POB OR 4627/0672  
Location

Book, page, item: 4627-0672-

Geo number: 20-08-19-05962002000

Range: 19

Township: 08

Section: 20

Neighborhood: 233300.00

Use code: 01000

Total acres: 55.420







John Power  
TAX COLLECTOR  
Serving Alachua County

2018 Roll Details — Real Estate Account At 12871 NW US HWY 441

Real Estate Account #05855 004 000

Parcel details

Latest bill

Full bill history

Print this page

2018

2017

2016

2015

...

2007

PAID

PAID

PAID

PAID

PAID

Get Bills by Email

PAID 2018-11-28 \$79,102.04

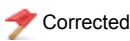
Receipt #18-0035974

Owner: PHOENIX COMMERCIAL PARK LLP  
PO BOX 1000  
ALACHUA, FL 32616  
Situs: 12871 NW US HWY 441

Account number: 05855 004 000  
Alternate Key: 1026721  
Millage code: 1700  
Millage rate: 22.5620

Assessed value: 3,452,100  
School assessed value: 3,452,100  
Unimproved land value: 600,700

Flags



12871 NW US Hwy 441

12871 NW US Hwy 441, High Springs, FL 32643

Save

View larger map



12871 Florida 25

441

South Beach Tanning Comp

Map data ©2019 Imagery ©2019, Maxar Technologies, U.S. Report a map error

Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill



Ad valorem: \$77,886.28  
Non-ad valorem: \$4,511.68  
Total Discountable: 82397.96  
No Discount NAVA: 0.00  
Total tax: \$82,397.96

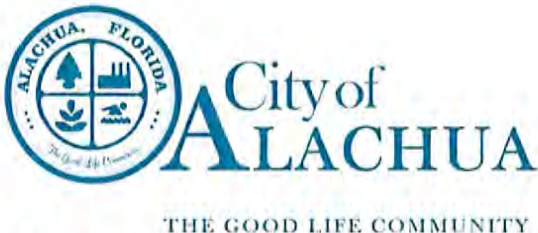
Legal description

COM SE COR SEC W 1313.40 FT N 218.99 FT N 72 DEG 51 MIN 47 SEC W 171.11 FT NWLY ALG CURVE 1369.44 FT N 66 DEG 00 MIN 17 SEC W 58.98 FT POB N 23 DEG 59 MIN 25 SEC E 664.68 FT N 66 DEG 04 MIN 35 SEC W 265.85 FT N 24 DEG 28 MIN 46 SEC E 680.88 FT N 65 DEG 49 MIN 12 SEC W 500.01 FT N 24 DEG 11 MIN 00 SEC E 870.43 FT N 58 DEG 45 MIN 42 SEC W 881.26 FT S 23 DEG 50 MIN 23 SEC W 2014.63 FT S 01 DEG 33 MIN 25 SEC W 169.02 FT S 66 DEG 13 MIN 12 SEC E 305.43 FT S 22 DEG 09 MIN 10 SEC W 158.74 FT S 66 DEG 00 MIN 17 SEC E 1251.02 FT POB (LESS COM SE COR SEC W 1313.40 FT N 218.99 FT N 72 DEG W 171.11 FT NWLY ALG CURVE 1369.44 FT N 65 DEG W 867.12 FT N 15 DEG W 187.96 FT N 24 DEG E

Location

Book, page, item: 3527-1217-  
Geo number: 20-08-19-05855004000  
Range: 19  
Township: 08  
Section: 20  
Neighborhood: 233300.51  
Use code: 05500  
Total acres: 61.920





**FOR PLANNING USE ONLY**

Case #: \_\_\_\_\_  
 Application Fee: \$ \_\_\_\_\_  
 Filing Date: \_\_\_\_\_  
 Acceptance Date: \_\_\_\_\_  
 Review Type: Admin \_\_\_\_\_

# Public School Student Generation Form for Residential Development in the City of Alachua

## A. APPLICANT

- Applicant's Status (check one):  
☐ Owner (title holder) ☒ Agent
- Name of Applicant(s) or Contact Person(s): Sergio Reyes Title: President  
 Company (if applicable): eda engineers-surveyors-planners, inc.  
 Mailing address: 2404 NW 43rd St  
 City: Gainesville State: FL ZIP: 32606  
 Telephone: 352-373-3541 FAX: \_\_\_\_\_ e-mail: sreyes@edafl.com
- If the applicant is agent for the property owner\*:  
 Name of Owner (title holder): Mitch Glaeser- The Laser Investment Group, LLC  
 Mailing Address: 3201 SW 42nd St, Ste 2  
 City: Gainesville State: FL ZIP: 32608  
 \* Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

## B. PROJECT

- Project Name: San Felasco Tech City- Phase 3
- Address of Subject Property: 13025 NW US HWY 441
- Parcel ID Number(s): portions of 05962-002-000, 05844-004-001, 05855-004-000, and 05855-005-000
- Section 20 Township 08 Range 19 Grant N/A Acreage: 23.35 +/-
- Existing Use of Property: Vacant
- Future Land Use Map Designation: Corporate Park & Industrial
- Zoning Designation: Corporate Park & IG
- Development Data (check all that apply):  
☒ Single Family Residential Number of Units 74  
☐ Multi-Family Residential Number of Units \_\_\_\_\_  
☐ Exempt (see exempt developments on page 2)
- Review Type:  

|                                                                                          |                                               |
|------------------------------------------------------------------------------------------|-----------------------------------------------|
| <b>Preliminary Development Order</b>                                                     | <b>Final Development Order</b>                |
| <input type="checkbox"/> Comprehensive Plan Amendment                                    | <input type="checkbox"/> Preliminary Plat     |
| <input type="checkbox"/> Large Scale                                                     | <input type="checkbox"/> Final Plat           |
| <input type="checkbox"/> Small Scale                                                     | <input checked="" type="checkbox"/> Site Plan |
| <input type="checkbox"/> Site Specific Amendment to the Official Zoning Atlas (Rezoning) |                                               |
| <input type="checkbox"/> Revised                                                         |                                               |
- School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: [http://growth-management.alachuacounty.us/gis\\_services/map\\_gallery/](http://growth-management.alachuacounty.us/gis_services/map_gallery/)  
 Elementary: Alachua  
 Middle: Mebane  
 High: Santa Fe

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



**Explanation of Student Generation Calculation:** Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. Calculations are rounded to the nearest whole number. Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

# of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier  
 # of Middle School Student Stations = # of housing units x Middle school student generation multiplier  
 # of High School Student Stations = # of housing units x High school student generation multiplier

**Student Generation Calculations: Single Family Residential Development**

|                   |    |       |   |      |                               |    |                    |
|-------------------|----|-------|---|------|-------------------------------|----|--------------------|
| Elementary School | 74 | units | x | 0.14 | Elementary School Multiplier* | 10 | Student Stations** |
| Middle School     | 74 | units | x | 0.06 | Middle School Multiplier*     | 4  | Student Stations** |
| High School       | 74 | units | x | 0.08 | High School Multiplier*       | 6  | Student Stations** |

**Student Generation Calculations: Multi-Family Residential Development**

|                   |       |       |   |       |                               |       |                    |
|-------------------|-------|-------|---|-------|-------------------------------|-------|--------------------|
| Elementary School | _____ | units | x | _____ | Elementary School Multiplier* | _____ | Student Stations** |
| Middle School     | _____ | units | x | _____ | Middle School Multiplier*     | _____ | Student Stations** |
| High School       | _____ | units | x | _____ | High School Multiplier*       | _____ | Student Stations** |

\* Student generation multipliers may be obtained from SBAC at:

[http://www.sbac.edu/pages/ACPS/Departments\\_Programs/DepartmentsAF/D\\_thru\\_F/FacilitiesMainConstr/Local\\_Certification\\_Packets/City\\_of\\_Alachua](http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua)

\*\* Round to the nearest whole number

**EXEMPT DEVELOPMENTS (check all that apply):**

- ☐ Existing legal lots eligible for a building permit.
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☐ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

**A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

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



Signature of Applicant

\_\_\_\_\_

Signature of Co-applicant

Sergio Reyes, President

Typed or printed name and title of applicant

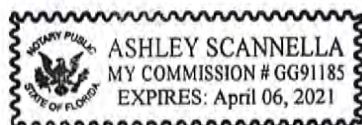
\_\_\_\_\_

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 18th day of October, 2019 by Sergio

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



  
 Signature of Notary Public, State of Florida

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

Revised April 30, 2014



## Certification

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings:

**Elementary SCSA:** \_\_\_\_\_

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

**Middle SCSA:** \_\_\_\_\_

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

**High SCSA:** \_\_\_\_\_

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

☐ **Denied** for reasons stated: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ **Local Government Certification**

Approved by: \_\_\_\_\_

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

☐ **School Board Staff Certification**

\_\_\_\_\_  
Vicki McGrath, Director, Community Planning  
School Board of Alachua County  
352-955-7400 x 1423

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

Dashboard

Search

My Preference

Apply/Submit

Help

Logout

Thank You

**Your ERP application submission has been received.****Your SRWMD confirmation number is 247220****Your new permit application number is 232301-3**

Please do not send us a paper copy of this electronic submittal. Sending an additional paper copy could delay the processing of the review.

[Print your completed application](#)[Print the Payment Memo](#)[Document Management](#)

Select "**Print your completed application**" to create an application report with the data supplied in the application.

You have indicated that you prefer to pay your application fee at a **later** stage. You may do that online, using the Payment Services option on your Account Services page or, if you prefer to send a check to the District, or pay with a Purchase Order, then please "Print the Payment Memo" and mail it with your payment to the District.

Select "**Document Management**" to attach additional documents, create a sign and seal report, email a sign and seal report or verify permit document attachments.

If you have any questions about our Internet Permitting services or your submission, please check our [FAQs](#) area to answer our most common inquiries. We can also be reached by email at [Regulatory-Support@srwmd.org](mailto:Regulatory-Support@srwmd.org).

If you have an account related question, please call us at (386) 362-1001 or (800) 226-1066, from 8:00 a.m. to 5:00 p.m EST.

At [SRWMD](#), we've made a commitment to service. If we're not living up to your expectations, we hope you'll let us know.

Sincerely,  
SRWMD Permitting Online Services

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October 13, 2019

Mr. Justin Tabor, AICP  
Principal Planner, City of Alachua  
Planning and Community Development Department  
P.O. Box 9  
Alachua, FL 32616-0009

Re: San Felasco Tech City Phase 2 & 3

Justin, Ecosystem Research Corporation (ERC) has been asked by eda engineers-surveyors-planners to provide an Environmental Assessment Update for the San Felasco Tech City Phase 2 and Phase 3 Project areas. To this end, the following comments are provided, itemized as follows:

1. An ERA that addressed the Baseline Condition of the Phase 1 and 2 areas was provided 3 June 2018 in a report to the City, County, and District.
2. An Addendum to this report was provided that addressed the Existing Conditions of the areas seen during re-surveys conducted 31 August 2018, 1–4 September 2018, and 5 November 2018. These surveys were conducted within both Phase 1 and Phase 2 areas.
3. A survey of the Phase 3 area to include the Basin 3 area was conducted 1–3 June 2018. In addition, at this time the wetland located to the east was evaluated. The Phase 3 area historically was owned by the Phoenix Commercial Park. In 2009, ERC conducted extensive field surveys of the Phase 3 area for an Alachua County Development Application being pursued by Phoenix at that time. An Environmental Resource Assessment was provided to the County on 4 October 2009. During this field review, the boundary of the wetland lying east of the Basin 3 area was flagged, surveyed, and reviewed and approved by the County. As previously mentioned, subsequent reviews of this area were performed 1–3 June 2018 as part of a Due Diligence survey performed prior to purchase of the property by Emory Group Companies.
4. The Phase 3 area to include the Phase 3 Basin and adjacent wetland were reevaluated by ERC 27 September 2019. At this time, the wetland boundary was flagged and review by the County and District will occur 14 October 2019. Several flags placed on trees in 2009 were still present and the new line was flagged on the same trees. There has been NO change in the jurisdictional limits of this wetland since that time.



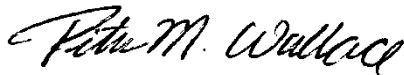
The results of the 27 September 2019 field survey are provided on Figures 1 & 2. On this site, timber has currently been removed in most of the Phase 3 area and all of the Phase 2 area, which constitutes the major change that has occurred since 2018. On this survey date, ERC observed one (1) active gopher tortoise burrow and observed that the cemetery has been cleared of vegetation revealing two (2) very old gravestones. There appears to be an archeological study being performed on the site at this time. Other consultants are involved with the permitting and relocation of the gopher tortoises. The proposed new phase areas will require 100% surveys of the area to reveal whether additional burrows are present and a Conservation Relocation Permit may be required.

There is a six (6) foot chain link fence which runs north-south along the entire perimeter west of the Basin 3 wetland area. No logging has occurred east of this fence therefore the wetland buffer was not logged at the time of the field survey review.

Justin, there are NO regulated or Natural Upland Habitats that occur on this site therefore, if wetland buffer areas are maintained and NO disturbance occurs to gopher tortoise burrows, then there are NO aboveground resources that would preclude development of the site as planned. If you need any additional information, please do not hesitate to call.

Sincerely,

**ECOSYSTEM RESEARCH CORPORATION**

A handwritten signature in black ink that reads "Peter M. Wallace". The signature is written in a cursive, flowing style.

Peter M. Wallace  
President

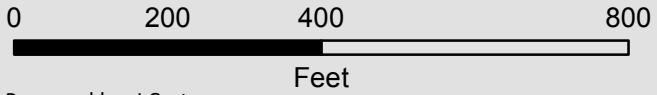
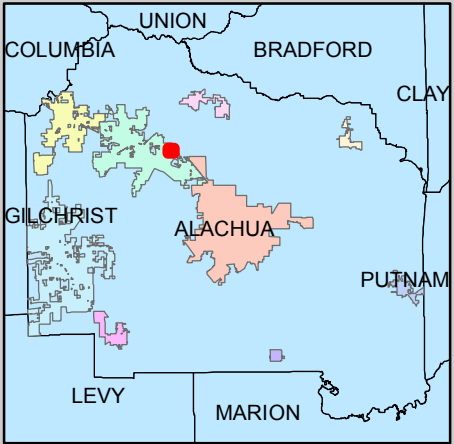


# Tech City Phase 2 and 3: Wetland Line



## Legend

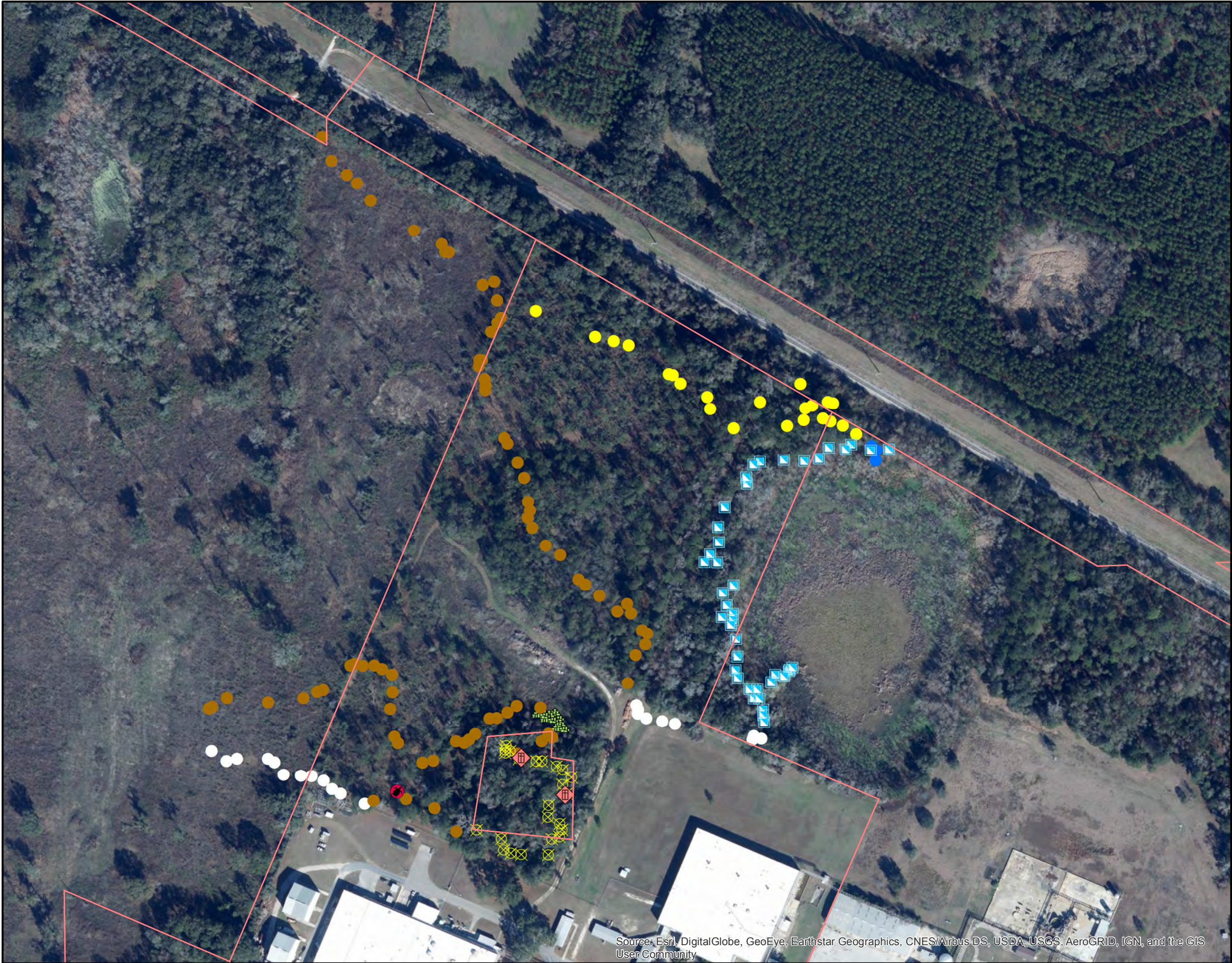
- Alachua\_County 2015 parcels
- Wetland Line Phase 2



Prepared by: J Carter  
10/7/2019 12:52:23 PM  
F:\Data\Glaeser\MAPS\Phase 2 Wetland Line.mxd

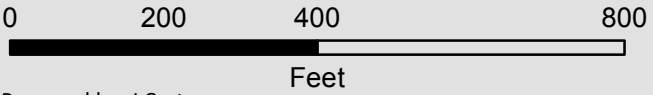
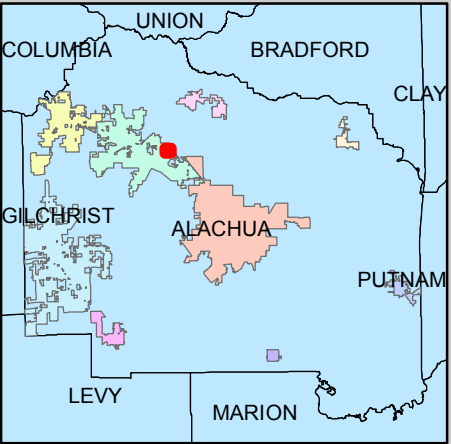


# Tech City Phase 2 and 3: GPS Locations



## Legend

- Alachua\_County 2015 parcels
- gps 092719**
- Clear-cut
- Clear-cut Cemeteries
- Edge of Fill
- Gopher Tortoise Burrow
- Gravestone
- Marsh
- Mowed Grasses
- Oldfield
- Wetland Boundary



Prepared by: J Carter  
10/7/2019 12:49:44 PM  
F:\Data\Glaeser\MAPS\Phase 2 GPS Locations.mxd



Tech City Phase 3  
Existing Trees To Remain Documentation  
August 15, 2019

Submitted for Site Plan Review

*Per Sec. 6.2.1.G.1.a. – Provide photographs of any regulated, heritage, or  
champion trees to be preserved.*

Note:

1. See Tree Removal and Credits Plans for tree locations.
2. Existing trees within the project area of proposed Basin 3 have not yet been surveyed. This tree survey is forthcoming, and tree information for this project area will be included in future submittals.

Tree No. 303, 304, 305  
10", 20", 30" DBH Laurel Oaks



Tree No. 301, 302, 311  
18", 37", 29" DBH Laurel Oaks





Tree No. 340

21" DBH Laurel Oak



Tree No. 351

13" DBH Pine





Tree No. 392 & 393

11" DBH Water Oak & 26" DBH Red Oak



TECH CITY PHASE 3 - Existing Trees To Remain Documentation

15 Aug 2019

3 of 3



FLORIDA FOREST SERVICE  
(850) 681-5800



THE CONNER BUILDING  
3125 CONNER BOULEVARD  
TALLAHASSEE, FLORIDA 32399-1650

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES  
COMMISSIONER NICOLE "NIKKI" FRIED

---

July 11, 2019

Mr. Mitch Glaeser  
The Laser Investment Group, LLC  
3201 SW 42<sup>nd</sup> Street, Ste 2  
Gainesville, FL 32608

RE: Florida Silviculture Best Management Practices NOI  
The Laser Investment Group, LLC; Alachua Co. – 27 Acres

Dear Mr. Glaeser:

The Florida Forest Service would like to acknowledge receipt of your Notice of Intent to Implement Best Management Practices for Silviculture under Rule 5I-6.004 F.A.C., dated 06/14/2019. The Notice of Intent to Implement (NOI) is a one-time notification to follow Best Management Practices (BMPs) during all silviculture operations on your property.

Silviculture BMPs are designed as the minimum standards necessary for protecting and maintaining the State's water quality during forestry activities. They are not intended for use during tree removal or land clearing operations associated with development or other activities that have a non-forestry objective. Rule 5I-6.003 F.A.C. provides landowners who correctly implement all applicable Silviculture BMPs with a presumption of compliance with state water quality standards and release from the provisions of Section 376.307(5) F.S.

We appreciate your willingness to implement Silviculture BMPs during your forestry operations. This commitment will help ensure the protection of Florida's water resources and a productive forestry industry in our state for future generations.

Sincerely,

A handwritten signature in blue ink, which appears to read "William McCarthy". The signature is stylized with a large, sweeping "M" and "C".

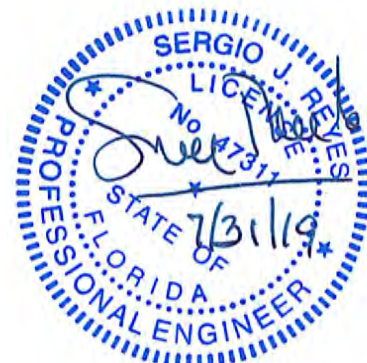
William McCarthy  
Watershed Forester  
Florida Forest Service

cc: File FFS

## Worksheet for Commercial Water Meter Sizing

Project Name : San Felasco Tech City  
 Customer / Builder Name : Laser Investment Group  
 Property Address : 13025 and 13051 NW US HWY 441

| Type                                        | Requirement Per GRU/64E-6 (GPD) | Per Unit              | Total (GPD) |
|---------------------------------------------|---------------------------------|-----------------------|-------------|
| <b>Existing</b>                             |                                 |                       |             |
| Warehouse - Per employee per 8 hour shift   | 15.00                           | 80                    | 1,200       |
| Warehouse - Per loading bay                 | 100.00                          | 4                     | 400         |
| Office Building - Per 100 SF of floor space | 15.00                           | 1,015                 | 15,225      |
| Stores - Per Bathroom                       | 200.00                          | 4                     | 800         |
| <b>Proposed</b>                             |                                 |                       |             |
| Residential - Per Bedroom                   | 100.00                          | 175                   | 17,500      |
| Restaurant - Per Seat                       | 40.00                           | 150                   | 6,000       |
|                                             |                                 |                       |             |
|                                             |                                 |                       |             |
|                                             |                                 |                       |             |
|                                             |                                 |                       |             |
|                                             |                                 |                       |             |
|                                             |                                 |                       |             |
| TOTAL DEMAND                                |                                 |                       | 41,125      |
| Peaking Factor                              |                                 |                       | 2.5         |
| Operating Period (hrs)                      |                                 |                       | 12          |
| <b>Peak Demand</b>                          |                                 |                       | 143 gpm     |
| <b>TOTAL DEMAND</b>                         |                                 |                       | 143 gpm     |
| <b>NEEDED WATER METER SIZE*</b>             |                                 | <b>2" Water Meter</b> |             |





because it is the right thing. We're to agree with instances, but we're the right thing. I loved her family and made everyone always felt. She especially children. When she way, they asked for for the Florida Children's Home Alachua Woman's these two were so her heart. One of hters would always

But that isn't why we do it. It's not about us. Although if we are doing what we should, we can't help but have a fantastic feeling and hopefully a fantastic attitude, which will shine out to others.

The sign in the picture is old and letters have fallen off. We have a new one. And when we get the boards and the new sign is installed, I will post a picture.

I hope to have information for you next week on the craft we are going to make on Nov. 12.

I will be able to share next week. But if you want to sign up, let us know. You can always call or text me at 352-226-0153. If I

Have an amazing week.  
# # #  
email editor@alachuatoday.com

## Obituary

golf, family and memorial donations may be made to Tunnels to Towers, 2361 Hylan Boulevard, Staten Island, NY 10306 or online at <https://tunnel2towers.org/>.

A private family-only Celebration of Life will be held at a later date.

Condolences for the family may be offered online at <http://www.evanscarterfh.com/obituaries/arthur-j-glass-jr/>

Arrangements are under the care of Evans Carter Funeral Home, High Springs, 386-454-2444.

Marsh of gan, and Sharon on of Michigan; numerous children and great-children.

lieu of flowers,

Obituaries: Obituaries may be edited by *Alachua County Today* for style, space, and policy.

## ment (FRS) or Drop? LET'S TALK!

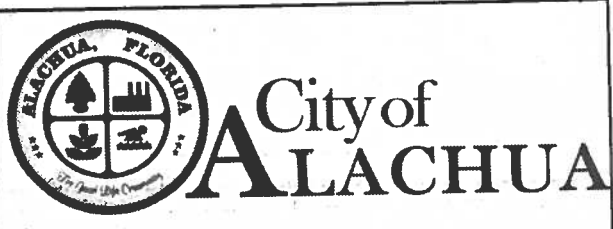
rd R Potts  
al Advisor

JS Hwy 441 Suite 9  
a, FL 32615  
2-0417

ard Jones

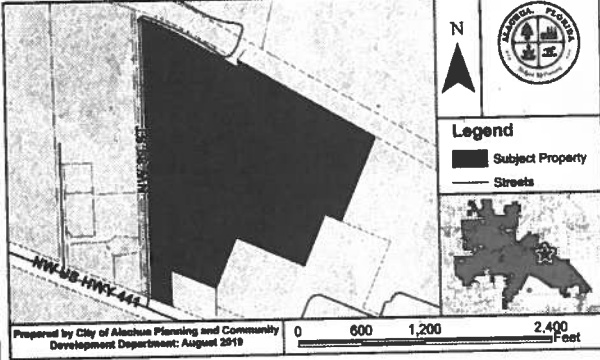
ENSE OF INVESTING

Member SPIC



## 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 November 12, 2019, 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 Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., applicant and agent for The Laser Investment Group, LLC, property owner, for consideration of a Site Plan to construct a ±3,200 square foot restaurant with drive-through and 74 attached and detached dwelling units, with associated utility infrastructure and site improvements, on a ±82.68 acre subject property, consisting of a ±23.35 acre project area, located at 13025 NW US Highway 441; Consisting of portions of Tax Parcel Numbers 05962-002-000, 05844-004-001, 05855-005-000 and 05855-004-000; FLUM: Corporate Park and Industrial; Zoning: Corporate Park (CP) and 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 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - October 31, 2019)

## AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE  
(name)  
SIGN ON 10.24.19 FOR THE San Felasco Tech City Phase 3 Site Plan  
(date) (state type of action and project name)  
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson  
(signature)

5  
(number of signs)

# IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

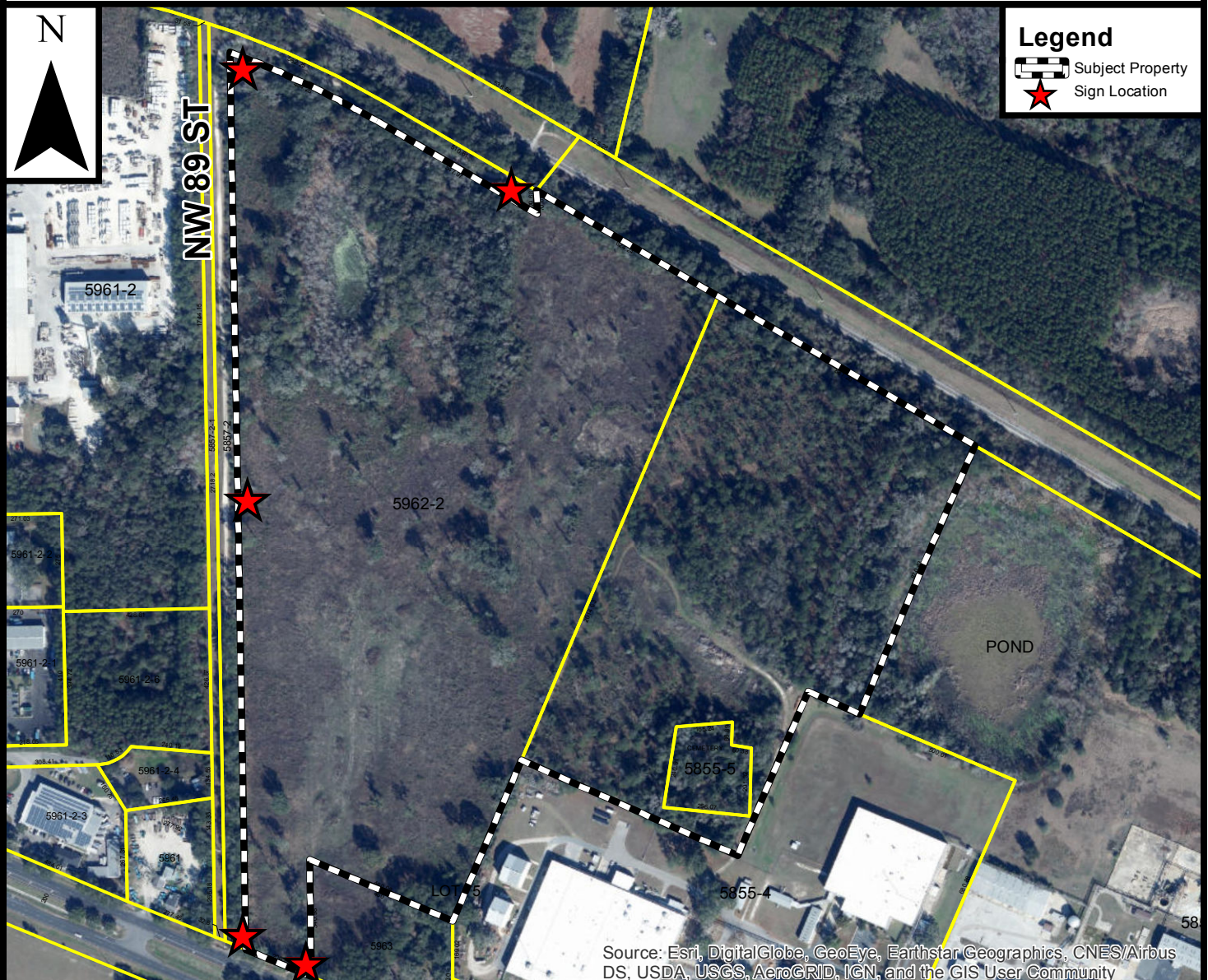
Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

***Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.***



## San Felasco Tech City Phase 3 Site Plan



Prepared by the City of Alachua  
Planning & Community Development Department  
Prepared August 2019

**DISCLAIMER:** Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

0 150 300 600  
Feet





City of  
ALACHUA

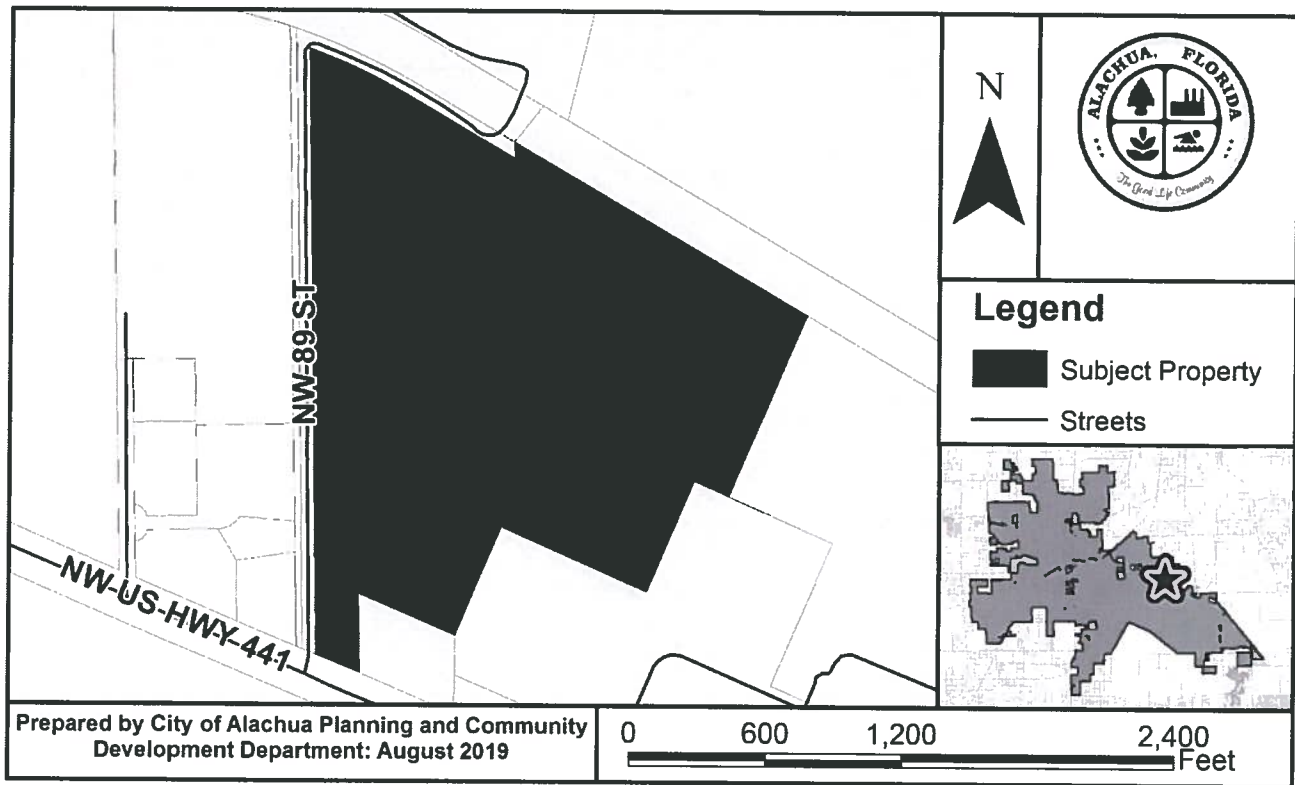
THE GOOD LIFE COMMUNITY

*Mailed 10/28/2019*

*KC*

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P.O. Box 9 ♦ Alachua, Florida 32616-0009  
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

05961-000-000  
HIGHWAY 441 HOLDINGS LLC  
100 AMBERWOOD COURT  
LONGWOOD, FL 32779

05961-002-003  
DESIGN CABINET & FURNITURE INC  
13313 SOUTHERN PRECAST DR  
ALACHUA, FL 32615-8548

05961-002-004  
DESIGN CABINETS & FURNITURE  
13313 SOUTHERN PRECAST DR  
ALACHUA, FL 32615-8548

05961-002-006  
DESIGN CABINETS & FURNITURE  
13313 SOUTHERN PRECAST DR  
ALACHUA, FL 32615

05857-001-001  
LOWE MICHAEL S TRUSTEE  
13929 NW 89TH ST  
ALACHUA, FL 32615

05857-002-000  
F&R HOLDINGS OF GAINESVILLE  
13929 NW 89TH ST  
ALACHUA, FL 32615

05949-005-002  
HIPP INVESTMENTS LLC  
14610 NW 129TH TER  
ALACHUA, FL 32615

05963-000-000  
WERSHOW J F  
204 SE 1ST ST  
GAINESVILLE, FL 32601

05857-002-001  
F&R HOLDINGS OF GAINESVILLE  
220 NW 122ND ST  
GAINESVILLE, FL 32607-1107

05962-001-000  
SPERRING & SPERRING SR TRUSTEE  
2928 NW 22ND ST  
GAINESVILLE, FL 32605

05855-000-000  
LITHIUM NICKEL ASSET HOLDING  
3 EXPRESSWAY PLAZA  
ROSLYN HEIGHTS, NY 11577

05844-004-001  
THE LASER INVESTMENT GROUP  
LLC  
3201 SW 42ND ST STE 2  
GAINESVILLE, FL 32608

05855-005-000  
THE LASER INVESTMENT GROUP  
LLC  
3201 SW 42ND ST STE 2  
GAINESVILLE, FL 32608

05962-002-000  
LASER INVESTMENT GROUP LLC  
(THE)  
3201 SW 42ND ST STE 2  
GAINESVILLE, FL 32608

92060-517-900  
CSX TRANSPORTATION INC  
500 WATER ST TAX DEPARTMENT J-  
910  
JACKSONVILLE, FL 32202-4423

92060-503-901  
CSX TRANSPORTATION INC  
500 WATER ST TAX DEPARTMENT J-  
910  
JACKSONVILLE, FL 32202-4422

05855-004-000  
PHOENIX COMMERCIAL PARK LLP  
PO BOX 1000  
ALACHUA, FL 32616

05949-000-000  
U OF F FOUNDATION INC  
PO BOX 14425  
GAINESVILLE, FL 32604-2425

05857-001-000  
F&R HOLDINGS OF GAINESVILLE  
PO BOX 3009  
LAKE CITY, FL 32056

05961-002-000  
TRIPLE L LLC  
PO BOX 641  
CANAL FULTON, OH 44164

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

President of TCMOA  
1000 Turkey Creek  
Alachua, FL 32615

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

Craig Parenteau  
FL Dept. 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  
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Gainesville, FL 32601

Bonnie Flynn  
16801 NW 166th Drive  
Alachua, FL 32615