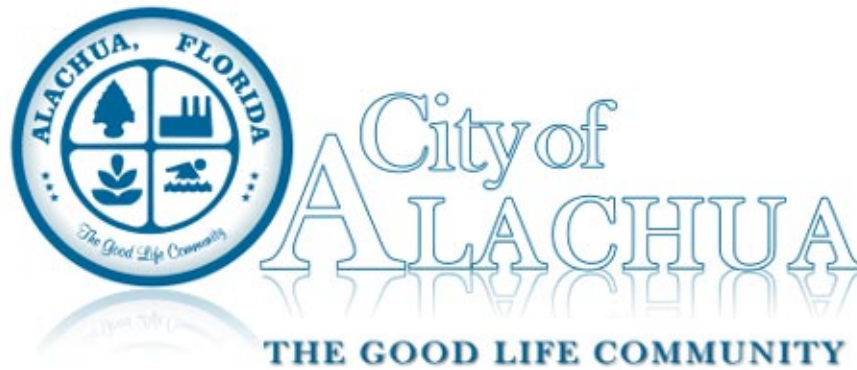




Planning and Zoning Board Agenda October 13, 2020

Chair James Sajczuk
Vice Chair Edward Potts
Member Sandy Burgess
Member Gary Thomas
Member Virginia Johns
School Board Member Tina Certain

City Manager Adam Boukari

Planning and Zoning Board At 6:00 PM

Meeting Date: October 13, 2020

Meeting Location: James A. Lewis Commission Chambers

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.
--

PLANNING AND ZONING BOARD MEETING AGENDA
--

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 September 8, 2020 PZB Minutes
- B. Site Plan – Hal Brady Recreation Center Maintenance Building: A request by Travis Hastay, P.E.,

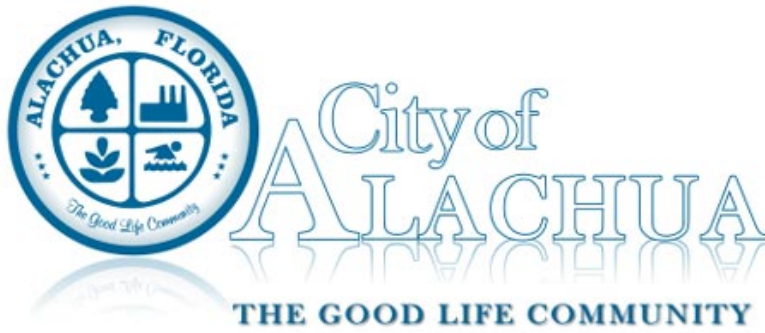
of CHW, Inc., applicant and agent, for the City of Alachua, property owner, for consideration of a Site Plan to construct a ±2,000 square foot accessory structure (maintenance building) with associated stormwater and utility improvements on a ±0.50 acre development area . Tax Parcel Number 03061-004-001 (Quasi-Judicial Hearing).

- C. Site Plan – Copeland Park: A request by Daniel Young, P.E., LEED A.P., of CHW, Inc., applicant and agent for Alachua Copeland Park Investments, LLC, property owner, for consideration of a Site Plan which proposes to revise a previously approved development plan. The Site Plan includes an existing ±13,300 square foot building and a proposed ±11,750 square foot building, with associated parking, stormwater, landscaping, and site improvements on a ±2.65 acre subject property. Tax Parcel Nos. 03230-002-003 and 03230-002-004 (Quasi-Judicial Hearing).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Board/Committee Agenda Item

MEETING DATE: 10/13/2020

SUBJECT: Approval of the Minutes of the September 8, 2020 PZB Minutes

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:

Approve the Minutes of the September 8, 2020 PZB Minutes.

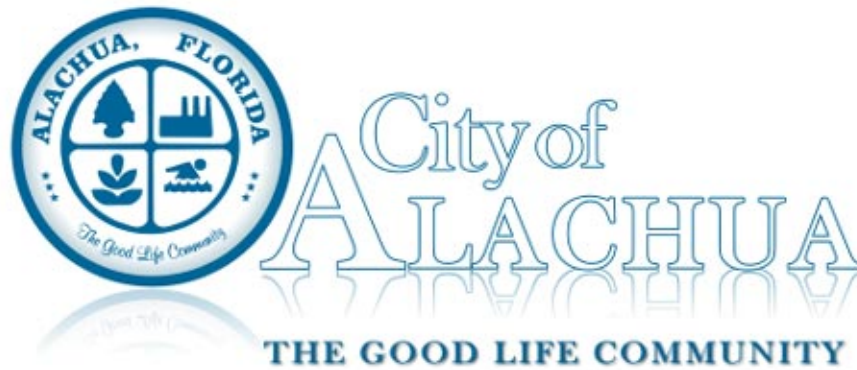
Summary

Approval of the Minutes of the September 8, 2020 PZB Minutes.

ATTACHMENTS:

Description

- ☐ Minutes of the September 8, 2020 PZB Minutes



Planning and Zoning Board Minutes September 8, 2020

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

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

Meeting Date: September 8, 2020

Meeting Location: James A. Lewis Commission, City Hall

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.
--

PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Chair James Sajczuk called the meeting to order. Vice Chair Anthony Wright, Member Virginia Johns, and School Board Member Tina Certain were absent.

INVOCATION

Member Sandy Burgess led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Member Burgess moved to approve the agenda; seconded by Member Gary Thomas.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the August 11, 2020 PZB Meeting Minutes

Member Burgess moved to approve the minutes; seconded by Member Thomas.

Passed by unanimous consent.

- B. Baywood Centre Lot 3 Preliminary Plat: A request by Gerry Dedenbach, AICP, LEED-AP, of CHW, Inc. agent for Alachua Development Co. LLC., property owner, for consideration of the Preliminary Plat for Lot 3 of the Baywood Centre Subdivision, which proposes the replat of a ±1.15 acre subject property to include a new ingress/egress easement to provide access to the Baywood Centre subdivision. Tax Parcel Number 03067-601-003(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.

Gerry Dedenbach, AICP, LEED-AP, of CHW, presented additional information, accepted Staff's recommendations, and availed himself for questions.

Member Burgess inquired if the proposed road would be City owned or privately owned.

Mr. Dedenbach responded.

Member Thomas asked if FDOT will issue a permit for the new connection to US 441.

Mr. Dedenbach responded.

City Attorney Marian Rush clarified that it is the Master Owners' Association that will be responsible for the upkeep of the new road.

Member Burgess 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 to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat of Baywood Centre Lot 3 to the City Commission, with a recommendation to approve, subject to the two (2) conditions provided in "Exhibit "A" and located on page 16 of the Staff Report: seconded by Member Thomas.

Motion Passed 3-0 in a roll call vote.

C. Comprehensive Plan Vision Element Review and Discussion

Department Director Winburn introduced the item.

Member Burgess shared history about the creation of the 2020 Vision Element, and how seeing the progress from this plan has been beneficial. She also shared her concerns for local schools and suggested a new policy related to local schools be added to the new Vision Element. She also expressed that housing is still an important issue for our new Vision Element.

Department Director Winburn responded.

Member Thomas inquired about the planning time frame for the new Vision Element.

Department Director Winburn responded.

City Attorney Rush added that the City Commission and the School Board have met and are being proactive in addressing the needs of public schools in the City.

Chair Sajczuk suggested a new policy related to public transportation to be included into the Vision Element.

Director Winburn responded.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated the next meeting will be Tuesday October 13, 2020 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Burgess moved to adjourn; seconded by Member Thomas.

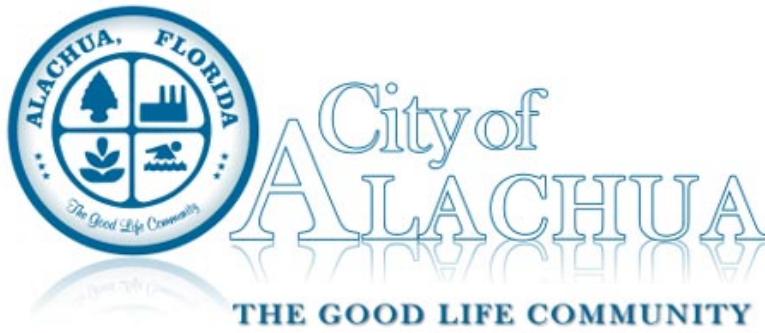
Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA

Presiding Officer

Staff Liaison



Board/Committee Agenda Item

MEETING DATE: 10/13/2020

SUBJECT: Site Plan – Hal Brady Recreation Center Maintenance Building: A request by Travis Hastay, P.E., of CHW, Inc., applicant and agent, for the City of Alachua, property owner, for consideration of a Site Plan to construct a $\pm 2,000$ square foot accessory structure (maintenance building) with associated stormwater and utility improvements on a ± 0.50 acre development area . Tax Parcel Number 03061-004-001 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP, Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Site Plan for Hal Brady Recreation Center Maintenance Building, subject to the two (2) conditions provided in Exhibit “A” and located on page 13 of the October 13, 2020 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 Hal Brady Recreation Center Maintenance Building, subject to the two (2) conditions provided in Exhibit “A” and located on page 13 of the October 13, 2020 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Travis Hastay, P.E., of CHW, Inc., applicant and agent, for the City of Alachua, property owner, for consideration of a Site Plan to construct a $\pm 2,000$ square foot accessory structure at the Hal Brady Recreation Center. The structure is proposed to be a maintenance building used for storage and servicing of equipment that maintains the Hal Brady Recreation Center and Legacy Park facilities.

The development area is ± 0.50 acres in size (overall subject property is ± 11.39 acres). The proposed structure will be situated on the southern portion of the Hal Brady Recreation Center site, north of CR 2054.

ATTACHMENTS:

Description

- ☐ Staff Report and Staff Supporting Materials
- ☐ Site Plan: Hal Brady Recreation Center Maintenance Building
- ☐ Application and Supporting Materials
- ☐ Public Notice Materials for the 10/13/20 PZB Meeting



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: October 13, 2020
Quasi-Judicial Hearing

SUBJECT: A request for a Site Plan to construct a ±2,000 square foot accessory structure (maintenance shed) with associated storm water and site improvements

APPLICANT/AGENT: Travis Hastay, P.E., of CHW, Inc.

PROPERTY OWNER: City of Alachua

LOCATION: 14300 NW 146th Terrace

PARCEL ID NUMBERS: 03061-004-001

FLUM DESIGNATION: Recreation

ZONING: Government Facilities (GF)

OVERLAY: NA

ACREAGE: ±0.50 acres (development area); ±11.39 (overall subject property)

PROJECT PLANNER: Adam Hall, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board approve the Site Plan for an accessory structure (maintenance shed) at 14300 NW 146th Terrace, subject to the two (2) conditions provided in Exhibit "A" and located on page 13 of the October 13, 2020 Staff Report to the Planning & Zoning Board.

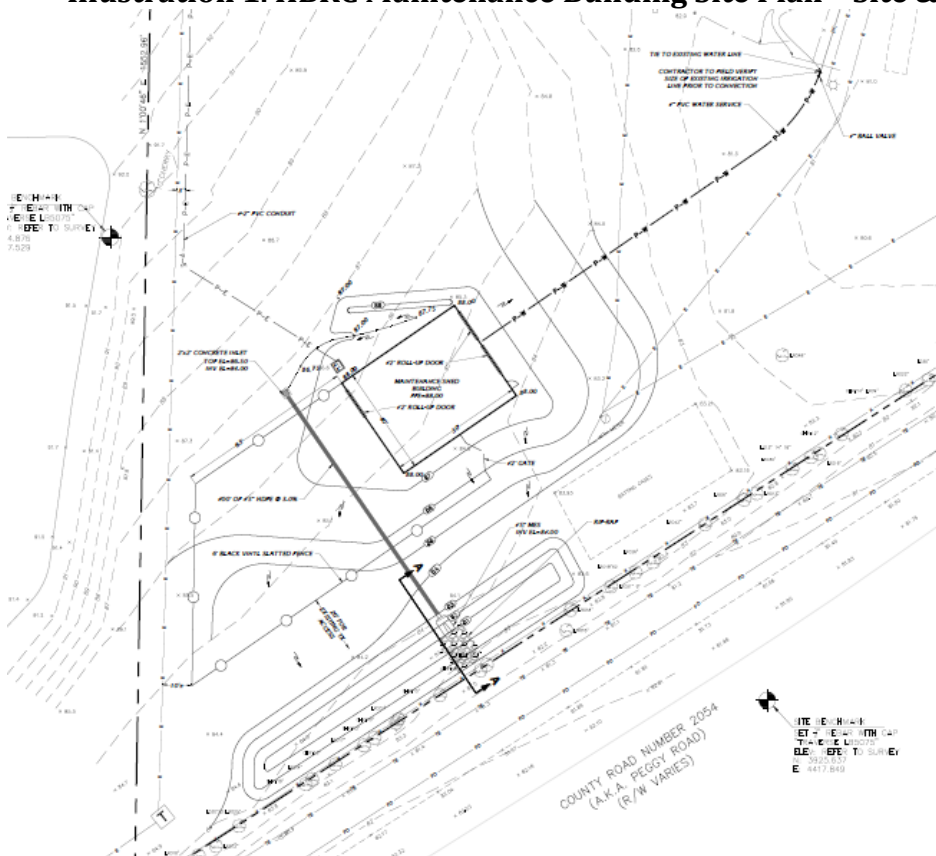
RECOMMENDED MOTION: *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for accessory structure at 14300 NW 146th Terrace, subject to the two (2) conditions provided in Exhibit "A" and located on page 13 of the October 13, 2020 Staff Report to the Planning & Zoning Board.*

SUMMARY

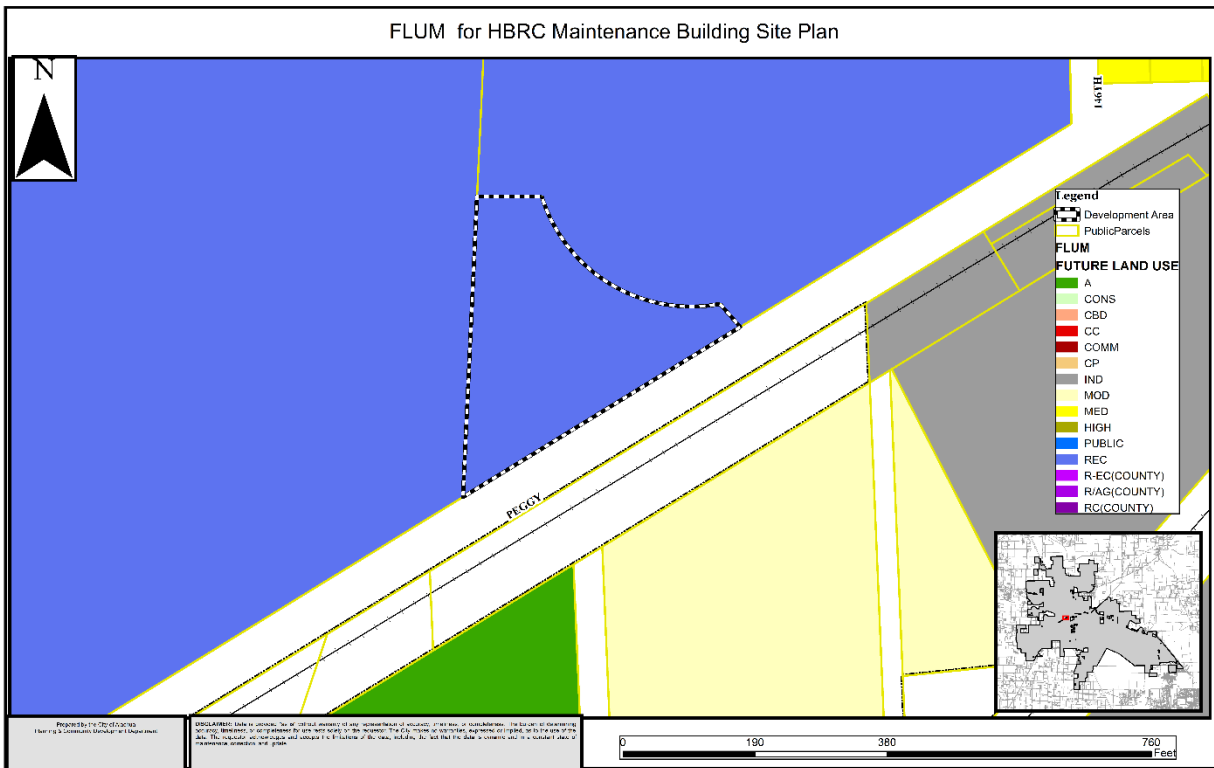
This application is a request by Travis Hastay, P.E., of CHW, Inc., applicant and agent, for the City of Alachua, property owner, for consideration of a Site Plan to construct a $\pm 2,000$ square foot accessory structure at the Hal Brady Recreation Center. The structure is proposed to be a maintenance building used for storage and servicing of equipment that maintains the Hal Brady Recreation Center and Legacy Park facilities.

The development area is ± 0.50 acres in size (overall subject property is ± 11.39 acres). The proposed structure will be situated on the southern portion of the Hal Brady Recreation Center site, north of CR 2054.

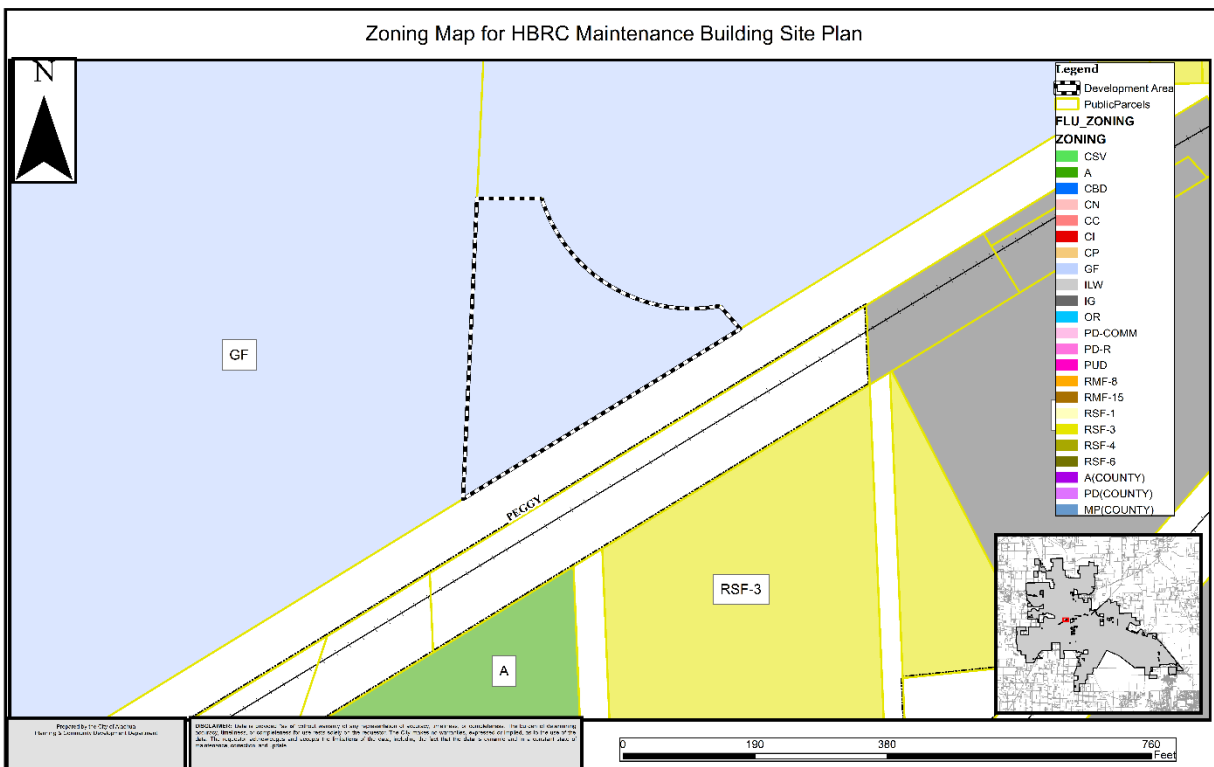
Illustration 1. HBRC Maintenance Building Site Plan – Site & Dimension Plan



Map 1. FLUM



Map 2. Zoning Map



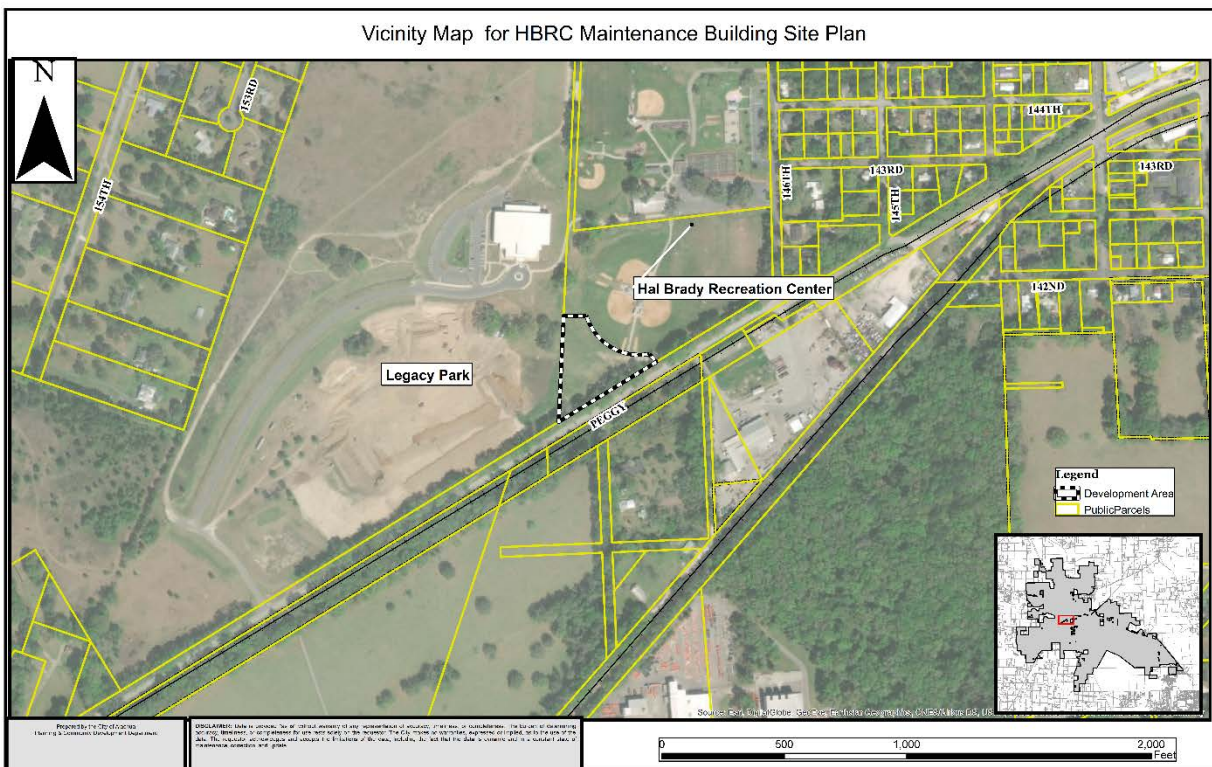
SURROUNDING USES

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	Hal Brady Recreation Center	Recreation	Government Facilities (GF)
South	Single Family Residential	Agriculture/ Rural Agriculture (Alachua County)	Agricultural (A)/ Agricultural (A)(Alachua County)
East	Single Family Residential	Medium Density Residential	Residential Single Family -3 (RSF-3)
West	Legacy Park Multipurpose Building	Recreation	Government Facilities (GF)

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 June 17, 2020 via Zoom (online meeting platform). The applicant was available to answer questions. Materials submitted by the applicant indicate that one (1) person attended the meeting. A summary of the meeting has been provided by the applicant, and is included with 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 1.7:

Recreation: The City of Alachua shall designate a Recreation land use category for all publicly or privately owned recreational lands, however, in order to provide the opportunity for recreation activities, recreational uses may be allowed outside of the Recreation land use category.

Policy 1.7.a:

City-owned recreation facilities: The City of Alachua shall provide for a hierarchy of parks to include regional, community, neighborhood and pocket parks. These facilities will make available a wide array of active and resource based recreation activities to residents inside and outside of the City limits.

Evaluation and Findings of Consistency with Goal 1, Objective 1.7, and Policy 1.7.a: The subject property has a Future Land Use Designation of Recreation, which permits recreational land uses. The proposed accessory structure is supportive of the principal use of the property, which is recreation (Hal Brady Recreation Center and Legacy Park multi-purpose building).

Recreation Element

Objective 1.1: Long range Planning and Funding

The City shall secure the provision, coordination and maintenance of recreational and cultural facilities for current and future residents and visitors, and guarantee safe access to these facilities for all persons, regardless of special need or condition.

Evaluation and Findings of Consistency with Objective 1.1: The proposed accessory structure will aid the City in fulfilling this objective of the Comprehensive Plan.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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 development is located within the City's utility service area, and as such will connect to City 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.

Evaluation and Findings of Consistency with Policy 1.2.a: 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.)

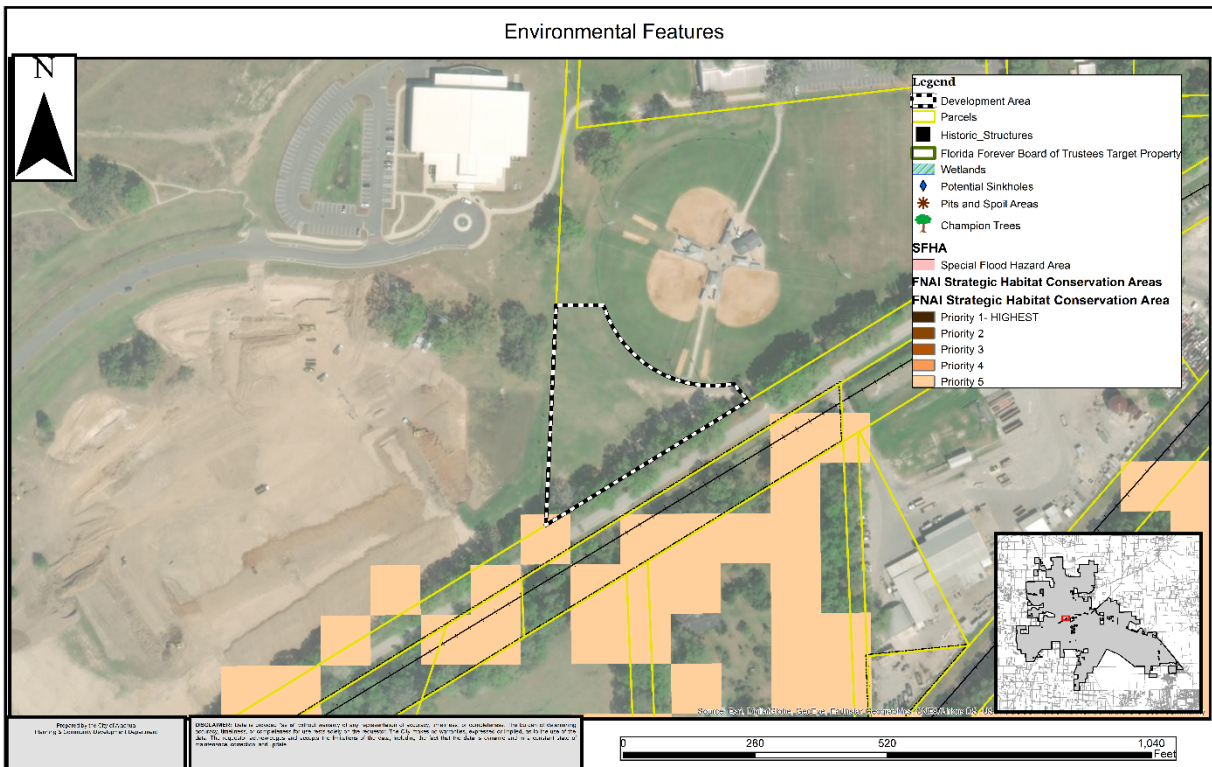
Evaluation: No wetlands have been identified on subject property therefore, there are no issues related to wetland protection.

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 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 and no areas of the subject property are identified within the FNAI PNA data layer. 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.

Table 2. Soils

Soil Type	Hydrologic Group	Drainage Class	Small Commercial Buildings	% of Subject Property (may not total to 100% due to rounding)
Arredondo fine sand, 5 to 8 percent slopes	A	Well drained	Not Limited	56
For Meade fine sand, 0 to 5 % slopes	A	Well drained	Somewhat limited	44

Evaluation: The soil type present on the subject property does 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 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).

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 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.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

Section 2.4.9(E) of the City's Land Development Regulations (LDRs) establishes the standards with which all site plans must be found 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 Government Facilities (GF). The site plan proposes a storage building or shed to provide a location for the storage and servicing of equipment used to maintain the recreational facilities. Table 4.4-1 of the LDRs sets forth the accessory uses allowed within each zoning district. A storage building or shed is a permitted use within the Government Facilities (GF) zoning category.

(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 related to the use "storage building or shed".

(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 6.7, 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.

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 only existing single family residential use adjacent to the subject property is to the north. There are no characteristics of the development which would warrant additional conditions.

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 development would not result in any new automobile trips 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.***

Traffic Impact

The proposed development will not result in an increase in traffic produced by the site. The development will have no impact to the Level of Service (LOS) of transportation facilities.

Potable Water Impacts

Table 3. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,295,000
Reserved Capacity ²	120,859
Available Capacity	884,141
Projected Potable Water Demand from Application ³	200
Residual Capacity	883,941
Percentage of Permitted Design Capacity Utilized	61.57%

Sources:

¹ City of Alachua Public Services Department, April 2020.

² City of Alachua September 2020 Development Monitoring Report.

³ Sources: Chapter 64E-6, Florida Administrative Code; Formula: .1 gallon x square feet= 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; therefore, the impacts that will be generated by the development are acceptable.

Sanitary Sewer Impacts

The proposed development will not result in an increase in wastewater produced by the site. The development will have no impact to the Level of Service (LOS) of sanitary sewer facilities.

Solid Waste Impacts

The proposed development will not result in an increase in solid waste produced by the site. The development will have no impact to the Level of Service (LOS) of solid waste facilities.

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
HAL BRADY RECREATION CENTER MAINTENANCE BUILDING
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 that Condition 1 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 as stated herein.

**EXHIBIT “B”
TO
HAL BRADY RECREATION CENTER MAINTENANCE BUILDING
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

September 22, 2020

Travis Hastay, P.E.
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

Also submitted electronically to travish@chw-inc.com

RE: Notice of Hearing to be Scheduled for Hal Brady Recreation Complex Maintenance Shed

Dear Mr Hastay:

On September 3, 2020 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 the **complete** application package, seven (7) full size sets of plats and surveys, 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 **October 13, 2020** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than 12 PM on **Tuesday, September 29, 2020**. 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.

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

August 19, 2020

Travis Hastay, P.E.
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

Also submitted electronically to travish@chw-inc.com.

**RE: Hal Brady Recreation Center Maintenance Building (Site Plan)-
Development Review Team (DRT) Comments**

Dear Mr Hastay:

On August 5, 2020 the City of Alachua received your application for the approval of a Site Plan for the Hal Brady Recreation Center Maintenance Building project, which proposes the construction of a $\pm 2,000$ square foot accessory structure and associated grading, stormwater, and landscaping improvements on a $\pm .50$ acre development area within a ± 105.68 acre property located at 14300 NW 146th Terrace (Parcel No. 03870-001-000). A Development Review Team meeting was held on July 20, 2020 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 5:00 PM on **Thursday, September 3, 2020**. 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 provided by the applicant) 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

1. Miscellaneous / General Comments

- a. Fire flow analysis indicates that the available flow in gpm is less than the required minimum flow needed for fire protection. Please address.

NEW COMMENT: Fire Marshall has requested a lower scale site map showing distance from nearest structures/buildings before considering request to lower fire flow requirement. Please provide.

2. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address comments provided by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., with City of Alachua Public Services in a memo dated August 19, 2020 (attached).
- b. The applicant must address the comments provided by Jay Brown, P.E., of JBrown Professional Group in a letter dated August 14, 2020 (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. 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
Mike DaRoza, Communications and Executive Project Manager
Robert Bonetti, Finance and Administrative Services Director
Adam Boukari, City Manager
Project File



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Aug 18, 2020

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

TR
8/18/2020

RE: HRBC Maintenance Bldg Construction Documents,

Public Services has reviewed the HRBC Maintenance Bldg Construction Documents (June 30th Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	June 30th Submittal Comment Sheet C0.10 Electric Service General Notes Notes 1 & 2: Please clarify the term "BY OTHERS". The reviewer assumes that the electrical design will be included with the construction documents, with the electrical design engineer being someone other than CHW. Water and Wastewater General Notes Note 12: Because this is a potable water line, the reviewer assumes that the PVC water pipe is NSF 61 approved and rated for potable water service. Please evaluate. Aug 10th Submittal Comment Please replace Note 2 of Electric Service General Notes with: 2. ELECTRIC SYSTEM THAT SUPPLIES THE BUILDING WILL BE PROVIDED BY COA. No re-submittal is required at this time. See comment 11.

NO.	COMMENTS
	Approved as Noted.
2.	June 30th Submittal Comment Sheet C1.00 Please review the size of the 1-inch water supply line, which seems to be supplying only a water bibb. This reviewer does not know the design flow of the water bibb. But at 6 fps, the flow of about 16 gpm produces a head loss per 100 ft. of 16.5 ft. Since segment length is over 400 ft., pipe loss is close to 30 psi, which seems excessive. Suggest increasing water supply line size to 2-inch, unless demand, velocity and headloss calculations indicate otherwise. Aug 10th Submittal Comment Based upon new location and after conferring with COA staff, please decrease the water service line size to 1-inch. No re-submittal required at this time. See comment 11. Approved as Noted.
3	June 30th Submittal Comment Sheet C1.00, Electrical Design • The proposed electrical line is shown originating from a device that is not completely defined. A symbol (circular with diagonal line) is shown with text "meter". Please define or call-out this symbol. Is it a breaker box? • Text callout near the symbol is "WITH METER". Please confirm there is a meter, as COA electrical staff doesn't think a meter is there. • Please estimate the electrical load within the building in order to size (1) conductors and (2) circuit breaker at the breaker box. • Will the design include the required electrical work within the building? Aug 10th Submittal Comment See new comment 11.
4.	June 30th Submittal Comment Please include all required design details. Use COA standard details as much as possible. It is expected that only a few design details will be required. • At the tapping saddle, consider using details 118 and 127. • Detail 506 – Typical Conduit Trench • Is a detail needed for the hose bibb, or will the device specification be sufficient? • Others if and as required.

NO.	COMMENTS
	Aug 10th Submittal Comment See new comment 11.
5.	June 30th Submittal Comment Please evaluate whether the hose bibb requires backflow prevention. Our understanding of the Florida Building Code is that backflow prevention is required for a hose bibb. A “screw-on” type device seems to provide suitable backflow prevention. Aug 10th Submittal Comment Approved
6.	June 30th Submittal Comment Supplemental Comment: Please call-out the water supply source. Is it potable City water or well water? (It is likely City water.) Aug 10th Submittal Comment Approved
7.	June 30th Submittal Comment Supplemental Comment: Please identify the water meter. Does it have enough capacity to accommodate the increased water flow? Aug 10th Submittal Comment Approved
8.	June 30th Submittal Comment Supplemental Comment: Sheet C1.00 As shown on Sheet C1.00, the new water supply line is over 400 ft. long and supplies only a hose bibb. Is there a nearer water supply, such as a sprinkler system, that can instead supply the hose bibb? If so, please confirm that the appropriate City staff find this approach acceptable. Aug 10th Submittal Comment Approved
9.	June 30th Submittal Comment Supplemental Comment: Sheet C0.10

NO.	COMMENTS
	To Water and Wastewater General Notes, add the following: “17. The Contactor shall provide test assemblies and tracer wires to both metallic and non-metallic pipe as per City of Alachua design and details. 18. For the new water service, provide tracer wire and appurtenances starting from the taping saddle to the hose bibb. If the existing 3-inch service has a tracer wire, connect to it.”. Please include the following details: • 321A, 321B, 118 (SIMILAR), 145 (SIMILAR), 318(SIMILAR) Aug 10th Submittal Comment Approved
10.	June 30th Submittal Comment Supplemental Comment: Please add Detail 307, which is a cross-referenced painting detail. Aug 10th Submittal Comment Approved
11	New Comment Aug 10th Submittal Comment This submittal is suitable for presentation to the COA Planning Department for their review and approval. However, for this submittal to be suitable as a Bid Document, some changes would be required. For example, if the COA self-performs certain tasks, these tasks would need to be identified. No action is required by the design engineer at this time. However, when notified by COA, the design engineer will likely need to resubmit. Approved as Noted
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

August 14, 2020

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

Re:

Dear Mr. Hall:

As you requested, we have reviewed the Hal Brady Recreation Center submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by CHW and dated 08/04/2020. Our review generated a few minor comments and recommendations that are outlined below.

C1.00

1. The plans do not have a callout for the height of the fence as mentioned in the comment response letter. Please add the height to the fence callout.
2. No swale detail has been added to Sheet C1.00 as stated in the comment response letter.
3. Runoff from building does not appear to make it to the basin. Consider regrading and providing additional swales to ensure that runoff will make it to the proposed basin.
4. Please provide a spot elevation at the northern corner of the swale to show the grading of water around the building.
5. Please add a label on the contour which surrounds the proposed building.
6. Please provide required water fittings for the potable water connection.
7. Is the irrigation stub which the building will tie into potable water? If not, please provide signage around the building stating that water will not be potable.
8. Recommend adding a washdown area for the lawn equipment that will be utilized on site.

C2.30

1. Several of the details provided on this sheet do not appear to be applicable to this project. Please revise to only show applicable utility connections.

Sincerely,

Christopher Potts, P.E.
Sr. Engineering Manager, JBrown Professional Group Inc.

Cc: Travis Hastay



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 20, 2020

Travis Hastay, P.E.
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

Also submitted electronically to travish@chw-inc.com.

RE: Hal Brady Recreation Center Maintenance Building (Site Plan)- Development Review Team (DRT) Comments

Dear Mr Hastay:

On July 1, 2020 the City of Alachua received your application for the approval of a Site Plan for the Hal Brady Recreation Center Maintenance Building project, which proposes the construction of a $\pm 2,000$ square foot accessory structure and associated grading, stormwater, and landscaping improvements on a $\pm .50$ acre development area within a ± 105.68 acre property located at 14300 NW 146th Terrace (Parcel No. 03870-001-000). A Development Review Team meeting was held on July 20, 2020 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 5:00 PM on **Monday, August 3, 2020**. 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 provided by the applicant) 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

1. *Section 6.1, Off-Street Parking and Loading Standards*
 - a. Please provide number of employees on largest shift that are proposed to be working in this proposed building, if any.
2. *Section 6.3, Fencing Standards*
 - a. Please provide specifications for proposed fencing. Please note the requirements of Section 6.3.4, particularly 6.3.4(A)(4) regarding materials of fences located adjacent to the public right-of-way of arterial and collector roads.
3. *Section 6.4, Exterior Lighting Standards*
 - a. If any lighting proposed, please provide a photometric plan that includes cut sheets for proposed fixtures.
4. *Section 6.6, Residential Protection Standards*
 - a. Please provide an analysis of the development in regards to the standards set forth in Section 6.6.3(A)
5. *Concurrency Impact Analysis*
 - a. Please see section 2.4.14 (C)(3) , regarding de minimis impacts.
6. *Miscellaneous / General Comments*
 - a. Fire flow analysis indicates that the available flow in gpm is less than the required minimum flow needed for fire protection. Please address.
 - b. Please provide clear delineation of development area and include.
 - c. Please provide overall property floor area and impervious calculation.
 - d. Please update title on cover sheet: application type is Site Plan.
 - e. Alachua County Environmental Protection Department (EPD) requires the review and approval of stormwater management systems, unless otherwise exempt. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval or verification of exemption. Additional information is available at:
https://library.municode.com/fl/alachua_county/codes/code_of_ordinances?nodeId=PTIIADCO_TIT7HESA_CH77WAQUSTMAPR_ARTIISTTRCO
7. *Public Services / Fire Rescue / Engineering Review Comments*
 - a. The applicant must address comments provided by Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., with City of Alachua Public Services in a memo dated July 20, 2020 (attached).
 - b. The applicant must address the comments provided by Jay Brown, P.E., of JBrown Professional Group in a letter dated July 14, 2020 (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. 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
Mike DaRoza, Communications and Executive Project Manager
Robert Bonetti, Finance and Administrative Services Director
Adam Boukari, City Manager
Project File



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: July 20, 2020

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

TR
7/20/2020

RE: HRBC Maintenance Bldg Construction Documents, Including Supplemental Comments

Public Services has reviewed the HRBC Maintenance Bldg Construction Documents (June 30th Submittal) and offer the following comments, including supplemental comments starting with comment 6. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	June 30th Submittal Comment Sheet C0.10 Electric Service General Notes Notes 1 & 2: Please clarify the term "BY OTHERS". The reviewer assumes that the electrical design will be included with the construction documents, with the electrical design engineer being someone other than CHW. Water and Wastewater General Notes Note 12: Because this is a potable water line, the reviewer assumes that the PVC water pipe is NSF 61 approved and rated for potable water service. Please evaluate.
2.	June 30th Submittal Comment Sheet C1.00 Please review the size of the 1-inch water supply line, which seems to be supplying only a water bibb. This reviewer does not know the design flow of the water bibb. But at 6 fps, the flow of about 16 gpm produces a head loss per 100 ft. of 16.5 ft. Since segment length

NO.	COMMENTS
	is over 400 ft., pipe loss is close to 30 psi, which seems excessive. Suggest increasing water supply line size to 2-inch, unless demand, velocity and headloss calculations indicate otherwise.
3	June 30th Submittal Comment Sheet C1.00, Electrical Design • The proposed electrical line is shown originating from a device that is not completely defined. A symbol (circular with diagonal line) is shown with text “meter”. Please define or call-out this symbol. Is it a breaker box? • Text callout near the symbol is “WITH METER”. Please confirm there is a meter, as COA electrical staff doesn’t think a meter is there. • Please estimate the electrical load within the building in order to size (1) conductors and (2) circuit breaker at the breaker box. • Will the design include the required electrical work within the building?
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5.	June 30th Submittal Comment Please evaluate whether the hose bibb requires backflow prevention. Our understanding of the Florida Building Code is that backflow prevention is required for a hose bibb. A “screw-on” type device seems to provide suitable backflow prevention.
6.	June 30th Submittal Comment Supplemental Comment: Please call-out the water supply source. Is it potable City water or well water? (It is likely City water.)
7.	June 30th Submittal Comment Supplemental Comment: Please identify the water meter. Does it have enough capacity to accommodate the increased water flow?

NO.	COMMENTS
8.	June 30th Submittal Comment Supplemental Comment: Sheet C1.00 As shown on Sheet C1.00, the new water supply line is over 400 ft. long and supplies only a hose bibb. Is there a nearer water supply, such as a sprinkler system, that can instead supply the hose bibb? If so, please confirm that the appropriate City staff find this approach acceptable.
9.	June 30th Submittal Comment Supplemental Comment: Sheet C0.10 To Water and Wastewater General Notes, add the following: “17. The Contactor shall provide test assemblies and tracer wires to both metallic and non-metallic pipe as per City of Alachua design and details. 18. For the new water service, provide tracer wire and appurtenances starting from the taping saddle to the hose bibb. If the existing 3-inch service has a tracer wire, connect to it.”. Please include the following details: • 321A, 321B, 118 (SIMILAR), 145 (SIMILAR), 318(SIMILAR)
10.	June 30th Submittal Comment Supplemental Comment: Please add Detail 307, which is a cross-referenced painting detail.
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

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July 14, 2020

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

Re:

Dear Mr. Hall:

As you requested, we have reviewed the Hal Brady Recreation Center submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by CHW and dated 06/30/2020. Our review generated a few minor comments and recommendations that are outlined below.

C0.10

1. General Note 1 states that the topographic survey was prepared on December 12, 2015. The survey states that it was prepared on April 7, 2020. Please revise for consistency.

C1.00

1. Please provide a callout and detail for the proposed fence surrounding the maintenance building. Please specify the type of fencing and the height of the fence.
2. Please show the proposed location and width of the gate to access the maintenance building.
3. Provide a section view of the proposed swale.
4. Please show the proposed doors on the maintenance building.
5. Does the maintenance building have a roof slope to the southwest for runoff directed to the new stormwater basin?
6. Provide spot elevations outside the maintenance building on the 4 corners to define exterior grade.
7. Does this stormwater basin require SRWMD permitting? If so, is it designed for 100 YR storm events?

Sincerely,

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

Cc: Travis Hastay



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 15, 2020

Also sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Response to Fee Waiver Request: Hal Brady Recreation Center Maintenance Building Site Plan Application

Dear Mr. Hastay:

The City of Alachua is in receipt of your request for the waiver of the Site Plan application fee for the Hal Brady Recreation Center Maintenance Building Site Plan Application. The application proposes the construction of a 2,000 square foot maintenance building to serve the Hal Brady Recreation Center/ Legacy Park drainage, grading, and infrastructure improvements at 14608 Peggy Road (Tax Parcel Number 03870-001-000).

Section 2, Paragraph 5, of Resolution 16-13 states, "[n]otwithstanding any other provision to the contrary, any filing fee required under the City's Planning & Community Development fee schedule may be waived for any applicant which is an agency of the government of the United States, an agency of the State of Florida, and an agency of Alachua County, if a written request is received by the City within five (5) working days of the submission of the application. However, the agency shall be required to incur all costs associated with the published and mailed notification."

It is estimated that the costs associated with the published and mailed notification will be approximately \$260.00.

Based upon the preceding information, it has been determined that your request is consistent with Section 2, Paragraph 5, of Resolution 16-13. Your request for a fee waiver for the Site Plan application fee for the referenced project has been approved, provided however, that the costs associated with the published and mailed notification shall be incurred by the applicant, in the amount of \$260.00. This amount should be remitted with your application submittal.

If you have any questions regarding this approval, please contact the Planning & Community Development Department at 386-418-6121.

Sincerely,

Adam Boukari
City Manager/LDR Administrator

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 9, 2020

Travis Hastay, P.E.
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

Also submitted electronically to travish@chw-inc.com

RE: Application Conditional Acceptance for Hal Brady Recreation Complex Maintenance Shed

Dear Mr. Hastay:

On July 1, 2020 the City of Alachua received your site plan application for the Hal Brady Recreation Complex Maintenance Shed Site Plan project, which proposes the construction of a $\pm 2,000$ square foot accessory building on a ± 0.50 acre portion of an overall ± 11.39 acre subject property (Parcel No. 03870-001-000).

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 the following:**

- Site Plan Attachment D.14. Fee. Fee not submitted. Project qualifies for application fee waiver under Section 2, Paragraph 5 of Resolution 16-13. Please submit this request by 5 PM on Tuesday, July 14, 2020. The waiver request may be submitted electronically.

Please note, the comment above is 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.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'A. Hall'.

Adam Hall, AICP
Planner

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

100% CONSTRUCTION DOCUMENTS
FOR:
HAL BRADY RECREATION
CENTER MAINTENANCE SHED
ALACHUA COUNTY, FLORIDA
SECTION 15 & 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST
SUBMITTED TO:
CITY OF ALACHUA

GENERAL NOTES

1. DEVELOPMENT DATA:
- | | | | |
|------------------------|-------------|--------|------------|
| TOTAL AREA= | 21,638 S.F. | 100.0% | 0.50 ACRES |
| TOTAL IMPERVIOUS AREA= | 2,000 S.F. | 9.2% | |
| OPEN SPACE= | 19,638 S.F. | 90.8% | |
- DESCRIPTION: THE PROPOSED DEVELOPMENT WILL CONSIST OF A MAINTENANCE SHED BUILDING WITH A FENCED YARD, STORMWATER IMPROVEMENTS AND UTILITIES WITHIN THE EXISTING HAL BRADY RECREATION CENTER DEVELOPMENT.
- ZONING & LAND USE DESIGNATION:
ZONING = GOVERNMENT FACILITIES (GF)
FUTURE LAND USE = RECREATION
2. MINIMUM BUILDING / YARD SETBACKS PER GF ZONING ARE AS FOLLOWS:
- | | |
|---------------------|------|
| PRIMARY BUILDING | |
| FRONT: 20' | |
| SIDE: 15' | |
| REAR: 15' | |
| MINIMUM LOT AREA | NONE |
| MINIMUM LOT WIDTH | NONE |
| MAX BUILDING HEIGHT | 65' |
| MAX LOT COVERAGE | NONE |
3. DATE OF SURVEY:
A TOPOGRAPHIC SURVEY WAS COMPLETED BY CAUSSEAU, HEWETT, & WALPOLE, INC. AND DATED APRIL 7, 2020.
4. UTILITIES:
-POTABLE WATER SERVICE WILL BE TIED INTO THE EXISTING 3" WATER SERVICE LOCATED ON THE SOUTHEAST OF THE DROP-OFF AREA FOR THE LEGACY PARK RECREATIONAL BUILDING.
-NO SANITARY SEWER SERVICE IS PROPOSED FOR THIS PROJECT.
-ELECTRIC SERVICE WILL BE PROVIDED FROM EXISTING TRANSFORMER LOCATED ON THE SOUTHEAST CORNER OF THE PROJECT.
-RECLAIM WATER SERVICE IS NOT AVAILABLE TO THE PROJECT SITE AT THE CURRENT TIME.
5. DRAINAGE:
THE PROJECT WILL ROUTE STORMWATER RUNOFF INTO A SWALE AND ULTIMATELY INTO A SMALL RETENTION POND/SPREADER SWALE SOUTH OF THE BUILDING.
6. NATURAL FEATURES:
TOPOGRAPHY GENERALLY SLOPES FROM NORTHWEST TO SOUTHEAST.
7. LEGAL DESCRIPTION: (O.R.B. 2033, PAGE 153)
A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 15 AND THE CARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1620, PAGE 2193 AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, HEREINAFTER REFERRED TO AS TRACT 1, SAID CONCRETE MONUMENT BEING THE POINT OF BEGINNING; THENCE RUN N 81° 53' 47" E, ALONG THE SOUTH LINE OF TRACT 1, A DISTANCE OF 814.64 FEET TO CONCRETE MONUMENT ON THE WEST RIGHT OF WAY LINE OF SOUTHWEST 4TH STREET; THENCE RUN S 02° 41' 31" E, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 344.52 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE WITH THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 2054; THENCE RUN S 57° 11' 02" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1025.14 FEET; THENCE RUN N 01° 00' 54" E, A DISTANCE OF 1552.94 FEET; THENCE RUN N 87° 18' 54" E, A DISTANCE OF 25.00 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE AFOREMENTIONED TRACT 1; THENCE RUN S 01° 00' 54" W, ALONG THE WEST LINE OF SAID TRACT 1, A DISTANCE OF 769.11 FEET TO THE POINT OF BEGINNING; SAID TRACT OF LAND CONTAINING 11,386 ACRES MORE OR LESS.

DEVELOPER/OWNER
CITY OF ALACHUA
P.O. BOX 9
ALACHUA, FL 32616

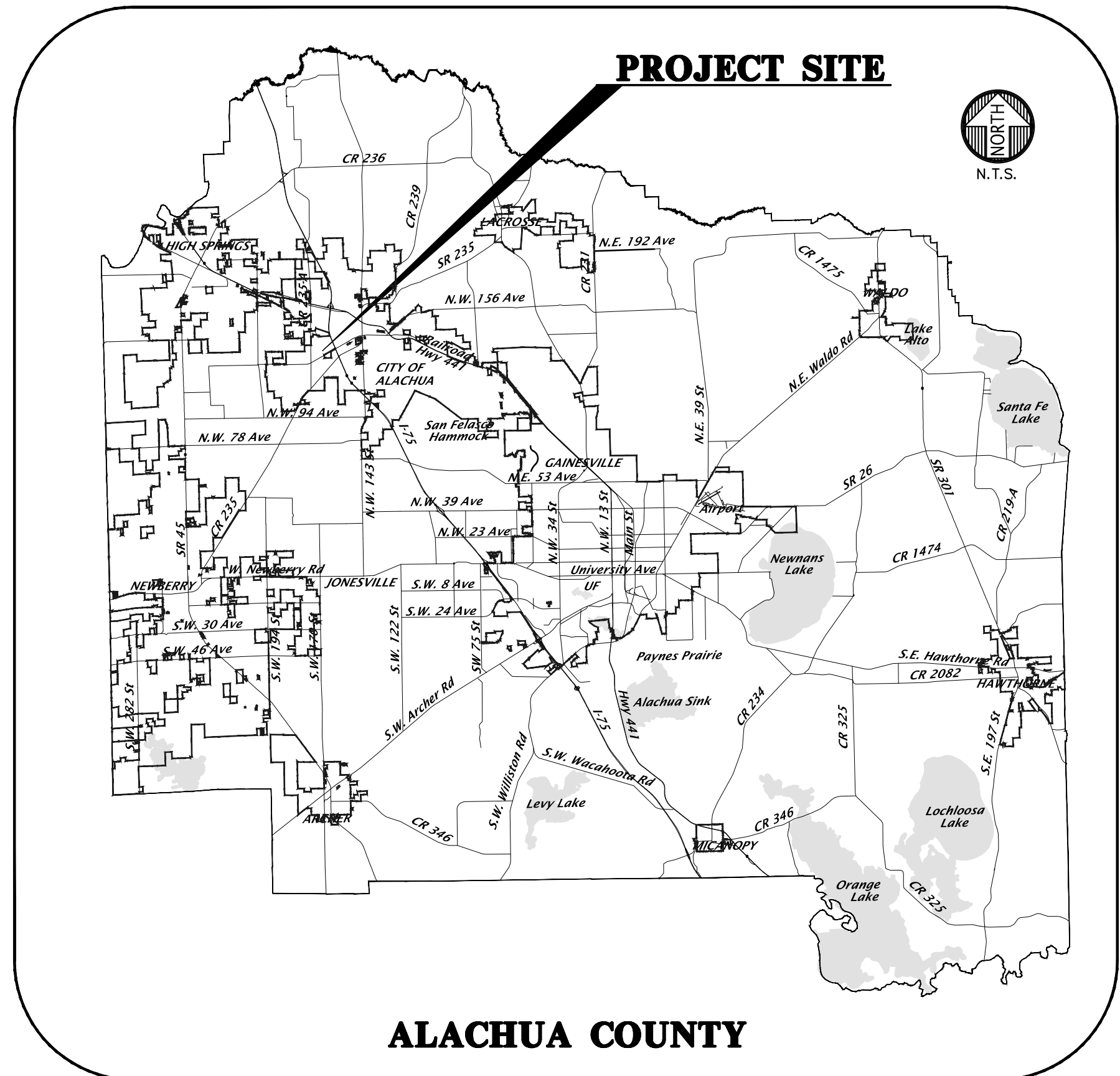
SURVEYOR OF RECORD
AARON H. HICKMAN, P.L.S.
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

LANDSCAPE ARCHITECT
LAURIE F. HALL, PLA
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

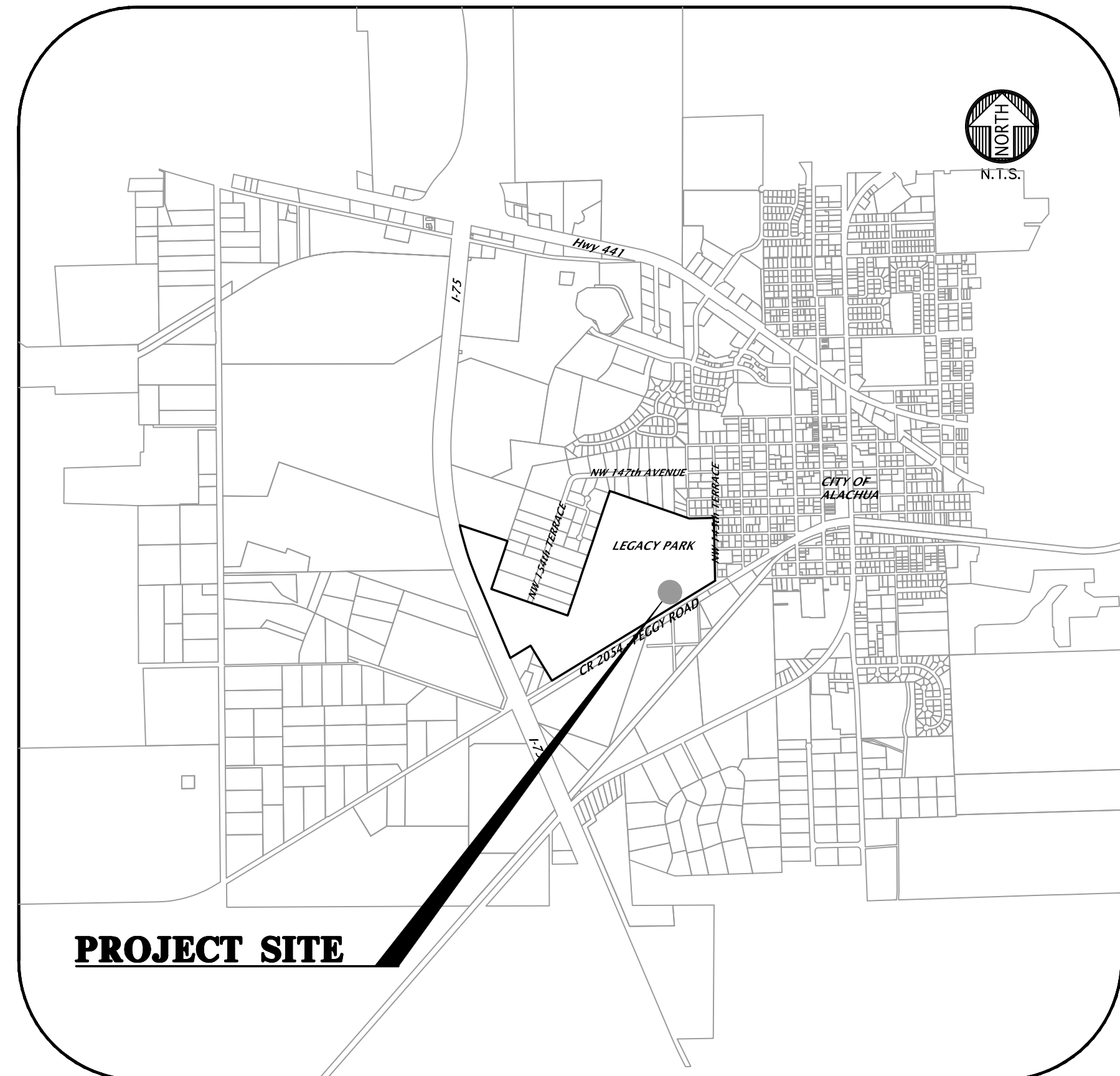
ENGINEER OF RECORD
TRAVIS J. HASTAY, P.E.
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C0.00	COVER SHEET AND INDEX
C0.10	GENERAL NOTES
C0.11	LEGEND
1 OF 1	TOPOGRAPHIC SURVEY
C1.00	CONSTRUCTION PLAN
C2.30	CONSTRUCTION DETAILS



ALACHUA COUNTY
VICINITY MAP



LOCATION MAP

BEFORE YOU DIG !
CALL SUNSHINE STATE ONE CALL OF FLORIDA
AT LEAST TWO FULL BUSINESS DAYS BEFORE
DIGGING OR DISTURBING EARTH

1-800-432-4770

811

Know what's below.
Call before you dig.

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com

est. 1988 FLORIDA
CA-5075

CHW
Professional Consultants

SCALE
N/A

VERIFY SCALE ON
ORIGINAL DRAWING
IF NOT THE SAME
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION DIVISION

DATE: 9/30/20
CITY OF ALACHUA SUBMITTAL
8/18/20 - CITY OF ALACHUA RESUBMITTAL
9/29/20 - 100% CDS

CITY OF ALACHUA

PROJECT: HAL BRADY RECREATION CENTER
MAINTENANCE SHED

QUALITY CONTROL
T. HASTAY

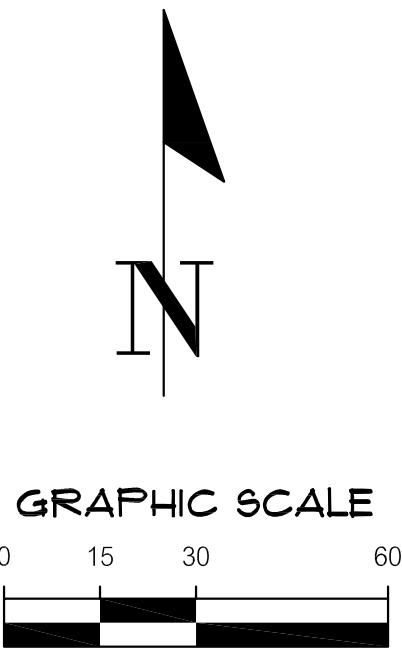
PROJECT NUMBER:
17-0373.04

TRAVIS J. HASTAY

FL PE No. 84295
Sep 29 2020
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

FL PE No. 84295
SHEET NO:
C0.00

TOPOGRAPHIC SURVEY
LOCATED IN FRACTIONAL SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA,
ALACHUA COUNTY, FLORIDA

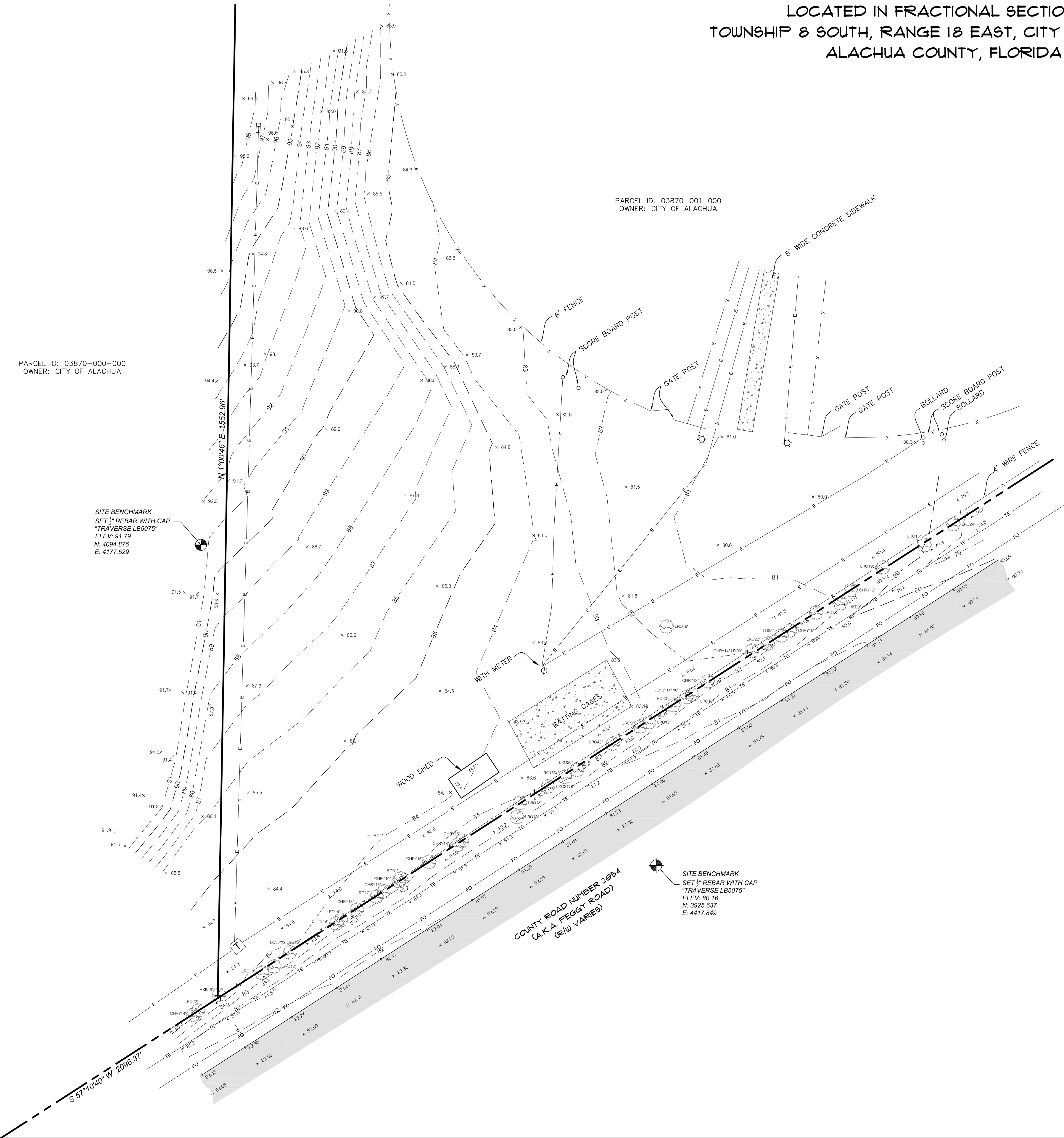


- LEGEND:**
- = FOUND 4"x4" CONCRETE MONUMENT (NO ID)
 - = SET 1/2" REBAR AND CAP MARKED "TRAVERSE LB 5075"
 - ⊙ = BENCHMARK
 - ⊕ = SIGN
 - ⊗ = TREE (SIZE AND TYPE AS NOTED)
 - ⊞ = TRANSFORMER
 - ⊕ = CONCRETE LIGHT POLE
 - ⊗ = WOOD FIELD LIGHT POLE
 - = BOLLARD
 - x — = FENCE (SIZE AND TYPE AS NOTED)
 - E — = UNDERGROUND ELECTRIC LINE
 - TE — = UNDERGROUND TELEPHONE LINE
 - FO — = UNDERGROUND FIBER OPTIC LINE
 - 108 — = CONTOUR LINE
 - 108.5 = SPOT ELEVATION (PERVIOUS SURFACE)
 - 108.75 = SPOT ELEVATION (IMPERVIOUS SURFACE)
 - LO = LIVE OAK
 - LRO = LAUREL OAK
 - HKB = HACKBERRY
 - SWGUM = SWEETGUM
 - CHRY = LAUREL CHERRY
 - R/W = RIGHT OF WAY
 - ▒ = ASPHALT SURFACE
 - ▒ = CONCRETE SURFACE

FLOOD ZONE:

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. 12001C01200, EFFECTIVE DATE: JUNE 16, 2006.

- SURVEYOR'S NOTES:**
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A PREVIOUS SURVEY BY THIS OFFICE, UNDER JOB NUMBER 10-0385, DATED 12/01/2011.
 - NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
 - THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
 - 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.
 - INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
 - FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
 - VERTICAL DATUM BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER C 51 (PID AR0286), BEING A STANDARD COAST AND GEODETIC SURVEY DISK IN CONCRETE POST LOCATED IN THE VICINITY OF ALACHUA COUNTY ROAD 2054, AND MAIN STREET, WITH A PUBLISHED ELEVATION OF 75.14 FEET (NAVD 88).
 - ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV-NODES LAYERS IN THE SUPPLIED DIGITAL FILE.



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CA-5075

SCALE: 1" = 30'

GRAPHIC SCALE: 0 15 30 60

1" = 30'

CITY OF ALACHUA

17-0373.04

TECHNICAL: AHH

CREW CHIEF: W.P.

CHECKED BY: AHH

FIELD BOOK & PAGE: 582/13

This map prepared by: AARON H. HICKMAN

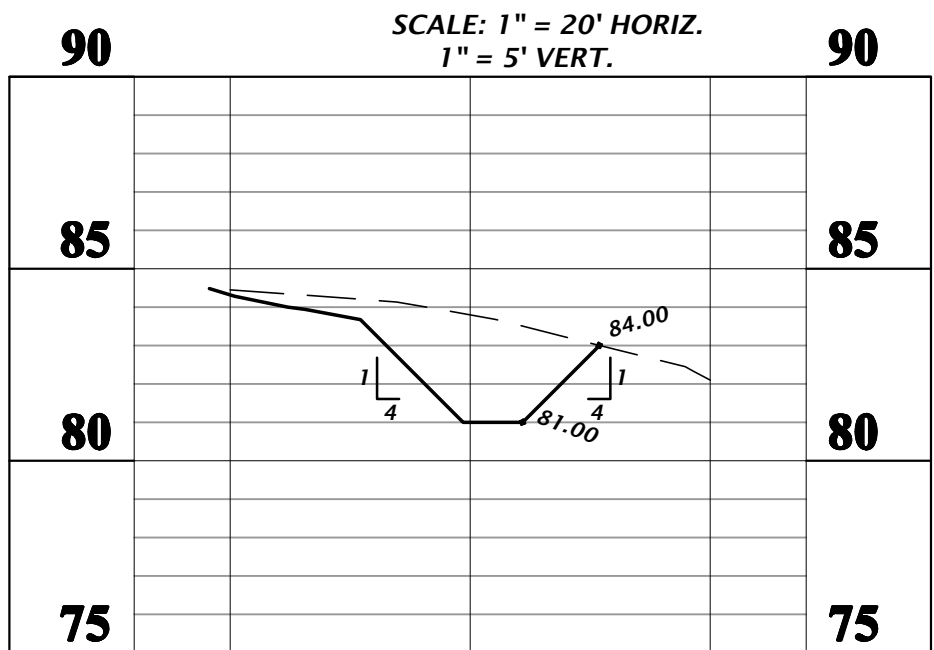
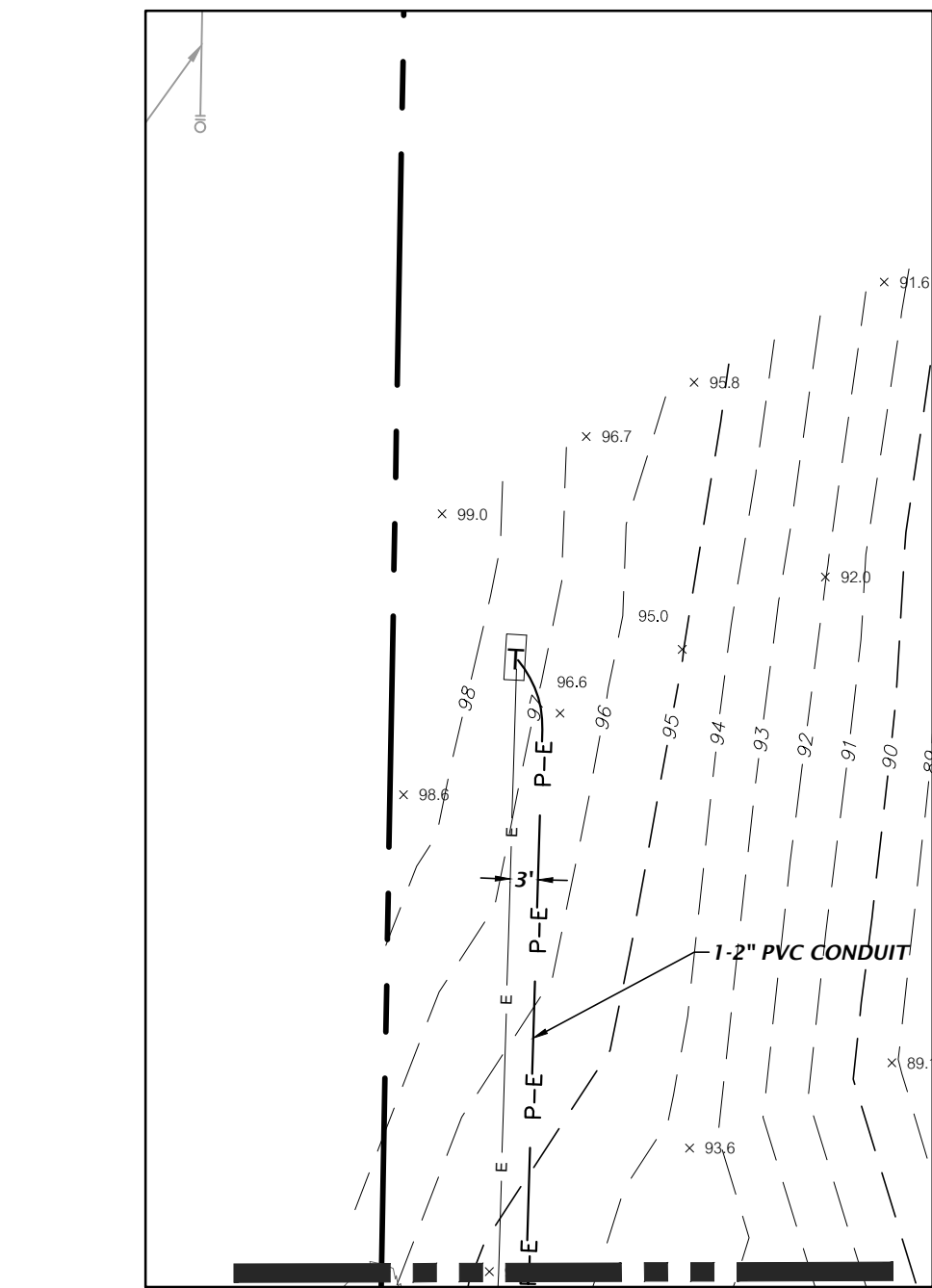
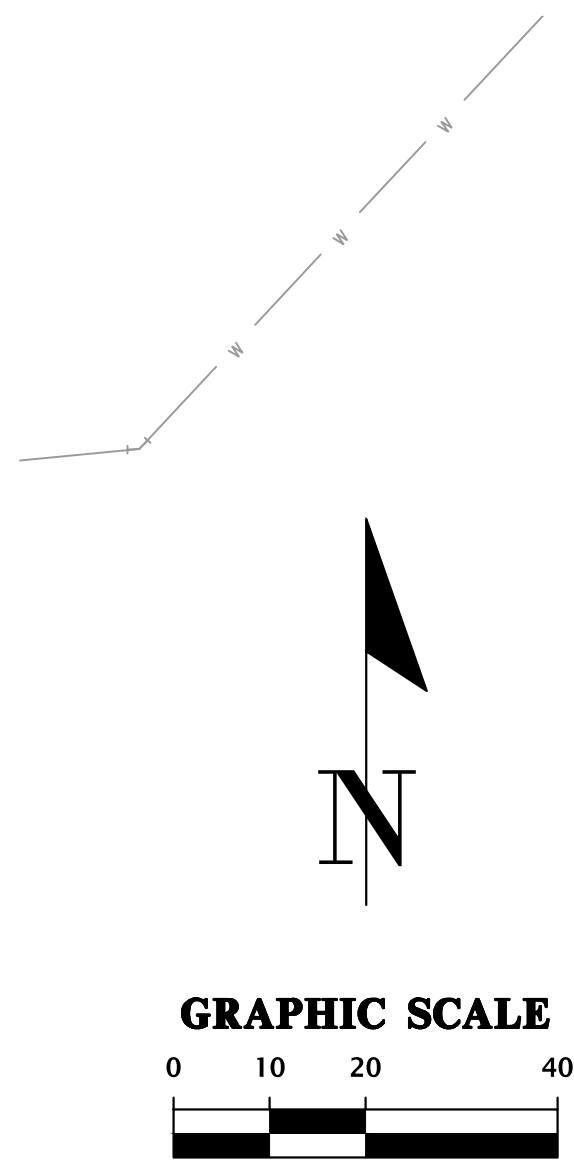
Certificate of Authorization No. LB 5075

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Professional Surveyor & Mapper Fla. License No. 6791

SHEET NO.: 1 OF 1

Test: turfm Plot Date: Sep 29, 2020 10:22am Filename: L:\2017\17-0373\Engineering\UWS-Maintenance\Production\Plan\17-0373.04 01.00_S1_LagorPondBridg.dwg



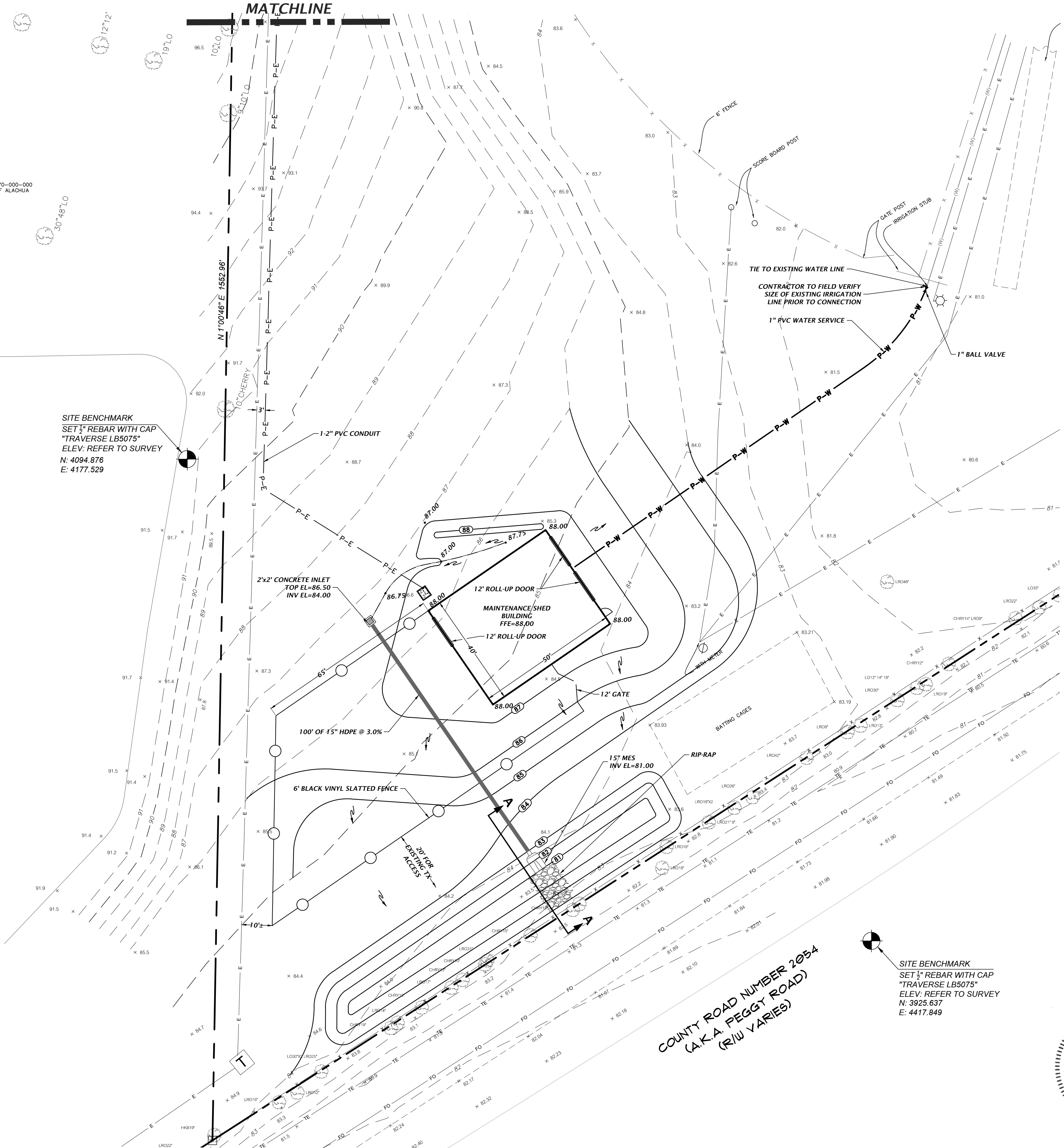
SECTION A-A

NTS

SCALE: 1" = 20' HORIZ.
1" = 5' VERT.

PARCEL ID: 03870-000-000
OWNER: CITY OF ALACHUA

SITE BENCHMARK
SET 1" REBAR WITH CAP
"TRAVERSE LB5075"
ELEV: REFER TO SURVEY
N: 4094.876
E: 4177.529



COUNTY ROAD NUMBER 2054
(A.K.A. PEGGY ROAD)
(R/W VARIES)

SITE BENCHMARK
SET 1" REBAR WITH CAP
"TRAVERSE LB5075"
ELEV: REFER TO SURVEY
N: 3925.637
E: 4417.849

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VERIFY SCALE ON
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THIS SHEET, ADJUST
SCALES ACCORDINGLY.

SCALE: 1" = 20'

CONSTRUCTION DIVISIONS

DATE: 6/30/20 - CITY OF ALACHUA SUBMITTAL
8/19/20 - CITY OF ALACHUA RESUBMITTAL
9/29/20 - 100% CDS

CITY OF ALACHUA
PROJECT: HAL BRADY RECREATION CENTER
MAINTENANCE SHED
SHEET TITLE: CONSTRUCTION PLAN

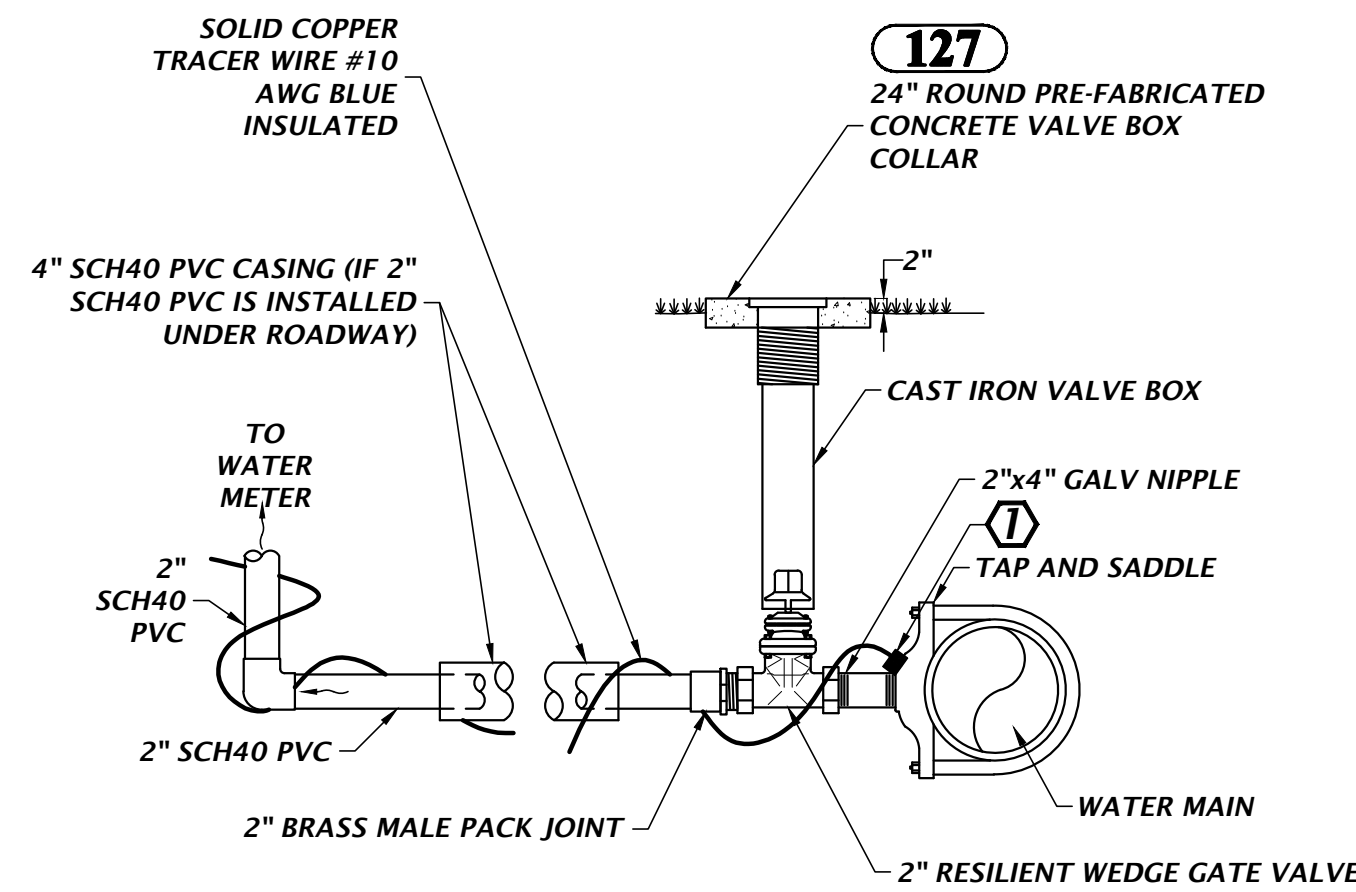
CLIENT: K. HERRITT
PROJECT: M. MASON
QUALITY CONTROL: T. HASTAY
PROJECT NUMBER: 17-0373.04

TRAVIS J. HASTAY
LICENSE No. 84295
Sep 29, 2020
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FL PE No. 84295

SHEET NO.

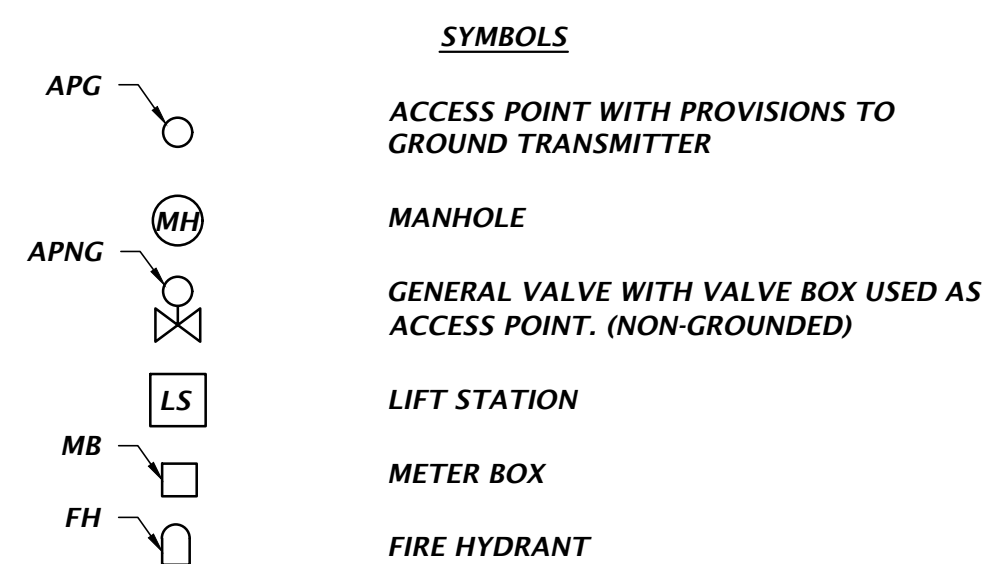
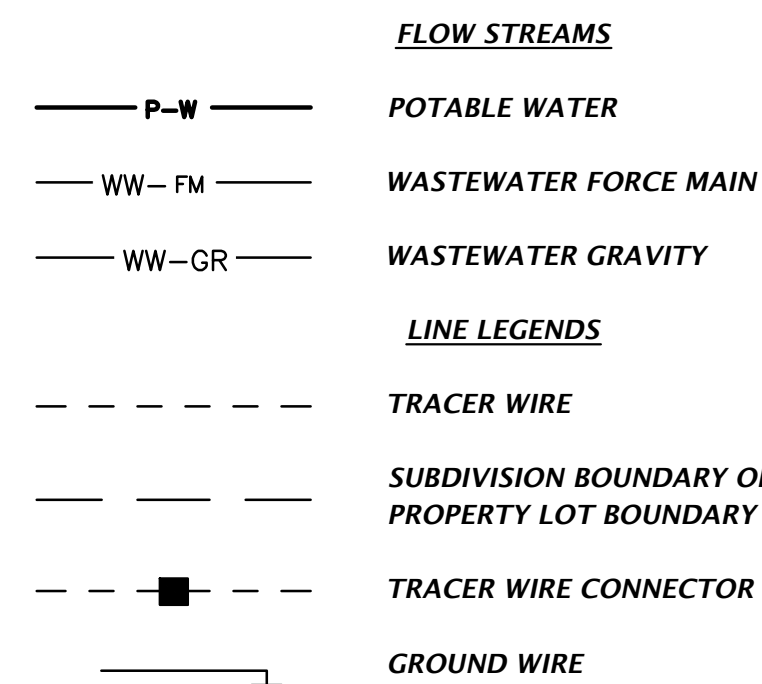
C1.00



KEYED NOTE(S):

1. CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.

118 2" WATER SERVICE CONNECTION NTS



GENERAL NOTE(S):

- RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS NOT SHOWN.
- THESE CONFIGURATION DETAILS DO NOT STAND ALONE. SEE RELATED TRACER WIRE DETAILS.
- TRACER WIRE CONNECTORS SHALL BE PRO-LINE TRACER-LOCK CONNECTORS, PART #TL-LUG-SS.
- TRACER WIRE REQUIRED FOR BOTH DUCTILE IRON AND PVC PIPE.

321A TRACER WIRE CONFIGURATION: LEGENDS AND ABBREVIATIONS NTS

PAINT SYSTEM NO. 5

SURFACE PREPARATION - PRESSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.

HUMIDITY BELOW 60 PERCENT

IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER

APPLY (SPRAY) FIRST COAT

APPLY (SPRAY) SECOND COAT EITHER WITHIN TWO HOURS OR MORE THAN 48 HOURS AFTER APPLYING FIRST COAT.

PRODUCT

KRYLON SPAY PAINT

FUSION ALL-IN-ONE

PAINT PLUS PRIMER

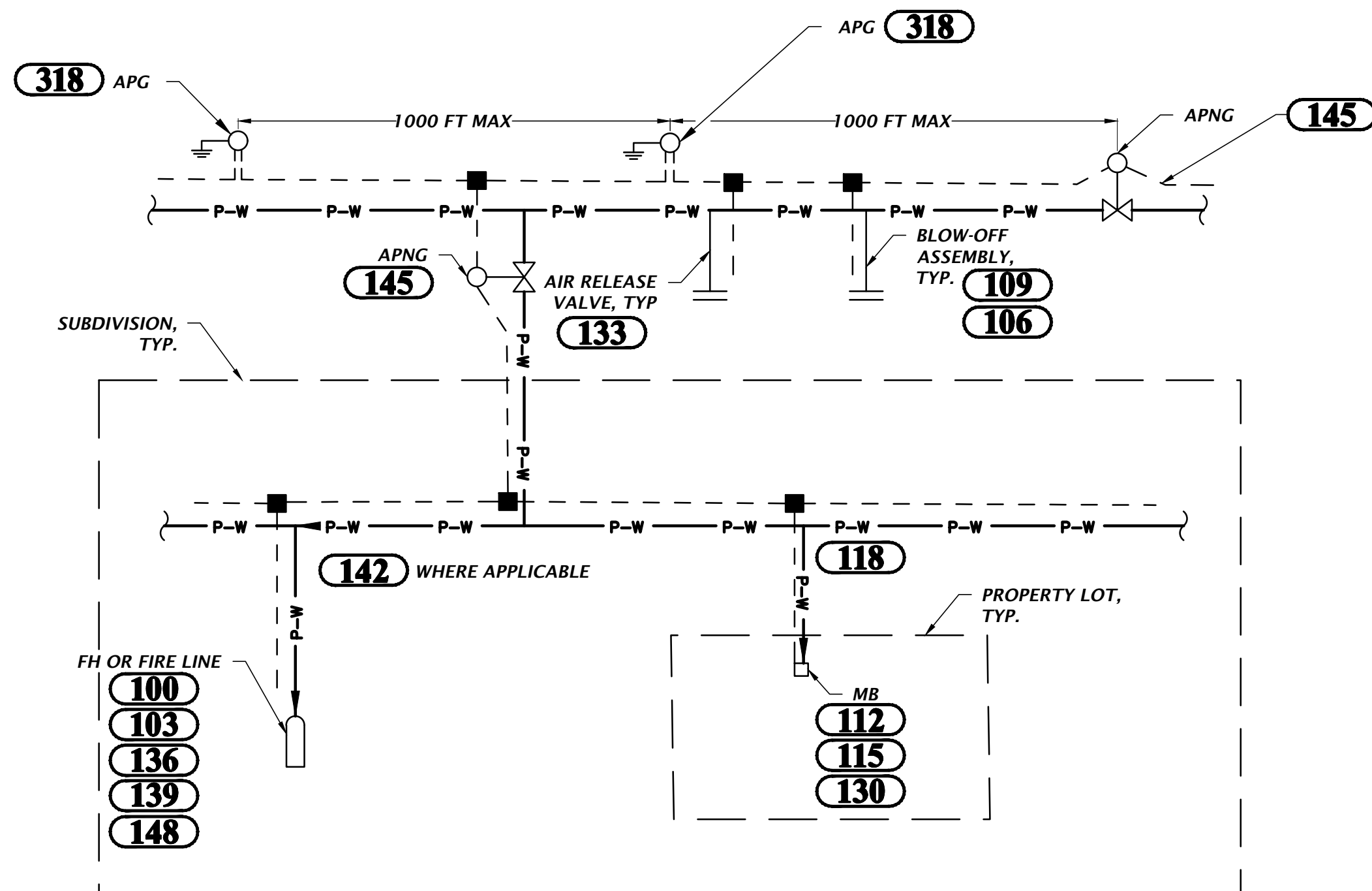
COLORS

POTABLE WATER - GLOSS PATRIOTIC BLUE

WASTEWATER - GLOSSY SPRING GRASS

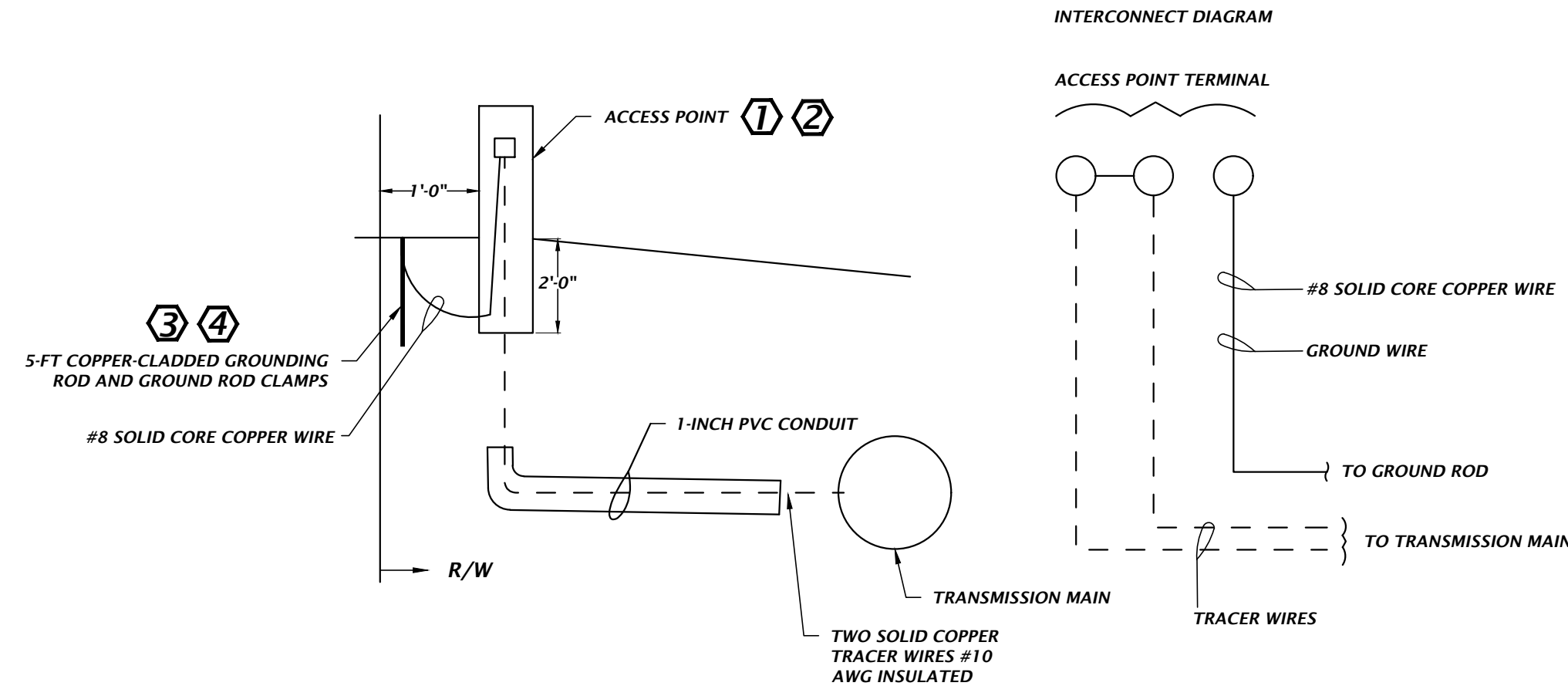
RECLAIMED - GLOSSY ICY GRAPE

307 PAINT SYSTEM NO. 5 NTS



GENERAL NOTES: SEE 321A

321B POTABLE (OR RECLAIMED) TRACER WIRE CONFIGURATION NTS



GENERAL NOTE(S):

- THIS DETAIL APPLIES TO WATER, WASTEWATER, OR RECLAIMED WATER TRANSMISSION MAINS.

KEYED NOTE(S):

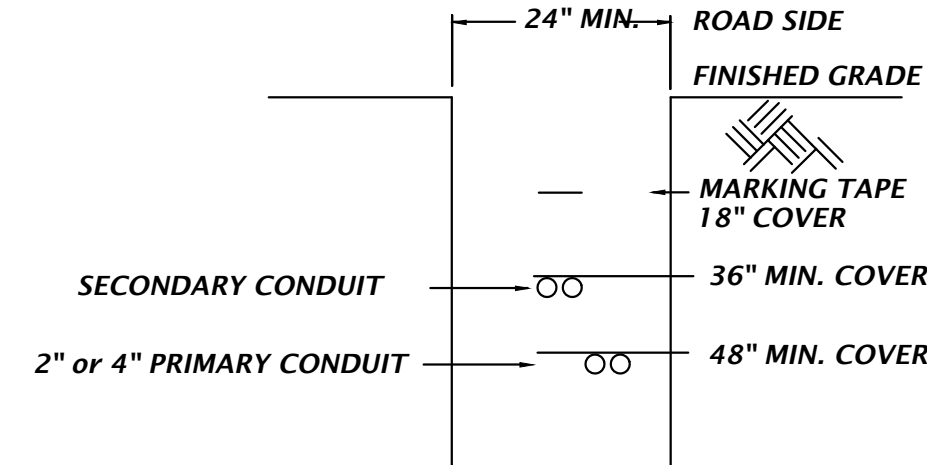
- PRODUCT: PROMARK CATHODIC PROTECTION TEST-STATION, 3-INCH TEST STATION WITH STANDARD 5 STAINLESS STEEL TERMINALS, PART # PM-TS3.
- COLORS: BLUE FOR POTABLE WATER, GREEN FOR WASTEWATER, PURPLE FOR RECLAIMED WATER.
- INSTALL ROD SO TOP IS ABOUT 3-INCHES BELOW GRADE.
- DO NOT LOCATE GROUNDING ROD IN PATH OF TRACER WIRE.

318 ACCESS POINT FOR TRANSMISSION MAIN NTS

128 WHERE APPLICABLE

148 WHERE APPLICABLE

WARNING TAPE SHALL BE RED WITH CONTINUOUS BLACK MARKINGS "CAUTION CAUTION - CITY OF ALACHUA - ELECTRIC LINE BURIED BELOW SHALL BE ALLENSYSTEM "MARKLINE" OR EQUAL REEFINDUSTRIES OR THORENTERPRISES.



NOTE: CONTRACTOR SHALL CHECK FOR CONFLICTS AND MAKE ADJUSTMENTS AS NECESSARY. REFER TO THE OTHER UTILITY ALLOCATIONS AND LOCATIONS.

506 TYPICAL CONDUIT TRENCH NTS

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SCALE
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THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION REVISIONS

DATE
6/30/20 - CITY OF ALACHUA SUBMITTAL
8/18/20 - CITY OF ALACHUA RESUBMITTAL
9/29/20 - 100% CDS

CLIENT
CITY OF ALACHUA
PROJECT
HAL BRADY RECREATION CENTER
MAINTENANCE SHED
SHEET TITLE
CONSTRUCTION DETAILS

DESIGNER
K. HERRITT
EXERCISE
M. MASON
QUALITY CONTROL
T. HASTAY
PROJECT NUMBER
17-0373.04

TRAVIS J. HASTAY

TRAVIS J. HASTAY
FLORIDA
LICENSE
No. 84295
Sep 29 2020
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

FL PE No. 84295

SHEET NO.

C2.30

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: _____
2. Address of Subject Property: _____
3. Parcel ID Number(s): _____
4. Existing Use of Property: _____
5. Future Land Use Map Designation : _____
6. Zoning Designation: _____
7. Acreage: _____

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): _____ Title: _____
 Company (if applicable): _____
 Mailing address: _____
 City: _____ State: _____ ZIP: _____
 Telephone: _____ FAX: _____ e-mail: _____
3. If the applicant is agent for the property owner*:
 Name of Owner (title holder): _____
 Mailing Address: _____
 City: _____ State: _____ ZIP: _____

* 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

 Typed or printed name and title of applicant

 Typed or printed name of co-applicant

State of _____ County of _____

The foregoing application is acknowledged before me this _____ day of _____, 20__, by _____

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

NOTARY SEAL

 Signature of Notary Public, State of _____



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: _____
Parcel ID Number(s): _____
Acreage: _____

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: _____ Title: _____
Company (if applicable): _____
Mailing Address: _____
City: _____ State: _____ ZIP: _____
Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: _____ Title: _____
Company (if applicable): _____
Mailing address: _____
City: _____ State: _____ ZIP: _____
Telephone: _____ FAX: _____ e-mail: _____

D. REQUESTED ACTION:

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

Signature of Applicant

Signature of Co-applicant

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of _____ County of _____

The foregoing application is acknowledged before me this _____ day of _____, 20__, by _____

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

NOTARY SEAL

Signature of Notary Public, State of _____



COUNTYWIDE WETLAND PROTECTION CODE SELF-CERTIFICATION FORM

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

PART 1. APPLICANT INFORMATION	
Owner Name:	Applicant/Agent Name:
Phone:	Company:
Email:	Phone:
	Email:
PART 2. PROPERTY INFORMATION	
Tax Parcel Numbers:	Address:
City:	Zip:
PART 3. SELF-CERTIFICATION	
I, _____ owner of the property or authorized agent for the owner, self-certify that the proposed activity complies with the surface water, wetland and buffer protection requirements found in Chapter 77, Article II of the Alachua County Code based on the following (select all that apply):	
1. ☐ There are no wetlands, other surface waters, or buffers on or adjacent to the property (if you select this option, proceed to Acknowledgment and submit your self-certification)	
2. ☐ There are wetlands, other surface waters, or buffers present on or adjacent to the property, but <u>the proposed activity is outside</u> of protected wetlands, surface waters and buffers (complete <u>Part 4, Project Information</u>)	
3. ☐ There are wetlands, or other surface waters, or buffers present on or adjacent to the property, and there is work proposed in wetlands, other surface waters or buffers, but the proposed activity is exempt by Section 77.21(a) as follows (complete <u>Part 4, Project Information</u>)	
4. ☐ There are wetlands, other surface waters, or buffers present on or adjacent to the property, but the proposed activity is exempt by Section 77.21(b) as an Urban Redevelopment Project (complete <u>Part 5, Urban Redevelopment Projects</u>).	

PART 4. PROJECT INFORMATION

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

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

Please answer the following:

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

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

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

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

Date Activity is proposed to commence _____ to be completed _____

PART 5. URBAN REDEVELOPMENT PROJECTS

Please submit the following:

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

ACKNOWLEDGMENT

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

Typed/Printed Name

Signature

Date

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

LEGAL DESCRIPTION



DATE: JUNE 16, 2020
CLIENT: CITY OF ALACHUA
PROJECT NAME: HAL BRADY MAINTENANCE SHED
PROJECT NO: 17-0373
DESCRIPTION FOR: #03870-001-000

A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 15 AND THE GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 1620, PAGE 2193 AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, HEREINAFTER REFERRED TO AS TRACT 1, SAID CONCRETE MONUMENT BEING THE POINT OF BEGINNING; THENCE RUN N 81° 53' 47" E, ALONG THE SOUTH LINE OF TRACT 1, A DISTANCE OF 814.64 FEET TO CONCRETE MONUMENT ON THE WEST RIGHT OF WAY LINE OF SOUTHWEST 4TH STREET; THENCE RUN S 02° 41' 31" E, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 344.52 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE WITH THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 2054; THENCE RUN S 57° 11' 02" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1025.14 FEET; THENCE RUN N 01° 00' 54" E, A DISTANCE OF 1552.94 FEET; THENCE RUN N 87° 18' 54" E, A DISTANCE OF 25.00 FEET TO A CONCRETE MONUMENT AT THE NORHTWEST CORNER OF THE AFOREMENTIONED TRACT 1; THENCE RUN S 01° 00' 54" W, ALONG THE WEST LINE OF SAID TRACT 1, A DISTANCE OF 769.11 FEET TO THE POINT OF BEGINNING; SAID TRACT OF LAND CONTAINING 11,386 ACRES MORE OR LESS.

150
350/10

Return to:
ACAC-000
#69.249-FNT

RETURN TO

Prepared by & Return to:
Larry B. Alexander, Esq.
Jones Foster Johnston & Stubbs, P.A.
P.O. Box 3475
West Palm Beach, FL 33402-3475

RECORDED
RECORDS

95 OCT 12 AM 11:14

CLERK OF CIRCUIT
COUNTY COURT
ALACHUA COUNTY, FL.

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, executed this 30th day of June, 1995, between JAN SENDZIMIR, as Co-Personal Representative of the Estate of BERTHE M. SENDZIMIR, deceased, party of the first part, and CITY OF ALACHUA, a Municipality within the County of ALACHUA, FLORIDA, whose address is P. O. Box 9, Alachua, Florida 32615, party of the second part.

W I T N E S S E T H:

The party of the first part, pursuant to Florida statutory power of distribution of estate assets, and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, grants, bargains, sells, aliens, remises, conveys and confirms to the party of the second part, its heirs and assigns forever, that certain parcel of real property situate and lying in Alachua County, Florida, more particularly described as:

LEGAL DESCRIPTION AS SHOWN ONE EXHIBIT "A" ATTACHED
HERETO AND MADE A PART HEREOF

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining to that real property, subject to all restrictions, reservations and easements of record, if any, and ad valorem taxes for the current year and all subsequent years.

TO HAVE AND TO HOLD the same to the party of the second part, its heirs and assigns, in fee simple forever.

Doc. St. Amt. \$ 350.70
J.K. "Buddy" Irby, Clerk of Circuit Court
Alachua County - By *[Signature]*

IN WITNESS WHEREOF, the party of the first part, as the Co-Personal Representative of the Estate of Berthe M. Sendzimir, deceased, has set his hand and seal on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Charlotte C. Dixon

Charlotte C. Dixon
Print Name

Holly Norman

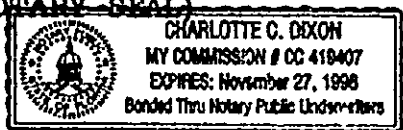
Holly Norman
Print Name

Jan Sendzimir
JAN SENDZIMIR
AS CO-PERSONAL REPRESENTATIVE OF
THE ESTATE OF BERTHE M.
SENDZIMIR, DECEASED

State of Florida
County of Alachua

30th
The foregoing instrument was acknowledged before me this / day
of June, 1995 by Jan Sendzimir, as Co-Personal Representative of the
Estate of Berthe M. Sendzimir, deceased, who is personally known to
me or who has produced a driver's license as identification.

(NOTARY SEAL)



Charlotte C. Dixon
NOTARY PUBLIC

Charlotte C. Dixon
Print Name

MY COMMISSION EXPIRES: 11/27/98

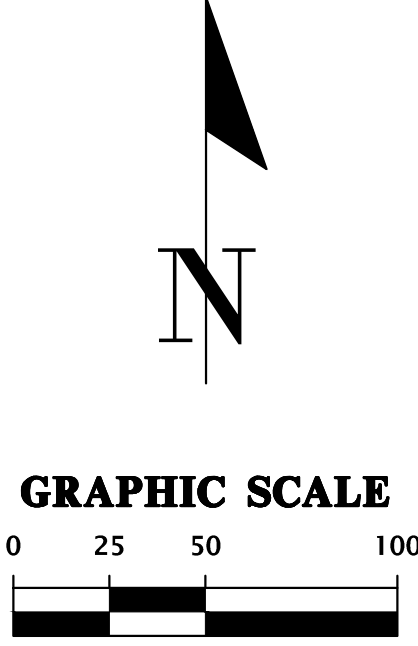
LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 15 AND THE GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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LBA:lgb\17754-4\LEGAL.1

A
B
C
D



\\1601\user\17-0373\Engineering\UWS-Main\Sheets\Main Files\17-0373.04 Aerial.dwg
Title: Aerial Plot Date: Sep 01, 2020 12:02pm
Thename: \\1601\user\17-0373\Engineering\UWS-Main\Sheets\Main Files\17-0373.04 Aerial.dwg

FL PE No. 84295 SHEET NO.: 1		TRANVIS J. HASTAY		PROJECT NUMBER: 17-0373.04	
DESIGNER: K. MERRITT		CLIENT: CITY OF ALACHUA		PROJECT: HAL BRADY RECREATION CENTER MAINTENANCE SHED	
CHECKER: M. MASON		PROJECT: CITY OF ALACHUA SUBMITTAL		SHEET TITLE: AERIAL EXHIBIT	
QUALITY CONTROL: T. HASTAY		SUBMITTAL: 8/30/20 - CITY OF ALACHUA SUBMITTAL 8/18/20 - CITY OF ALACHUA RESUBMITTAL		CONSTRUCTION REVISIONS:	
PROJECT NUMBER: 17-0373.04		SCALE: 1"=50'		VERIFY SCALE ON ORIGINAL DRAWING IF NOT THE SAME, ADJUST THIS SHEET, ADJUST SHEETS ACCORDINGLY.	
CHW		Professional Consultants		11901 Research Drive Alachua, Florida 32615 (352) 331-1976 www.chw-inc.com est. 1988 FLORIDA CA-5075	

Parcel: 03870-001-000*Search Date: 6/16/2020 at 3:38:41 PM*

Taxpayer:	CITY OF ALACHUA	Legal:	COM SW COR LOT 8 CLOVER RANCH EST PB F-7 S 72 DEG E 1359.55 FT S 87 DEG W 343.93 FT S 769.46 FT POB N 81 DEG E 814.64 FT TO W R/W SW 4TH ST (NW 146TH TER) S ALG R/W 344.52 FT TO INT WITH NLY R/W CR 2054 S 57 DEG W ALG R/W 1025.14 FT N 1552.94 FT 87 DEG E 25 FT S 769.11 FT POB OR 2033/147-155
Mailing:	PO BOX 9 ALACHUA, FL 32616-0009		
Location:			
Sec-Twn-Rng:	15-08-18		
Property Use:	08050 - MUNICIPAL VACANT/XFEATURE		
Tax Jurisdiction:	ALACHUA - 1700		
Area:	ALACHUA INDUSTRIAL		
Subdivision:	N/A		

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2019	MUNICIPAL VACANT/XFEATURE	444210	0	78200	522410	0	522410	522410	522410	522410	0	0
2018	MUNICIPAL VACANT/XFEATURE	444200	0	78200	522400	0	522400	522400	522400	522400	0	0
2017	Municipal Vacant/Xfeature	444200	0	78200	522400	0	522400	522400	522400	522400	0	0
2016	Municipal Vacant/Xfeature	444200	0	78200	522400	0	522400	522400	522400	522400	0	0
2015	Municipal Vacant/Xfeature	444200	0	78200	522400	0	522400	522400	522400	522400	0	0
2014	Municipal Vacant/Xfeature	444200	0	78200	522400	0	522400	522400	522400	522400	0	0

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet	Land Type
8220	RECREATION	GF	LAND ZONE: GF	1	11.39	496148.4	AC

Improvements

Improvement Type	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
NSOHM	NSOH MISC				

Improvement Details**Improvement Attributes**

Imprv Detail Type	Description	SqFt/Unit	Quality	Qual Desc	Bldg Use	BUse Desc	Attribute	Attribute Desc	Units
							-- N/A --		
6100	6100	480			C2	COMM			
6100	6100	15030			C2	COMM			
6100	6100	108			C2	COMM			
6100	6100	288			C2	COMM			
6100	6100	1560			C2	COMM			
6100	6100	2			C2	COMM			
6100	6100	11			C2	COMM			
6100	6100	2			C2	COMM			
6100	6100	1175			C2	COMM			
6100	6100	1440			C2	COMM			
6100	6100	3			C2	COMM			
6100	6100	156			C2	COMM			

Sales

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
1995-06-30	50100	Vac	U-OLD SALE - UNQUALIFIED	2033	153	DD
1995-06-27	100	Vac	U-OLD SALE - UNQUALIFIED	2033	150	DD
1995-06-26	100	Vac	U-OLD SALE - UNQUALIFIED	2033	147	DD

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03870 001 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

14210 NW 146TH TER

COM SW COR LOT 8 CLOVER RANCH EST
PB F-7 S 72 DEG E 1359.
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	8.2729	522,410	522,410	0		0.00
ALACHUA CNTY LIBRARY DISTRICT						
LIBRARY GENERAL	1.1825	522,410	522,410	0		0.00
SCHOOL BOARD OF ALACHUA COUNTY						
SCHL CAP35 PROJECT (S01)	1.5000	522,410	522,410	0		0.00
SCHL DISCRNRY & CN (S01)	0.7480	522,410	522,410	0		0.00
SCHL GENERAL	3.8960	522,410	522,410	0		0.00
SCHOOL VOTED (S01)	1.0000	522,410	522,410	0		0.00
SUWANNEE RIVER WATER MGT DIST	0.3840	522,410	522,410	0		0.00
17 CITY OF ALACHUA	5.3900	522,410	522,410	0		0.00
CHILDREN'S TRUST	0.5000	522,410	522,410	0		0.00
Power To Elect Serving Alachua County						
TOTAL MILLAGE		22.8734	AD VALOREM TAXES		\$0.00	

Please Retain this Portion for your Records. Receipt Available Online

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

PAY ONLINE WITH E-CHECK



SCAN TO PAY

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS \$0.00

If Paid By Please Pay	Jun 30, 2020 \$0.00				
----------------------------------	-------------------------------	--	--	--	--

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

**2019 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

15081

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
03870 001 000	14210 NW 146TH TER	

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

IF PAID BY	PLEASE PAY
☐ Jun 30, 2020	\$0.00
☐	
☐	
☐	
☐	

Mitchell Mason

From: John Adler <jadler@alachuacounty.us>
Sent: Tuesday, September 1, 2020 1:46 PM
To: Mitchell Mason
Cc: Travis Hastay; Brian Green
Subject: RE: Hal Brady Maintenance Building Fire Flow

Based on the proposed location with no other buildings as exposures, I am allowing a reduction in the needed fire flow by 100 gpm to 1400 gpm.



John Adler

Fire Marshal
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3101 (office) • 863-781-1452 (mobile) • 352-384-3157(fax)



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.

From: Mitchell Mason <mitchellm@chw-inc.com>
Sent: Tuesday, September 1, 2020 1:42 PM
To: John Adler <jadler@alachuacounty.us>
Cc: Travis Hastay <travish@chw-inc.com>
Subject: Hal Brady Maintenance Building Fire Flow

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

John,

Please see attached for an exhibit showing the distance from the proposed Hal Brady maintenance building to the nearest buildings. Per previous discussions, the building will be a steel kit structure and per the latest test the available flow is 1,455 gpm, just shy of the minimum 1,500 gpm required by NFPA.

Thanks,

MITCHELL MASON | Project Engineer

d: (386) 518-5141

e: mitchellm@chw-inc.com

w: www.chw-inc.com



JACKSONVILLE.GAINESVILLE.OCALA

t: (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222

t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615

t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 15, 2020

Also sent by electronic mail to travish@chw-inc.com

Travis Hastay, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Response to Fee Waiver Request: Hal Brady Recreation Center Maintenance Building Site Plan Application

Dear Mr. Hastay:

The City of Alachua is in receipt of your request for the waiver of the Site Plan application fee for the Hal Brady Recreation Center Maintenance Building Site Plan Application. The application proposes the construction of a 2,000 square foot maintenance building to serve the Hal Brady Recreation Center/ Legacy Park drainage, grading, and infrastructure improvements at 14608 Peggy Road (Tax Parcel Number 03870-001-000).

Section 2, Paragraph 5, of Resolution 16-13 states, "[n]otwithstanding any other provision to the contrary, any filing fee required under the City's Planning & Community Development fee schedule may be waived for any applicant which is an agency of the government of the United States, an agency of the State of Florida, and an agency of Alachua County, if a written request is received by the City within five (5) working days of the submission of the application. However, the agency shall be required to incur all costs associated with the published and mailed notification."

It is estimated that the costs associated with the published and mailed notification will be approximately \$260.00.

Based upon the preceding information, it has been determined that your request is consistent with Section 2, Paragraph 5, of Resolution 16-13. Your request for a fee waiver for the Site Plan application fee for the referenced project has been approved, provided however, that the costs associated with the published and mailed notification shall be incurred by the applicant, in the amount of \$260.00. This amount should be remitted with your application submittal.

If you have any questions regarding this approval, please contact the Planning & Community Development Department at 386-418-6121.

Sincerely,

Adam Boukari
City Manager/LDR Administrator

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

MEMORANDUM

Hal Brady Maintenance Shed

17-0373



To: Fire Review
From: Travis Hastay, P.E.
Date: June 24, 2020
RE: Hal Brady Maintenance Shed, Alachua, FL – 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:

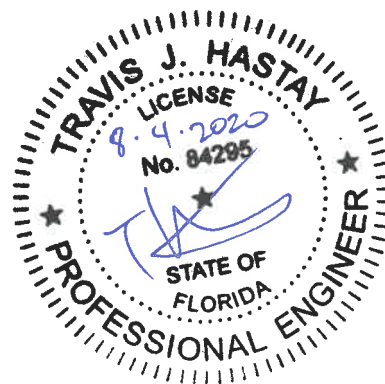
Building: Maintenance Shed
Construction Type: V(000)
Fire Flow Area: 2,000 SF

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

Conclusions

Minimum Required Fire Flow to be provided: 1,500 gpm

Available Fire Flow @ 20 psi per Fire Hydrant Flow Test: 1,454.8 gpm



Hydrant Flow Test Report

Test Date 6/23/2020

Test Time 9:21 AM

Location

14608 Peggy Road Alachua, FL. 32615

Tested by

Gator Fire Equipment Co., Inc.

Tested By: Derek Denmark, Josh Watts

Witnessed By: Billy Gourley City of Alachua

Notes

Read Hydrant behind Legacy Center

Flow Hydrant in front of Legacy Center

Read Hydrant

75 psi **static pressure**

50 psi **residual pressure**

0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	10	2.5	.9	32	950 gpm

Flow Graph

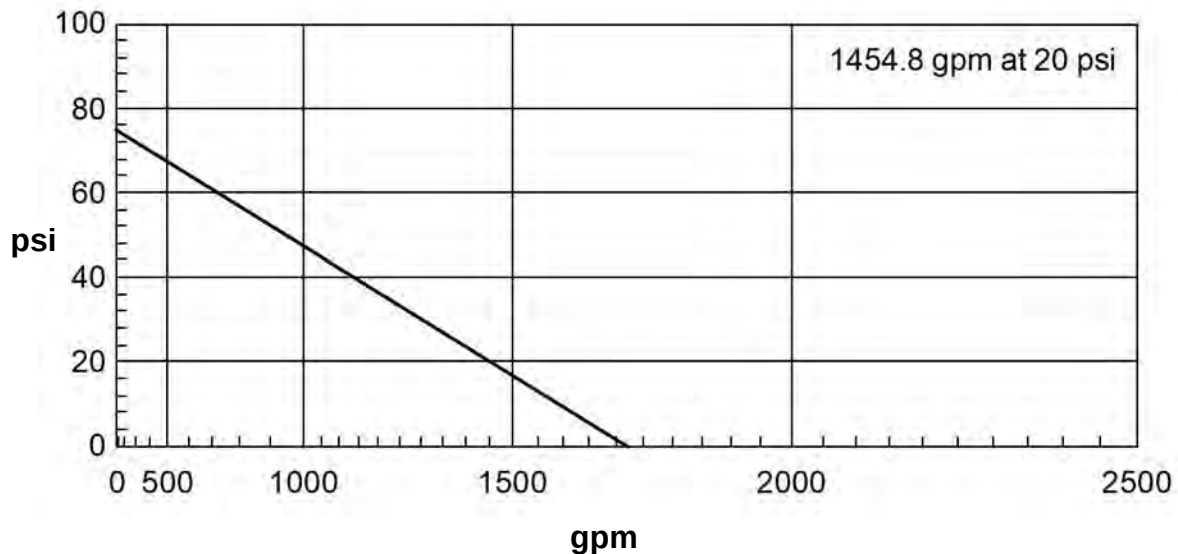


Table 18.4.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings

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

*Types of construction are based on NFPA 220.

[†]Measured at 20 psi (139.9 kPa).

18.4 Fire Flow Requirements for Buildings.

18.4.1* Scope.

18.4.1.1* The procedure determining fire flow requirements for buildings hereafter constructed shall be in accordance with Section 18.4.

18.4.1.2 Section 18.4 does not apply to structures other than buildings.

18.4.2 Definitions. See definitions 3.3.13.6 (Fire Flow Area) and 3.3.108 (Fire Flow).

18.4.3 Modifications.

18.4.3.1 Decreases. Fire flow requirements shall be permitted to be modified downward by the AHJ for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire flow requirements is impractical.

18.4.3.2 Increases. Fire flow shall be permitted to be modified upward by the AHJ where conditions indicate an unusual susceptibility to group fires or conflagrations. An upward modification shall not be more than twice that required for the building under consideration.

18.4.4 Fire Flow Area.

18.4.4.1 General. The fire flow area shall be the total floor area of all floor levels of a building except as modified in 18.4.4.1.1.

18.4.4.1.1 Type I (443), Type I (332), and Type II (222) Construction. The fire flow area of a building constructed of Type I (443), Type I (332), and Type II (222) construction shall be the area of the three largest successive floors.

18.4.5 Fire Flow Requirements for Buildings.

18.4.5.1 One- and Two-Family Dwellings.

18.4.5.1.1 The minimum fire flow and flow duration requirements for one- and two-family dwellings having a fire flow area that does not exceed 5000 ft² (334.5 m²) shall be 1000 gpm (3785 L/min) for 1 hour.

18.4.5.1.1.1 A reduction in required fire flow of 50 percent shall be permitted when the building is provided with an approved automatic sprinkler system.

18.4.5.1.1.2 A reduction in the required fire flow of 25 percent shall be permitted when the building is separated from other buildings by a minimum of 30 ft (9.1 m).

18.4.5.1.1.3 The reduction in 18.4.5.1.1.1 and 18.4.5.1.1.2 shall not reduce the required fire flow to less than 500 gpm (1900 L/min).

18.4.5.1.2 Fire flow and flow duration for dwellings having a fire flow area in excess of 5000 ft² (334.5 m²) shall not be less than that specified in Table 18.4.5.1.2.

18.4.5.1.2.1 A reduction in required fire flow of 50 percent shall be permitted when the building is provided with an approved automatic sprinkler system.

18.4.5.2 Buildings Other Than One- and Two-Family Dwellings. The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table 18.4.5.1.2.

18.4.5.2.1 A reduction in required fire flow of 75 percent shall be permitted when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1000 gpm (3785 L/min).

18.4.5.2.2 A reduction in required fire flow of 75 percent shall be permitted when the building is protected throughout by an approved automatic sprinkler system, which utilizes quick response sprinklers throughout. The resulting fire flow shall not be less than 600 gpm (2270 L/min).

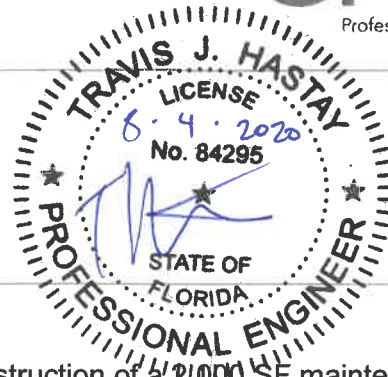
MEMORANDUM

Hal Brady Recreation Center Maintenance Shed

17-0373



To: City of Alachua
From: Travis Hastay, P.E.
Date: August 3, 2020
RE: Hal Brady Maintenance Shed – Stormwater design



Overview

The Hal Brady Maintenance Shed project proposes the construction of a 2,000 SF maintenance shed building with a fenced yard associated stormwater management. The project site is located within the Hal Brady Recreation Complex on Alachua County tax parcel no. 03870-001-000 in Alachua, Florida.

The site does not exceed the size or impervious thresholds put forth by FAC 62-330.020(2) for regulated activities and is therefore exempt from permitting with the Suwannee River Water Management District and Alachua County. The site has been designed for compliance with City of Alachua applicable rules and regulations.

Existing Site Conditions

The project site currently consists of moderately sloping open space located southwest of the existing baseball fields. The site is open with grassy cover and no trees. Stormwater runoff is conveyed via sheet flow and shallow concentrated flow downhill to the south/southeast, where it enters an existing swale along Peggy Road.

The pre-development analysis extents include the onsite area where the building is proposed as well as offsite contributing area to the north, to allow for proper comparison of pre- and post-development discharge rates. Please refer to the attached pre-development drainage map and topographic survey for more information about the pre-development site's drainage characteristics.

Proposed Site Conditions

The project site proposes the addition of $\pm 2,000$ SF of impervious area with the construction of the maintenance shed. Stormwater runoff will flow into a small shallow basin located south of the shed. This basin also serves as a spreader swale for a bypass that routes offsite uphill runoff west around the proposed building. During design storms, the southern bank of the pond is designed to act as an earthen weir and discharge south to Peggy Rd. as in the pre-development condition.

The proposed basin has a top elevation of 83.0' and a bottom elevation of 81.0'. The basin area will be excavated and backfilled with Archer Sand, which was conservatively assumed to have a hydraulic conductivity of 10 ft/day. Onsite soils are consistent with the neighboring Legacy Park project, which utilized a water table depth of 9 feet below surface. However, for this project, the water table was conservatively assumed to be 1' below the bottom of the basin.

Please refer to the attached calculations and post-development drainage map in Appendix A for more information about the post-development site's drainage characteristics.

Curve Number Calculations and Summary

Table 1 below displays a summary of the existing and post-development CN calculations for the site. CN values were obtained using Table 2-2a of the NRCS TR-55 manual.

The attached calculations show that a time of concentration (Tc) was calculated for the pre-development watershed. However, the resulting Tc value was less than the minimum of 10 minutes. The minimum time of 10 minutes was used for both pre- and post-development conditions.

Table 1: Curve Number Calculations

	Existing Condition	Proposed Condition
Total Site Area (ac.)	0.57	0.57
Impervious Area		
<i>Existing (ac.)</i>	0.00	0.00
<i>Proposed (ac.)</i>	0.00	0.05
<i>Total (ac.)</i>	0.00	0.05
Open Area (ac.)	0.57	0.45
SMF (ac.)	0.00	0.07
Curve Number	39	51

Please refer to Appendix A for detailed drainage calculations.

Water Quality Treatment Volume (WQTV)

Per City of Alachua, the minimum required WQTV shall be the first 0.5 inches of runoff over the drainage area. The table below shows the required and provided treatment volumes, as well as the time to recovery for the water quality treatment volume when modeled as a slug load within the proposed basin.

Table 2: Water Quality Treatment Volumes

Basin ID	Required WQTV (cf)	Provided WQTV (cf)	Time to Recovery (hours)
POST-1	1,040	3,831	< 2

Drainage Analysis

The drainage analysis was conducted using the computer program POND5 (v3.3) to generate runoff hydrographs and route the runoff hydrographs through the proposed stormwater system with a groundwater mounding analysis. Pre-development and post-development discharge rates and volumes were established for the onsite stormwater basin.

The basin has been designed to provide discharge rate and volume attenuation for the 100-year frequency design storms up to and including the 24-hour duration, utilizing rainfall distributions and volumes from FDOT/SRWMD.

Runoff and Facility Routing Results

The routing results for the onsite stormwater facility are summarized below in Table 3. In all cases, discharge rates and volumes are attenuated to be less than the pre-development amounts. The system also provides adequate WQTV retention and recovery and provides for controlled discharge of runoff in the case of extreme design storms. Detailed results can be found in Appendix A.

Table 3: Pre-Post-Development Routing Results

Storm Event	Discharge Rates (CFS)			Discharge Volumes (CF)		
	Pre	Post	Change	Pre	Post	Change
100YR-1HR	0.20	0.00	-0.20	198	0	-198
100YR-2HR	0.17	0.00	-0.17	596	0	-596
100YR-4HR	0.33	0.00	-0.33	1,389	0	-1,389
100YR-8HR	0.43	0.00	-0.43	2,395	0	-2,395
100YR-24HR	0.17	0.15	-0.02	5,502	2,415	-3,086

Stormwater System Operation and Maintenance

Proposed operation and maintenance, soil erosion and sediment control practices are outlined in the following paragraphs.

Stormwater Management Facilities

The man-made stormwater management facilities shall be maintained free of sediments and debris. Areas shall be inspected on a routine basis and nuisance plants shall be removed a minimum of twice annually. Grassed areas shall be mowed a minimum of 6 times per year. The natural systems shall be least disturbed as possible. Minimal maintenance is required for the natural and undisturbed areas. All basins shall be inspected monthly. Monthly documentation shall be noted based upon the inspection findings.

Swale/Ditch

All swales shall be maintained free of debris and sediment. Sediments shall be removed when the depth has been reduced by 20 percent. Sediments removed from swales/ditches should be evenly spread over grassed areas away from the stormwater management facilities.

Culverts, Pipes and Structures

All pipe shall be inspected bi-annually. Culverts and pipes shall be maintained free of debris and sediment. Sediments removed from culverts and pipes should be evenly spread over grassed areas away from the stormwater management facilities.

The structures and paved flow lines, if any, shall be maintained clear of debris. Remove any debris and silt collected in inlets and pipes as routine inspections dictates.

Inspection Reporting

Annual inspection reports, prepared by a properly licensed professional engineer, should be submitted to the water management district. The engineer shall inspect the site and report on the status and function of the system. Noted deficiencies and/or maintenance requirements shall be reported to the owner with recommendations for repairs. Repairs shall be executed.

Limerock/Sinkhole

If continuous limerock is encountered during excavation of the swales/basin or if a sinkhole forms in the area of a drainage swale/basin the engineer of record shall be notified by either the contractor or the

established operation and maintenance entity. The engineer of record shall inspect the repaired area upon completion of the repair.

Where continuous limerock is encountered during excavation of the swales/basins, the limerock shall be over excavated by 2 feet and replaced with clayey soils that extend 2 feet beyond the perimeter of the limerock outcropping. The clayey soil shall have at least 20% passing the no. 200 sieve, compacted to 95% of standard proctor, and compacted in a wet condition with moisture 2% - 4% above optimum.

All swales/basins shall be inspected monthly for sinkhole occurrence. Should a sinkhole occur, the area shall be repaired as soon as possible. Repair shall include filling (limerock such as road base material, clay/sand mixture, or concrete if necessary). A 2-foot deep cap that extends 2 feet beyond the perimeter of the sinkhole shall be constructed with clayey soils. The clayey soil shall have at least 20% passing the no. 200 sieve, compacted to 95% of standard proctor, and compacted in a wet condition with moisture 2% - 4% above optimum. The clay soil cap shall be re-graded to prevent concentration of waters (ponding) and re-vegetated.

Operation & Maintenance Entity:

City of Alachua
PO Box 9
Alachua, FL 32616

Appendix A

Drainage Maps, Calculations and Computer Model Output

LEGEND

PRE-DEVELOPMENT
WATERSHED:



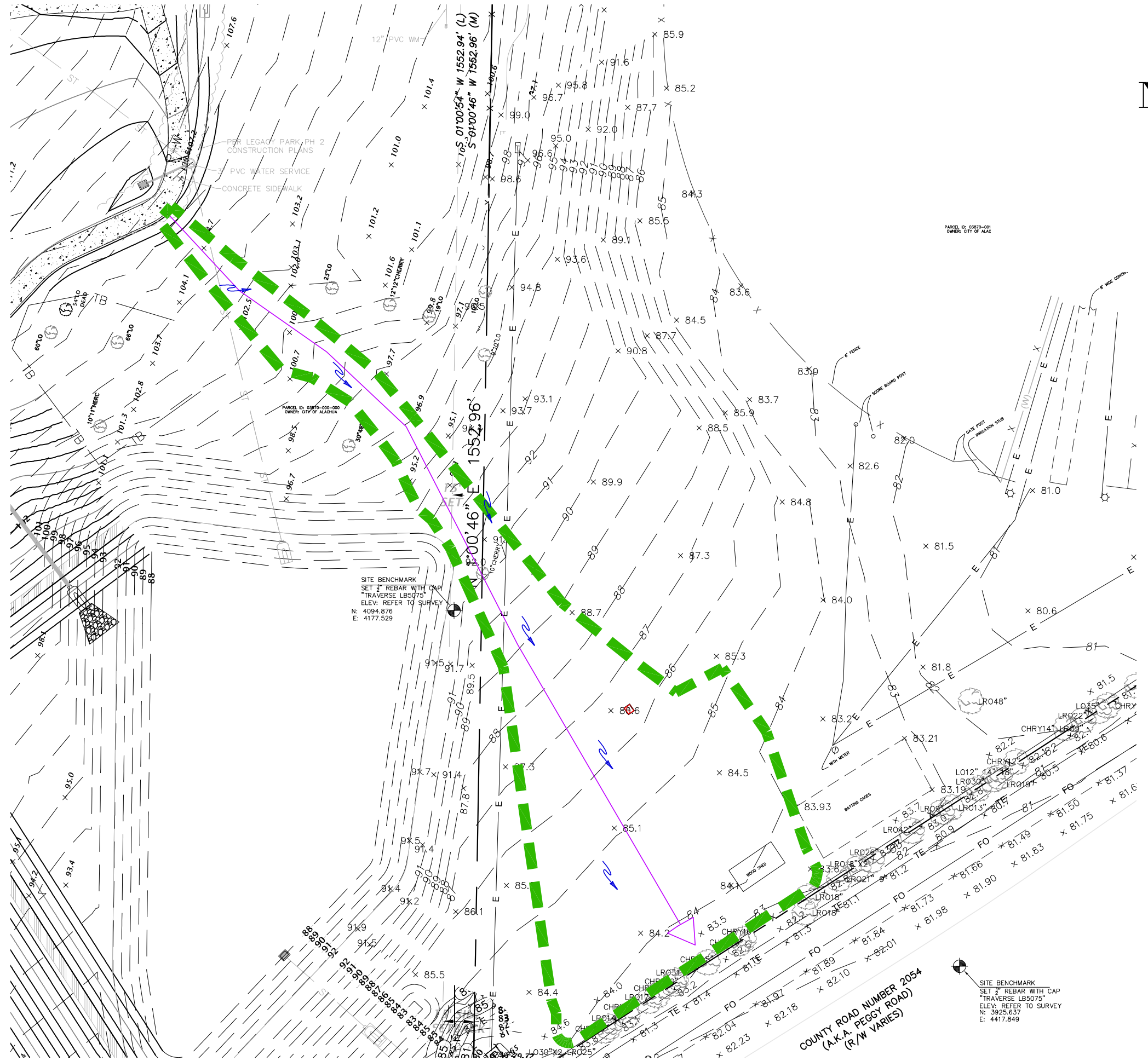
PRE-DEVELOPMENT
DRAINAGE FLOW PATTERNS:



PRE-DEVELOPMENT
TIME OF CONCENTRATION



NOTE: ALL SOILS ARE TYPE 'A'
UNLESS OTHERWISE NOTED



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Alachua, Florida 32616
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Florida
Professional Consultants
est. 1988
CA-5075



1"=50'
VERTICAL SCALE
HORIZONTAL SCALE
ORIGINAL DRAWING
IF NOT ONE INCH OR
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION AND EXISTING
SUBMITTALS

CITY OF ALACHUA
PROJECT: HAL BRADY MAINTENANCE SHED
SHEET TITLE: PRE-DEVELOPMENT DRAINAGE MAP

DESIGNER: [blank]
QUALITY CONTROL: [blank]
PROJECT NUMBER: 17-0373

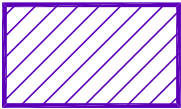
SHEET NO. 1

LEGEND

POST-DEVELOPMENT
WATERSHED #1:



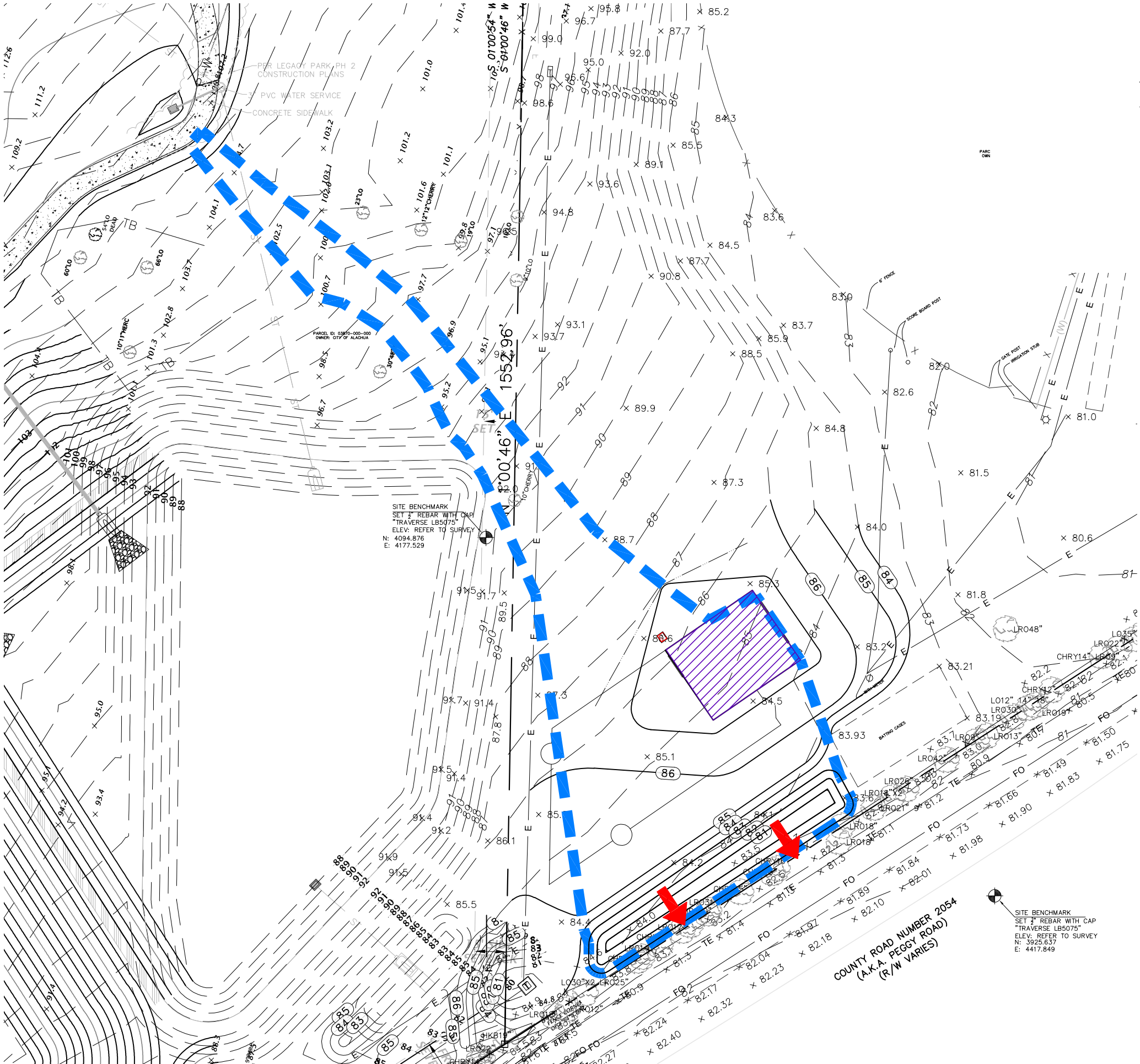
PROPOSED ONSITE
IMPERVIOUS AREA:



POST-DEVELOPMENT
DISCHARGE POINT:



NOTE: ALL SOILS ARE TYPE 'A'
UNLESS OTHERWISE NOTED



11801 Research Drive Alachua, Florida 32616 (352) 331-1976 WWW.CHW-INC.COM		 Professional Consultants est. 1988 FLORIDA CA-5075	
1"=50'		VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	
CONSTRUCTION AND EXISTING			
SUBMITTALS			
CLIENT		CITY OF ALACHUA	
DESIGNER		PROJECT HAL BRADY MAINTENANCE SHED	
QUALITY CONTROL		SHEET TITLE: POST-DEVELOPMENT DRAINAGE MAP	
PROJECT NUMBER		17-0373	
SHEET NO.		1	

CURVE NUMBER CALCULATIONS

Pre-Development Watershed #1:

Total Area:	24,953	s.f.	0.57	ac.	CN	CN * Area
Impervious Area (Existing)	0	s.f.	0.00	ac.	98	0.0
Open Space (Good, Type 'A' Soil):	24,953	s.f.	0.57	ac.	39	22.3

Composite CN:

39

Time of Concentration: 10 minutes
(Time calculated using TR-55 method methodology)

Post-Development Watershed #1:

Total Area:	24,953	s.f.	0.57	ac.	CN	CN * Area
Impervious Area:	2,000	s.f.	0.05	ac.	98	4.5
Stormwater Management Facility:	3,135	s.f.	0.07	ac.	100	7.2
Open Area (Good, Type 'A' Soil):	19,818	s.f.	0.45	ac.	39	17.7

Composite CN:

51

Time of Concentration: 10 minutes

WQTV CALCULATIONS

SMF-1 (Dry Retention):

COA

Minimum treatment volume shall be the runoff from the first 0.5 inches of runoff from the drainage area

$$\text{WQTV (cf)} = (0.5\text{in}/12\text{in/hr}) * (0.46\text{ac}) * (43560\text{sf/ac})$$

$$\text{WQTV (cf)} = \mathbf{1,040}$$

Tc CALCULATIONS:

WATERSHED	SHEET FLOW				SHALLOW CONCENTRATED FLOW						CHANNEL / PIPE FLOW								TOTAL TIME OF CONCENTRATION		
	Manning's n (--)	Flow Length L (ft)	2-Year 24-Hour Rain, P2 (in)	Land Slope s (ft/ft)	Tt1 (hr)	Paved or Unpvd. (P or U)	Flow Length L (ft)	Water- course Slope, s (ft/ft)	Avg. Velocity V (ft/s)	Tt2 (hr)	Cross- Section Area, a (ft^2)	Wetted Perim. Pw (ft)	Hydraulic Radius r (ft)	Pipe Slope s (ft/ft)	Manning n (--)	Avg. Velocity V (ft/s)	Flow Length L (ft)	Tt3 (hr)	ID #	Tc (hr)	Tc (min)
PRE-1	0.24	100	4.5	0.060	0.13	U	311	0.064	4.08	0.02	-	-	-	-	-	-	-	-	PRE-1	0.15	9

TIME OF CONCENTRATION VALUES DETERMINED USING TR-55 METHODOLOGY.

SHEET FLOW:

$$Tt = \frac{0.007 (nL)^{0.8}}{(P2)^{0.5} s^{0.4}}$$

SHALLOW CONCENTRATED FLOW:

1. For slopes < 0.005 ft/ft

Unpaved $V = 16.1345 s^{0.5}$

Paved $V = 20.3282 s^{0.5}$

2. For slopes > 0.005 ft/ft

Velocity per Figure 3-1, TR-55

$$Tt = \frac{L}{3600 V}$$

CHANNEL/PIPE FLOW:

$$V = \frac{1.49 r^{2/3} s^{1/2}}{n}$$

$$Tt = \frac{L}{3600 V}$$

STAGE-STORAGE CALCULATIONS:

Post-Development SMF-1: Dry Retention Pond				
ELEV. (FT)	AREA (SF)	AREA (AC)	VOLUME (CF)	VOLUME (AC-FT)
81.00	748	0.017	0	0.000
82.00	1,889	0.043	1,319	0.030
83.00	3,135	0.072	3,831	0.088

<-- Top of Pond

Post-Development - SMF-1 (Dry retention stormwater management facility):

Volume =	3,831 c.f.	Length =	149 ft.
Area =	3,135 s.f.		
Perimeter :	324.0 ft.	Width =	13 ft.
Depth=	2.00 ft.		

WQTV: 1,040 cf
WQTV EL.: 81.89 ft

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Project Data

Project Name: Hal Brady Maintenance Shed

Simulation Description: City of Alachua Storms Pre-Development

Project Number: 17-0373

Engineer : Mitchell Mason, EI

Supervising Engineer: Travis Hastay, PE

Date: 08-03-2020

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Scenario Input Data

Scenario 1 :: 100 Year 1 Hour

Hydrograph Type: Inline SCS
• **Modflow Routing:** **Not routed**
Repetitions: 1

Basin Area (acres) 0.570
Time Of Concentration (minutes) 10.0
DCIA (%) 0.0
Curve Number 39
Design Rainfall Depth (inches) 4.4
Design Rainfall Duration (hours) 1.0
Shape Factor UHG 484
Rainfall Distribution FDOT 1 Hour

Initial ground water level (ft datum) 82.50 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.100	0.900	8.000	16.000	24.000
0.200	1.000	9.000	17.000	25.000
0.300	2.000	10.000	18.000	26.000
0.400	3.000	11.000	19.000	27.000
0.500	4.000	12.000	20.000	28.000
0.600	5.000	13.000	21.000	29.000
0.700	6.000	14.000	22.000	30.000
0.800	7.000	15.000	23.000	

Scenario 2 :: 100 Year 2 Hour

Hydrograph Type: Inline SCS
• **Modflow Routing:** **Not routed**
Repetitions: 1

Basin Area (acres) 0.570
Time Of Concentration (minutes) 10.0
DCIA (%) 0.0
Curve Number 39
Design Rainfall Depth (inches) 5.4
Design Rainfall Duration (hours) 2.0
Shape Factor UHG 484
Rainfall Distribution FDOT 2 Hour

Initial ground water level (ft datum) 82.50 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.100	0.900	8.000	16.000	24.000
0.200	1.000	9.000	17.000	25.000
0.300	2.000	10.000	18.000	26.000
0.400	3.000	11.000	19.000	27.000
0.500	4.000	12.000	20.000	28.000
0.600	5.000	13.000	21.000	29.000
0.700	6.000	14.000	22.000	30.000
0.800	7.000	15.000	23.000	

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Scenario Input Data (cont'd.)

Scenario 3 :: 100 Year 4 Hour

Hydrograph Type: Inline SCS
• **Modflow Routing:** **Not routed**
Repetitions: 1

Basin Area (acres) 0.570
Time Of Concentration (minutes) 10.0
DCIA (%) 0.0
Curve Number 39
Design Rainfall Depth (inches) 6.7
Design Rainfall Duration (hours) 4.0
Shape Factor UHG 484
Rainfall Distribution FDOT 4 Hour

Initial ground water level (ft datum) 82.50 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.100	0.900	8.000	16.000	24.000
0.200	1.000	9.000	17.000	25.000
0.300	2.000	10.000	18.000	26.000
0.400	3.000	11.000	19.000	27.000
0.500	4.000	12.000	20.000	28.000
0.600	5.000	13.000	21.000	29.000
0.700	6.000	14.000	22.000	30.000
0.800	7.000	15.000	23.000	

Scenario 4 :: 100 Year 8 Hour

Hydrograph Type: Inline SCS
• **Modflow Routing:** **Not routed**
Repetitions: 1

Basin Area (acres) 0.570
Time Of Concentration (minutes) 10.0
DCIA (%) 0.0
Curve Number 39
Design Rainfall Depth (inches) 8.0
Design Rainfall Duration (hours) 8.0
Shape Factor UHG 484
Rainfall Distribution FDOT 8 Hour

Initial ground water level (ft datum) 82.50 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.100	0.900	8.000	16.000	24.000
0.200	1.000	9.000	17.000	25.000
0.300	2.000	10.000	18.000	26.000
0.400	3.000	11.000	19.000	27.000
0.500	4.000	12.000	20.000	28.000
0.600	5.000	13.000	21.000	29.000
0.700	6.000	14.000	22.000	30.000
0.800	7.000	15.000	23.000	

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Scenario Input Data (cont'd.)

Scenario 5 :: 100 Year 24 Hour

Hydrograph Type: Inline SCS
• **Modflow Routing:** **Not routed**
Repetitions: 1

Basin Area (acres) 0.570
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 FDOT 24 Hour

Initial ground water level (ft datum) 82.50 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.100	0.900	8.000	16.000	24.000
0.200	1.000	9.000	17.000	25.000
0.300	2.000	10.000	18.000	26.000
0.400	3.000	11.000	19.000	27.000
0.500	4.000	12.000	20.000	28.000
0.600	5.000	13.000	21.000	29.000
0.700	6.000	14.000	22.000	30.000
0.800	7.000	15.000	23.000	

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Sort-By-Category Report

Scenarios Considered: 1 to 5

Discharge - Rate - Maximum Positive

Rank	Scenario Number	Maximum Positive Discharge Rate (ft ³ /s)	Time (hours)	Description
1	4	0.425	4.022	100 Year 8 Hour
2	3	0.327	2.533	100 Year 4 Hour
3	1	0.202	0.822	100 Year 1 Hour
4	5	0.173	12.022	100 Year 24 Hour
5	2	0.172	1.044	100 Year 2 Hour

Discharge - Cumulative Volume - Maximum Positive

Rank	Scenario Number	Maximum Positive Cumulative Discharge Volume (ft ³)	Time (hours)	Description
1	5	5501.6	24.533	100 Year 24 Hour
2	4	2395.2	8.533	100 Year 8 Hour
3	3	1388.6	4.533	100 Year 4 Hour
4	2	596.4	2.533	100 Year 2 Hour
5	1	198.0	1.533	100 Year 1 Hour

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Project Data

Project Name: Hal Brady Maintenance Shed
Simulation Description: City of Alachua Storms and WQTV Post-Development
Project Number: 17-0373
Engineer : Mitchell Mason, EI
Supervising Engineer: Travis Hastay, PE
Date: 08-03-2020

Aquifer Data

Base Of Aquifer Elevation, [B] (ft datum): 79.90
Water Table Elevation, [WT] (ft datum): 80.00
Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day): 10.00
Fillable Porosity, [n] (%): 25.00
Unsaturated Vertical Infiltration Rate, [Iv] (ft/day): 10.0
Maximum Area For Unsaturated Infiltration, [Av] (ft²): 3135.0

Geometry Data

Equivalent Pond Length, [L] (ft): 149.0
Equivalent Pond Width, [W] (ft): 13.0
Ground water mound is expected to intersect the pond bottom

Stage vs Area Data

Stage (ft datum)	Area (ft ²)
81.00	748.0
82.00	1889.0
83.00	3135.0

Discharge Structures

Discharge Structure #1 is active as weir

Structure Parameters

Description: Top of spreader swale

Weir elevation, (ft datum):	83
Weir coefficient:	2.861
Weir length, (ft):	135
Weir exponent:	1.5

Tailwater - disabled, free discharge

Discharge Structure #2 is inactive

Discharge Structure #3 is inactive

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Retention Pond Recovery - Refined Method
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Scenario Input Data

Scenario 1 :: 100 Year 1 Hour

Hydrograph Type: Inline SCS
Modflow Routing: Routed with infiltration
Repetitions: 1

Basin Area (acres) 0.570
Time Of Concentration (minutes) 10.0
DCIA (%) 0.0
Curve Number 51
Design Rainfall Depth (inches) 4.4
Design Rainfall Duration (hours) 1.0
Shape Factor UHG 484
Rainfall Distribution FDOT 1 Hour

Initial ground water level (ft datum) 80.00 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.100	0.900	8.000	16.000	24.000
0.200	1.000	9.000	17.000	25.000
0.300	2.000	10.000	18.000	26.000
0.400	3.000	11.000	19.000	27.000
0.500	4.000	12.000	20.000	28.000
0.600	5.000	13.000	21.000	29.000
0.700	6.000	14.000	22.000	30.000
0.800	7.000	15.000	23.000	

Scenario 2 :: 100 Year 2 Hour

Hydrograph Type: Inline SCS
Modflow Routing: Routed with infiltration
Repetitions: 1

Basin Area (acres) 0.570
Time Of Concentration (minutes) 10.0
DCIA (%) 0.0
Curve Number 51
Design Rainfall Depth (inches) 5.4
Design Rainfall Duration (hours) 2.0
Shape Factor UHG 484
Rainfall Distribution FDOT 2 Hour

Initial ground water level (ft datum) 80.00 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.100	0.900	8.000	16.000	24.000
0.200	1.000	9.000	17.000	25.000
0.300	2.000	10.000	18.000	26.000
0.400	3.000	11.000	19.000	27.000
0.500	4.000	12.000	20.000	28.000
0.600	5.000	13.000	21.000	29.000
0.700	6.000	14.000	22.000	30.000
0.800	7.000	15.000	23.000	

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Scenario Input Data (cont'd.)

Scenario 3 :: 100 Year 4 Hour

Hydrograph Type: Inline SCS
Modflow Routing: Routed with infiltration
Repetitions: 1

Basin Area (acres) 0.570
Time Of Concentration (minutes) 10.0
DCIA (%) 0.0
Curve Number 51
Design Rainfall Depth (inches) 6.7
Design Rainfall Duration (hours) 4.0
Shape Factor UHG 484
Rainfall Distribution FDOT 4 Hour

Initial ground water level (ft datum) 80.00 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.100	0.900	8.000	16.000	24.000
0.200	1.000	9.000	17.000	25.000
0.300	2.000	10.000	18.000	26.000
0.400	3.000	11.000	19.000	27.000
0.500	4.000	12.000	20.000	28.000
0.600	5.000	13.000	21.000	29.000
0.700	6.000	14.000	22.000	30.000
0.800	7.000	15.000	23.000	

Scenario 4 :: 100 Year 8 Hour

Hydrograph Type: Inline SCS
Modflow Routing: Routed with infiltration
Repetitions: 1

Basin Area (acres) 0.570
Time Of Concentration (minutes) 10.0
DCIA (%) 0.0
Curve Number 51
Design Rainfall Depth (inches) 8.0
Design Rainfall Duration (hours) 8.0
Shape Factor UHG 484
Rainfall Distribution FDOT 8 Hour

Initial ground water level (ft datum) 80.00 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.100	0.900	8.000	16.000	24.000
0.200	1.000	9.000	17.000	25.000
0.300	2.000	10.000	18.000	26.000
0.400	3.000	11.000	19.000	27.000
0.500	4.000	12.000	20.000	28.000
0.600	5.000	13.000	21.000	29.000
0.700	6.000	14.000	22.000	30.000
0.800	7.000	15.000	23.000	

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Scenario Input Data (cont'd.)

Scenario 5 :: 100 Year 24 Hour

Hydrograph Type: Inline SCS
Modflow Routing: Routed with infiltration
Repetitions: 1

Basin Area (acres) 0.570
Time Of Concentration (minutes) 10.0
DCIA (%) 0.0
Curve Number 51
Design Rainfall Depth (inches) 11.0
Design Rainfall Duration (hours) 24.0
Shape Factor UHG 484
Rainfall Distribution FDOT 24 Hour

Initial ground water level (ft datum) 80.00 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.100	0.900	8.000	16.000	24.000
0.200	1.000	9.000	17.000	25.000
0.300	2.000	10.000	18.000	26.000
0.400	3.000	11.000	19.000	27.000
0.500	4.000	12.000	20.000	28.000
0.600	5.000	13.000	21.000	29.000
0.700	6.000	14.000	22.000	30.000
0.800	7.000	15.000	23.000	

Scenario 6 :: WQTV

Hydrograph Type: Slug Load
Modflow Routing: Routed with infiltration

Treatment Volume (ft³) 1040

Initial ground water level (ft datum) 80.00 (default)

Time After Storm Event (days)	Time After Storm Event (days)
0.100	2.000
0.250	2.500
0.500	3.000
1.000	3.500
1.500	4.000

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Sort-By-Category Report

Scenarios Considered: 1 to 6

Stage - Maximum

Rank	Scenario Number	Maximum Stage (ft datum)	Time (hours)	Description
1	5	83.005	18.978	100 Year 24 Hour
2	4	82.709	8.133	100 Year 8 Hour
3	3	82.272	4.156	100 Year 4 Hour
4	6	81.845	0.002	WQTV
5	2	81.828	1.867	100 Year 2 Hour
6	1	81.661	1.000	100 Year 1 Hour

Discharge - Rate - Maximum Positive

Rank	Scenario Number	Maximum Positive Discharge Rate (ft ³ /s)	Time (hours)	Description
1	5	0.146	19.000	100 Year 24 Hour
2	1	None	N.A.	100 Year 1 Hour
3	2	None	N.A.	100 Year 2 Hour
4	3	None	N.A.	100 Year 4 Hour
5	4	None	N.A.	100 Year 8 Hour
6	6	None	N.A.	WQTV

Discharge - Cumulative Volume - Maximum Positive

Rank	Scenario Number	Maximum Positive Cumulative Discharge Volume (ft ³)	Time (hours)	Description
1	5	2415.3	24.200	100 Year 24 Hour
2	1	None	N.A.	100 Year 1 Hour
3	2	None	N.A.	100 Year 2 Hour
4	3	None	N.A.	100 Year 4 Hour
5	4	None	N.A.	100 Year 8 Hour
6	6	None	N.A.	WQTV

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Detailed Results :: Scenario 6 :: WQTV

Elapsed Time (hours)	Inflow Rate (ft ³ /s)	Outside Recharge (ft/day)	Stage Elevation (ft datum)	Infiltration Rate (ft ³ /s)	Overflow Discharge (ft ³ /s)	Cumulative Inflow Volume (ft ³)	Cumulative Infiltration Volume (ft ³)	Cumulative Discharge Volume (ft ³)	Flow Type
0.000	173.3333	0.0000	80.000	0.00000	0.00000	0.0	0.0	0.0	N.A.
0.002	173.3333	0.0000	81.845	0.19807	0.00000	1040.0	1.2	0.0	U/P
2.400	0.0000	0.0000	----	----	----	1040.0	1040.0	0.0	dry
6.000	0.0000	0.0000	----	----	----	1040.0	1040.0	0.0	dry
12.000	0.0000	0.0000	----	----	----	1040.0	1040.0	0.0	dry
24.000	0.0000	0.0000	----	----	----	1040.0	1040.0	0.0	dry
36.000	0.0000	0.0000	----	----	----	1040.0	1040.0	0.0	dry
48.000	0.0000	0.0000	----	----	----	1040.0	1040.0	0.0	dry
60.000	0.0000	0.0000	----	----	----	1040.0	1040.0	0.0	dry
72.000	0.0000	0.0000	----	----	----	1040.0	1040.0	0.0	dry
84.000	0.0000	0.0000	----	----	----	1040.0	1040.0	0.0	dry
96.000	0.0000	0.0000	----	----	----	1040.0	1040.0	0.0	dry

MEMORANDUM

Hal Brady Recreation Center Maintenance Shed

17-0373



To: Adam Hall, AICP
From: Travis Hastay, P.E.
Date: August 4, 2020
RE: Hal Brady Maintenance Shed – Residential Protection Standards

The Hal Brady Maintenance Shed project will comply with the residential protection standards set forth in the City of Alachua Land Development Regulations Sec. 6.6.3(A) as follows:

(1) *Hours of operation and deliveries.*

- The project serves the existing Hal Brady Recreation Complex and will share hours of operation with the rest of the facility.

(2) *Activities that generate potential adverse impacts.*

- There are no activities proposed with potential adverse impacts.

(3) *Placement of trash receptacles.*

- There are no trash receptacles proposed with the project.

(4) *Loading and delivery area.*

- There are no loading or delivery areas or activities proposed with the project.

(5) *Lighting.*

- The project site will utilize existing site lighting. No new lighting is proposed.

(6) *Placement of outdoor machines and activities.*

- The project proposes a maintenance shed for the storage and concealment of outdoor machines, which are currently kept outside.

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

- The existing trees south of the site along Peggy Rd. provide an adequate buffer from adjacent uses. Additional landscaping may be provided to screen the shed from the north if desired.

(8) *Height restrictions.*

- The proposed building will not obstruct any light, privacy, or views of significant features from public property and rights-of-way.

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

- This project does not propose any natural lighting or solar access restrictions.

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

- Ventilation and control of odors and fumes will be provided within the building's HVAC system.

(11) *Paving and parking areas.*

- Dust control will be provided by watering trucks or other best management practices. Paving and parking areas are not proposed with his project.

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

- Proposed site design configuration has been selected to provide minimal adverse impacts to the neighboring residential areas. The project is located within the existing Hal Brady Complex and will not impact any existing buffers.

Mailed Memorandum

MEMORANDUM

Virtual Neighborhood Meeting

17-0373.04



To: The Neighbors of Tax Parcel 03870-001-000
From: Travis Hastay, PE, Project Manager
Date: June 2, 2020
RE: Virtual Neighborhood Meeting Public Notice

A virtual Neighborhood Meeting will be held via video conference to discuss a site plan application for a max. 3,000 square foot maintenance shed building, as part of the Hal Brady Recreation Complex, on Alachua County Tax Parcel 03870-001-000. The site is located at 14300 NW 146th Terrace, Alachua, Florida, 32615.

Date: June 17, 2020

Time: 6:00 PM

Link: bit.ly/CHW_Live

Contact: Travis Hastay, PE
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

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.

Directions to Attend Meeting: Using your web browser, type the web address link above into the address bar and press "Enter" on your keyboard.

If you are unable to participate in the meeting, please contact CHW using the information above and we will provide printed materials after the virtual meeting is held. Comments may also be submitted in writing to the address above or by phone at the phone number above. Printed copies of all materials discussed at the meeting will be made available upon request.

CHW Virtual Neighborhood Meetings during COVID-19

In an effort to coordinate with local governments and help prevent the spread of COVID-19, CHW Professional Consultants Neighborhood Meetings will be conducted virtually on [Zoom](#), then archived on [CHW Live](#) Facebook page, during the time period that the Governor's Executive Order Number 20-69 (Online local government meetings) remains in effect.

To participate in this virtual meeting, which will begin **at 6:00 p.m. on June 17, 2020**, you have the following options:

To participate online via computer or mobile device:

1. Open the Zoom desktop or mobile app.
2. Enter the meeting ID (**966 6767 7138**) number and your display name:
3. Select if you would like to connect audio and/or video and tap Join Meeting.
4. To join by phone, please call **+1 301 715 8592** and enter the meeting ID followed by #.

To provide public comment prior and during the meeting:

You may provide written comments by emailing CHW at live@chw-inc.com by 5:00 p.m. of the day prior to the meeting, or by regular mail at 11801 Research Drive, Alachua, FL 32615. All written comments received by the deadline will be distributed to the appropriate staff prior to the start of the meeting. During the meeting, interested persons can also email live@chw-inc.com to submit public comments to be read during the public comment portion of the meeting.

Access to information after the scheduled meeting:

Those who are unable to attend the Live Virtual Zoom Meeting on its specified time and date, or would like to refer to an archived recording, may go to our CHW Live Facebook page at www.facebook.com/chwcommunities/.

To request hard copies of materials please:

1. Request via email: live@chw-inc.com
2. Request via telephone: (352) 331-1976
3. Request via post: 11801 Research Dr., Gainesville, FL 32615

Mailing Labels

03837-000-000
HARRELL JUDITH S
7518 NW 126TH AVE
ALACHUA,32615-6310

03864-012-001
WOLF DAVID B
PO BOX 1694
ALACHUA,32616

03860-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA,32616-0009

03812-006-000
JOHNSTON EDMUND
PO BOX 1922
ALACHUA,32616

03818-000-000
MURRAY MELANIE RAE TRUSTEE
14702 NW 146TH AVE
ALACHUA,32615

03812-004-000
AUBUT ALBERT L & WYLENE
14531 NW 146TH AVE
ALACHUA,32615

03829-002-000
BROWNSTEIN PAMELA G
14423 NW 146TH TER
ALACHUA,32615

03858-003-000
GRADY GEORGE JR
14201 NW 146TH TER
ALACHUA,32615

03841-000-000
WALSH KIMBERLY L
14311 NW 146TH TER
ALACHUA,32615

03864-012-004
SILVA & VALDES W/H
14502 NW 148TH ST
ALACHUA,32615

03837-001-000
HARRELL JUDITH S
7518 NW 126TH AVE
ALACHUA,32615-6310

03835-001-000
BUNDRICK TIMOTHY DUSTIN & SARAH ELIZABETH
14318 NW 145TH TER
ALACHUA,32615

03817-001-000
KERSEY J A
8733 NW 181ST PL
IRVINE,32686

03812-000-000
OUTLY AMANDA M
14518 NW 145TH AVE
ALACHUA,32615

03858-000-000
GRADY TIMOTHY J
14714 PEGGY RD
ALACHUA,32615

03870-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA,32616-0009

03817-002-000
SINGH TARAMATTIE
4028 NW 166TH AVE
GAINESVILLE,32653

03828-005-000
ERVING ADELE L
14517 NW 145TH AVE
ALACHUA,32615

03849-002-000
LIBERMAN PARAMA K & JACQUELINE
15309 NW 89TH ST
ALACHUA,32615

03864-011-000
CREWS & CREWS CO-TRUSTEES
28102 NW 174TH AVE
HIGH SPRINGS,32643-2907

03870-000-000
CITY OF ALACHUA
PO BOX 9
ALACHUA,32616

03808-000-000
SAMANICH BALADEVA
5232 TREETOPS DR
NAPLES,34113-8501

03812-002-000
KING ANGELA KRISTI
APT 101 8114 COLONIAL VILLAGE DR
TAMPA,33625-3190

03829-001-001
MASLA & MASLA
PO BOX 1620
ALACHUA,32616

03817-003-000
DEES DOUGLAS DUANE
14511 NW 148TH ST
ALACHUA,32615-8652

03864-012-002
KING COLLIN A & AMY M
14516 NW 148TH ST
ALACHUA,32615

03835-000-000
CHESEBRO & CHESEBRO
14404 NW 145TH TER
ALACHUA,32615

03817-005-000
SAMANICH RADHIKA
14705 NW 146TH AVE
ALACHUA,32615

03818-006-000
MURPHY & MURPHY & PAYNE
PO BOX 303
ALACHUA,32616-0303

03857-000-000
APPLEBEE BRANDON J & JENNIFER N
14204 NW 145TH TER
ALACHUA,32615

03812-008-000
JOHNSON SAMUEL
14500 NW 145TH TER
ALACHUA,32615

03917-202-000
SINGH HARJEET
14515 NW PEGGY RD
ALACHUA,32615

03812-003-000
WATSON NANCY ANN
PO BOX 141
ALACHUA,32616-0141

03849-000-000
BOZEMAN JAMES H & INGRID A
14615 NW 143RD PL
ALACHUA,32615

03817-000-000
CRANE & MACDOUGALL
14713 NW 146TH AVE
ALACHUA,32615

03864-010-000
SMYDER CHARLES & REGINA
PO BOX 842
ALACHUA,32616-0842

03808-001-000
BALANIS GARRET A & SHIRLEY A
1917 NW 34TH AVE
GAINESVILLE,32605

03812-005-000
SAONA SERGIO E & ANNA R
14607 NW 146TH AVE
ALACHUA,32615

03828-009-000
BASS MELISSA A
PO BOX 12426
GAINESVILLE,32604

03828-001-000
BLANCHARD ARIEL E & SITA
14509 NW 145TH AVE
ALACHUA,32615

03817-007-000
WOLF DAVID B
PO BOX 1694
ALACHUA,32616

03864-012-003
WOLF DAVID B
PO BOX 1694
ALACHUA,32616

03829-001-000
MASLA & MASLA
PO BOX 1620
ALACHUA,32616

03828-000-000
SUTHERLAND LAURA LEE
14418 NW 145TH TER
ALACHUA,32615

03812-008-001
VALERIE SKURKA-MOUNTJOY LIFE ESTATE
14502 NW 145TH TER
ALACHUA,32615

03836-000-000
UZCATEGUI ADRIANA
14609 NW 143RD PL
ALACHUA,32615-8553

03839-001-000
SRI PROPERTIES LLC
3078 ROXBURY DR
WEST LINN,97068

03832-000-000
MASLA RICHARD
14009 NW 147TH AVE
ALACHUA,32615

03817-006-000
HARRIS W T & PATSY
PO BOX 87
ALACHUA,32616-0087

03812-006-001
BIRENBAUM LOIS E
25414 NW CR 241
ALACHUA,32615

03839-000-000
KILGO DAVID A
PO BOX 1755
ALACHUA,32616

03858-002-000
DASA SUSAN
14213 NW 146TH TER
ALACHUA,32615

03828-006-000
SANTE FE HOLDINGS LLC
14203 NW 154TH TER
ALACHUA,32615

03848-000-000
HORWITZ MYRON DAVID
14306 NW 145TH TER
ALACHUA,32615

03812-007-000
RAUGHLEY HAROLD J
14511 NW 146TH TER
ALACHUA,32615

03837-002-000
HARRELL JUDITH S
7518 NW 126TH AVE
ALACHUA,32615-6310

03817-004-000
KROESSER CAROLYN H
2510 NW 38TH ST
GAINESVILLE,32605

03864-009-000
MARACIC MATTHEW L
14904 NW 147TH AVE
ALACHUA,32615

03864-121-000
SOUTHCARE NURSING CENTER INC
7425 OLD YORK RD
ELKINS PARK,19027

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

Dan Rhine
288 Turkey Creek
Alachua FL 32615

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

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

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

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Jeannette Hinsdale
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Alachua FL 32616

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Hugh & Jean Calderwood
P.O. Box 2307
Alachua FL 32616

Newspaper Advertisement

TODAY IN HISTORY

The Associated Press

Today is Tuesday, June 2, the 154th day of 2020. There are 212 days left in the year.

Highlight in History: On June 2, 1941, baseball's "Iron Horse," Lou Gehrig, died in New York of a degenerative disease, amyotrophic lateral sclerosis; he was 37.

On this date:

In 1886, President Grover Cleveland, 49, married Frances Folsom, 21, in the Blue Room of the White House. (To date, Cleveland is the only president to marry in the executive mansion.)

In 1897, Mark Twain was quoted by the New York Journal as saying from London that "the report of my death was an exaggeration." (Twain was responding to a report in the New York Herald that he was "gravely ill" and "possibly dying.")

In 1924, Congress passed, and President Calvin Coolidge signed, a measure guaranteeing full American citizenship for all Native Americans born within U.S. territorial limits.

In 1953, the coronation of Queen Elizabeth II took place in London's Westminster Abbey, 16 months after the death of her father, King George VI.

In 1962, Soviet forces opened fire on striking workers in the Russian city of Novocherkassk; a retired general in 1989 put the death toll at 22 to 24.

In 1966, U.S. space probe Surveyor 1 landed on the moon and began transmitting detailed photographs of the lunar surface.

In 1976, Arizona Republic investigative reporter Don Bolles was mortally wounded by a bomb planted underneath his car; he died 11 days later. (Prosecutors believed

Bolles was targeted because he had written stories that upset a liquor wholesaler; three men were convicted of the killing.)

In 1979, Pope John Paul II arrived in his native Poland on the first visit by a pope to a Communist country.

In 1981, the Japanese video arcade game "Donkey Kong" was released by Nintendo.

In 1995, a U.S. Air Force F-15C was shot down by a Bosnian Serb surface-to-air missile while on a NATO air patrol in northern Bosnia; the pilot, Capt. Scott F. O'Grady, was rescued by U.S. Marines six days later.

In 1997, Timothy McVeigh was convicted of murder and conspiracy in the 1995 bombing of the Alfred P. Murrah Federal Building in Oklahoma City that killed 168 people. (McVeigh was executed in June 2001.)

In 2005, Scott Roeder, an anti-abortion activist, was charged with first-degree murder in the shooting death of late-term abortion provider Dr. George Tiller in Wichita, Kansas. (Roeder was later convicted and sentenced to life in prison with no possibility of parole for 50 years.)

Today's Birthdays:

Actress-singer Sally Kellerman is 83. Actor Ron Ely is 82. Filmmaker and movie historian Kevin Brownlow is 82. Actor Stacy Keach is 79. Rock musician Charlie Watts is 79. Actor Charles Haid is 77. Rhythm and blues singer Chubby Tavares is 76. Movie director Lasse Hallström is 74. Actor Jerry Mathers is 72. Actress Joanna Gleason is 70. NHL Commissioner Gary Bettman is 68. Actor Dennis Haysbert is 66. Comedian Dana Carvey is 65.

LOTTERY

FLORIDA LOTTO

Wednesday's jackpot:

\$2.5 million

May 30: 1-12-18-23-24-45

POWERBALL

Wednesday's jackpot:

\$135 million

May 30: 13-32-41-58-60

Powerball: 14

FANTASY 5

May 31: 3-13-17-20-34

PICK 2

June 1 Midday: 0-6

May 31 Evening: 2-8

PICK 3

June 1 Midday: 0-8-8

May 31 Evening: 7-1-5

PICK 4

June 1 Midday: 5-0-7-5

May 31 Evening: 5-9-2-8

PICK 5

June 1 Midday: 5-0-5-0-2-3

May 31 Evening: 6-3-6-2-3

JACKPOT TRIPLE PLAY

Today's jackpot: \$350,000

May 29: 4-15-19-40-42-44

MEGA MILLIONS

Today's jackpot: \$356 million

May 29: 10-13-32-41-51

Mega Ball: 3

CASH4LIFE

May 31: 2-13-29-40-44

Cash Ball: 2

PUBLIC NOTICE

A virtual Neighborhood Meeting will be held via video conference to discuss a site plan application for a max. 3,000 square foot maintenance shed building, as part of the Hal Brady Recreation Center, on Alachua County Tax Parcel 03870-001-000. The site is located at 14300 NW 146th Terrace, Alachua, Florida. 32615.

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 June 17, 2020

Link: bit.ly/CHW_Live

Instructions: Type the link into the address bar of your web browser. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address below or by phone.

Contact: Travis Hastay, PE

Address: 11801 Research Drive

Alachua, FL 32615

Phone Number: (352) 331-1976

Email: Live@CHW-inc.com



'Hate just hides': Biden vows to take on systematic racism

By Alexandra Jaffe, Steve Peeples and Will Weissert
The Associated Press

WILMINGTON, Del. — Presumptive Democratic presidential nominee Joe Biden vowed to address institutional racism in his first 100 days in office as he sought to elevate his voice Monday in the exploding national debate over racism and police brutality.

The former vice president offered emotional support and promised bold action during an in-person discussion with black leaders in Delaware and a subsequent virtual meeting with big-city mayors who are grappling with racial tensions and frustrated by a lack of federal support.

"Hate just hides. It doesn't go away, and when you have somebody in power, who breathes oxygen into the hate under the rocks, it comes out from under the rocks," Biden told more than a dozen African American leaders gathered at a church in downtown Wilmington, his face mask lowered around his chin as he spoke.

Without offering specifics, he promised to "deal with institutional racism" and set up a police oversight body in his first 100 days in office, if elected. Biden also said he'd be releasing an economic plan focused on education, housing and "access to capital" and investments, especially for minority Americans, later this month.

"I really do believe that the blinders have been taken off. I think this tidal wave is moving," Biden told the mayors of Atlanta, Chicago, Los Angeles and St. Paul, Minnesota. "I realize we've got to do something big, we can do it, and everyone will benefit from it."



Democratic presidential candidate, former Vice President Joe Biden touches his face as he speaks to members of the clergy and community leaders, Monday, at Bethel AME Church in Wilmington, Del. (ANDREW HARRIN/THE ASSOCIATED PRESS)

Biden has struggled in recent weeks to be heard from his makeshift home TV studio over the noise of dueling national crises. But after another night of violent protests, he ventured out into public for the second time in two days and just the third time since the pandemic arrived in mid March.

His hopeful and collaborative approach marked a sharp contrast to that of President Donald Trump, who has made little effort to unify the country. The Republican president slammed governors as "weak" during a video teleconference on Monday and demanded tougher crackdowns on protesters. Trump also lashed out at Biden on Twitter, writing that "Sleepy Joe Biden's people are so Radical Left that they are working to get the Anarchists out of jail, and probably more."

Biden's softer style may foreshadow how he presents himself in the five months before the presidential election, emphasizing calm and competence as a contrast to a mercurial president. It is an approach that carries the risk of being drowned out by Trump's much louder voice.

"He's not in office, and he certainly does not have the megaphone like the person currently occupying the White House does, but I do think our people are looking for something clear. I don't expect anything from the black community," Biden said Monday, insisting he has never taken its support for granted. The former vice president has been doing cleanup since telling a prominent black radio host a week and a half ago that African Americans who back Trump "ain't black."

Yet the mayors who spoke with Biden, three of whom are black, were clearly frustrated and angry with Trump, who has offered military support to address violent protests while denying them federal support to address the coronavirus fallout and repeatedly attacking them on social media.

"To see the president of the United States say that he's going to send the military into our communities but hadn't mentioned sending a single dime of support into our communities, speaks to where we are in America," said Atlanta Mayor Keisha Lance Bottoms.

CORONAVIRUS PANDEMIC

Survey: Latinos show serious virus symptoms nearly twice as often

By Kenny Jacoby and Marco della Cava
USA TODAY

In Wake Forest, North Carolina, a town of about 40,000 near Raleigh, a sweeping national survey of COVID-19 symptoms has exposed a staggering ethnic divide.

Nearly two-thirds of Wake Forest's Hispanic homes surveyed reported suffering the combination of symptoms most closely tied to the coronavirus, compared to less than 1% of everyone else.

The survey by a marketing research company is believed to be the largest measurement of symptoms of the virus. Since March, 1.6 million people have answered the basic question: Is anyone in your home experiencing symptoms ranging from a dry cough to difficulty

breathing?

Across the nation, Hispanic households said yes to symptoms of COVID-19 — the lung disease caused by the virus — nearly a third more often than others, a USA TODAY analysis found.

When the list of symptoms is narrowed to what the Centers for Disease Control recently identified as the most serious pairs of ailments — dry cough and difficulty breathing, or fever and loss of taste or smell — the differences were far starker: Hispanics experienced them almost twice as often.

Overall, 1 in 12 Hispanic households said someone in their home experienced those combinations at least once from late March to late May, compared with 1 in 21 non-Hispanic households.

Those findings made perfect sense to Clarissa

Martínez de Castro, deputy vice president of the nation's largest Latino nonprofit advocacy group, UnidosUS.

"Data is now emerging that matches the reality that we're seeing," Martínez de Castro said. "There are lots of factors at play, but among the biggest is the overrepresentation of Latinos in frontline jobs that don't allow working from home."

The gap between Hispanics and the rest of the population is even wider in the symptoms data than in confirmed coronavirus case counts across 33 states that break down their tallies by race and ethnicity, USA TODAY's analysis found.

That was true in the Wake Forest area, too, where the proportion of Hispanics reporting symptoms far exceeds their showing in

post on Medium expressing sympathy for those despairing about the police killing of George Floyd.

In the early moments of Monday's gathering at the Bethel AME church in Wilmington, Biden listened quietly and took notes. All the attendees, including Biden, wore face masks but lowered them as they spoke.

"The vice president came to hear from us. This is a homeboy," pastor Sylvester Beaman said before everyone bowed their heads in prayer.

Biden's standing with the black community weighs heavily as he works to deny Trump a second term. African Americans rescued Biden's flailing primary campaign, but it's unclear if they will turn out for him in large numbers in November.

"I want to make something clear. I don't expect anything from the black community," Biden said Monday, insisting he has never taken its support for granted. The former vice president has been doing cleanup since telling a prominent black radio host a week and a half ago that African Americans who back Trump "ain't black."

Yet the mayors who spoke with Biden, three of whom are black, were clearly frustrated and angry with Trump, who has offered military support to address violent protests while denying them federal support to address the coronavirus fallout and repeatedly attacking them on social media.

"To see the president of the United States say that he's going to send the military into our communities but hadn't mentioned sending a single dime of support into our communities, speaks to where we are in America," said Atlanta Mayor Keisha Lance Bottoms.

coronavirus case counts both locally and statewide. Roughly a tenth of Wake County and North Carolina residents are Hispanic, but they account for a quarter of cases in the county and a third of cases across the state, according to Wake County spokeswoman Leah Holden.

The grim picture "has only magnified health inequities that we have been aware of for a long time," said Jose Cabanas, Wake County's director of emergency medical services.

"When I meet with patients in our community, it's clear that their jobs make it difficult for them to social-distance," Cabanas said. "Add to that a language barrier, the need to provide shelter for large families and it ends up being hard to follow official recommendations."



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GANNETT

PUBLIC NOTICE

A virtual Neighborhood Meeting will be held via video conference to discuss a site plan application for a max. 3,000 square foot maintenance shed building, as part of the Hal Brady Recreation Center, on Alachua County Tax Parcel 03870-001-000. The site is located at 14300 NW 146th Terrace, Alachua, Florida, 32615.

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 June 17, 2020

Link: bit.ly/CHW_Live

Instructions: Type the link into the address bar of your web browser. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address below or by phone.

Contact: Travis Hastay, PE

Address: 11801 Research Drive
Alachua, FL 32615

Phone Number: (352) 331-1976

Email: Live@CHW-inc.com



Posted Notice

Digital Neighborhood Meeting

Site plan application for a ±3000 max. sf maintenance shed building

Time: 6:00 p.m.

Date: June 17, 2020

Link: bit.ly/CHW_Live

Contact: CHW (352) 331-1976, live@chw-inc.com

Address: 11801 Research Drive, Alachua, Florida, 32615





Workshop Presentation

Maintenance Shed Building Hal Brady Recreation Complex Site Plan Application



City of Alachua
Neighborhood Meeting
June 17, 2020



17-0373.04: Hal Brady Maintenance Shed



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.



17-0373.04: Hal Brady Maintenance Shed

2

MEMORANDUM
Virtual Neighborhood Meeting
minutes

CHI

To: The Neighbors of Tax Parcel 03870-001-000
From: Travis Hastay, PE, Project Manager
Date: June 2, 2020
Re: Virtual Neighborhood Meeting Public Notice

A virtual Neighborhood Meeting will be held via video conference to discuss a site plan application for a max. 3,000 square foot maintenance shed building, as part of the Hal Brady Recreation Complex, on Alachua County Tax Parcel 03870-001-000. The site is located at 14300 NW 14th Terrace, Alachua, Florida, 32615.

Date: June 17, 2020
Time: 6:00 PM
Link: [bit.ly/CHW_Live](#)
Contact: Travis Hastay, PE
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
[Live@CHW-inc.com](#)

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.

Directions to Attend Meeting: Using your web browser, type the web address link above into the address bar and press "Enter" on your keyboard.

If you are unable to participate in the meeting, please contact CHW using the information above and we will provide printed materials after the virtual meeting is held. Comments may also be submitted in writing to the address above or by phone at the phone number above. Printed copies of all materials discussed at the meeting will be made available upon request.

Public Notice

A virtual Neighborhood Meeting will be held via video conference to discuss a site plan application for a max. 3,000 square foot maintenance shed building, as part of the Hal Brady Recreation Center, on Alachua County Tax Parcel 03870-001-000. The site is located at 14300 NW 14th Terrace, Alachua, Florida, 32615.

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Instructions: Type the link into the address bar of your web browser. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address below or by phone.

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Address: 11801 Research Drive
Alachua, FL 32615
Phone Number: (352) 331-1976
Email: [Live@CHW-inc.com](#)

CHI

Survey: Latinos show periodic virus symptoms nearly twice as often

Alachua County Health Department

CHI

17-0373.04: Hal Brady Maintenance Shed

3

REQUEST:
Site Plan application

17-0373.04: Hal Brady Maintenance Shed

4

INTENT:

Design and construct a maintenance shed building for the Hal Brady Recreation Complex, consistent with City of Alachua Land Development Regulations.

17-0373.04: Hal Brady Maintenance Shed

5

SITE PLAN TIMELINE



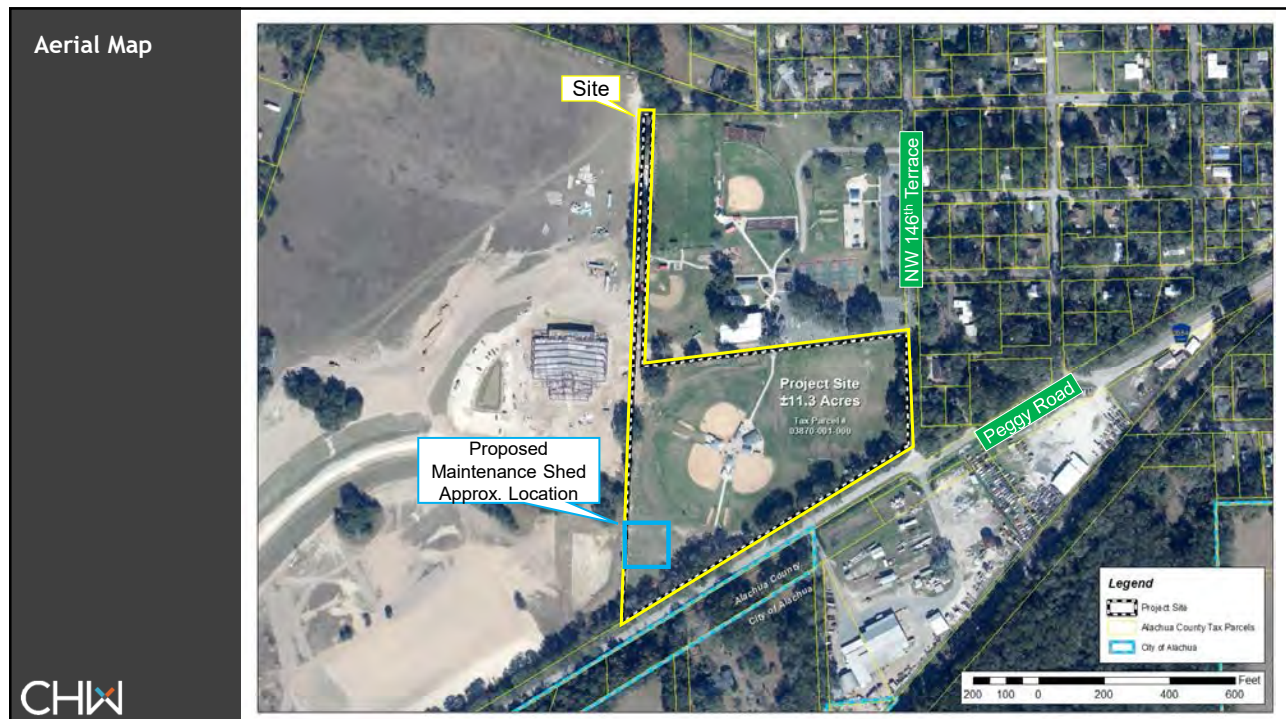
17-0373.04: Hal Brady Maintenance Shed

CHW

6



7



8

Future Land Use Map

FLU: Recreation

CHW



9

Zoning Map

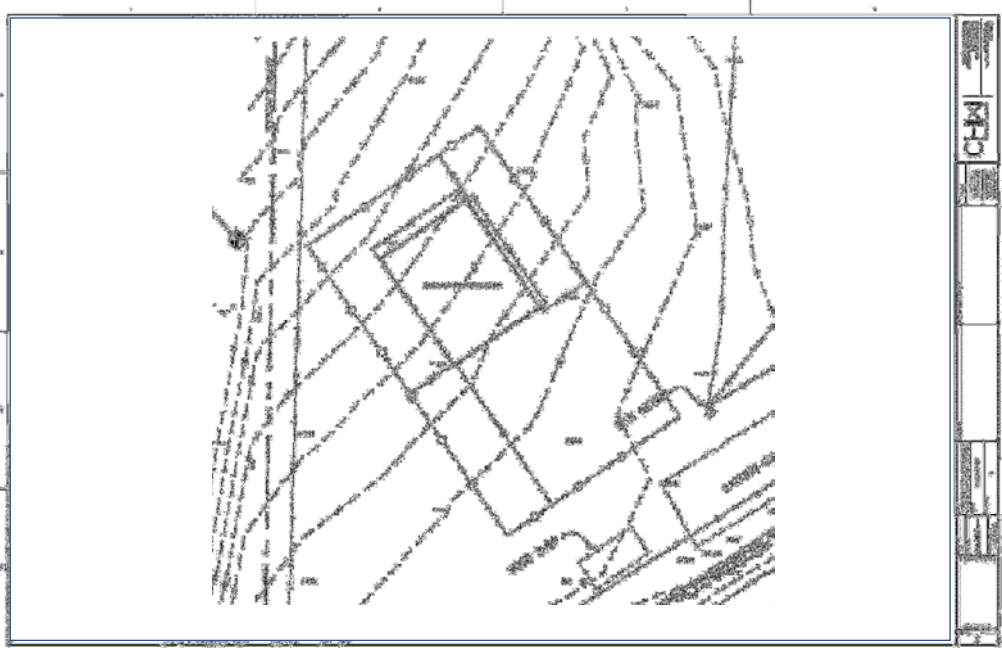
Zoning:
Government
Facilities (GF)

CHW



10

Concept Site Plan



CHW

11

Concept Site Plan



CHW

12

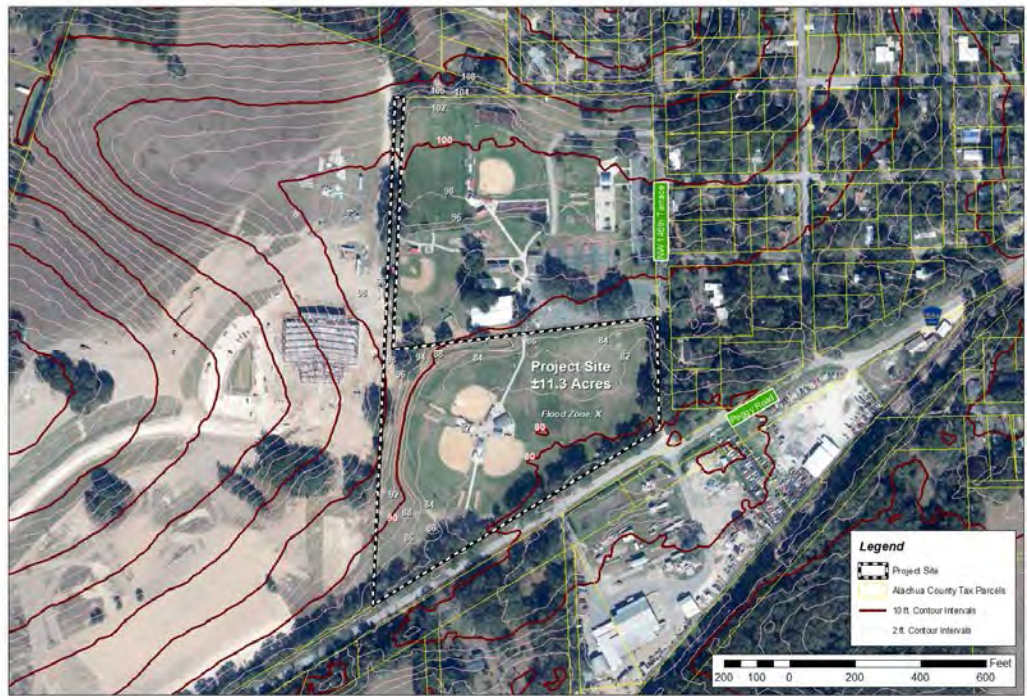
Contact Information

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Alachua, FL, 32615
Phone: (352) 331-1976
Email: Live@chw-inc.com



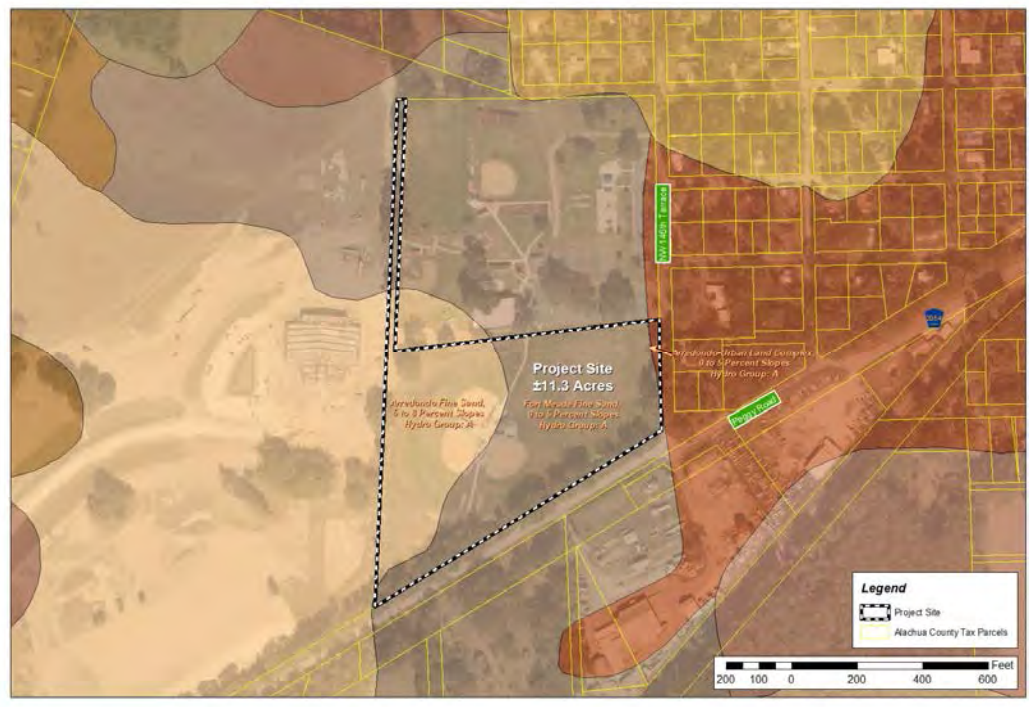
13

Environmental Map



14

Soils Map



15

Concept Site Plan



16

Concept Site Plan

CHW



Sign-in Sheet

SIGN-IN SHEET

Hal Brady Maintenance Shed

17-0373.04



Event: Virtual Neighborhood Meeting
Date/Time: June 17, 2020 @ 6:00 PM
Place: bit.ly/CHW_Live
Re: Hal Brady Recreation Complex – Maintenance Shed Site Plan

	<u>Attendee Name</u>
1	Rob Bonetti – City of Alachua
2	
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Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Hal Brady Maintenance Shed

17-0373.04



Event: Virtual Neighborhood Meeting
Date/Time: June 17, 2020 @ 6:00 PM
Place: bit.ly/CHW_Live
Re: Hal Brady Recreation Complex – Maintenance Shed Site Plan

CHW (Agent) Attendees: Travis Hastay, PE; Mitchell Mason; Seth Wood
Applicant Attendees: 0
Public Attendees: 1

CHW hosted the required Neighborhood Meeting and presented the meeting's purpose, review process, the applications' request and intent, maps illustrating the site's regulatory and physical characteristics, and a conceptual layout illustrating City design and development standards. There were no questions or comments from the public.

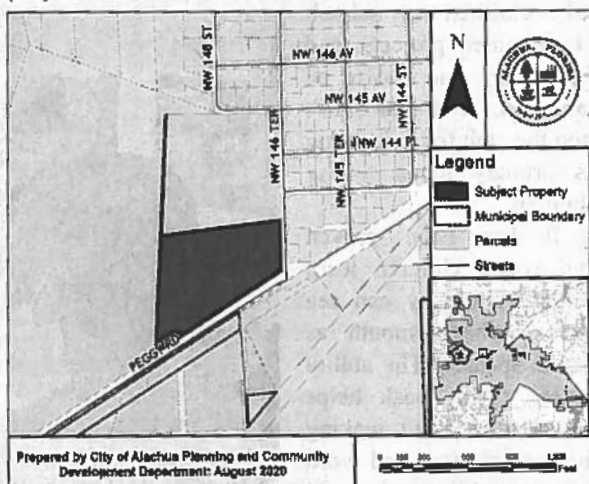
The meeting was adjourned at 6:30 p.m.



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 October 13, 2020, 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 Travis Hastay, P.E., applicant and agent for the City of Alachua, property owner, for consideration of a Site Plan for the construction of a $\pm 2,000$ square foot accessory structure with associated grading and drainage improvements on a ± 0.50 acre development area (± 11.39 acre subject parcel), located at 14300 NW 146th Terrace; Tax Parcel No. 03870-001-000; FLUM: Recreation; Zoning: Government Facilities (GF).



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

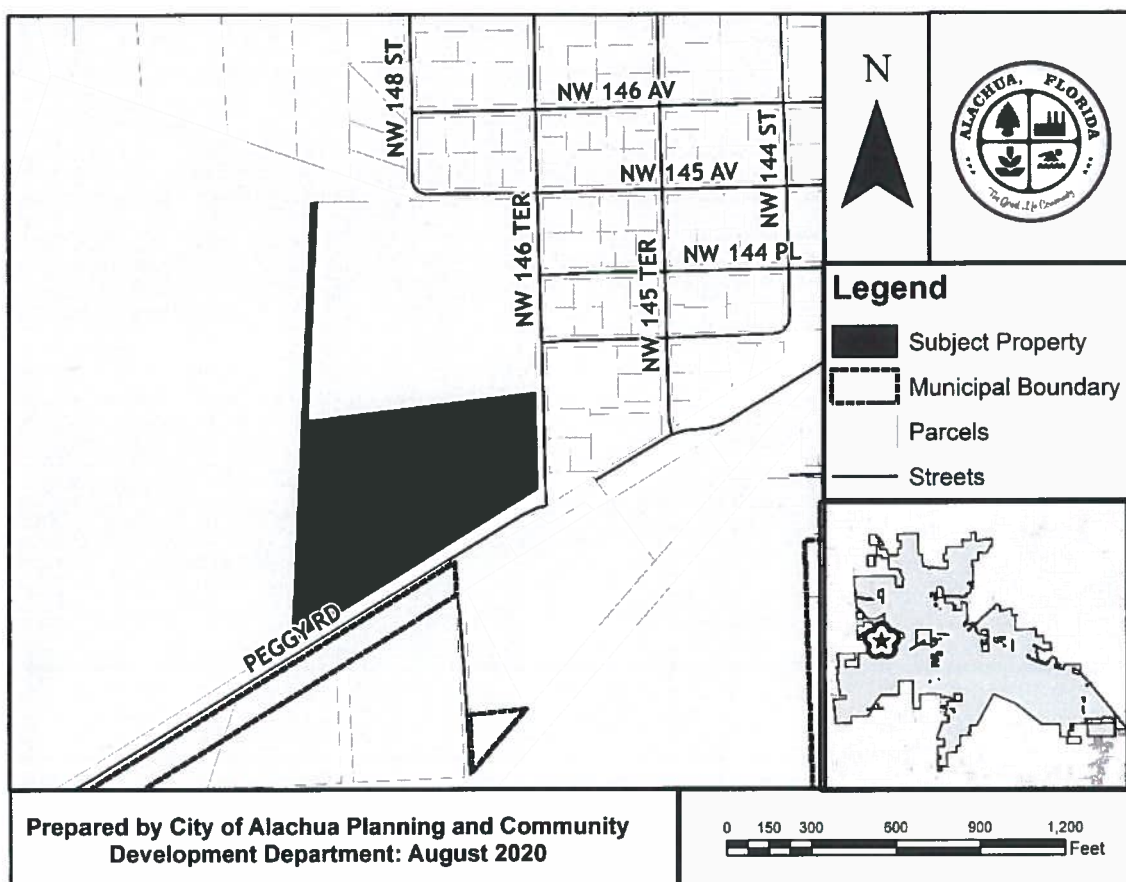
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Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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7518 NW 126TH AVE
ALACHUA,32615-6310

03864-012-001
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PO BOX 1694
ALACHUA,32616

03860-001-000
CITY OF ALACHUA
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03812-006-000
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03818-000-000
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AUBUT ALBERT L & WYLENE
14531 NW 146TH AVE
ALACHUA,32615

03829-002-000
BROWNSTEIN PAMELA G
14423 NW 146TH TER
ALACHUA,32615

03858-003-000
GRADY GEORGE JR
14201 NW 146TH TER
ALACHUA,32615

03841-000-000
WALSH KIMBERLY L
14311 NW 146TH TER
ALACHUA,32615

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SILVA & VALDES W/H
14502 NW 148TH ST
ALACHUA,32615

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ALACHUA,32615-6310

03835-001-000
BUNDRICK TIMOTHY DUSTIN & SARAH ELIZABETH
14318 NW 145TH TER
ALACHUA,32615

03817-001-000
KERSEY J A
8733 NW 181ST PL
IRVINE,32686

03812-000-000
OUTLY AMANDA M
14518 NW 145TH AVE
ALACHUA,32615

03858-000-000
GRADY TIMOTHY J
14714 PEGGY RD
ALACHUA,32615

03870-001-000
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GAINESVILLE,32653

03828-005-000
ERVING ADELE L
14517 NW 145TH AVE
ALACHUA,32615

03849-002-000
LIBERMAN PARAMA K & JACQUELINE
15309 NW 89TH ST
ALACHUA,32615

03864-011-000
CREWS & CREWS CO-TRUSTEES
28102 NW 174TH AVE
HIGH SPRINGS,32643-2907

03870-000-000
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5232 TREETOPS DR
NAPLES,34113-8501

03812-002-000
KING ANGELA KRISTI
APT 101 8114 COLONIAL VILLAGE DR
TAMPA,33625-3190

03829-001-001
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14516 NW 148TH ST
ALACHUA,32615

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ALACHUA,32615

03817-005-000
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03817-000-000
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03864-010-000
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WOLF DAVID B
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ALACHUA,32616

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MASLA & MASLA
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03828-000-000
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03812-008-001
VALERIE SKURKA-MOUNTJOY LIFE ESTATE
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03836-000-000
UZCATEGUI ADRIANA
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ALACHUA,32615-8553

03839-001-000
SRI PROPERTIES LLC
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WEST LINN,97068

03832-000-000
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03812-006-001
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03839-000-000
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03858-002-000
DASA SUSAN
14213 NW 146TH TER
ALACHUA,32615

03828-006-000
SANTE FE HOLDINGS LLC
14203 NW 154TH TER
ALACHUA,32615

03848-000-000
HORWITZ MYRON DAVID
14306 NW 145TH TER
ALACHUA,32615

03812-007-000
RAUGHLEY HAROLD J
14511 NW 146TH TER
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03837-002-000
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Alachua FL 32615

Lynda Coon
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Tamara Robbins
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AFFIDAVIT FOR POSTED LAND USE SIGN

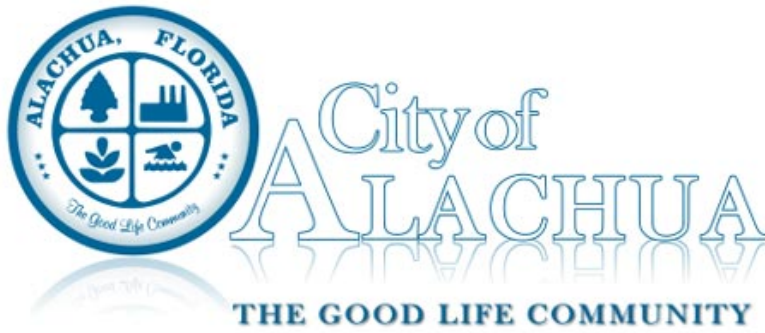
I Shey Stinson, POSTED THE LAND USE
(Name)
SIGN ON 9/24/2020 FOR THE Site Plan – HBRC Maintenance Building
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Shey Stinson
(Signature)

Three (3)
(Number of signs)



Board/Committee Agenda Item

MEETING DATE: 10/13/2020

SUBJECT: Site Plan – Copeland Park: A request by Daniel Young, P.E., LEED A.P., of CHW, Inc., applicant and agent for Alachua Copeland Park Investments, LLC, property owner, for consideration of a Site Plan which proposes to revise a previously approved development plan. The Site Plan includes an existing ±13,300 square foot building and a proposed ±11,750 square foot building, with associated parking, stormwater, landscaping, and site improvements on a ±2.65 acre subject property. Tax Parcel Nos. 03230-002-003 and 03230-002-004 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Site Plan for Copeland Park, subject to the two (2) conditions provided in Exhibit “A” and located on page 21 of the October 13, 2020 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 Copeland Park, subject to the two (2) conditions provided in Exhibit “A” and located on page 21 of the October 13, 2020 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Daniel Young, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Alachua Copeland Park Investments, LLC, property owner, for consideration of a Site Plan which proposes to revise a previously approved development plan. The Site Plan includes an existing ±13,300 square foot building and a proposed ±11,750 square foot building, with associated parking, stormwater, landscaping, and site improvements.

This application has been submitted in order to amend a development plan that was previously approved in January 2019. Subsequent to the approval of the January 2019 Site Plan, a portion of the area included in that plan has been sold to an adjacent property owner to the east (Alchem Laboratories). This sale resulted in changes to the development plan which necessitated the consideration of this application.

The Site Plan identifies two (2) “pods”– Pod 1 and Pod 2. Pod 1 improvements have been substantially completed.

The subject property is ±2.65 acres in area and is located south of CR 2054 (also known as Rachael Boulevard), east of NW 129th Way, and north of Nano Court. Access to the subject property will be provided by a connection to NW 129th Way.

The proposed development will convey the development’s stormwater runoff to an existing stormwater basin located south of the subject property and Nano Court. The stormwater basin has been previously permitted and was designed as a master

system to serve the surrounding area, including the subject property.

ATTACHMENTS:

Description

- ▢ Staff Report & Staff Supporting Materials
- ▢ Site Plan: Copeland Park (Part 1 of 2)
- ▢ Site Plan: Copeland Park (Part 2 of 2)
- ▢ Application & Supporting Materials
- ▢ Public Notice Materials for the 10/13/20 PZB Meeting



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: October 13, 2020
Quasi-Judicial Hearing

SUBJECT: A request for a Site Plan proposing to revise a previously approved development plan. The Site Plan includes an existing $\pm 13,300$ square foot building and a proposed $\pm 11,750$ square foot building, with associated parking, stormwater, landscaping, and site improvements

APPLICANT/AGENT: Daniel Young, P.E., LEED A.P., Causseaux, Hewett, & Walpole, Inc.

PROPERTY OWNER: Alachua Copeland Park Investments, LLC

LOCATION: South of CR 2054 (a.k.a. Rachael Boulevard); East of NW 129th Way; North of Nano Court

PARCEL ID NUMBERS: 03230-002-003 and 03230-002-004

FLUM DESIGNATION: Industrial

ZONING: Light & Warehouse Industrial (ILW)

OVERLAY: N/A

ACREAGE: ± 2.65 acres

PROJECT PLANNER: Justin Tabor, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board approve the Site Plan for Copeland Park, subject to the two (2) conditions provided in Exhibit "A" and located on page 21 of the October 13, 2020 Staff Report to the Planning & Zoning Board.

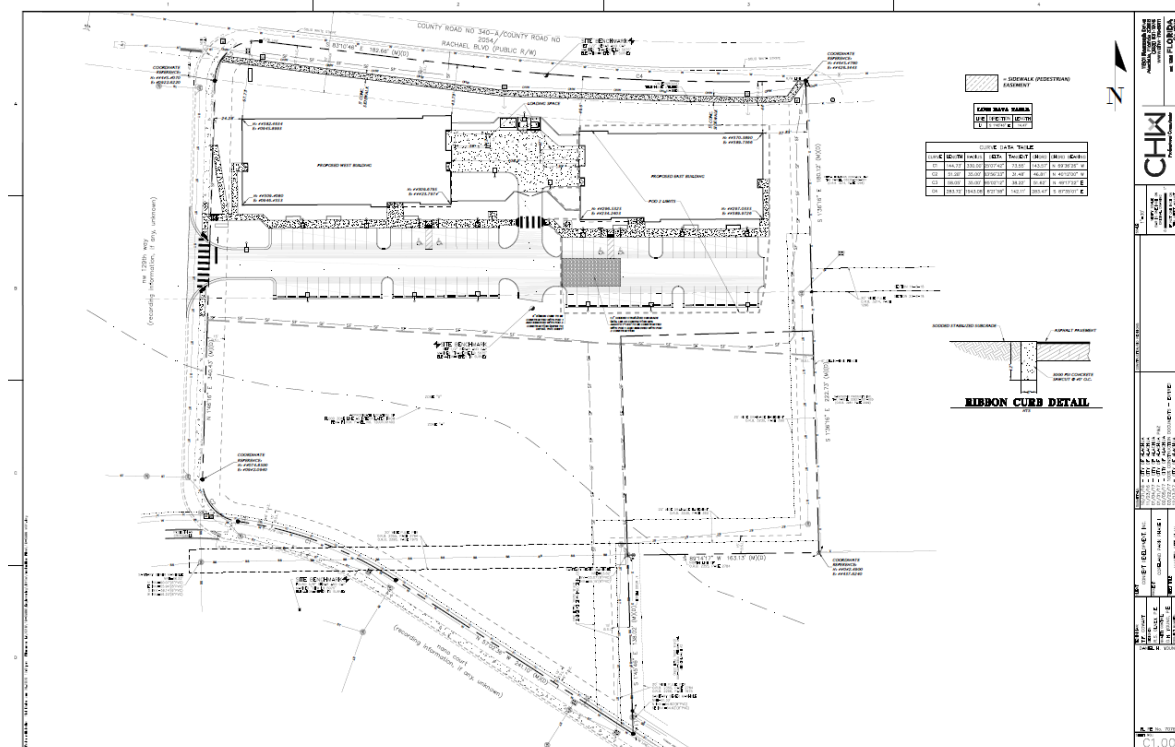
RECOMMENDED MOTION: *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Copeland Park, subject to the two (2) conditions provided in Exhibit "A" and located on page 21 of the October 13, 2020 Staff Report to the Planning & Zoning Board.*

SUMMARY

This application is a request by Daniel Young, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Alachua Copeland Park Investments, LLC, property owner, for consideration of a Site Plan which proposes to revise a previously approved development plan. The Site Plan includes an existing $\pm 13,300$ square foot building and a proposed $\pm 11,750$ square foot building, with associated parking, stormwater, landscaping, and site improvements.

This application has been submitted in order to amend a development plan that was previously approved in January 2019. Subsequent to the approval of the January 2019 Site Plan, a portion of the area included in that plan has been sold to an adjacent property owner to the east (Alchem Laboratories). This sale resulted in changes to the development plan which necessitated the consideration of this application.

Illustration 1. Copeland Park (2020) – Site & Dimension Plan



The Site Plan identifies two (2) “pods”– Pod 1 and Pod 2. Pod 1 improvements have been substantially completed.

The subject property is ± 2.65 acres in area and is located south of CR 2054 (also known as Rachael Boulevard), east of NW 129th Way, and north of Nano Court. Access to the subject property will be provided by a connection to NW 129th Way.

The proposed development will convey the development’s stormwater runoff to an existing stormwater basin located south of the subject property and Nano Court. The stormwater

basin has been previously permitted and was designed as a master system to serve the surrounding area, including the subject property.

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

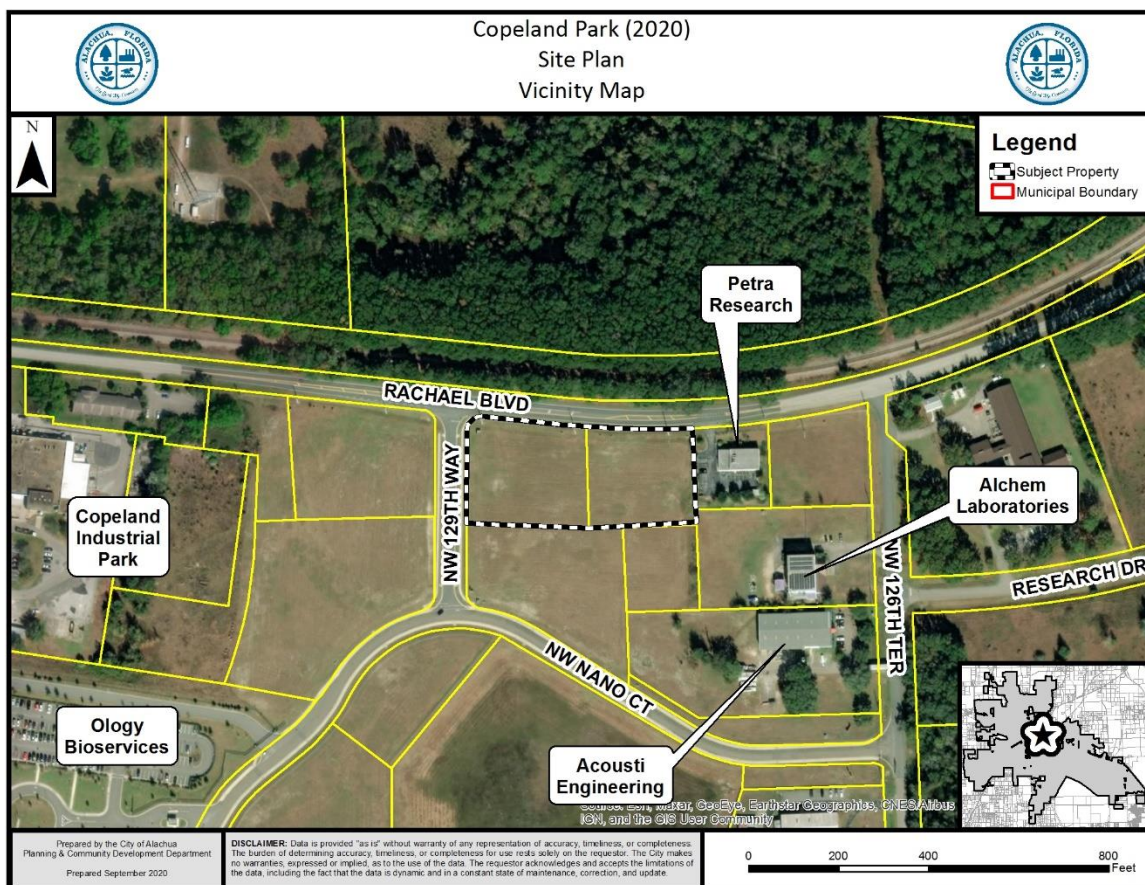


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	County Road 2054 (Rachael Blvd.); CSX Right of Way	N/A	N/A
South	Nano Court / Vacant Industrial Land / Master Stormwater Basin	Industrial	Light & Warehouse Industrial (ILW)
East	Petra Research; Alchem Laboratories; Acousti Engineering Company of Florida	Industrial	Light & Warehouse Industrial (ILW)
West	NW 129 th Way; Vacant Industrial Land	Industrial	Light & Warehouse Industrial (ILW)

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 virtually on July 29, 2020. The applicant was available to answer questions. 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.

Vision Element

GOAL 1: Economic Development: The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the U.S. 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.

Evaluation and Findings of Consistency with Goal 1: The proposed development will provide for the expansion and further growth of the City's established biotechnology industry.

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

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

Objective 1.5: Industrial

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

Policy 1.5.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, or specialized uses that require specialized laboratory space and utility services. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

2. The Industrial land use category may include manufacturing facilities subject to the following standards:

Type of manufacturing	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Manufacturing/ Assembly	300,000 sq. ft.	75% of total area	No Maximum	40%

3. The Industrial land use category may include flex facilities subject to the following standards:

Type of flex	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Research and Development	150,000 sq. ft.	75% of total area (may include labs and offices)	No Maximum	50%
Office Showroom	150,000 sq. ft.	None permitted	60% warehousing/ 20% retail showroom	50%
Multitenant	120,000 sq. ft.	None permitted	60%retail/ 40%warehousing	50%

Evaluation and Findings of Consistency with Goal 1, Objective 1.5, and Policy 1.5.a: The subject property has an Industrial FLUM Designation, which permits a variety of potential uses within the buildings, including research and development uses, multitenant uses, and manufacturing and assembly. The proposed buildings will be consistent with the provisions of Goal 1, Objective 1.5, and Policy 1.5.a.

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 to protect exceptional specimens 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 10% of the development site, not inclusive of any designated open space areas. 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. Upon completion of the development, approximately 37% of Pod 1 will consist of landscaped areas and approximately 39% of Pod 2 will consist of landscaped areas, which exceeds the minimum 10% area required by Policy 2.4.a.

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 exceeds the minimum 10% open space requirement.

Objective 5.1: Natural Features: The City shall coordinate land use categories with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments 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, sanitary sewer, stormwater, solid waste, and public schools 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 or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the City's

Comprehensive Plan, shall connect to the City'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.

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 demonstrates that the development will comply with Objective 1.1 and Policies 1.3.a, 1.3.d, 1.3.f, and 1.3.g, which are implemented by the standards found within Section 6.1 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.

Community Facilities Element

Policy 1.1.d:

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

Wastewater System 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 Rule 62-600.405, Florida Administrative Code, or subsequent provision.
- c. System capacity: If the existing demand and reserved capacity 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 shall include all areas where wastewater service is available. Wastewater service shall be deemed available if:

- 3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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 for residential uses:

<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: *Drainage and Stormwater Level of Service Standards and Implementation*

The City shall ensure the 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 3.1.f: The City shall permit the use of off-site retention and detention facilities when the off-site facilities are part of previously approved master stormwater retention or detention facility designed to accommodate the stormwater runoff generated by the development.

Evaluation and Findings of Consistency with Objective 3.1 and Policy 3.1.f: The development will convey the development's stormwater runoff to an existing stormwater basin south of the subject property and Nano Court. The stormwater basin was previously permitted and designed as a master system to serve the surrounding area, including the subject property.

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

3. A water main exists within 2,640 feet of any proposed residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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.
3. Capacity: Plant expansion shall be planned in accordance with Florida Administrative Code. Additionally, if the existing demand and reserved capacity of the City's potable water facility 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 development will have minimal impacts upon environmentally sensitive lands. Please reference the Environmental Conditions Analysis provided within this report for further review of specific features and 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.)

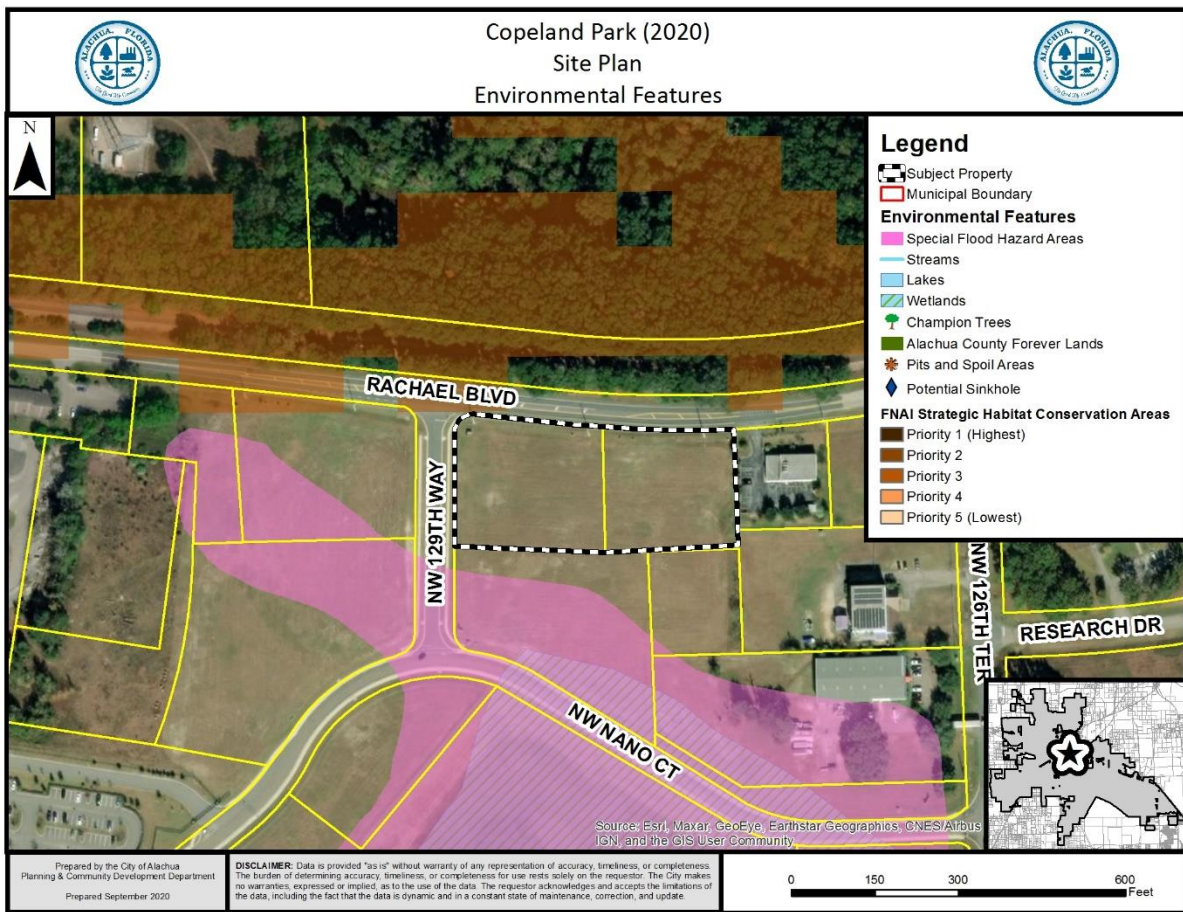
Evaluation: No wetlands have been identified on subject property therefore, there are no issues related to wetland protection.

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 2. Environmental Features



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. A portion of the lands to the north of the subject property, and across CR 2054 (Rachael Boulevard) and the CSX railroad right-of-way are within an area identified as a Priority 3 area. The subject property does not contain any areas

identified within the PNA data layer. 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.

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 three (3) 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 Fine Sand (5% – 8% 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 local roads and moderate limitations for small commercial buildings.

Millhopper Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is moderately 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.

Evaluation: The soil types present on the subject property 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, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation: Since the subject property is 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.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

Section 2.4.9(E) of the City's Land Development Regulations (LDRs) establishes the standards with which all site plans must be found 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: Both buildings are intended to be utilized for research and development uses or other uses permitted by the Industrial FLUM Designation and ILW zoning district. It is anticipated that the use(s) within the buildings will be a type of use defined by the City's LDRs as "light manufacturing". Article 10 of the City's LDRs defines "light manufacturing" as: "the mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor or vibration. Examples include, but are not limited to: ... **research, development**, testing facilities and **laboratories...**" (emphasis added). Table 4.1-1 of the City's LDRs establishes the allowable uses within each zoning district, and indicates that the ILW zoning district permits light manufacturing uses.

(3) *Zone District Use-Specific Standards*

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

Evaluation & Findings: The use type proposed by the development is the “light manufacturing” use type. There are no Use-Specific Standards which apply to the “light manufacturing” use type.

(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, 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

This Site Plan proposes to revise a previously approved development plan. The development order for the previously approved plan was granted in January 2019, and concurrency was reserved at that time for the project's impacts to public facilities. Capacity reservations are currently in place. No further impacts will be generated to public facilities by the approval of this Site Plan, therefore the analysis below shows no increase in impacts to public facilities. Approval of this Site Plan will, however, extend the capacity reservations for the project in accordance with the time frames as set forth in Section 2.4.14 of the City's LDRs.

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
15	CR 2054 (from SR 235 to US 441)	2/U	Major Collector	Urban	D

¹ Source: City of Alachua Comprehensive Plan, Transportation Element.
² For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within 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].
³ 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 Generation¹

Land Use	AADT (Enter/Exit) ²	AM Peak Hour (Enter/Exit) ²	PM Peak Hour (Enter/Exit) ²
Research and Development Center (ITE Code 760)	282 (141 / 141)	31 (26 / 5)	28 (4 / 24)

¹ Source: ITE Trip Generation, 10th Edition.
² Formulas: AADT – 11.26 trips per 1,000 square feet x 25,050 square feet (50% entering/50% exiting); AM Peak Hour – 1.22 trips per 1,000 square feet x 25,050 square feet (83% entering/17% exiting); PM Peak Hour – 1.11 trips per 1,000 square feet x 25,050 square feet (16% entering/84% exiting.)

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

Traffic System Category	Segment 15 CR 2054 (from SR 235 to US 441) ¹
Average Annual Daily Trips	
Maximum Service Volume ²	15,120
Existing Traffic ³	3,007
Reserved Trips ⁴	701
Available Capacity ⁴	11,412
Increase/Decrease in Daily Trips Generated by Development	0
Residual Capacity After Development's Impacts⁶	11,412

¹ 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.
² 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.
³ Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
⁴ Source: City of Alachua September 2020 Development Monitoring Report.
⁵ 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	Segment 15 CR 2054 (from SR 235 to US 441) ¹
PM Peak Hour Trips	
Maximum Service Volume ²	1,359
Existing Traffic ³	205
Reserved Trips ⁴	3
Available Capacity ⁴	1,151
Increase/Decrease in PM Peak Hour Trips Generated by Development	0
Residual Capacity After Development's Impacts⁶	1,151
¹ 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. ² 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. ³ Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. ⁴ Source: City of Alachua September 2020 Development Monitoring Report. ⁵ 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. 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 ¹	2,300,000
Less Actual Potable Water Flows ¹	1,295,000
Reserved Capacity ²	120,859
Available Capacity	884,141
Increase/Decrease in Potable Water Demand from Application ³	0
Residual Capacity	884,141
Percentage of Permitted Design Capacity Utilized	61.56%
Sources: ¹ City of Alachua Public Services Department, April 2020 ² City of Alachua September 2020 Development Monitoring Report ³ Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 25,050 square feet.	

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 ¹	675,000
Reserved Capacity ²	115,933
Available Capacity	709,067
Increase/Decrease in Sanitary Sewer Demand from Application ³	0
Residual Capacity	709,067
Percentage of Permitted Design Capacity Utilized	52.73%
Sources: ¹ City of Alachua Public Services Department, April 2020 ² City of Alachua September 2020 Development Monitoring Report ³ Source: Chapter 64E-6, Florida Administrative Code; 15 gallons per day per 100 square feet x 25,050 square feet.	

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 sanitary sewer facilities; therefore, the impacts that will be generated by the development are acceptable.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	39,744	7,253.28
Reserved Capacity ²	4,371.79	797.85
Increase/Decrease in Demand Generated by Application ³	0.0	0.0
New River Solid Waste Facility Capacity ⁴	50 years	
Sources: 1 University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, January 15, 2014; Policy 2.1.a, CFNGAR Element (Formula: 10,298 persons x 0.73 tons per person per year). 2 City of Alachua September 2020 Development Monitoring Report. 3 Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996 4 New River Solid Waste Facility, April 2020.		

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
COPELAND PARK (2020)
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 that Condition 1 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 – 2 as stated herein.

**EXHIBIT “B”
TO
COPELAND PARK (2020)
SITE PLAN
STAFF REPORT**

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

July 30, 2020

City of Alachua
Office of Planning and Zoning
Post Office Box 9
Alachua, Florida 32616

RE: Copeland Park Phase I
Alachua, Florida

Dear Staff:

Please find the following items enclosed for review and approval of the above referenced project:

- Check in the amount of \$2,300.00 for Site Plan Review will be submitted under separate cover on August 3, 2020.
- Hightail Link containing all PDFs
- Two (2) Sets of Mailing Labels for Property Owners within 400 feet;
- Four (4) Copies of the Following:
 - Site Plan Application;
 - Authorized Agent Affidavit;
 - Concurrency Impact Analysis;
 - Analysis of Consistency with the City of Alachua Comprehensive Plan;
 - Mailing Labels for Property Owners within 400 feet;
 - Neighborhood Meeting Advertisement;
 - Neighborhood Meeting Notice;
 - Neighborhood Meeting Sign-In Sheet;
 - Neighborhood Meeting Summary;
 - Proof of Tax Payment;
 - Sunbiz Division of Corporation Information;
 - Property Appraiser Information for Tax Parcels 03230-002-003 and 03230-002-004;
 - Warranty Deeds;
 - Legal Descriptions;
 - Fire Flow Calculations;
 - Cut Sheets for Lighting Fixtures;
 - SRWMD No Permit Required Determination and Subsequent Verification of Exemption;
 - Signed and Sealed Development Plans; and

The ± 2.65 acre project site is located on a portion of Alachua County tax parcels 03230-002-003 and 03230-002-004. The development intent is to construct a ±13,300 sf and a ±11,750 sf research and development facilities, along with the associated parking area, stormwater conveyance system, and utility infrastructure.

The project was previously approved by the City of Alachua in January of 2019. Since then, a lot split has occurred that revised the parcels on which the project is situated, effectively reducing the project area. This required revisions to the landscape design, which was also served as the impetus for this major site plan application submittal. Revisions to the previously approved site development plans are listed below.

Sheets C1.00 & C1.10:

-
- 6" ribbon curb and a sodded, stabilized subgrade section has been proposed to be constructed with Pod 1 within the limits of the Pod 2 parking area. This is to allow adequate maneuvering space for delivery trucks to Pod 1 prior to Pod 2 construction, and will be removed with the construction of Pod 2.

Sheets LS-01 – LS-02:

- Based on discussions with City staff and the approved lot split, proposed landscaping is now included for just the proposed pod areas and has been phased with the construction of each pod, while excluding areas of the parent parcel that were included in the previous design.

The project's proposed impervious area and drainage connections remain unchanged from the previous design that was approved by the City of Alachua and is consistent with the anticipated conditions of the applicable Master Permit from the Suwannee River Water Management District (SRWMD). As such, the project remains exempt from SRWMD permitting.

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

Sincerely,
CHW



Daniel Young, P.E.
Senior Project Manager



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 5, 2020

Sent by electronic mail to dyoung@chw-inc.com

Daniel Young, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review: Copeland Park (2020) Site Plan Application

Dear Mr. Young:

On July 30, 2020, the City of Alachua received your application for a Site Plan on behalf of Alachua Copeland Park Investments, LLC. The Site Plan proposes revisions to a Site Plan previously approved (in January 2019). The revisions primarily amend the project area and make associated revisions to the Site Plan. The Site Plan proposes two buildings totaling $\pm 25,050$ square feet (a $\pm 13,300$ square foot building [which has been constructed] and a $\pm 11,750$ square foot building) with associated parking, stormwater, landscaping, and site improvements on a ± 2.65 acre subject property, comprised of Tax Parcel Number 03230-002-000 and 03230-002-003.

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, contingent upon receiving the information as noted below. Please provide materials addressing the comments below by **5:00 PM on Wednesday, August 12, 2020**. Digital submission of the materials to the project planner is acceptable.

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 under separate cover.

In order to provide a complete application, you must address the following:

1. Agent Authorization:

- a. Address of subject property (Section A) identified on the Authorized Agent Affidavit submitted for Alachua Copeland Park Investments, LLC is incorrect.
- b. Off-site improvements, primarily a wastewater line, are proposed on Tax Parcel 03927-000-000. This parcel is under separate ownership than the subject property. Authorization to act on behalf of the property owner of this parcel is needed.

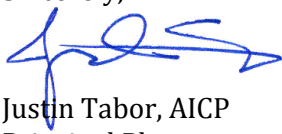
2. **Fire Department Supply and Access:**

- a. Fire flow calculations (NFPA and ISO) were not signed and sealed by a professional engineer licensed in the State of Florida.
- b. Hydrant flow test report is dated 11/1/18. Current flow data must be provided demonstrating minimum required flows can currently be produced.

3. **Proof of Payment of Taxes:** Proof of payment of taxes not supplied for Tax Parcel 03230-002-000. Please confirm the property which comprises this parcel was part of another tax parcel at the time the 2019 tax roll was produced and 2019 property taxes were levied.

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.

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

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Copeland Park (2020)

APPLICATION TYPE: Site Plan

PROPERTY OWNER: Alachua Copeland Park Investments, LLC

APPLICANT/AGENT: Daniel Young, P.E., CHW, Inc.

DRT MEETING DATE: August 18, 2020

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Industrial

ZONING: Light & Warehouse Industrial (ILW)

OVERLAY: N/A

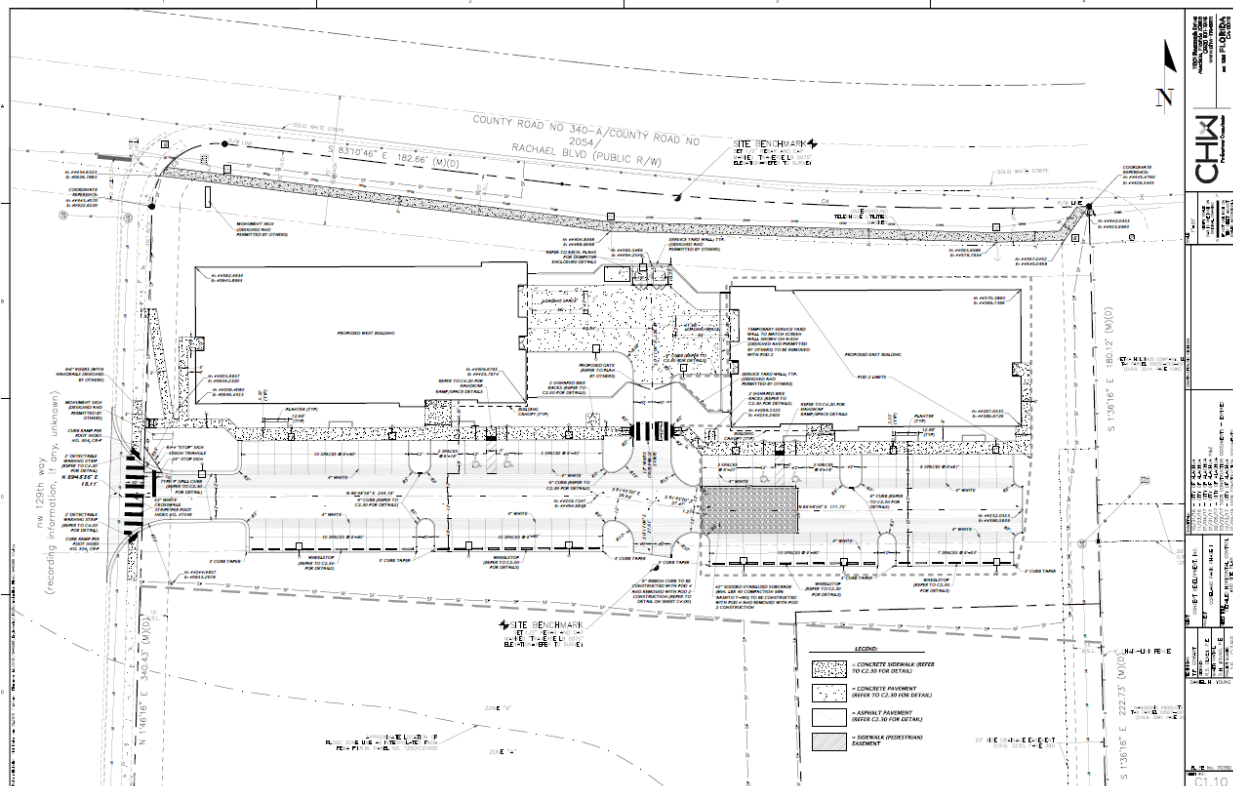
ACREAGE: ±2.65 acres

PARCEL: 03230-002-000 and 03230-002-003

PROJECT SUMMARY: Site Plan proposes two buildings totaling ±25,050 square feet (a ±13,300 square foot building [which has been constructed] and a ±11,750 square foot building) with associated parking, stormwater, landscaping, 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 Thursday, September 3, 2020.**

TENTATIVE PZB DATE: If all comments are addressed by the resubmission date above, the application may be scheduled for the **October 13, 2020 PZB Meeting.**



Deficiencies to be Addressed

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

1. Section 6.2, Tree Protection / Landscape / Xeriscape Standards
 - a. Confirm the correct number of canopy trees as required per Section 6.2.2(D)(1)(d) are used for site landscape calculations: "One canopy tree per acre, planted on the primary or street-facing side.."
2. Section 6.3, Signage
 - a. Informational comment: Signage is subject to review for compliance with all applicable regulations set forth in the LDRs at the time of sign permit review, however, the locations of the freestanding signs do not appear to meet minimum separation as required per Section 6.5.4(C).
3. Section 6.8, Design Standards for Business Uses
 - a. The Pod 1 building has been constructed, and is inconsistent with the approved architectural plans. Architectural plans must be revised to depict the Pod 1 building as constructed. Revised the Pod 2 building, if revisions are also proposed to this building. Revised architectural plans will then be reviewed for compliance with Section 6.8.
4. Miscellaneous
 - a. There are inconsistencies in the location of the wastewater line to the south of the parking lot area. Please resolve.
 - b. Photometric plan does not reflect the changes proposed to the landscape plan. Please address.
 - c. Contractor has discussed revisions to service area screen wall. If revisions are still desired, plans should be updated to reflect such revisions. Note screening materials for service area must comply with Section 6.2.3(C) and waste receptacle screening must comply with Section 6.2.3(B).
5. Completeness Review Comments
 - a. Hydrant flow test report is dated 11/1/18. Current flow data must be provided demonstrating minimum required flows can currently be produced.
6. Public Services / Fire Rescue / Engineering Review Comments
 - a. The applicant must address the comments provided by Tom Ridgik, Engineering Supervisor, in a memorandum dated August 12, 2020.
 - b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated August 17, 2020.
7. General Information
 - a. Alachua County Environmental Protection Department (EPD) requires the review and approval of all new commercial automatic irrigation systems. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at:
<https://alachuacounty.us/Depts/epd/WaterResources/WaterConservation/Pages/Irrigation-Efficiency-Design-and-Maintenance-Code.aspx>
 - b. Alachua County Environmental Protection Department (EPD) requires the review and approval of stormwater management systems, unless otherwise exempt. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at:

8. Minor Revisions

- a. The Vicinity Map on Sheet C0.00 does not reflect the project area as proposed by this plan.
- b. A portion of the land which was part of the 2018 plan has been acquired by an adjacent property owner to the east. This is not reflected on the plans.
- c. Sheet C2.31: Add detail number to the standard manhole detail.
- d. Sheet LS-1: The note under the Parking Area Landscape Requirements tables should reference Section 6.2 (not 6.9) and Section 6.2.2(D)(2)(**a**)(iii)(f).
- e. Sheet LS-2: The note under the Site Landscape Calculations table should reference Section 6.2 (not 6.9). Reference to Section 6.2.2(D)(1)(c)(v) is incorrect. This section pertains to business uses other than those in certain use categories, including manufacturing and production. Correct reference is to Section 6.2.2(D)(1)(**d**)(v).



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: Aug 12, 2020

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

TJR
8/12/2020

RE: Copeland Park – Revisions to Approved Site Plan

Public Services has reviewed the Copeland Park – Revisions to Approved Site Plan (Aug 5th Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	Aug 5th Submittal Comment(s) Revisions have been made on two landscaping sheets. Public Services has determined that these revisions do not impact infrastructure related to public services. Thus, Public Services has no comments.



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

August 14, 2020

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

Re:

Dear Mr. Tabor:

As you requested, we have reviewed the Copeland Park Phase 1 – Pod 2 provided to us for the above referenced project. The drawings reviewed were created by CHW. Our review generated the following recommendation that is outlined below.

Sheet C3.10 – Utility Plan

1. Suggest eliminating the drop structure at MH #1A. This could be accomplished by taking the pipe from MH-1 to MH1A at 4.03% to a North invert of 57.00. This would eliminate the need for a drop structure at this location.

Sincerely,

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

Cc: Daniel Young



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 18, 2020

Sent by electronic mail to dyoung@chw-inc.com

Daniel Young, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Development Review Team (DRT) Summary: Copeland Park (2020) Site Plan

Dear Mr. Young:

On July 30, 2020, the City of Alachua received your application for a Site Plan on behalf of Alachua Copeland Park Investments, LLC. The Site Plan proposes revisions to a Site Plan previously approved (in January 2019). The revisions primarily amend the project area and make associated revisions to the Site Plan. The Site Plan proposes two buildings totaling $\pm 25,050$ square feet (a $\pm 13,300$ square foot building [which has been constructed] and a $\pm 11,750$ square foot building) with associated parking, stormwater, landscaping, and site improvements on a ± 2.65 acre subject property, comprised of Tax Parcel Number 03230-002-000 and 03230-002-003. A completeness review was performed on August 5, 2020 and the application was determined to be complete on this date.

The application has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **10:00 AM on Thursday, August 20, 2020** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, September 3, 2020**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **October 13, 2020 Planning & Zoning Board (PZB) Meeting**.

Please address the following:

1. Section 6.2, Tree Protection / Landscape / Xeriscape Standards
 - a. Confirm the correct number of canopy trees as required per Section 6.2.2(D)(1)(d) are used for site landscape calculations: "One canopy tree per acre, planted on the primary or street-facing side..."
2. Section 6.3, Signage
 - a. Informational comment: Signage is subject to review for compliance with all applicable regulations set forth in the LDRs at the time of sign permit review, however, the locations of the freestanding signs do not appear to meet minimum separation as required per Section 6.5.4(C).

3. Section 6.8, Design Standards for Business Uses

- a. The Pod 1 building has been constructed, and is inconsistent with the approved architectural plans. Architectural plans must be revised to depict the Pod 1 building as constructed. Revised the Pod 2 building, if revisions are also proposed to this building. Revised architectural plans will then be reviewed for compliance with Section 6.8.

4. Miscellaneous

- a. There are inconsistencies in the location of the wastewater line to the south of the parking lot area. Please resolve.
- b. Photometric plan does not reflect the changes proposed to the landscape plan. Please address.
- c. Contractor has discussed revisions to service area screen wall. If revisions are still desired, plans should be updated to reflect such revisions. Note screening materials for service area must comply with Section 6.2.3(C) and waste receptacle screening must comply with Section 6.2.3(B).

5. Completeness Review Comments

- a. Hydrant flow test report is dated 11/1/18. Current flow data must be provided demonstrating minimum required flows can currently be produced.

6. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Tom Ridgik, Engineering Supervisor, in a memorandum dated August 18, 2020.
- b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated August 14, 2020.

7. General Information

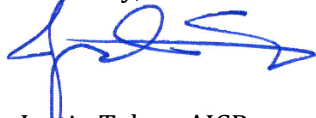
- a. Alachua County Environmental Protection Department (EPD) requires the review and approval of all new commercial automatic irrigation systems. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at:
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- b. Alachua County Environmental Protection Department (EPD) requires the review and approval of stormwater management systems, unless otherwise exempt. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at:
https://library.municode.com/fl/alachua_county/codes/code_of_ordinances?nodeId=PTIIADCO_TIT7HESA_CH77WAQUSTMAPR_ARTIIISTTRCO

8. Minor Revisions

- a. The Vicinity Map on Sheet C0.00 does not reflect the project area as proposed by this plan.
- b. A portion of the land which was part of the 2018 plan has been acquired by an adjacent property owner to the east. This is not reflected on the plans.
- c. Sheet C2.31: Add detail number to the standard manhole detail.
- d. Sheet LS-1: The note under the Parking Area Landscape Requirements tables should reference Section 6.2 (not 6.9) and Section 6.2.2(D)(2)(**a**)(iii)(f).
- e. Sheet LS-2: The under the Site Landscape Calculations table should reference Section 6.2 (not 6.9). Reference to Section 6.2.2(D)(1)(c)(v) is incorrect. This section pertains to business uses other than those in certain use categories, including manufacturing and production. Correct reference is to Section 6.2.2(D)(1)(**d**)(v).

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. We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP
Principal Planner

Attachments: Memorandum from Tom Ridgik, P.E., dated August 18, 2020
 Letter from A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., dated August 14, 2020

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: Aug 18, 2020

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

TR
8/18/2020

RE: Copeland Park – Revisions to Approved Site Plan

Public Services has reviewed the Copeland Park – Revisions to Approved Site Plan (Aug 5th Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	Aug 5th Submittal Comment(s) Revisions have been made on two landscaping sheets. Public Services has determined that these revisions do not impact infrastructure related to public services. Thus, Public Services has no comments to the landscaping sheets.
2.	Aug 5th Submittal Comment(s) Public Services is aware that Copeland Park now receives natural gas utility from COA, who has a franchise agreement with GRU. Please show all existing and proposed natural gas lines on the drawings, presumably Sheet C3.10, the Detailed Utility Plan.



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

August 14, 2020

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

Re:

Dear Mr. Tabor:

As you requested, we have reviewed the Copeland Park Phase 1 – Pod 2 provided to us for the above referenced project. The drawings reviewed were created by CHW. Our review generated the following recommendation that is outlined below.

Sheet C3.10 – Utility Plan

1. Suggest eliminating the drop structure at MH #1A. This could be accomplished by taking the pipe from MH-1 to MH1A at 4.03% to a North invert of 57.00. This would eliminate the need for a drop structure at this location.

Sincerely,

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

Cc: Daniel Young

September 3, 2020

Adam Boukari
City Manager
City of Alachua
Post Office Box 9
Alachua, Florida 32616

RE: Copeland Park

Dear Adam:

Please find attached the following items to address your comments from August 18, 2020:

- Four (4) copies of the following:
 - Signed and Sealed Revised Development Plans;
 - Signed and Sealed Fire Flow Calculations;
 - Site Plan Application;
 - Authorized Agent Affidavit;
 - Concurrency Impact Analysis;
 - Analysis of Consistency with the City of Alachua Comprehensive Plan;
 - Mailing Labels for Property Owners within 400 feet;
 - Neighborhood Meeting Advertisement;
 - Neighborhood Meeting Notice;
 - Neighborhood Meeting Sign-In Sheet;
 - Neighborhood Meeting Summary;
 - Proof of Tax Payment;
 - Alachua County Wetland Self Certification;
 - Impervious Master Plan Exhibit;
 - Sunbiz Division of Corporation Information;
 - Property Appraiser Information for Tax Parcels 03230-002-003 and 03230-002-004;
 - Warranty Deeds;
 - Legal Descriptions;
 - Cut Sheets for Lighting Fixtures; and
 - SRWMD No Permit Required Determination and Subsequent Verification of Exemption;
- Hightail Link containing all PDFs

City of Alachua Comments:

1. Section 6.2, Tree Protection/Landscape/Xeriscape Standards
 - a. Confirm the correct number of canopy trees as required per Section 6.2.2(D)(1)(d) are used for site landscape calculations: "One canopy tree per acre, planted on the primary or street facing side.."
 - **CHW confirms the correct number of canopy trees are used.**
2. Section 6.3, Signage
 - a. Informational comment: Signage is subject to review for compliance with all applicable regulations set forth in the LDRs at the time of sign permit review, however, the locations of the freestanding signs do not appear to meet minimum separation as required per Section 6.5.4(C).
 - **Acknowledged.**
3. Section 6.8, Design Standards for Business Uses
 - a. The Pod 1 building has been constructed and is inconsistent with the approved architectural plans. Architectural plans must be revised to depict the Pod 1 building as constructed. Revised the Pod 2 building,

if revisions are also proposed to this building. Revised architectural plans will then be reviewed for compliance with Section 6.8.

- **Revised architectural elevations have been included. Please refer to sheet A-201 for details.**

4. Miscellaneous

- a. There are inconsistencies in the location of the wastewater line to the south of the parking lot area. Please resolve.
 - **The plans have been updated to consistently show the latest WW line location. Please refer to the revised plan sheets for details.**
- b. Photometric plan does not reflect the changes proposed to the landscape plan. Please address.
 - **Photometrics have been revised as requested. Please refer to sheet E-1 for details.**
- c. Contractor has discussed revisions to service area screen wall. If revisions are still desired, plans should be updated to reflect such revisions. Note screening materials for service area must comply with Section 6.2.3(C) and waste receptacle screening must comply with Section 6.2.3(B).
 - **The wall has been replaced with fence and shrubs for screening. Please refer to the revised plans for details.**

5. Completeness Review Comments

- a. Hydrant flow test report is dated 11/1/18. Current flow data must be provided demonstrating minimum required flows can currently be produced.
 - **A test was performed on 8/24/20 and updated flow data has been provided. Please refer to the enclosed memo for details.**

6. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Tom Ridgik, Engineering Supervisor, in a memorandum dated August 18, 2020.
 - **See responses below.**
- b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated August 14, 2020.
 - **See responses below.**

7. General Information

- a. Alachua County Environmental Protection Department (EPD) requires the review and approval of all new commercial automatic irrigation systems. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at:
<https://alachuacounty.us/Depts/epd/WaterResources/WaterConservation/Pages/Irrigation-Efficiency-Design-and-Maintenance-Code.aspx>
 - **A note has been added to the irrigation plans outlining the Alachua County EPD requirements.**
- b. Alachua County Environmental Protection Department (EPD) requires the review and approval of stormwater management systems, unless otherwise exempt. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval. Additional information is available at:
https://library.municode.com/fl/alachua_county/codes/code_of_ordinances?nodeId=PTIIA_DCO_TIT7HESA_CH77WAQUSTMAPR_ARTIIISTTRCO
 - **Acknowledged. The site discharges to an existing permitted system and is exempt from County permitting.**

8. Minor Revisions

- a. The Vicinity Map on Sheet C0.00 does not reflect the project area as proposed by this plan.
 - **The vicinity map has been revised. Please refer to sheet C0.00 for details.**

-
- b. A portion of the land which was part of the 2018 plan has been acquired by an adjacent property owner to the east. This is not reflected on the plans.
 - **The site plans have been revised to indicate the boundaries and ownership of adjacent parcels. Please refer to sheet C1.00 for details.**
 - c. Sheet C2.31: Add detail number to the standard manhole detail.
 - **Manhole details have been revised and updated to reflect the City details. Please refer to sheet C2.31 for details.**
 - d. Sheet LS-1: The note under the Parking Area Landscape Requirements tables should reference Section 6.2 (not 6.9) and Section 6.2.2(D)(2)(a)(iii)(f).
 - **We have made the requested revisions to code references.**
 - e. Sheet LS-2: The under the Site Landscape Calculations table should reference Section 6.2 (not 6.9). Reference to Section 6.2.2(D)(1)(c)(v) is incorrect. This section pertains to business uses other than those in certain use categories, including manufacturing and production. Correct reference is to Section 6.2.2(D)(1)(d)(v).
 - **We have made the requested revisions to code references.**

Public Services Comments (Revisions to Approved Site Plan):

1. Revisions have been made on Evo landscaping sheets. Public Services has determined that these revisions do not impact infrastructure related to public services.

Thus, Public Services has no comments to the landscaping sheets.

 - **Acknowledged.**
2. Public Services is aware that Copeland Park now receives natural gas utility from COA, who has a Franchise Agreement with GRU.

Please show all existing and proposed natural gas lines on the drawings, presumably Sheet C3.10, the Detailed Utility Plan.

 - **The gas service to the building has been shown. Please refer to sheet C3.10 for details.**

JBrown Comments:

Sheet C3.10 – Utility Plan

1. Suggest eliminating the drop structure at MH #1A. This could be accomplished by taking the pipe from MH-1 to MH1A at 4.03% to a North Invert of 57.00. This would eliminate the need for a drop structure at this location.
 - **Acknowledged. The structure has already been installed.**

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 daniely@chw-inc.com.

Sincerely,
CHW

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 14, 2020

Sent by electronic mail to dyoung@chw-inc.com

Daniel Young, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Development Review Team (DRT) Comments Resubmittal #1:
Copeland Park (2020) Site Plan

Dear Mr. Young:

On September 3, 2020, the City of Alachua received your application for a Site Plan on behalf of Alachua Copeland Park Investments, LLC. The Site Plan proposes revisions to a Site Plan previously approved (in January 2019). The revisions primarily amend the project area and make associated revisions to the Site Plan. The Site Plan proposes two buildings totaling $\pm 25,050$ square feet (a $\pm 13,300$ square foot building [which has been constructed] and a $\pm 11,750$ square foot building) with associated parking, stormwater, landscaping, and site improvements on a ± 2.65 acre subject property, comprised of Tax Parcel Number 03230-002-000 and 03230-002-003. The revised application received on September 3, 2020 was submitted to address the Development Review Team (DRT) comments issued to you in a letter dated August 18, 2020 and as discussed at a DRT Meeting held on August 20, 2020.

Upon review of the revised application and materials, 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 in writing and provide an indication as to how they have been addressed by **5:00 PM on Monday, September 21, 2020**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **October 13, 2020 Planning & Zoning Board (PZB) Meeting**.

Please address the following:

1. Section 6.2, Tree Protection / Landscape / Xeriscape Standards
 - a. Confirm the correct number of canopy trees as required per Section 6.2.2(D)(1)(d) are used for site landscape calculations: "One canopy tree per acre, planted on the primary or street-facing side.."

Remaining Issues: The site landscape calculations on Sheet LS-1 should be updated to reflect the correct requirement as stated above:

SITE LANDSCAPE CALCULATIONS [Sec. 6.2.2(D)(1)(c)]

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (NORTH SIDE, ENTIRE SITE)	3 TREES PER ACRE X 2.65 ACRES = 8 CANOPY TREES 8 CANOPY TREES - (8 X 25%) = 6 CANOPY TREES REQUIRED*	6 CANOPY TREES PROVIDED

2. Section 6.8, Design Standards for Business Uses

- a. The Pod 1 building has been constructed, and is inconsistent with the approved architectural plans. Architectural plans must be revised to depict the Pod 1 building as constructed. Revised the Pod 2 building, if revisions are also proposed to this building. Revised architectural plans will then be reviewed for compliance with Section 6.8.

Remaining Issues: The exterior elevations shown on Sheet A-302 for the Pod 2 building remain as previously approved. Please confirm if the Pod 2 building will be constructed as previously approved or if the building will be comparable in design to the Pod 1 building. If the latter, revise the exterior elevations of the Pod 2 building.

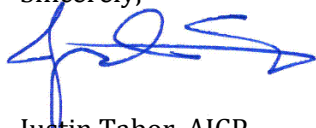
3. Miscellaneous

- a. Contractor has discussed revisions to service area screen wall. If revisions are still desired, plans should be updated to reflect such revisions. Note screening materials for service area must comply with Section 6.2.3(C) and waste receptacle screening must comply with Section 6.2.3(B).

Remaining Issues: Please confirm that the shrub species selected for service area screening (Dwarf Burford Holly) is capable of providing a substantially opaque hedge-like barrier and attaining a minimum height of 6 feet within 3 years of planting as required per Section 6.2.3(C). Also please note that as part of any recommendation to approve this application Staff will recommend a condition requiring that the plantings along the service area be allowed to grow in such a manner that the screening requirements of Section 6.2.3(C) will be achieved and maintained.

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. 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 16, 2020

Justin Tabor
Principal Planner
City of Alachua
Post Office Box 9
Alachua, Florida 32616

RE: Copeland Park

Dear Justin:

Please find attached the following items to address your comments from August 18, 2020:

- Four (4) copies of the following:
 - Signed and Sealed Revised Development Plans;
 - Signed and Sealed Fire Flow Calculations;
 - Site Plan Application;
 - Authorized Agent Affidavit;
 - Concurrency Impact Analysis;
 - Analysis of Consistency with the City of Alachua Comprehensive Plan;
 - Mailing Labels for Property Owners within 400 feet;
 - Neighborhood Meeting Advertisement;
 - Neighborhood Meeting Notice;
 - Neighborhood Meeting Sign-In Sheet;
 - Neighborhood Meeting Summary;
 - Proof of Tax Payment;
 - Alachua County Wetland Self Certification;
 - Impervious Master Plan Exhibit;
 - Sunbiz Division of Corporation Information;
 - Property Appraiser Information for Tax Parcels 03230-002-003 and 03230-002-004;
 - Warranty Deeds;
 - Legal Descriptions;
 - Cut Sheets for Lighting Fixtures; and
 - SRWMD No Permit Required Determination and Subsequent Verification of Exemption;
- Hightail Link containing all PDFs

City of Alachua Comments:

1. Section 6.2, Tree Protection/Landscape/Xeriscape Standards

- a. Confirm the correct number of canopy trees as required per Section 6.2.2(D)(1)(d) are used for site landscape calculations: "One canopy tree per acre, planted on the primary or street facing side.."
Remaining Issues: The site landscape calculations on Sheet LS-1 should be updated to reflect the correct requirements as stated above.
- **Site landscape calculations have been modified as requested on Sheet LS-1.**

2. Section 6.8, Design Standards for Business Uses

The Pod 1 building has been constructed and is inconsistent with the approved architectural plans. Architectural plans must be revised to depict the Pod 1 building as constructed. Revised the Pod 2 building, if revisions are also proposed to this building. Revised architectural plans will then be reviewed for compliance with Section 6.8.

Remaining Issues: The exterior elevations shown on Sheet A=3-2 for the Pod 2 building remain as previously approved. Please confirm if the Pod 2 building will be constructed as previously approved or if the

building will be comparable in design to the Pod 1 building. If the latter, revise the exterior elevations of the Pod 2 building.

- **The Pod 2 building will be comparable in design to the Pod 1 building. Please refer to sheet A-202 for revised elevations for Pod 2.**

3. Miscellaneous

- a. Contractor has discussed revisions to service area screen wall. If revisions are still desired, plans should be updated to reflect such revisions. Note screening materials for service area must comply with Section 6.2.3(C) and waste receptacle screening must comply with Section 6.2.3(B).

Remaining Issues: Please confirm that the shrub species selected for service area screening (Dwarf Burford Holly) is capable of providing a substantially opaque hedge-like barrier and attaining a minimum height of 6 feet within 3 years of planting as required per Section 6.2.3(C). Also please note that as part of any recommendation to approve this application Staff will recommend a condition requiring that the plantings along the service area be allowed to grow in such a manner that the screening requirements of Section 6.2.3(C) will be achieved and maintained.

- **The shrub species has been changed to *Viburnum suspensum* which is capable of providing the screening as required in Section 6.2.3(C).**

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 daniely@chw-inc.com.

Sincerely,
CHW

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

L:\2016\16-0386\Engineering\City County\REVISION\2009XX Submittal\LETTER 200828 Copeland Park Response to CofA.docx



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 23, 2020

Sent by electronic mail to dyoung@chw-inc.com

Daniel Young, P.E.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning & Zoning Board (PZB) Public Hearing: Copeland Park (2020) Site Plan

Dear Mr. Young:

On September 21, 2020, the City of Alachua received your revised application and materials for a Site Plan on behalf of Alachua Copeland Park Investments, LLC. Based upon a review of the revised application, the City 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 *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 **October 13, 2020** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than **Tuesday, September 29, 2020**. 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, September 28, 2020**. 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 **Monday, October 12, 2020**). Any presentation or materials may be submitted by emailing them to 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.

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

DEVELOPMENT PLANS
FOR:
COPELAND PARK
PHASE I

ALACHUA COUNTY, FLORIDA

SECTION 14 & 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST

SUBMITTED TO:
SUWANNEE RIVER WATER MANAGEMENT DISTRICT
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
CITY OF ALACHUA

GENERAL NOTES

1. DEVELOPMENT DATA: PROPOSED DEVELOPMENT
OVERALL SITE AREA= 115,296 S.F. 100.0% 2.65 ACRES
- POD 1:
BUILDING FOOTPRINT AREA= 13,300 S.F. 11.5%
CONC./PAVE AREA= 23,308 S.F. 20.2%
TOTAL IMPERVIOUS AREA= 36,608 S.F. 31.8%
OPEN AREA= 78,688 S.F. 68.2%
- POD 1: DESCRIPTION: THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A ±13,300 SF AND DEVELOPMENT FACILITIES, PARKING AREA, STORMWATER CONVEYANCE SYSTEM, AND ASSOCIATED UTILITY INFRASTRUCTURE.
- POD 2:
EX. IMPERVIOUS (FROM POD 1)= 36,608 S.F. 31.8%
BUILDING FOOTPRINT AREA= 11,750 S.F. 10.2%
CONC./PAVE AREA= 11,578 S.F. 10.0%
TOTAL IMPERVIOUS AREA= 59,936 S.F. 52.0%
OPEN AREA= 55,360 S.F. 48.0%
- DESCRIPTION: THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A ±11,750 SF RESEARCH AND DEVELOPMENT FACILITIES, PARKING AREA, STORMWATER CONVEYANCE SYSTEM, AND ASSOCIATED UTILITY INFRASTRUCTURE.
2. MINIMUM BUILDING / YARD SETBACKS PER ILW ZONING ARE AS FOLLOWS:
PRIMARY BUILDING (ILW)
FRONT: 20'
SIDE: 15', EXCEPT WHERE RAILROAD SPUR ABUTS SIDE OR REAR PROPERTY, THEN NONE
REAR: 15', EXCEPT WHERE RAILROAD SPUR ABUTS SIDE OR REAR PROPERTY, THEN NONE
ARTERIAL & COLLECTOR ROADS: 70' FROM THE CENTER LINE OF THE RIGHT OF WAY
- MINIMUM LOT AREA NONE
MINIMUM LOT WIDTH NONE
MAX BUILDING HEIGHT 65'
MAX LOT COVERAGE NONE
PROPOSED FAR 0.109
3. PARKING CALCULATIONS:
POD 1 MAIN BUILDING REQUIRED:
CAR: 1 SPACE PER 350 SQ. FT. FLOOR AREA
13,300 SQ. FT. / 350 SQ. FT. = MINIMUM 38 SPACES
38 SPACES X 125% = MAXIMUM 48 SPACES
PROVIDED: 39 SPACES TOTAL
- BICYCLE: 1 SPACE/10 CAR SPACES = 39 / 10 = 4 SPACES
REQUIRED: 4 SPACES PROVIDED
- POD 2 MAIN BUILDING REQUIRED:
CAR: 1 SPACE PER 350 SQ. FT. FLOOR AREA
11,750 SQ. FT. / 350 SQ. FT. = MINIMUM 34 SPACES
34 SPACES X 125% = MAXIMUM 43 SPACES
PROVIDED: 33 SPACES TOTAL + 1 ADDITIONAL SPACE FROM POD 1 = 34 SPACES
- BICYCLE: 1 SPACE/10 CAR SPACES = 34 / 10 = 3 SPACES
REQUIRED: 3 SPACES PROVIDED
4. DATE OF BOUNDARY SURVEY:
A BOUNDARY SURVEY WAS COMPLETED BY CHW AND DATED OCTOBER 24, 2019.
5. UTILITIES:
-POTABLE WATER AND FIRE SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.
-SANITARY SEWER SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.
-ELECTRIC SERVICE WILL BE PROVIDED BY CITY OF ALACHUA
-RECLAIM WATER SERVICE IS NOT AVAILABLE TO THE PROJECT SITE AT THE CURRENT TIME.
6. DRAINAGE:
A NEW ON-SITE STORM SEWER COLLECTION SYSTEM WILL BE CONSTRUCTED AND CONNECT TO AN EXISTING OFF-SITE STORM SEWER COLLECTION SYSTEM WHICH DISCHARGES TO AN EXISTING MASTER STORMWATER MANAGEMENT FACILITY. THE FACILITY MEETS CITY OF ALACHUA AND SRWMD DESIGN CRITERIA.
7. NATURAL FEATURES:
TOPOGRAPHY WILL SLOPE FROM NORTH TO SOUTH WITH MODERATE SLOPES. THERE ARE NO OTHER NATURAL SITE FEATURES.
8. ZONING/LAND USE INFORMATION AND COMPLIANCE:
LIGHT AND WAREHOUSE INDUSTRIAL (ILW) ZONING DISTRICT DESIGNATION.
THE PROPOSED FACILITIES ARE CONSISTENT WITH THE LIGHT INDUSTRIAL DEFINITION PROVIDED IN ARTICLE 4 OF THE LDF. PER ARTICLE 4 OF THE LDR, RESEARCH AND DEVELOPMENT IS A PERMITTED USE WITHIN THE LIGHT AND WAREHOUSE INDUSTRIAL ZONING DISTRICT.
PER ARTICLE 6 OF THE LDRS, THE PROPOSED SITE IS CONSISTENT WITH ALL APPLICABLE DEVELOPMENT STANDARDS. COMPLIANCE WITH REQUIRED PARKING CAN BE FOUND IN NOTE 3 ON THIS SHEET. THERE ARE NO EXISTING TREES ON SITE AND THE PROPOSED LANDSCAPING FULFILLS GENERAL SITE, MITIGATION, AND BUFFER REQUIREMENTS. THE PROPOSED STORMWATER CONVEYANCE SYSTEM AND EROSION PROTECTION PROPOSED FULFILL ENVIRONMENTAL PROTECTION STANDARDS THROUGH THE USE OF BMPS.
9. CONCURRENCY IMPACT ANALYSIS:
SUBMITTED UNDER SEPARATE COVER
10. LEGAL DESCRIPTION:
A PARCEL OF LAND SITUATED IN SECTIONS 14 & 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3214, PAGE 1296 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF RACHAEL BOULEVARD, A PUBLIC RIGHT OF WAY AND POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1943.08 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 88°17'42" EAST, 235.32 FEET; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°56'35", AN ARC LENGTH OF 235.46 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 01°11'01" EAST, A DISTANCE OF 227.36 FEET; THENCE NORTH 88°58'56" WEST, A DISTANCE OF 276.02 FEET TO THE EAST RIGHT OF WAY LINE OF NW 129TH WAY, BEING A PUBLIC RIGHT OF WAY; THENCE NORTH 1°46'16" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 204.25 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 35.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°17'22" EAST, 51.62 FEET; THENCE NORTHEASTERLY ALONG SAID EAST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 95°02'12", AN ARC LENGTH OF 58.05 FEET TO THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF RACHAEL BOULEVARD; THENCE SOUTH 83°11'32" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 182.68 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1943.08 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 84°06'44" EAST, 48.25 FEET; THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°22'22", AN ARC LENGTH OF 48.25 FEET TO THE POINT OF BEGINNING.
A PARCEL OF LAND SITUATED IN SECTIONS 14 & 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3214, PAGE 1296 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF RACHAEL BOULEVARD, A PUBLIC RIGHT OF WAY; THENCE SOUTH 01°36'16" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 213.67 FEET; THENCE SOUTH 88°23'44" WEST, A DISTANCE OF 163.72 FEET; THENCE SOUTH 88°22'30" WEST, A DISTANCE OF 16.85 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4497, PAGE 1852 OF SAID PUBLIC RECORDS; THENCE NORTH 00°11'01" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 227.36 FEET TO THE NORTHEAST CORNER OF SAID LANDS, LYING ON THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF RACHAEL BOULEVARD AND BEING ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1943.08 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 88°17'42" EAST, 235.32 FEET; THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE, AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°58'35", AN ARC DISTANCE OF 235.46 FEET TO THE POINT OF BEGINNING.

SURVEYOR OF RECORD

MICHAEL L. HARBERT, P.L.S.
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

LANDSCAPE ARCHITECT

CAELI M. TOLAR, L.A.
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

DEVELOPER

MATT CASON, VICE PRESIDENT
CONCEPT DEVELOPMENT, INC
3917 NW 97TH BOULEVARD
GAINESVILLE, FL 32606
(352) 333-3233

PROPERTY OWNER

ALACHUA COPELAND PARK
INVESTMENTS, LLC.
3917 NW 97TH BLVD
GAINESVILLE, FL 32606

PHOTOMETRIC

NIX ENGINEERING
2711 NW 6TH STREET, SUITE B
GAINESVILLE, FL 32609
(352) 271-9900

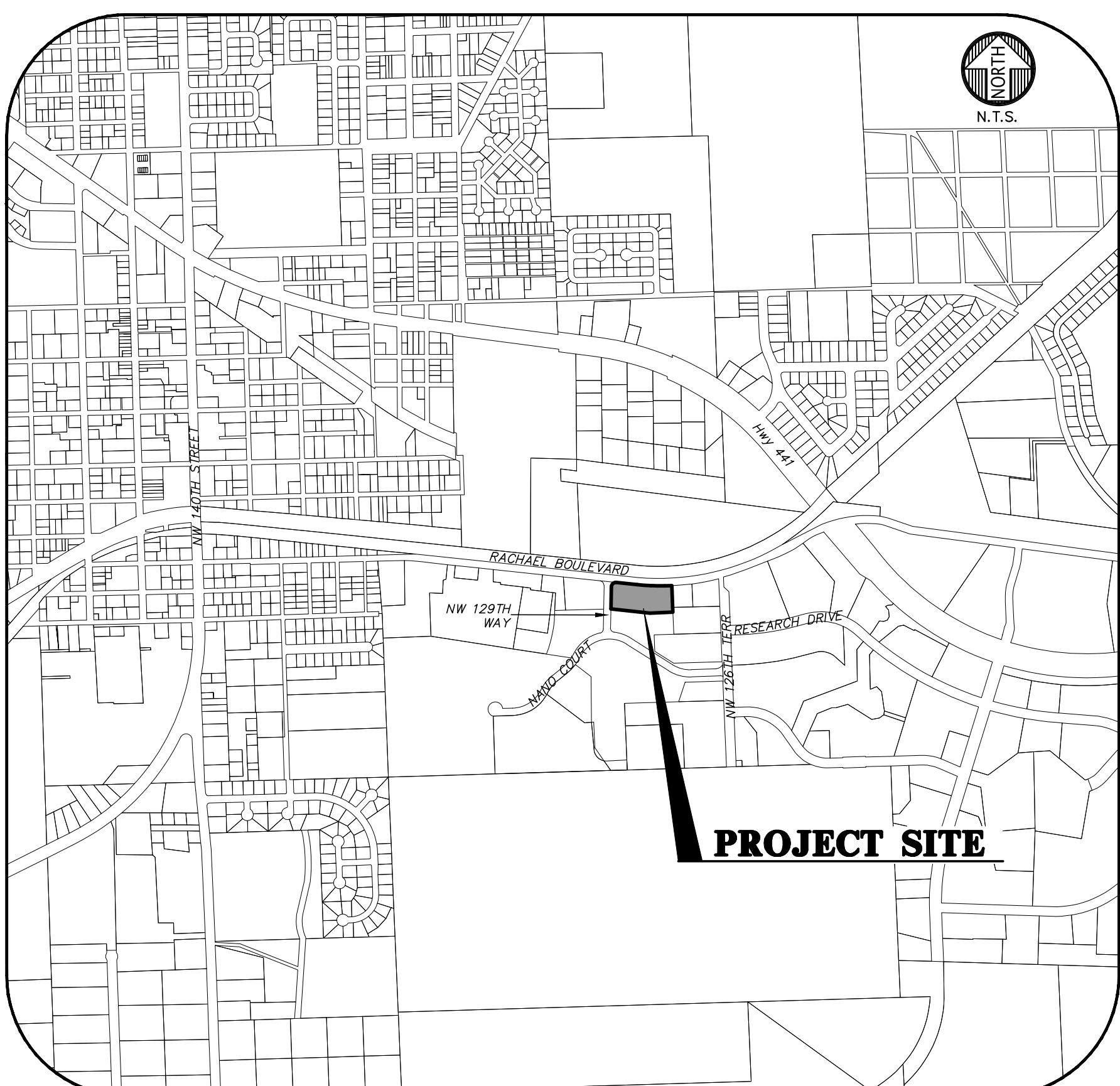
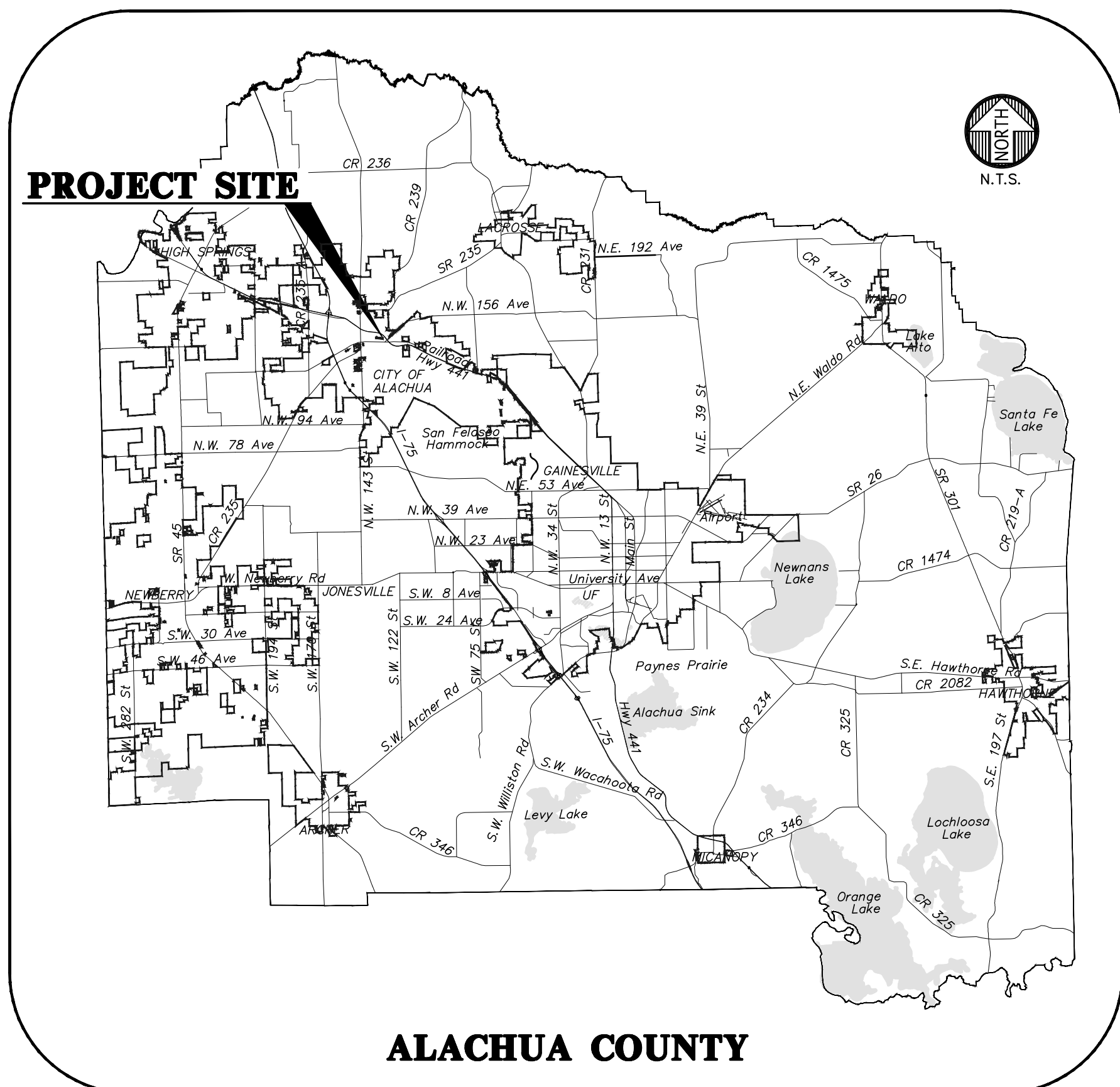
ENGINEER OF RECORD

DANIEL H. YOUNG, P.E.
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

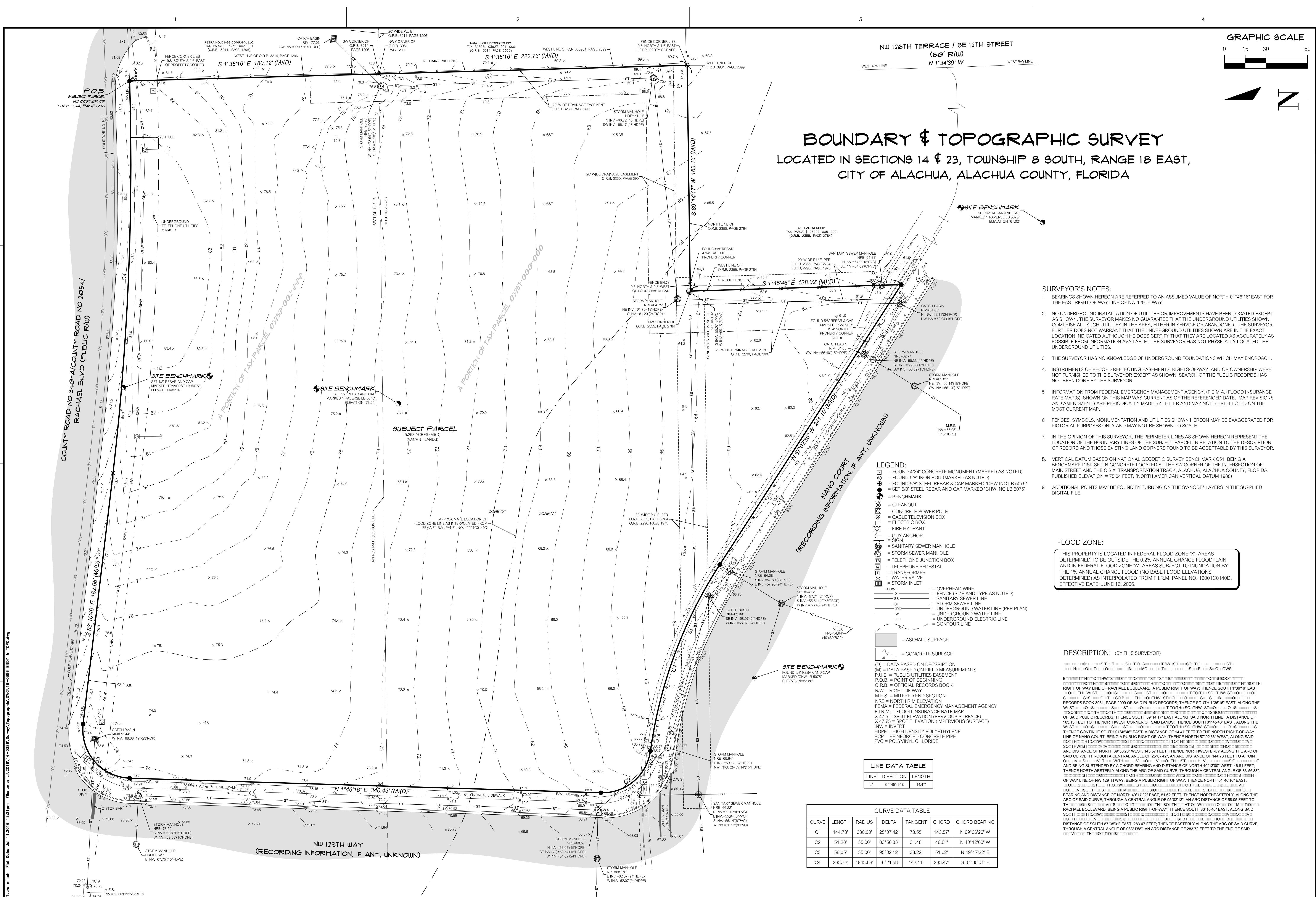


SHEET INDEX

SHEET NUMBER	DESCRIPTION
C0.00	COVER SHEET AND INDEX
1 OF 1	BOUNDARY AND TOPOGRAPHIC SURVEY
C0.10	GENERAL NOTES
C0.11	LEGEND
C0.20	STORMWATER POLLUTION PREVENTION NOTES
C0.21	STORMWATER POLLUTION PREVENTION PLAN AND DETAILS
C0.30	DEMOLITION SITE PLAN
C1.00	MASTER SITE PLAN
C1.10	DETAILED HORIZONTAL CONTROL AND SITE PLAN
C1.20	ACCESSIBILITY SITE PLAN AND DETAILS
C2.10	DETAILED GRADING AND DRAINAGE PLAN
C2.30 - C2.31	CONSTRUCTION DETAILS
C3.10	DETAILED UTILITY PLAN
A-101 - A-102	ARCHITECTURAL FLOOR PLANS
A-201 - A-202	ARCHITECTURAL EXTERIOR ELEVATIONS
LS-1	LANDSCAPE NOTES & DETAILS
LS-2	LANDSCAPE PLAN
IR-1	IRRIGATION PLAN
IR-2	IRRIGATION DETAILS & SPECIFICATIONS
E-1	SITE PHOTOMETRIC PLAN
E101	ELECTRICAL SITE PLAN

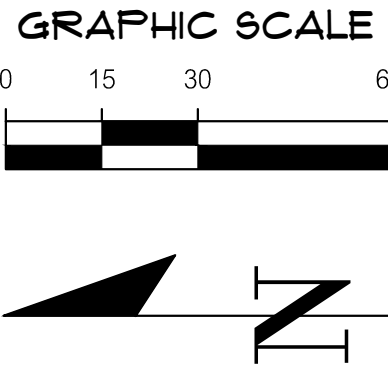


Technician: miken For Date: Jul 11, 2018 12:21pm Filename: LV12016 (16-0386) Survey\Topographic\DWG\16-0386.BND & 1090.dwg



BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 14 & 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



NW 126TH TERRACE / SE 12TH STREET
(20' R/W)
N 1°34'39" W

- LEGEND:**
- FOUND 4"x4" CONCRETE MONUMENT (MARKED AS NOTED)
 - FOUND 5/8" IRON ROD (MARKED AS NOTED)
 - FOUND 5/8" STEEL REBAR & CAP MARKED "CHW INC LB 5075"
 - SET 5/8" STEEL REBAR & CAP MARKED "CHW INC LB 5075"
 - BENCHMARK
 - CLEANOUT
 - CONCRETE POWER POLE
 - CABLE TELEVISION BOX
 - ELECTRIC BOX
 - FIRE HYDRANT
 - GUY ANCHOR
 - SIGN
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - TELEPHONE JUNCTION BOX
 - TELEPHONE PEDESTAL
 - TRANSFORMER
 - WATER VALVE
 - STORM INLET
 - OVERHEAD WIRE
 - FENCE (SIZE AND TYPE AS NOTED)
 - SANITARY SEWER LINE
 - STORM SEWER LINE
 - UNDERGROUND WATER LINE (PER PLAN)
 - UNDERGROUND ELECTRIC LINE
 - CONTOUR LINE
 - ASPHALT SURFACE
 - CONCRETE SURFACE

(D) = DATA BASED ON DESCRIPTION
(M) = DATA BASED ON FIELD MEASUREMENTS
P.U.E. = PUBLIC UTILITIES EASEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORDS BOOK
R/W = RIGHT OF WAY
M.E.S. = MITTERED END SECTION
N.E. = NORTH RIM ELEVATION
F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
X 47.5 = SPOT ELEVATION (IMPERVIOUS SURFACE)
INV. = INVERT
HDPE = HIGH DENSITY POLYETHYLENE
PVC = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 1°45'48" E	14.47'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING
C1	144.73'	330.00'	25°07'42"	73.55'	143.57' N 69°36'26" W
C2	51.28'	35.00'	83°56'33"	31.48'	46.81' N 40°12'00" W
C3	58.05'	35.00'	95°02'12"	38.22'	51.62' N 49°17'22" E
C4	283.72'	1943.08'	8°21'58"	142.11'	283.47' S 87°35'01" E

- SURVEYOR'S NOTES:**
- BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF NORTH 01°46'16" EAST FOR THE EAST RIGHT-OF-WAY LINE OF NW 129TH WAY.
 - NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR 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 POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 - THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCRUACH.
 - 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.
 - INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
 - FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
 - 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.
 - VERTICAL DATUM BASED ON NATIONAL GEODETIC SURVEY BENCHMARK C51, BEING A BENCHMARK DISK SET IN CONCRETE LOCATED AT THE SW CORNER OF THE INTERSECTION OF MAIN STREET AND THE C.S.X. TRANSPORTATION TRACK, ALACHUA, ALACHUA COUNTY, FLORIDA. PUBLISHED ELEVATION = 75.04 FEET (NORTH AMERICAN VERTICAL DATUM 1988).
 - ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV-NODE LAYERS IN THE SUPPLIED DIGITAL FILE.

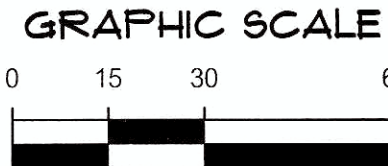
FLOOD ZONE:
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "A", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C01400, EFFECTIVE DATE: JUNE 16, 2006.

DESCRIPTION: (BY THIS SURVEYOR)

ST 1 TO ST 2 TO ST 3 TO ST 4 TO ST 5 TO ST 6 TO ST 7 TO ST 8 TO ST 9 TO ST 10 TO ST 11 TO ST 12 TO ST 13 TO ST 14 TO ST 15 TO ST 16 TO ST 17 TO ST 18 TO ST 19 TO ST 20 TO ST 21 TO ST 22 TO ST 23 TO ST 24 TO ST 25 TO ST 26 TO ST 27 TO ST 28 TO ST 29 TO ST 30 TO ST 31 TO ST 32 TO ST 33 TO ST 34 TO ST 35 TO ST 36 TO ST 37 TO ST 38 TO ST 39 TO ST 40 TO ST 41 TO ST 42 TO ST 43 TO ST 44 TO ST 45 TO ST 46 TO ST 47 TO ST 48 TO ST 49 TO ST 50 TO ST 51 TO ST 52 TO ST 53 TO ST 54 TO ST 55 TO ST 56 TO ST 57 TO ST 58 TO ST 59 TO ST 60 TO ST 61 TO ST 62 TO ST 63 TO ST 64 TO ST 65 TO ST 66 TO ST 67 TO ST 68 TO ST 69 TO ST 70 TO ST 71 TO ST 72 TO ST 73 TO ST 74 TO ST 75 TO ST 76 TO ST 77 TO ST 78 TO ST 79 TO ST 80 TO ST 81 TO ST 82 TO ST 83 TO ST 84 TO ST 85 TO ST 86 TO ST 87 TO ST 88 TO ST 89 TO ST 90 TO ST 91 TO ST 92 TO ST 93 TO ST 94 TO ST 95 TO ST 96 TO ST 97 TO ST 98 TO ST 99 TO ST 100 TO ST 101 TO ST 102 TO ST 103 TO ST 104 TO ST 105 TO ST 106 TO ST 107 TO ST 108 TO ST 109 TO ST 110 TO ST 111 TO ST 112 TO ST 113 TO ST 114 TO ST 115 TO ST 116 TO ST 117 TO ST 118 TO ST 119 TO ST 120 TO ST 121 TO ST 122 TO ST 123 TO ST 124 TO ST 125 TO ST 126 TO ST 127 TO ST 128 TO ST 129 TO ST 130 TO ST 131 TO ST 132 TO ST 133 TO ST 134 TO ST 135 TO ST 136 TO ST 137 TO ST 138 TO ST 139 TO ST 140 TO ST 141 TO ST 142 TO ST 143 TO ST 144 TO ST 145 TO ST 146 TO ST 147 TO ST 148 TO ST 149 TO ST 150 TO ST 151 TO ST 152 TO ST 153 TO ST 154 TO ST 155 TO ST 156 TO ST 157 TO ST 158 TO ST 159 TO ST 160 TO ST 161 TO ST 162 TO ST 163 TO ST 164 TO ST 165 TO ST 166 TO ST 167 TO ST 168 TO ST 169 TO ST 170 TO ST 171 TO ST 172 TO ST 173 TO ST 174 TO ST 175 TO ST 176 TO ST 177 TO ST 178 TO ST 179 TO ST 180 TO ST 181 TO ST 182 TO ST 183 TO ST 184 TO ST 185 TO ST 186 TO ST 187 TO ST 188 TO ST 189 TO ST 190 TO ST 191 TO ST 192 TO ST 193 TO ST 194 TO ST 195 TO ST 196 TO ST 197 TO ST 198 TO ST 199 TO ST 200 TO ST 201 TO ST 202 TO ST 203 TO ST 204 TO ST 205 TO ST 206 TO ST 207 TO ST 208 TO ST 209 TO ST 210 TO ST 211 TO ST 212 TO ST 213 TO ST 214 TO ST 215 TO ST 216 TO ST 217 TO ST 218 TO ST 219 TO ST 220 TO ST 221 TO ST 222 TO ST 223 TO ST 224 TO ST 225 TO ST 226 TO ST 227 TO ST 228 TO ST 229 TO ST 230 TO ST 231 TO ST 232 TO ST 233 TO ST 234 TO ST 235 TO ST 236 TO ST 237 TO ST 238 TO ST 239 TO ST 240 TO ST 241 TO ST 242 TO ST 243 TO ST 244 TO ST 245 TO ST 246 TO ST 247 TO ST 248 TO ST 249 TO ST 250 TO ST 251 TO ST 252 TO ST 253 TO ST 254 TO ST 255 TO ST 256 TO ST 257 TO ST 258 TO ST 259 TO ST 260 TO ST 261 TO ST 262 TO ST 263 TO ST 264 TO ST 265 TO ST 266 TO ST 267 TO ST 268 TO ST 269 TO ST 270 TO ST 271 TO ST 272 TO ST 273 TO ST 274 TO ST 275 TO ST 276 TO ST 277 TO ST 278 TO ST 279 TO ST 280 TO ST 281 TO ST 282 TO ST 283 TO ST 284 TO ST 285 TO ST 286 TO ST 287 TO ST 288 TO ST 289 TO ST 290 TO ST 291 TO ST 292 TO ST 293 TO ST 294 TO ST 295 TO ST 296 TO ST 297 TO ST 298 TO ST 299 TO ST 300 TO ST 301 TO ST 302 TO ST 303 TO ST 304 TO ST 305 TO ST 306 TO ST 307 TO ST 308 TO ST 309 TO ST 310 TO ST 311 TO ST 312 TO ST 313 TO ST 314 TO ST 315 TO ST 316 TO ST 317 TO ST 318 TO ST 319 TO ST 320 TO ST 321 TO ST 322 TO ST 323 TO ST 324 TO ST 325 TO ST 326 TO ST 327 TO ST 328 TO ST 329 TO ST 330 TO ST 331 TO ST 332 TO ST 333 TO ST 334 TO ST 335 TO ST 336 TO ST 337 TO ST 338 TO ST 339 TO ST 340 TO ST 341 TO ST 342 TO ST 343 TO ST 344 TO ST 345 TO ST 346 TO ST 347 TO ST 348 TO ST 349 TO ST 350 TO ST 351 TO ST 352 TO ST 353 TO ST 354 TO ST 355 TO ST 356 TO ST 357 TO ST 358 TO ST 359 TO ST 360 TO ST 361 TO ST 362 TO ST 363 TO ST 364 TO ST 365 TO ST 366 TO ST 367 TO ST 368 TO ST 369 TO ST 370 TO ST 371 TO ST 372 TO ST 373 TO ST 374 TO ST 375 TO ST 376 TO ST 377 TO ST 378 TO ST 379 TO ST 380 TO ST 381 TO ST 382 TO ST 383 TO ST 384 TO ST 385 TO ST 386 TO ST 387 TO ST 388 TO ST 389 TO ST 390 TO ST 391 TO ST 392 TO ST 393 TO ST 394 TO ST 395 TO ST 396 TO ST 397 TO ST 398 TO ST 399 TO ST 400 TO ST 401 TO ST 402 TO ST 403 TO ST 404 TO ST 405 TO ST 406 TO ST 407 TO ST 408 TO ST 409 TO ST 410 TO ST 411 TO ST 412 TO ST 413 TO ST 414 TO ST 415 TO ST 416 TO ST 417 TO ST 418 TO ST 419 TO ST 420 TO ST 421 TO ST 422 TO ST 423 TO ST 424 TO ST 425 TO ST 426 TO ST 427 TO ST 428 TO ST 429 TO ST 430 TO ST 431 TO ST 432 TO ST 433 TO ST 434 TO ST 435 TO ST 436 TO ST 437 TO ST 438 TO ST 439 TO ST 440 TO ST 441 TO ST 442 TO ST 443 TO ST 444 TO ST 445 TO ST 446 TO ST 447 TO ST 448 TO ST 449 TO ST 450 TO ST 451 TO ST 452 TO ST 453 TO ST 454 TO ST 455 TO ST 456 TO ST 457 TO ST 458 TO ST 459 TO ST 460 TO ST 461 TO ST 462 TO ST 463 TO ST 464 TO ST 465 TO ST 466 TO ST 467 TO ST 468 TO ST 469 TO ST 470 TO ST 471 TO ST 472 TO ST 473 TO ST 474 TO ST 475 TO ST 476 TO ST 477 TO ST 478 TO ST 479 TO ST 480 TO ST 481 TO ST 482 TO ST 483 TO ST 484 TO ST 485 TO ST 486 TO ST 487 TO ST 488 TO ST 489 TO ST 490 TO ST 491 TO ST 492 TO ST 493 TO ST 494 TO ST 495 TO ST 496 TO ST 497 TO ST 498 TO ST 499 TO ST 500 TO ST 501 TO ST 502 TO ST 503 TO ST 504 TO ST 505 TO ST 506 TO ST 507 TO ST 508 TO ST 509 TO ST 510 TO ST 511 TO ST 512 TO ST 513 TO ST 514 TO ST 515 TO ST 516 TO ST 517 TO ST 518 TO ST 519 TO ST 520 TO ST 521 TO ST 522 TO ST 523 TO ST 524 TO ST 525 TO ST 526 TO ST 527 TO ST 528 TO ST 529 TO ST 530 TO ST 531 TO ST 532 TO ST 533 TO ST 534 TO ST 535 TO ST 536 TO ST 537 TO ST 538 TO ST 539 TO ST 540 TO ST 541 TO ST 542 TO ST 543 TO ST 544 TO ST 545 TO ST 546 TO ST 547 TO ST 548 TO ST 549 TO ST 550 TO ST 551 TO ST 552 TO ST 553 TO ST 554 TO ST 555 TO ST 556 TO ST 557 TO ST 558 TO ST 559 TO ST 560 TO ST 561 TO ST 562 TO ST 563 TO ST 564 TO ST 565 TO ST 566 TO ST 567 TO ST 568 TO ST 569 TO ST 570 TO ST 571 TO ST 572 TO ST 573 TO ST 574 TO ST 575 TO ST 576 TO ST 577 TO ST 578 TO ST 579 TO ST 580 TO ST 581 TO ST 582 TO ST 583 TO ST 584 TO ST 585 TO ST 586 TO ST 587 TO ST 588 TO ST 589 TO ST 590 TO ST 591 TO ST 592 TO ST 593 TO ST 594 TO ST 595 TO ST 596 TO ST 597 TO ST 598 TO ST 599 TO ST 600 TO ST 601 TO ST 602 TO ST 603 TO ST 604 TO ST 605 TO ST 606 TO ST 607 TO ST 608 TO ST 609 TO ST 610 TO ST 611 TO ST 612 TO ST 613 TO ST 614 TO ST 615 TO ST 616 TO ST 617 TO ST 618 TO ST 619 TO ST 620 TO ST 621 TO ST 622 TO ST 623 TO ST 624 TO ST 625 TO ST 626 TO ST 627 TO ST 628 TO ST 629 TO ST 630 TO ST 631 TO ST 632 TO ST 633 TO ST 634 TO ST 635 TO ST 636 TO ST 637 TO ST 638 TO ST 639 TO ST 640 TO ST 641 TO ST 642 TO ST 643 TO ST 644 TO ST 645 TO ST 646 TO ST 647 TO ST 648 TO ST 649 TO ST 650 TO ST 651 TO ST 652 TO ST 653 TO ST 654 TO ST 655 TO ST 656 TO ST 657 TO ST 658 TO ST 659 TO ST 660 TO ST 661 TO ST 662 TO ST 663 TO ST 664 TO ST 665 TO ST 666 TO ST 667 TO ST 668 TO ST 669 TO ST 670 TO ST 671 TO ST 672 TO ST 673 TO ST 674 TO ST 675 TO ST 676 TO ST 677 TO ST 678 TO ST 679 TO ST 680 TO ST 681 TO ST 682 TO ST 683 TO ST 684 TO ST 685 TO ST 686 TO ST 687 TO ST 688 TO ST 689 TO ST 690 TO ST 691 TO ST 692 TO ST 693 TO ST 694 TO ST 695 TO ST 696 TO ST 697 TO ST 698 TO ST 699 TO ST 700 TO ST 701 TO ST 702 TO ST 703 TO ST 704 TO ST 705 TO ST 706 TO ST 707 TO ST 708 TO ST 709 TO ST 710 TO ST 711 TO ST 712 TO ST 713 TO ST 714 TO ST 715 TO ST 716 TO ST 717 TO ST 718 TO ST 719 TO ST 720 TO ST 721 TO ST 722 TO ST 723 TO ST 724 TO ST 725 TO ST 726 TO ST 727 TO ST 728 TO ST 729 TO ST 730 TO ST 731 TO ST 732 TO ST 733 TO ST 734 TO ST 735 TO ST 736 TO ST 737 TO ST 738 TO ST 739 TO ST 740 TO ST 741 TO ST 742 TO ST 743 TO ST 744 TO ST 745 TO ST 746 TO ST 747 TO ST 748 TO ST 749 TO ST 750 TO ST 751 TO ST 752 TO ST 753 TO ST 754 TO ST 755 TO ST 756 TO ST 757 TO ST 758 TO ST 759 TO ST 760 TO ST 761 TO ST 762 TO ST 763 TO ST 764 TO ST 765 TO ST 766 TO ST 767 TO ST 768 TO ST 769 TO ST 770 TO ST 771 TO ST 772 TO ST 773 TO ST 774 TO ST 775 TO ST 776 TO ST 777 TO ST 778 TO ST 779 TO ST 780 TO ST 781 TO ST 782 TO ST 783 TO ST 784 TO ST 785 TO ST 786 TO ST 787 TO ST 788 TO ST 789 TO ST 790 TO ST 791 TO ST 792 TO ST 793 TO ST 794 TO ST 795 TO ST 796 TO ST 797 TO ST 798 TO ST 799 TO ST 800 TO ST 801 TO ST 802 TO ST 803 TO ST 804 TO ST 805 TO ST 806 TO ST 807 TO ST 808 TO ST 809 TO ST 810 TO ST 811 TO ST 812 TO ST 813 TO ST 814 TO ST 815 TO ST 816 TO ST 817 TO ST 818 TO ST 819 TO ST 820 TO ST 821 TO ST 822 TO ST 823 TO ST 824 TO ST 825 TO ST 826 TO ST 827 TO ST 828 TO ST 829 TO ST 830 TO ST 831 TO ST 832 TO ST 833 TO ST 834 TO ST 835 TO ST 836 TO ST 837 TO ST 838 TO ST 839 TO ST 840 TO ST 841 TO ST 842 TO ST 843 TO ST 844 TO ST 845 TO ST 846 TO ST 847 TO ST 848 TO ST 849 TO ST 850 TO ST 851 TO ST 852 TO ST 853 TO ST 854 TO ST 855 TO ST 856 TO ST 857 TO ST 858 TO ST 859 TO ST 860 TO ST 861 TO ST 862 TO ST 863 TO ST 864 TO ST 865 TO ST 866 TO ST 867 TO ST 868 TO ST 869 TO ST 870 TO ST 871 TO ST 872 TO ST 873 TO ST 874 TO ST 875 TO ST 876 TO ST 877 TO ST 878 TO ST 879 TO ST 880 TO ST 881 TO ST 882 TO ST 883 TO ST 884 TO ST 885 TO ST 886 TO ST 887 TO ST 888 TO ST 889 TO ST 890 TO ST 891 TO ST 892 TO ST 893 TO ST 894 TO ST 895 TO ST 896 TO ST 897 TO ST 898 TO ST 899 TO ST 900 TO ST 901 TO ST 902 TO ST 903 TO ST 904 TO ST 905 TO ST 906 TO ST 907 TO ST 908 TO ST 909 TO ST 910 TO ST 911 TO ST 912 TO ST 913 TO ST 914 TO ST 915 TO ST 916 TO ST 917 TO ST 918 TO ST 919 TO ST 920 TO ST 921 TO ST 922 TO ST 923 TO ST 924 TO ST 925 TO ST 926 TO ST 927 TO ST 928 TO ST 929 TO ST 930 TO ST 931 TO ST 932 TO ST 933 TO ST 934 TO ST 935 TO ST 936 TO ST 937 TO ST 938 TO ST 939 TO ST 940 TO ST 941 TO ST 942 TO ST 943 TO ST 944 TO ST 945 TO ST 946 TO ST 947 TO ST 948 TO ST 949 TO ST 950 TO ST 951 TO ST 952 TO ST 953 TO ST 954 TO ST 955 TO ST 956 TO ST 957 TO ST 958 TO ST 959 TO ST 960 TO ST 961 TO ST 962 TO ST 963 TO ST 964 TO ST 965 TO ST 966 TO ST 967 TO ST 968 TO ST 969 TO ST 970 TO ST 971 TO ST 972 TO ST 973 TO ST 974 TO ST 975 TO ST 976 TO ST 977 TO ST 978 TO ST 979 TO ST 980 TO ST 981 TO ST 982 TO ST 983 TO ST 984 TO ST 985 TO ST 986 TO ST 987 TO ST 988 TO ST 989 TO ST 990 TO ST 991 TO ST 992 TO ST 993 TO ST 994 TO ST 995 TO ST 996 TO ST 997 TO ST 998 TO ST 999 TO ST 1000 TO ST 1001 TO ST 1002 TO ST 1003 TO ST 1004 TO ST 1005 TO ST 1006 TO ST 1007 TO ST 1008 TO ST 1009 TO ST 1010 TO ST 1011 TO ST 1012 TO ST 1013 TO ST 1014 TO ST 1015 TO ST 1016 TO ST 1017 TO ST 1018 TO ST 1019 TO ST 1020 TO ST 1021 TO ST 1022 TO ST 1023 TO ST 1024 TO ST 1025 TO ST 1026 TO ST 1027 TO ST 1028 TO ST 1029 TO ST 1030 TO ST 1031 TO ST 1032 TO ST 1033 TO ST 1034 TO ST 1035 TO ST 1036 TO ST 1037 TO ST 1038 TO ST 1039 TO ST 1040 TO ST 1041 TO ST 1042 TO ST 1043 TO ST 1044 TO ST 1045 TO ST 1046 TO ST 1047 TO ST 1048 TO ST 1049 TO ST 1050 TO ST 1051 TO ST 1052 TO ST 1053 TO ST 1054 TO ST 1055 TO ST 1056 TO ST 1057 TO ST 1058 TO ST 1059 TO ST 1060 TO ST 1061 TO ST 1062 TO ST 1063 TO ST 1064 TO ST 1065 TO ST 1066 TO ST 1067 TO ST 1068 TO ST 1069 TO ST 1070 TO ST 1071 TO ST 1072 TO ST 1073 TO ST 1074 TO ST 1075 TO ST 1076 TO ST 1077 TO ST 1078 TO ST 1079 TO ST 1080 TO ST 1081 TO ST 1082 TO ST 1083 TO ST 1084 TO ST 1085 TO ST 1086 TO ST 1087 TO ST 1088 TO ST 1089 TO ST 1090 TO ST 1091 TO ST 1092 TO ST 1093 TO ST 1094 TO ST 1095 TO ST 1096 TO ST 1097 TO ST 1098 TO ST 1099 TO ST 1100 TO ST 1101 TO ST 1102 TO ST 1103 TO ST 1104 TO ST 1105 TO ST 1106 TO ST 1107 TO ST 1108 TO ST 1109 TO ST 1110 TO ST 1111 TO ST 1112 TO ST 1113 TO ST 1114 TO ST 1115 TO ST 1116 TO ST 1117 TO ST 1118 TO ST 1119 TO ST 1120 TO ST 1121 TO ST 1122 TO ST 1123 TO ST 1124 TO ST 1125 TO ST 1126 TO ST 1127 TO ST 1128 TO ST 1129 TO ST 1130 TO ST 1131 TO ST 1132 TO ST 1133 TO ST 1134 TO ST 1135 TO ST 1136 TO ST 1137 TO ST 1138 TO ST 1139 TO ST 1140 TO ST 1141 TO ST 1142 TO ST 1143 TO ST 1144 TO ST 1145 TO ST 1146 TO ST 1147 TO ST 1148 TO ST 1149 TO ST 1150 TO ST 1151 TO ST 1152 TO ST 1153 TO ST 1154 TO ST 1155 TO ST 1156 TO ST 1157 TO ST 1158 TO ST 1159 TO ST 1160 TO ST 1161 TO ST 1162 TO ST 1163 TO ST 1164 TO ST 1165 TO ST 1166 TO ST 1167 TO ST 1168 TO ST 1169 TO ST 1170 TO ST 1171 TO ST 1172 TO ST 1173 TO ST 1174 TO ST 1175 TO ST 1176 TO ST 1177 TO ST 1178 TO ST 1179 TO ST 1180 TO ST 1181 TO ST 1182 TO ST 1183 TO ST 1184 TO ST 1185 TO ST 1186 TO ST 1187 TO ST 1188 TO ST 1189 TO ST 1190 TO ST 1191 TO ST 1192 TO ST 1193 TO ST 1194 TO ST 1195 TO ST 1196 TO ST 1197 TO ST 1198 TO ST 1199 TO ST 1200 TO ST 1201 TO ST 1202 TO ST 1203 TO ST 1204 TO ST 1205 TO ST 1206 TO ST 1207 TO ST 1208 TO ST 1209 TO ST 1210 TO ST 1211 TO ST 1212 TO ST 1213 TO ST 1214 TO ST 1215 TO ST 1216 TO ST 1217 TO ST 1218 TO ST 1219 TO ST 1220 TO ST 1221 TO ST 1222 TO ST 1223 TO ST 1224 TO ST 1225 TO ST 1226 TO ST 1227 TO ST 1228 TO ST 1229 TO ST 1230 TO ST 1231 TO ST 1232 TO ST 1233 TO ST 1234 TO ST 1235 TO ST 1236 TO ST 1237 TO ST 1238 TO ST 1239 TO ST 1240 TO ST 1241 TO ST 1242 TO ST 1243 TO ST 1244 TO ST 1245 TO ST 1246 TO ST 1247 TO ST 1248 TO ST 1249 TO ST 1250 TO ST 1251 TO ST 1252 TO ST 1253 TO ST 1254 TO ST 1255 TO ST 1256 TO ST 1257 TO ST 1258 TO ST 1259 TO ST 1260 TO ST 1261 TO ST 1262 TO ST 1263 TO ST 1264 TO ST 1265 TO ST 1266 TO ST 1267 TO ST 1268 TO ST 1269 TO ST 1270 TO ST 1271 TO ST 1272 TO ST 1273 TO ST 1274 TO ST 1275 TO ST 1276 TO ST 1277 TO ST 1278 TO ST 1279 TO ST 1280 TO ST 1281 TO ST 1282 TO ST 1283 TO ST 1284 TO ST 1285 TO ST 1286 TO ST 1287 TO ST 1288 TO ST 1289 TO ST 1290 TO ST 1291 TO ST 1292 TO ST 1293 TO ST 1294 TO ST 1295 TO ST 1296 TO ST 1297 TO ST 1298 TO ST 1299 TO ST 1300 TO ST 1301 TO ST 1302 TO ST 1303 TO ST 1304 TO ST 1305 TO ST 1306 TO ST 1307 TO ST 1308 TO ST 1309 TO ST 1310 TO ST 1311 TO ST 1312 TO ST 1313 TO ST 1314 TO ST 1315 TO ST 1316 TO ST 1317 TO ST 1318 TO ST 1319 TO ST 1320 TO ST 1321 TO ST 1322 TO ST 1323 TO ST 1324 TO ST 1325 TO ST 1326 TO ST 1327 TO ST 1328 TO ST 1329 TO ST 1330 TO ST 1331 TO ST 1332 TO ST 1333 TO ST 1334 TO ST 1335 TO ST 1336 TO ST 1337 TO ST 1338 TO ST 1339 TO ST 1340 TO ST 1341 TO ST 1342 TO ST 1343 TO ST 1344 TO ST 1345 TO ST 1346 TO ST 1347 TO ST 1348 TO ST 1349 TO ST 1350 TO ST 1351 TO ST 1352 TO ST 1353 TO ST 1354 TO ST 1355 TO ST 1356 TO ST 1357 TO ST 1358 TO ST 1359 TO ST 1360 TO ST 1361 TO ST 1362 TO ST 1363 TO ST 1364 TO ST 1365 TO ST 1366 TO ST 1367 TO ST 1368 TO ST 1369 TO ST 1370 TO ST 1371 TO ST 1372 TO ST 1373 TO ST 1374 TO ST 1375 TO ST 1376 TO ST 1377 TO ST 1378 TO ST 1379 TO ST 1380 TO ST 1381 TO ST 1382 TO ST 1383 TO ST 1384 TO ST 1385 TO ST 1386 TO ST 1387 TO ST 1388 TO ST 1389 TO ST 1390 TO ST 1391 TO ST 1392 TO ST 1393 TO ST 1394 TO ST 1395 TO ST 1396 TO ST 1397 TO ST 1398 TO ST 1399 TO ST 1400 TO ST 1401 TO ST 1402 TO ST 1403 TO ST 1404 TO ST 1405 TO ST 1406 TO ST 1407 TO ST 1408 TO ST 1409 TO ST 1410 TO ST 1411 TO ST 1412 TO ST 1413 TO ST 1414 TO ST 1415 TO ST 1416 TO ST 1417 TO ST 1418 TO ST 1419 TO ST 1420 TO ST 1421 TO ST 1422 TO ST 1423 TO ST 1424 TO ST 1425 TO ST 1426 TO ST 1427 TO ST 1428 TO ST 1429 TO ST 1430 TO ST 1431 TO ST 1432 TO ST 1433 TO ST 1434 TO ST 1435 TO ST 1436 TO ST 1437 TO ST 1438 TO ST 1439 TO ST 1440 TO ST 1441 TO ST 1442 TO ST 1443 TO ST 1444 TO ST 1445 TO ST 1446 TO ST 1447 TO ST 1448 TO ST 1449 TO ST 1450 TO ST 1451 TO ST 1452 TO ST 1453 TO ST 1454 TO ST 1455 TO ST 1456 TO ST 1457 TO ST 1458 TO ST 1459 TO ST 1460 TO ST 1461 TO ST 1462 TO ST 1463 TO ST 1464 TO ST 1465 TO ST 1466 TO ST 1467 TO ST 1468 TO ST 1469 TO ST 1470 TO ST 1471 TO ST 1472 TO ST 1473 TO ST 1474 TO ST 1475 TO ST 1476 TO ST 1477 TO ST 1478 TO ST 1479 TO ST 1480 TO ST 1481 TO ST 1482 TO ST 1483 TO ST 1484 TO ST 1485 TO ST 1486 TO ST 1487 TO ST 1488 TO ST 1489 TO ST 1490 TO ST 1491 TO ST 1492 TO ST 1493 TO ST 1494 TO ST 1495 TO ST 1496 TO ST 1497 TO ST 1498 TO ST 1499 TO ST 1500 TO ST 1501 TO ST 1502 TO ST 1503 TO ST 1504 TO ST 1505 TO ST 1506 TO ST 1507 TO ST 1508 TO ST 1509 TO ST 1510 TO ST 1511 TO ST 1512 TO ST 1513 TO ST 1514 TO ST 1515 TO ST 1516 TO ST 1517 TO ST 1518 TO ST 1519 TO ST 1520 TO ST 1521 TO ST 1522 TO ST 1523 TO ST 1524 TO ST 1525 TO ST 1526 TO ST 1527 TO ST 1528 TO ST 1529 TO ST 1530 TO ST 1531 TO ST 1532 TO ST 1533 TO ST 1534 TO ST 1535 TO ST 1536 TO ST 1537 TO ST 1538 TO ST 1539 TO ST 1540 TO ST 1541 TO ST 1542 TO ST 1543 TO ST 1544 TO ST 1545 TO ST 1546 TO ST 1547 TO ST 1548 TO ST 1549 TO ST 1550 TO ST 1551 TO ST 1552 TO ST 1553 TO ST 1554 TO ST 1555 TO ST 1556 TO ST 1557 TO ST 1558 TO ST 1559 TO ST 1560 TO ST

BOUNDARY SURVEY
LOCATED IN SECTIONS 14 & 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

- LEGEND:
- = FOUND 5/8" STEEL REBAR & CAP MARKED "CHW INC LB 5075"
 - = SET 5/8" STEEL REBAR AND CAP MARKED "CHW INC LB 5075"
 - = CLEANOUT
 - = CONCRETE POWER POLE
 - = CABLE TELEVISION BOX
 - = ELECTRIC BOX
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 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - O.R.B. = OFFICIAL RECORDS BOOK
 - R.W. = RIGHT OF WAY
 - M.E.S. = MITERED END SECTION
 - F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - F.I.R.M. = FLOOD INSURANCE RATE MAP
 - = ASPHALT SURFACE
 - = CONCRETE SURFACE
 - OHW — = OVERHEAD WIRE
 - X — = FENCE (SIZE AND TYPE AS NOTED)



SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF NORTH 01°46'16" EAST FOR THE EAST RIGHT-OF-WAY LINE OF NW 129TH WAY.
- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR 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 POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
- INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR VIA FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER 2019-811, DATED SEPTEMBER 4, 2019. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- PARCEL 1 AND PARCEL 2 ARE CURRENTLY UNDER CONSTRUCTION. INTERIOR IMPROVEMENTS AND BOUNDARY CORNERS WERE NOT LOCATED. BOUNDARY CORNERS WILL BE SET WITHIN 30 DAYS OF CONSTRUCTION COMPLETION.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A SURVEY BY THIS OFFICE WITH A PROJECT NUMBER OF 16-0386, DATED JULY 1, 2016.

DESCRIPTION: (PARCEL 1) (PER FURNISHED TITLE COMMITMENT)

A PARCEL OF LAND SITUATED IN SECTIONS 14 & 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3214, PAGE 1296 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF RACHAEL BOULEVARD, A PUBLIC RIGHT OF WAY AND POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1943.08 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 88°17'42" WEST, 235.32 FEET; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°56'35", AN ARC LENGTH OF 235.46 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 01°10'1" EAST, A DISTANCE OF 227.36 FEET; THENCE NORTH 86°38'56" WEST, A DISTANCE OF 276.02 FEET TO THE EAST RIGHT OF WAY LINE OF NW 129TH WAY, BEING A PUBLIC RIGHT OF WAY; THENCE NORTH 1°46'16" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 204.25 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 35.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 49°17'22" EAST, 51.62 FEET; THENCE NORTHEASTERLY ALONG SAID EAST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 95°02'12", AN ARC LENGTH OF 58.05 FEET TO THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF RACHAEL BOULEVARD; THENCE SOUTH 83°11'32" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 182.66 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1943.08 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 84°06'44" EAST, 48.25 FEET; THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL OF 1°25'22", AN ARC LENGTH OF 48.25 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: (PARCEL 2) (BY SURVEYOR)

A PARCEL OF LAND SITUATED IN SECTIONS 14 & 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3214, PAGE 1296 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF RACHAEL BOULEVARD, A PUBLIC RIGHT OF WAY; THENCE SOUTH 01°36'16" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 213.67 FEET; THENCE SOUTH 88°23'44" WEST, A DISTANCE OF 163.72 FEET; THENCE SOUTH 88°22'30" WEST, A DISTANCE OF 76.85 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4497, PAGE 1852 OF SAID PUBLIC RECORDS; THENCE NORTH 00°11'01" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 227.36 FEET TO THE NORTHEAST CORNER OF SAID LANDS, LYING ON THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF RACHAEL BOULEVARD AND BEING ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1943.08 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 88°17'42" EAST, 235.32 FEET; THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°56'35", AN ARC DISTANCE OF 235.46 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.191 ACRES, MORE OR LESS.

SCHEDULE B-II ITEMS: (PARCEL 2) (PER FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER 2019-811)

ITEM NO. 9: THIS PROPERTY IS SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANT RECORDED IN OFFICIAL RECORDS BOOK 4207, PAGE 1989, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

ITEM NO. 10: THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CO PELAND INDUSTRIAL PARK, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED IN OFFICIAL RECORDS BOOK 2296, PAGE 1957; AS AFFECTED BY AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR COPELAND INDUSTRIAL PARK RECORDED IN OFFICIAL RECORDS BOOK 2410, PAGE 876; AS AFFECTED BY ASSIGNMENT GIVEN IN FAVOR OF OSTEEN BROTHERS, INC., A FLORIDA CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 4232, PAGE 1797; AS AFFECTED BY PARTIAL WAIVER OF DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR COPELAND INDUSTRIAL PARK RECORDED IN OFFICIAL RECORDS BOOK 4234, PAGE 1585; AS AFFECTED BY RELEASE OF LAND FROM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COPELAND INDUSTRIAL PARK RECORDED IN OFFICIAL RECORDS BOOK 4398, PAGE 1796; AS AFFECTED BY SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COPELAND INDUSTRIAL PARK RECORDED IN OFFICIAL RECORDS BOOK 4700, PAGE 1153, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

ITEM NO. 11: THIS PROPERTY IS NOT SUBJECT TO THE UNDIVIDED INTEREST OF WILBUR GENE COPELAND IN OIL AND MINERAL RIGHTS, RESERVED IN DEED RECORDED IN DEED BOOK 259, PAGE 64.

ITEM NO. 12: THIS PROPERTY IS NOT SUBJECT TO THE EASEMENT FOR INGRESS, EGRESS AND DRAINAGE SET FORTH IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1986, PAGE 2681.

ITEM NO. 13: THIS PROPERTY IS NOT SUBJECT TO THE EASEMENT FOR PUBLIC UTILITIES SET FORTH IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2296, PAGE 1975 & 2355, PAGE 2784.

ITEM NO. 14: THIS PROPERTY IS NOT SUBJECT TO THE EASEMENT FOR DRAINAGE AND UTILITIES SET FORTH IN SPECIAL WARRANTY DEED WITH GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2340, PAGE 1962; AS AFFECTED BY FIRST AMENDMENT TO EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3561, PAGE 1401.

ITEM NO. 15: THIS PROPERTY IS SUBJECT TO THE EASEMENT, GRANTED FROM OSTEEN BROTHERS, INC., A FLORIDA CORPORATION TO PETRA HOLDINGS COMPANY, LLC, A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 3230, PAGE 390.

ITEM NO. 16: THIS PROPERTY IS NOT SUBJECT TO THE EASEMENT, GRANTED FROM ADC DEVELOPMENT & INVESTMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND OSTEEN BROTHERS, INC., A FLORIDA CORPORATION TO NANO ADM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 4398, PAGE 1838.

ITEM NO. 17: THIS PROPERTY IS NOT SUBJECT TO THE EASEMENT, GRANTED FROM ADC DEVELOPMENT & INVESTMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND OSTEEN BROTHERS, INC., A FLORIDA CORPORATION TO CITY OF ALACHUA, A MUNICIPALITY WITHIN ALACHUA, RECORDED IN OFFICIAL RECORDS BOOK 4398, PAGE 1849.

ITEM NO. 18: THIS PROPERTY IS NOT SUBJECT TO THE EASEMENT, GRANTED FROM ADC DEVELOPMENT & INVESTMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO CITY OF ALACHUA, FLORIDA, A MUNICIPAL CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 4295, PAGE 1855.

ITEM NO. 19: THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS AND RESTRICTIONS BETWEEN ALACHUA COPELAND PARK INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND ADC DEVELOPMENT & INVESTMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED IN OFFICIAL RECORDS BOOK 4497, PAGE 1655. (SHOWN GRAPHICALLY HEREON)

ITEM NO. 20: THIS PROPERTY IS SUBJECT TO THE EASEMENT, GRANTED FROM ADC DEVELOPMENT & INVESTMENT GROUP, LLC TO CITY OF ALACHUA, A MUNICIPALITY IN ALACHUA COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 4498, PAGE 2223. (SHOWN GRAPHICALLY HEREON)

FLOOD ZONE:

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, EFFECTIVE DATE: JUNE 16, 2006.

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	235.46'	1943.08'	6°56'35"	117.88'	235.32'	S 88°17'42" E
C2	58.05'	35.00'	95°02'12"	38.22'	51.62'	N 49°17'22" E
C3	48.25'	1943.08'	1°25'22"	24.13'	48.25'	S 84°06'44" E

SCHEDULE B-II ITEMS: (PARCEL 1) (PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER NCS-973431-MIA)

ITEM NO. 10: THIS PROPERTY IS NOT SUBJECT TO THE UNDIVIDED INTEREST OF WILBUR GENE COPELAND IN OIL AND MINERAL RIGHTS, RESERVED IN DEED RECORDED IN DEED BOOK 259, PAGE 64.

ITEM NO. 11: THIS PROPERTY IS NOT SUBJECT TO THE EASEMENT FOR INGRESS, EGRESS AND DRAINAGE SET FORTH IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1986, PAGE 2681.

ITEM NO. 12: THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COPELAND INDUSTRIAL PARK, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED IN OFFICIAL RECORDS BOOK 2296, PAGE 1957; AS AFFECTED BY AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR COPELAND INDUSTRIAL PARK RECORDED IN OFFICIAL RECORDS BOOK 2410, PAGE 876; AS AFFECTED BY ASSIGNMENT GIVEN IN FAVOR OF OSTEEN BROTHERS, INC., A FLORIDA CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 4232, PAGE 1797; AS AFFECTED BY PARTIAL WAIVER OF DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR COPELAND INDUSTRIAL PARK RECORDED IN OFFICIAL RECORDS BOOK 4234, PAGE 1585; AS AFFECTED BY RELEASE OF LAND FROM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COPELAND INDUSTRIAL PARK RECORDED IN OFFICIAL RECORDS BOOK 4398, PAGE 1796; AS AFFECTED BY SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COPELAND INDUSTRIAL PARK RECORDED IN OFFICIAL RECORDS BOOK 4700, PAGE 1153, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

ITEM NO. 13: THIS PROPERTY IS NOT SUBJECT TO THE EASEMENT FOR PUBLIC UTILITIES SET FORTH IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2296, PAGE 1975.

ITEM NO. 14: THIS PROPERTY IS NOT SUBJECT TO THE EASEMENT FOR PUBLIC UTILITIES SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2355, PAGE 2784.

ITEM NO. 15: THIS PROPERTY IS NOT SUBJECT TO THE EASEMENT FOR DRAINAGE AND UTILITIES SET FORTH IN SPECIAL WARRANTY DEED WITH GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2340, PAGE 1962; AS AFFECTED BY FIRST AMENDMENT TO EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3561, PAGE 1401.

ITEM NO. 16: THIS PROPERTY IS NOT SUBJECT TO THE EASEMENT, GRANTED FROM CATHEEN H. RODBY TO UNIVERSITY OF FLORIDA FOUNDATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, RECORDED IN OFFICIAL RECORDS BOOK 2410, PAGE 894; AS AFFECTED BY ASSIGNMENT GIVEN IN FAVOR OF OSTEEN BROTHERS, INC., A FLORIDA CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 2410, PAGE 905.

ITEM NO. 17: THIS PROPERTY IS NOT SUBJECT TO THE EASEMENT, GRANTED FROM OSTEEN BROTHERS, INC., A FLORIDA CORPORATION TO PETRA HOLDINGS COMPANY, LLC, A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 3230, PAGE 390.

ITEM NO. 18: THIS PROPERTY IS SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANT RECORDED IN OFFICIAL RECORDS BOOK 4207, PAGE 1989, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

ITEM NO. 19: THIS PROPERTY IS NOT SUBJECT TO THE EASEMENT, GRANTED FROM ADC DEVELOPMENT & INVESTMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO CITY OF ALACHUA, FLORIDA, A MUNICIPAL CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 4295, PAGE 1855.

ITEM NO. 20: THIS PROPERTY IS NOT SUBJECT TO THE EASEMENT, GRANTED FROM ADC DEVELOPMENT & INVESTMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND OSTEEN BROTHERS, INC., A FLORIDA CORPORATION TO NANO ADM, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 4398, PAGE 1838.

ITEM NO. 21: THIS PROPERTY IS NOT SUBJECT TO THE EASEMENT, GRANTED FROM ADC DEVELOPMENT & INVESTMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND OSTEEN BROTHERS, INC., A FLORIDA CORPORATION TO CITY OF ALACHUA, A MUNICIPALITY WITHIN ALACHUA, RECORDED IN OFFICIAL RECORDS BOOK 4398, PAGE 1849.

ITEM NO. 22: THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THE RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS AND RESTRICTIONS BETWEEN ALACHUA COPELAND PARK INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND ADC DEVELOPMENT & INVESTMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED IN OFFICIAL RECORDS BOOK 4497, PAGE 1655. (SHOWN GRAPHICALLY HEREON)

ITEM NO. 23: THIS PROPERTY IS SUBJECT TO THE EASEMENT, GRANTED FROM ADC DEVELOPMENT & INVESTMENT GROUP, LLC TO CITY OF ALACHUA, A MUNICIPALITY IN ALACHUA COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 4498, PAGE 2223. (SHOWN GRAPHICALLY HEREON)

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

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1" = 30'
VERTICAL SCALE
1" = 10'
HORIZONTAL SCALE
0 15 30 60
IF NOT ONE INCH ON THE SHEET, ADJUST SCALES ACCORDINGLY.

CONCEPT COMPANIES, INC.
ALACHUA COPELAND PARK INVESTMENTS
LACERTA THERAPEUTICS
RENASANT BANK

DATE OF MAP: 10/24/2019
REVISION DATE: N/A
PROJECT NUMBER: 16-0386.13.30

DATE OF MAP: 10/24/2019
REVISION DATE: N/A
PROJECT NUMBER: 16-0386.13.30

DATE OF MAP: 10/24/2019
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PROJECT NUMBER: 16-0386.13.30

DATE OF MAP: 10/24/2019
REVISION DATE: N/A
PROJECT NUMBER: 16-0386.13.30

A

B

C

D

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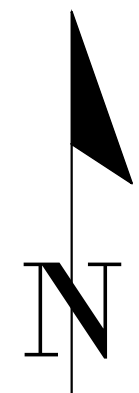
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19. ALL HDPE FITTINGS AND CONNECTORS SHALL BE SOIL TIGHT. SEE SPECIFICATIONS FOR MORE INFORMATION.

3

5. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CITY OF ALACHUA PUBLIC SERVICES OF ANY VEHICULAR OR PEDESTRIAN SAFETY OR EFFICIENCY PROBLEMS INCURRED AS A RESULT OF THE WORK.

00.10



= EX. IMPROVEMENTS TO BE REMOVED

- CONTRACTORS SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING OR BETTER CONDITION.

- CONTRACTORS SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING OR BETTER CONDITION.



SCALE: 1"=30'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING

1" 

IF NOT ONE INCH ON
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:	01/04/17	—	CITY OF ALACHUA
	01/31/17 <th>—</th> <th>CITY OF ALACHUA P&Z</th>	—	CITY OF ALACHUA P&Z
	02/05/17 <th>—</th> <th>CITY OF ALACHUA</th>	—	CITY OF ALACHUA
	03/22/17 <td>100% CONSTRUCTION</td> <td>DOCUMENTS — EXPIRED</td>	100% CONSTRUCTION	DOCUMENTS — EXPIRED
	12/13/17 <th>—</th> <th>CITY OF ALACHUA</th>	—	CITY OF ALACHUA
	01/09/19 <td>100% CONSTRUCTION</td> <td>DOCUMENTS — EXPIRED</td>	100% CONSTRUCTION	DOCUMENTS — EXPIRED
	08/27/20 <th>—</th> <th>CITY OF ALACHUA</th>	—	CITY OF ALACHUA
	09/29/20 <td>100% CONSTRUCTION</td> <td>DOCUMENTS</td>	100% CONSTRUCTION	DOCUMENTS

CLIENT:	CONCEPT DEVELOPMENT, INC.
PROJECT:	COPELAND PARK PHASE I
SHEET TITLE:	DEMOLITION SITE PLAN

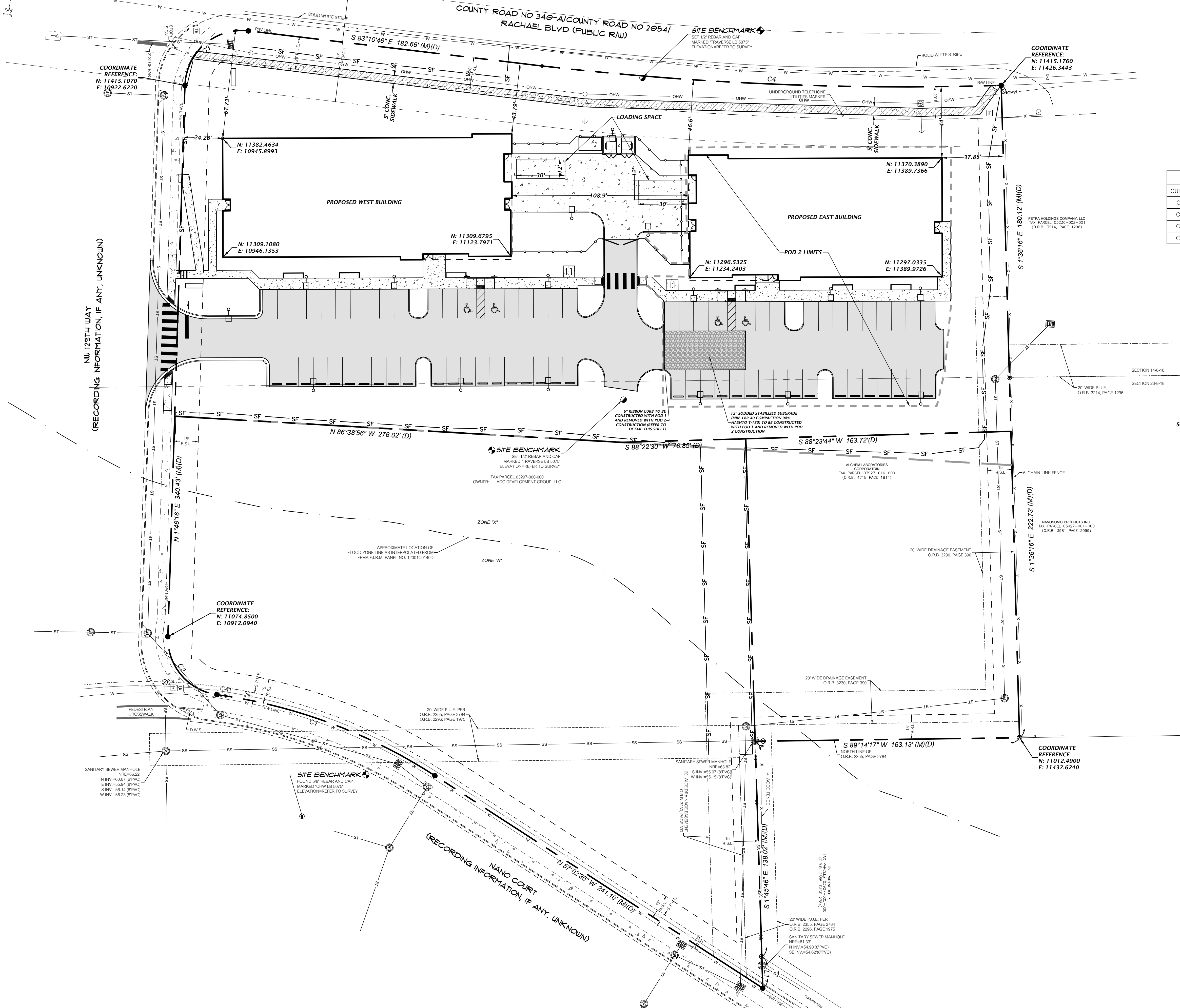
TECHNICIAN:	T.F. COWART
DESIGNER:	R.S. OLNEY, P.E.
QUALITY CONTROL:	D.H. YOUNG, P.E.
PROJECT NUMBER:	16-0386

DANIEL H. YOUNG

FL PE No. 70780

SHEET NO.: C0.30

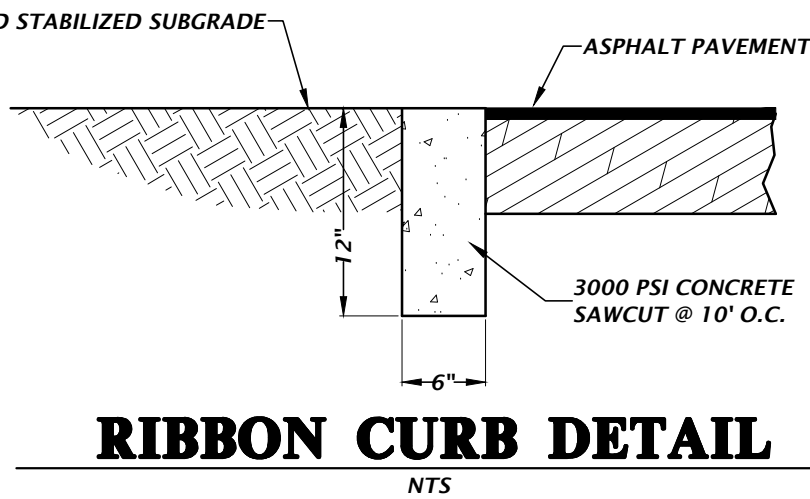
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= SIDEWALK (PEDESTRIAN) EASEMENT

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 1°45'40" E	14.47'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	144.73'	330.00'	25°07'42"	73.55'	143.57'	N 69°36'26" W
C2	51.28'	35.00'	83°56'33"	31.48'	46.81'	N 40°12'00" W
C3	58.05'	35.00'	95°02'12"	38.22'	51.62'	N 49°17'22" E
C4	283.72'	1943.08'	8°21'58"	142.11'	283.47'	S 87°35'01" E



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SCALES
 1"=30'
 PERMANENT SCALE
 BAR SCALE ON
 ORIGINAL DRAWING
 0"=1' NOT TO BE USED ON
 THIS SHEET, ADJUST
 SCALES ACCORDINGLY.

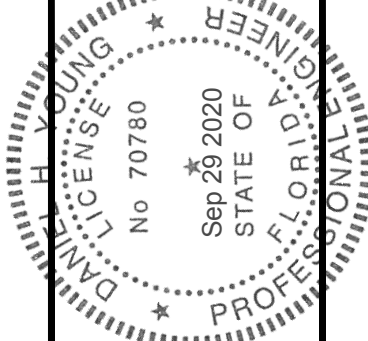
CONSTRUCTION/BBU RELEASES

COMMENTS
 01/04/17 - CITY OF ALACHUA P&Z
 01/31/17 - CITY OF ALACHUA P&Z
 02/05/17 - CITY OF ALACHUA
 03/22/17 100% CONSTRUCTION DOCUMENTS - EXPIRED
 01/09/19 100% CONSTRUCTION DOCUMENTS - EXPIRED
 08/27/20 - CITY OF ALACHUA
 09/29/20 100% CONSTRUCTION DOCUMENTS

CLIENT: CONCEPT DEVELOPMENT, INC.
 PROJECT: COPELAND PARK PHASE I
 SHEET TITLE: MASTER SITE PLAN

DESIGNER: J.F. CSWART
 CHECKER: R.S. OLNEY, P.E.
 QUALITY CONTROL: D.H. YOUNG, P.E.
 PROJECT NUMBER: 16-0386

DANIEL H. YOUNG

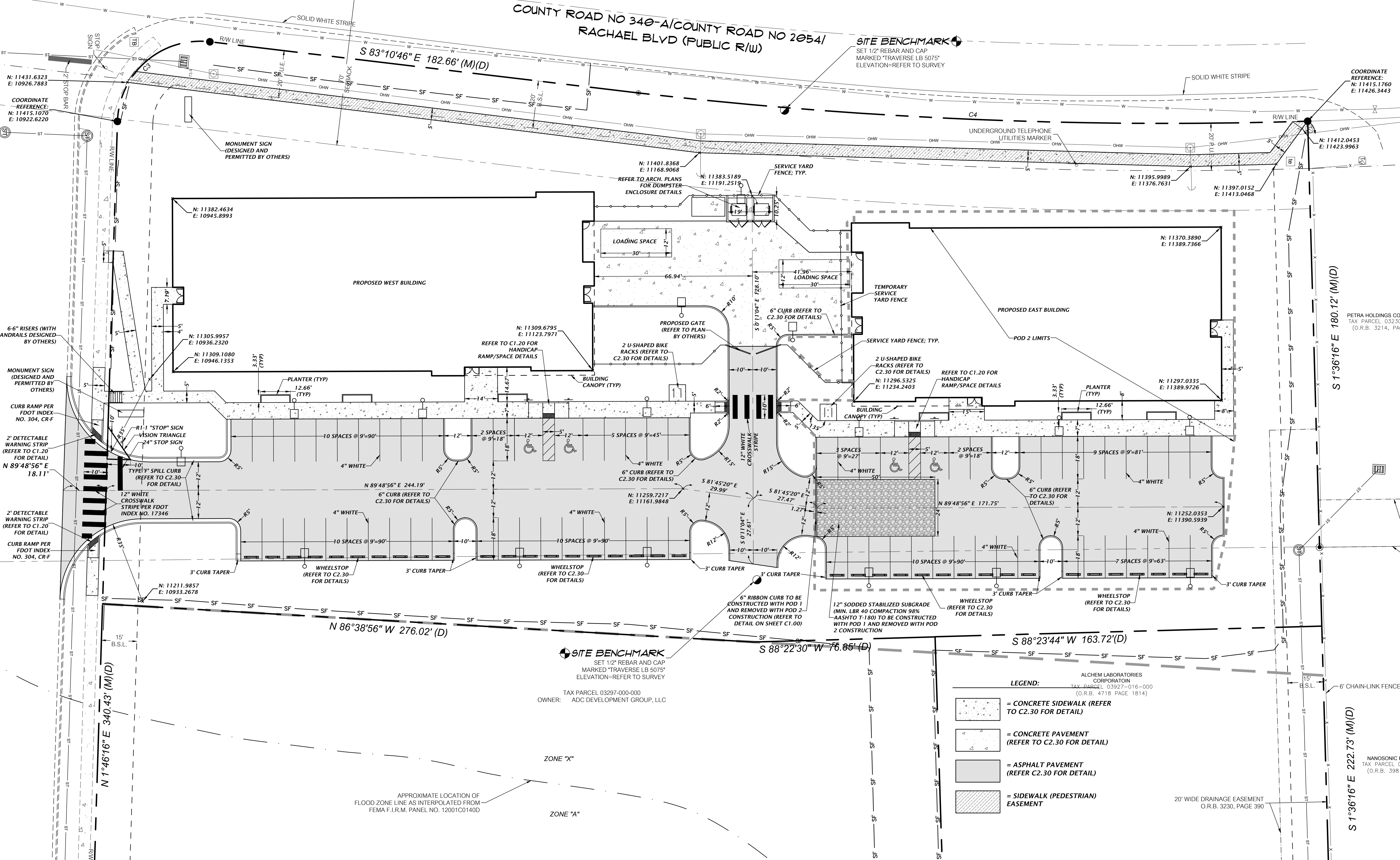


FL PE No. 70780

SHEET NO.: C1.00

File: ThomasC_Plot Date: Sep 25, 2020 10:47am Filename: L:\2018\16-0386\Engineering\DWG\Production Files\16-0386_S9.dwg

NU 129TH WAY
(RECORDING INFORMATION, IF ANY, UNKNOWN)



11901 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA
CA-5075

CHW
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1"=20'
RECORDING SCALE
BASED ON
ORIGINAL DRAWING
0"=1" SCALE
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION RELEASE
PETRA HOLDINGS COMPANY, LLC
TAX PARCEL 03230-002-00
(O.R.B. 3214, PAGE 1296)

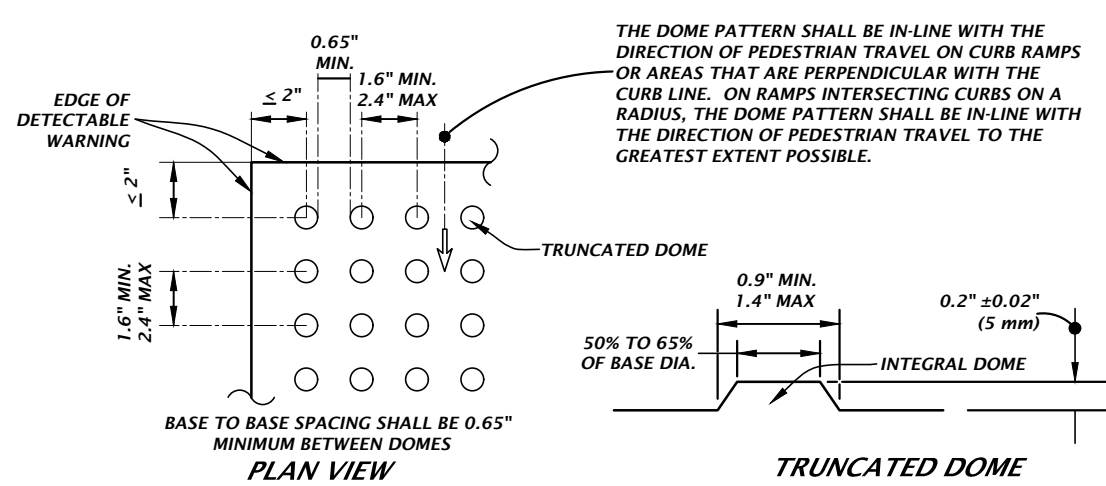
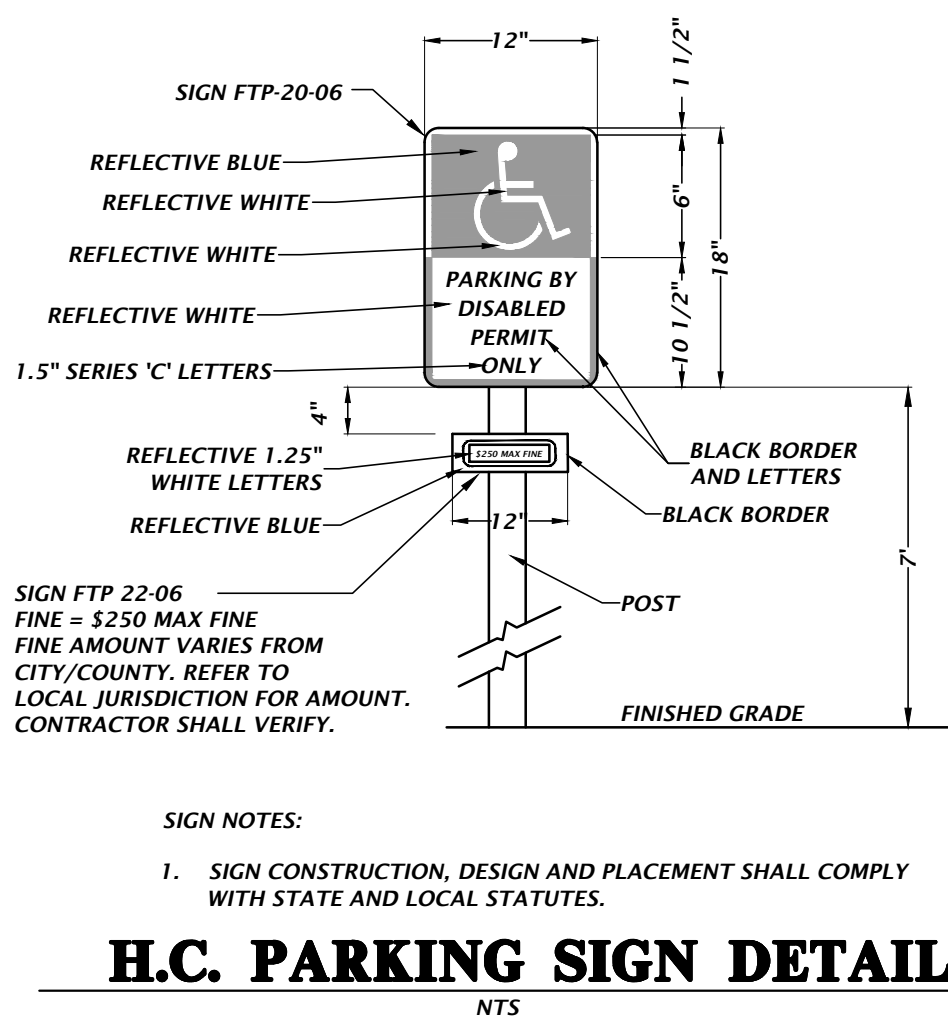
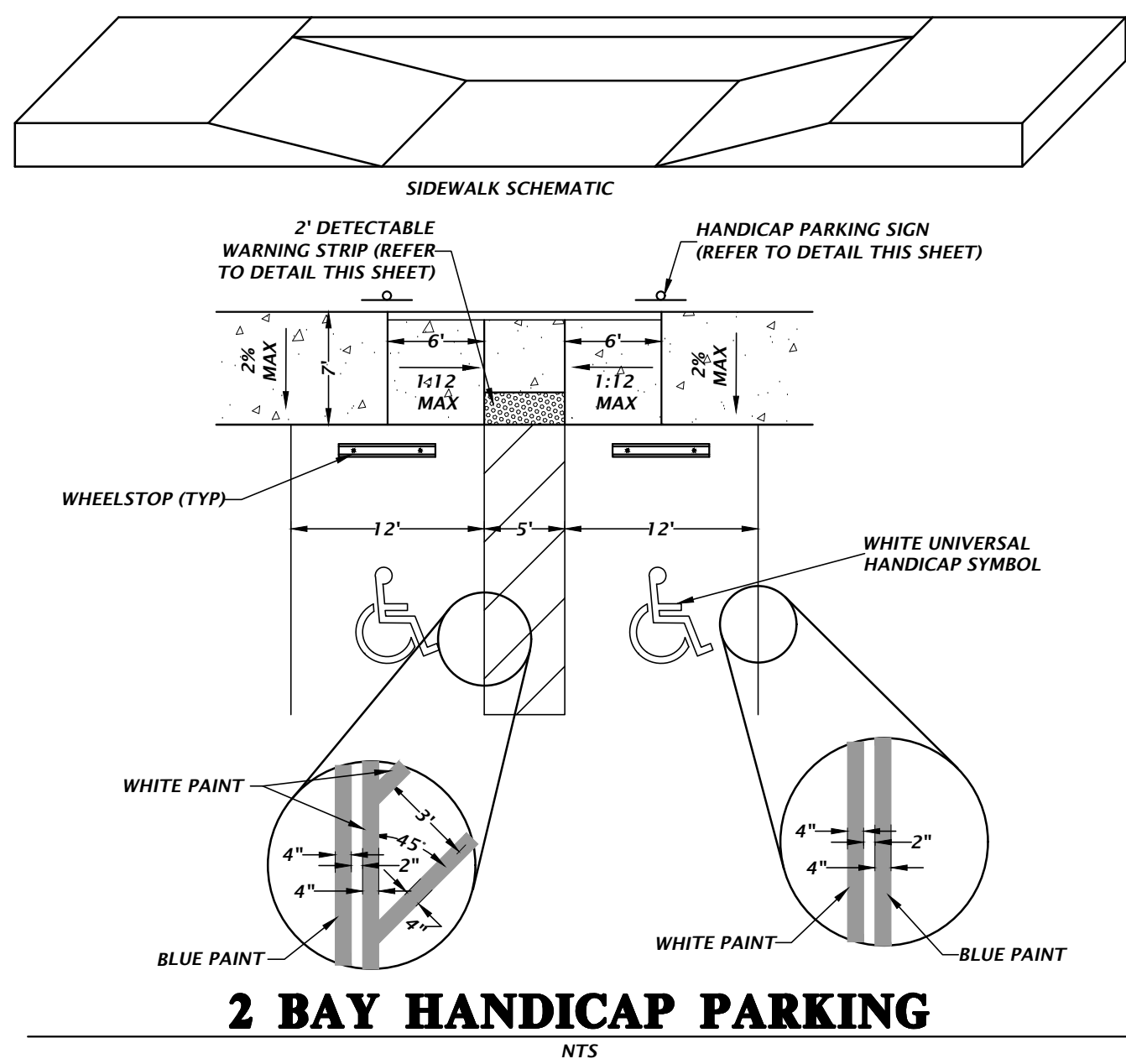
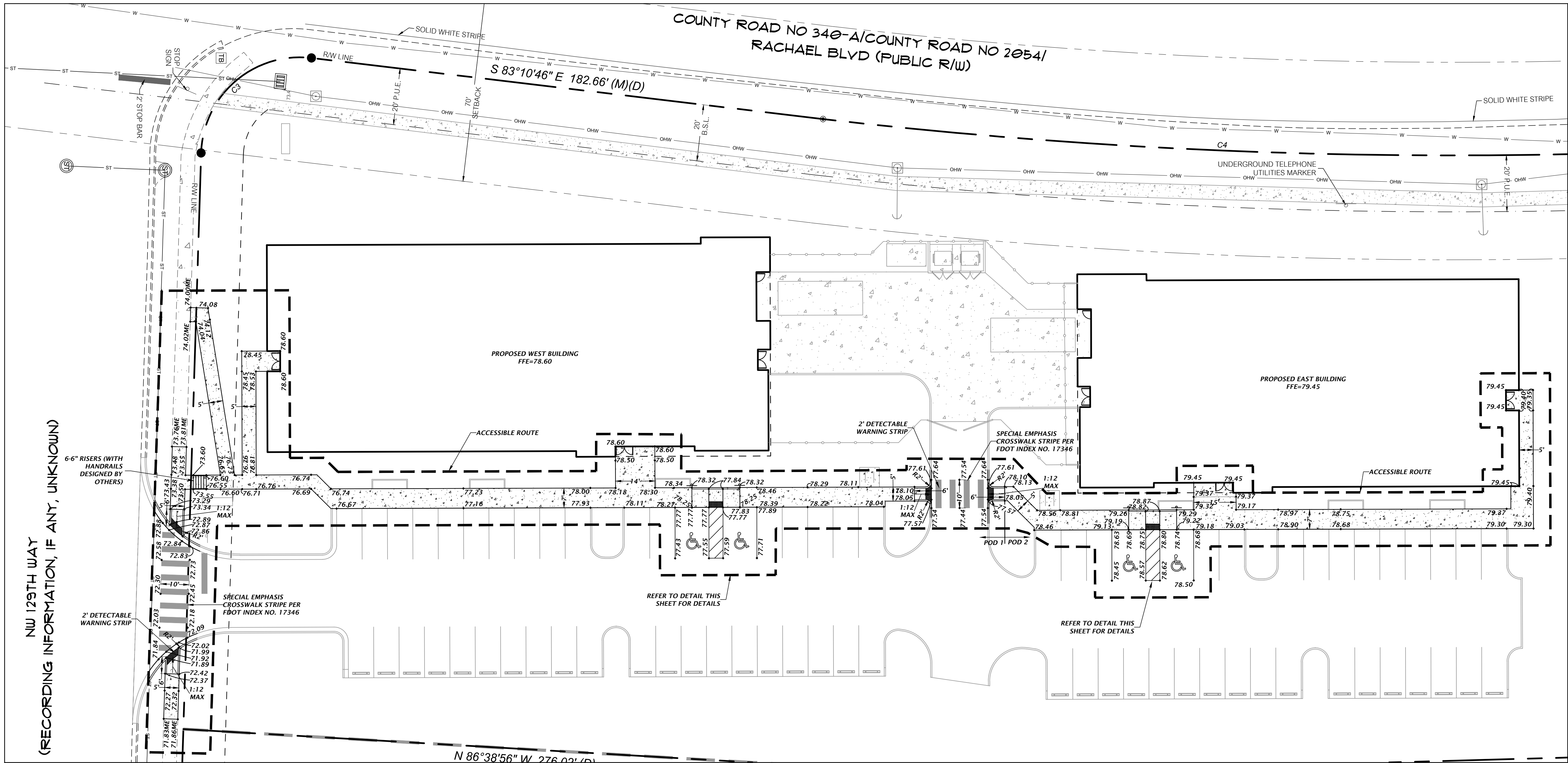
CONTRACTS
01/04/17 - CITY OF ALACHUA
01/31/17 - CITY OF ALACHUA
02/05/17 - CITY OF ALACHUA
03/22/17 100% CONSTRUCTION DOCUMENTS - EXPIRED
01/09/19 100% CONSTRUCTION DOCUMENTS - EXPIRED
08/27/20 - CITY OF ALACHUA
09/29/20 100% CONSTRUCTION DOCUMENTS

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: COPELAND PARK PHASE I
SHEET TITLE: DETAILED HORIZONTAL CONTROL AND SITE PLAN

DESIGNER: J.F. COWART
P.E.
CHECKER: R.S. OLNEY, P.E.
QUALITY CONTROL: D.H. YOUNG, P.E.
PROJECT NUMBER: 16-0386

DANIEL H. YOUNG
No. 70780
SEP 26 2020
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

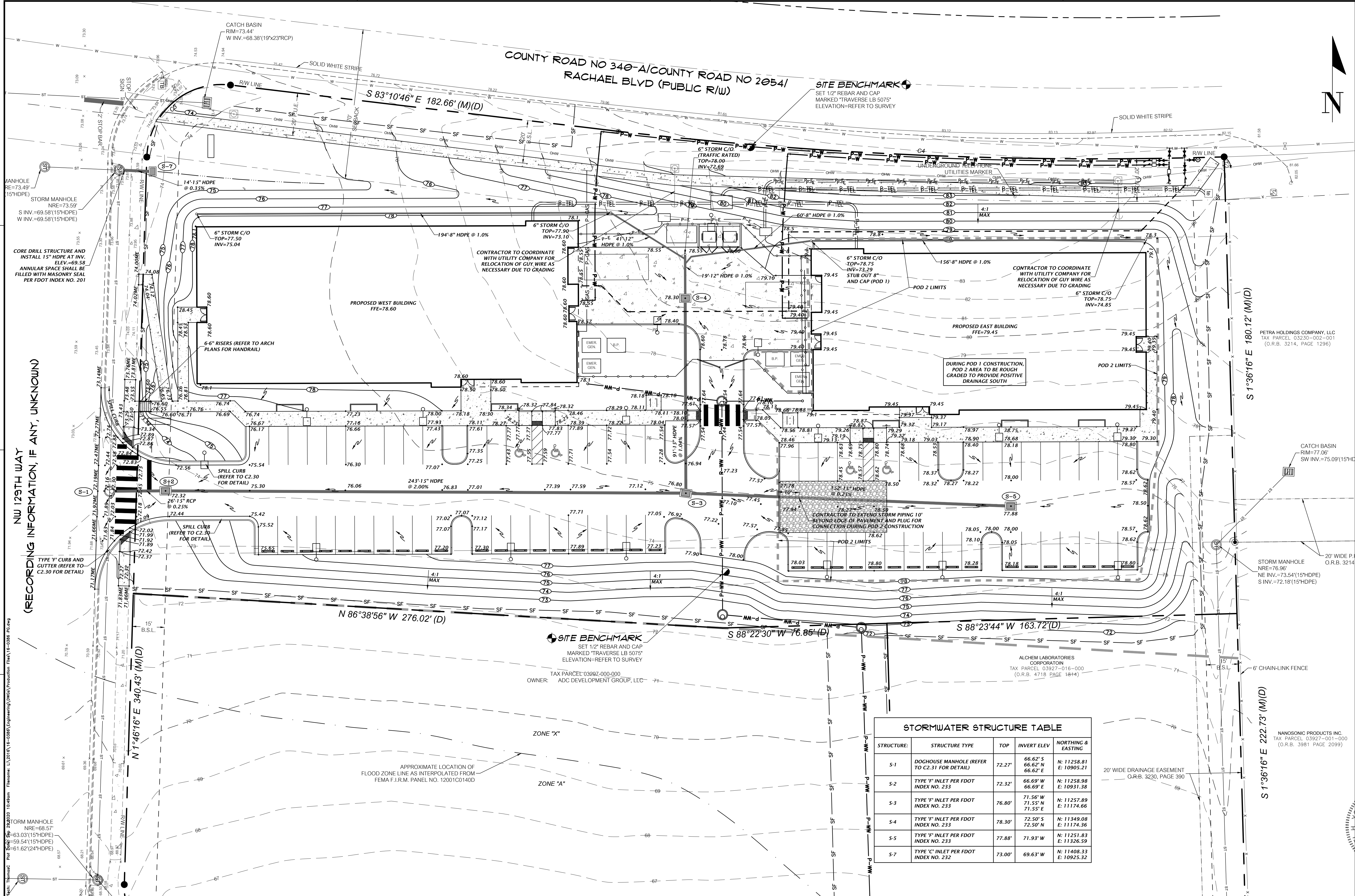
FL PE No. 70780
SHEET NO.:
C1.10



1. PROVIDE DETECTABLE WARNINGS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) SECTION 705-DETECTABLE WARNINGS ON WALKING SURFACES AND THE 2014 FLORIDA BUILDING CODE, ACCESSIBILITY, CHAPTER 7, SECTION 705.
2. RAISED TRUNCATED DOMES SHALL HAVE A BASE DIAMETER FROM 0.9" MIN TO 1.4" MAX, A TOP DIAMETER FROM 50% TO 65% OF BASE DIAMETER, A HEIGHT OF 0.2 INCH (5 mm) NOMINAL, CENTER-TO-CENTER SPACING FROM 1.6" MIN TO 2.4" MAX, AND BASE-TO-BASE SPACING OF 0.65" MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.
3. SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.
4. ALL SIDEWALK CURB RAMP SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES.
5. IF MATS ARE TO BE UTILIZED:
 - A- DETECTABLE WARNING SURFACE SHALL CONSIST OF 3-FT WIDE, SURFACE APPLIED, POLYURETHANE MAT WITH IN-LINE TRUNCATED DOME PATTERN.
 - B- DETECTABLE WARNING SURFACE SHALL BE SECURED BY ADHESIVE AND STAINLESS STEEL ANCHORS.
 - C- ACCEPTABLE PRODUCTS ARE THE SURFACE APPLIED RED MAT MANUFACTURED BY DETECTABLE WARNING SYSTEMS, INC. OR EQUAL LISTED ON THE FDOT QUALIFIED PRODUCTS LIST IN ACCORDANCE WITH SECTION 527-2.4 OF THE FDOT STANDARD SPECIFICATIONS.
 - D- PRIOR TO INSTALLING DETECTABLE WARNING MAT, SCRUB THE SURFACE WITH A WIRE BRISTLE BRUSH. THE EXISTING CONCRETE SURFACE SHALL BE CLEANED OF ANY LOOSE MATERIAL, DUST, OILS, GREASE, AND SEALERS.
 - E- ALL INSTALLATIONS SHALL BE MADE IN ACCORDANCE WITH THE DETECTABLE WARNING MAT MANUFACTURER'S SPECIFICATIONS.
6. IF INTERLOCKING PAVERS ARE TO BE UTILIZED:
 - A- DETECTABLE WARNING SURFACE FOR THE RAMP SHALL CONSIST OF INTERLOCKING 4" X 8" ADA DETECTABLE WARNING SURFACE PAVERS HAVING A MINIMUM DEPTH OF 2". CONCRETE PAVERS ARE TO MEET ASTM C902 CLASS SX TYPE 1; AND BRICK PAVERS ARE TO MEET ASTM C55, GRADE N, SOLID BRICK COLOR TO MEET ADA CONTRAST REQUIREMENTS.
 - B- ALL UNITS SHALL BE SOUND AND FREE OF DEFECTS THAT WOULD INTERFERE WITH THE APPEARANCE OF PROPER PLACEMENT OF THE UNIT OR IMPAIR THE STRENGTH OR LONGEVITY OF THE FINAL STRUCTURE. ANY UNITS THAT ARE STRUCTURALLY DAMAGED DURING THE WORK SHALL BE IMMEDIATELY REMOVED AND REPLACED. THE PAVERS ARE TO BE LAID IN A TWO BY TWO BASKETWEAVE PATTERN, FLUSH WITH THE FINISH GRADE OF THE RAMP SURFACE, AND HAVE GAPS BETWEEN 1/16 AND 1/8 INCH. CUT PAVERS (MASONRY SAW ONLY) SHALL BE NO SMALLER THAN ONE-THIRD OF A WHOLE PAVES.
 - C- MODIFY FORMWORK OR PROVIDE FORMED GROUT IN/ILL BEHIND CURVED DROP CURB SECTIONS TO ENSURE STRAIGHT EDGE RESTRAINT FOR WARNING AREA. MAXIMUM GAP OF 1/8" BETWEEN PAVERS AND EDGE. USE 1/2" RADIUS ALONG CONCRETE EDGES.
 - D- CONCRETE EDGE RESTRAINT FOR WARNING AREA. MAXIMUM GAP OF 1/8" BETWEEN PAVERS AND EDGE. USE 1/2" RADIUS ALONG CONCRETE EDGES.
 - E- WHEN PAVERS ABUT EITHER EARTH/DIRT OR PAVEMENT, A SIX INCH CONCRETE BAND SHALL BE INSTALLED. BAND SHALL BE WITHIN LIMITS OF THE WIDTH OF PROPOSED CONCRETE AND NOT EXTENDED AN ADDITIONAL SIX INCHES.
7. OTHER METHODS/MATERIALS MAY BE USED FOR THE DETECTABLE WARNING STRIP, BUT THEY MUST MEET THE ABOVE CRITERIA.
8. ALL MATERIALS/METHODS TO BE UTILIZED SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER PRIOR TO ORDERING THE MATERIALS/METHODS. FAILURE TO OBTAIN APPROVAL BEFORE ORDERING OR INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.
9. IF FDOT CURB RAMP ARE SPECIFIED, REFER TO THE FDOT INDEX NO. 304 FOR SPECIFICATIONS CONCERNING THE APPLICABLE DETECTABLE WARNING STRIP TO BE USED WITH FDOT SPECIFIED RAMP.

DETECTABLE WARNING DETAIL

NTS



STORMWATER STRUCTURE TABLE				
STRUCTURE	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
S-1	DOCHOUSE MANHOLE (REFER TO C2.31 FOR DETAIL)	72.27'	66.62' S 66.62' N 66.62' E	N: 11258.81 E: 10905.21
S-2	TYPE 'F' INLET PER FDOT INDEX NO. 233	72.32'	66.69' W 66.69' E	N: 11258.98 E: 10931.38
S-3	TYPE 'F' INLET PER FDOT INDEX NO. 233	76.80'	71.56' W 71.55' N 71.55' E	N: 11257.89 E: 11174.66
S-4	TYPE 'F' INLET PER FDOT INDEX NO. 233	78.30'	72.50' S 72.50' N	N: 11349.08 E: 11174.36
S-5	TYPE 'F' INLET PER FDOT INDEX NO. 233	77.88'	71.93' W	N: 11251.83 E: 11326.59
S-7	TYPE 'C' INLET PER FDOT INDEX NO. 232	73.00'	69.63' W	N: 11408.33 E: 10925.32

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Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com

CHW
Professional Engineers

PERMIT SCALE: 1"=20'
AS SHOWN ON ORIGINAL DRAWING
0" MAXIMUM DISTANCE FROM THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/REVISIONS

DATE: 01/04/17
BY: J. COWART
REVISION: 1
DESCRIPTION: CITY OF ALACHUA P&Z 01/31/17 - CITY OF ALACHUA 02/05/17 - CITY OF ALACHUA 03/22/17 100% CONSTRUCTION DOCUMENTS - EXPIRED 01/09/19 100% CONSTRUCTION DOCUMENTS - EXPIRED 08/27/20 - CITY OF ALACHUA 09/29/20 100% CONSTRUCTION DOCUMENTS

CLIENT: CONCEPT DEVELOPMENT, INC.

DESIGNER: J.F. COWART

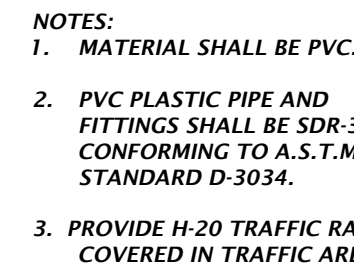
PROJECT: COPELAND PARK PHASE I

SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

PROJECT NUMBER: 16-0386

NANOSONIC PRODUCTS INC.
TAX PARCEL: 03927-001-000
(O.R.B. 3981 PAGE 2099)

FL PE No. 70780
SHEET NO. C2.10



NTS



TYPE 'F' CONCRETE CURB AND GUTTER DETAIL



NTS



NTS



DETAIL No. 240 - 3/4" TO 2" BACKFLOW PREVENTER

NTS



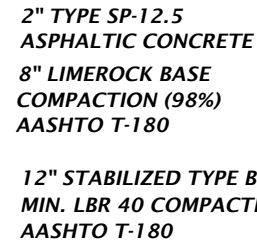
NTS



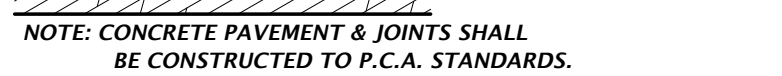
CONCRETE SPILL CURB DETAIL



NTS



NTS

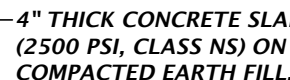


NTS



NOTES:

- CONSTRUCTION JOINTS.**



—4" THICK CONCRETE SLAB
(2500 PSI, CLASS NS) ON CLEAN
COMPACTED EARTH FILL.

NTS

NTS



NTS

B

C

D

SCALE:	N/A	VERIFIED BAR IS CORRECT ORIGINAL	IF NOT CORRECT THIS SHEET SCALES FROM
--------	-----	--	---

CONSTRUCTION/BID REVISIONS:

COMMITTEES	DATE	STATUS
01/04/17	CITY OF ALACHUA	
01/31/17	CITY OF ALACHUA P&Z	
02/02/05/17	CITY OF ALACHUA	
03/22/17	100% CONSTRUCTION DOCUMENTS - EXPIRED	
02/12/13/17	CITY OF ALACHUA	
01/09/19	100% CONSTRUCTION DOCUMENTS - EXPIRED	
08/27/27/20	CITY OF ALACHUA	
09/29/20	100% CONSTRUCTION DOCUMENTS	

CLIENT:	CONCEPT DEVELOPMENT, INC.
PROJECT:	COPELAND PARK PHASE I
SHEET TITLE:	CONSTRUCTION DETAILS

TECHNICIAN:	T.F. COWART
DESIGNER:	R.S. OLNEY, P.E.
QUALITY CONTROL:	D.H. YOUNG, P.E.
PROJECT NUMBER:	16-0386

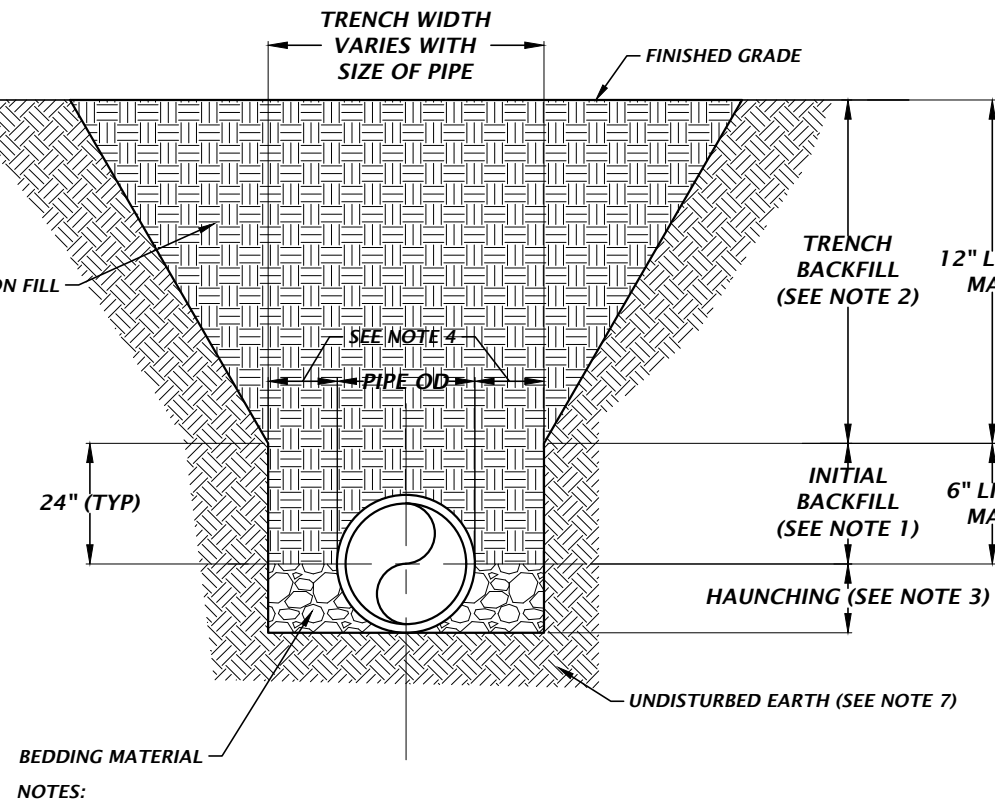
DANIEL H. YOUNG

FL PE No. 70780

SHEET NO.: C2.30

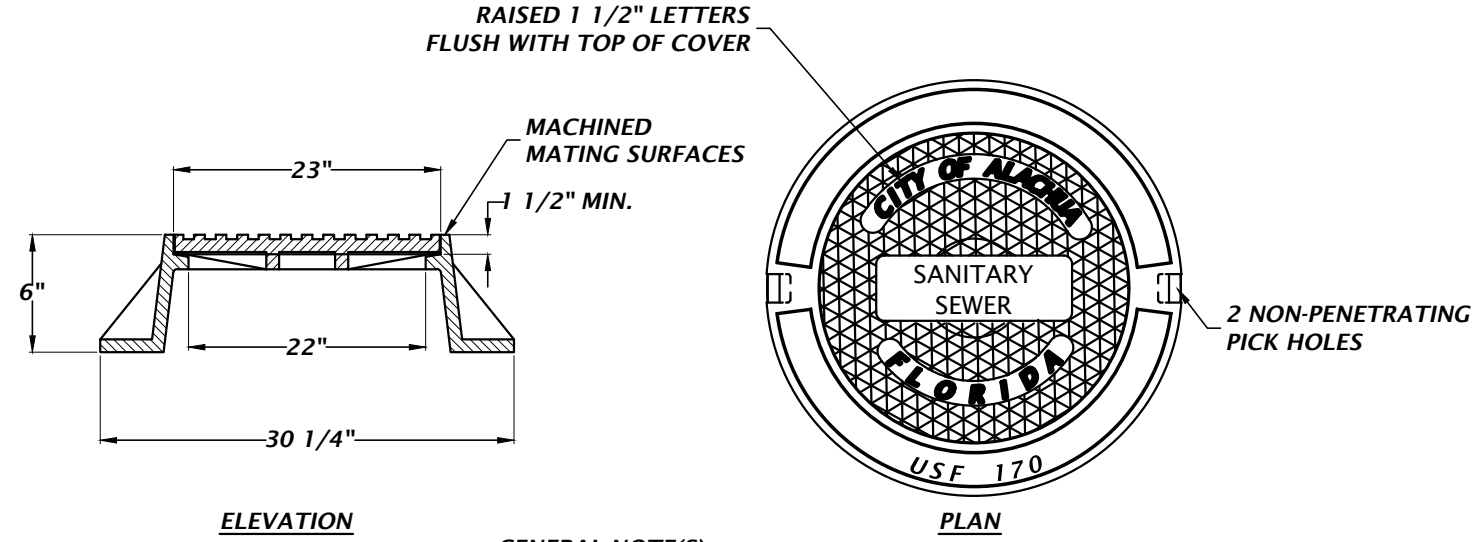
File Name: L:\2018\16-0388\Engineering\DWG\Production\16-0388_01.dwg
Title: Domestic
Plot Date: Sep 29, 2020 05:50am

DETAIL No. 420 - BEDDING AND TRENCHING DETAIL
NTS



- NOTES:**
1. 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" LIFTS AND THE SOIL CONSOLIDATED WITH A HAND OPERATED TAMPING MACHINE (OR AS REQUIRED BY CITY, COUNTY, OR STATE INSPECTORS).
 2. TRENCH 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.
 3. TYPE A BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
 4. 15" MAX (12" MIN) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
 5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
 6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
 7. 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.
 8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

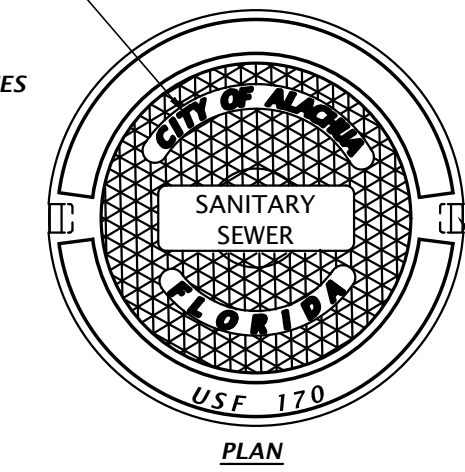
212 STANDARD SEWER MANHOLE FRAME AND COVER
NTS



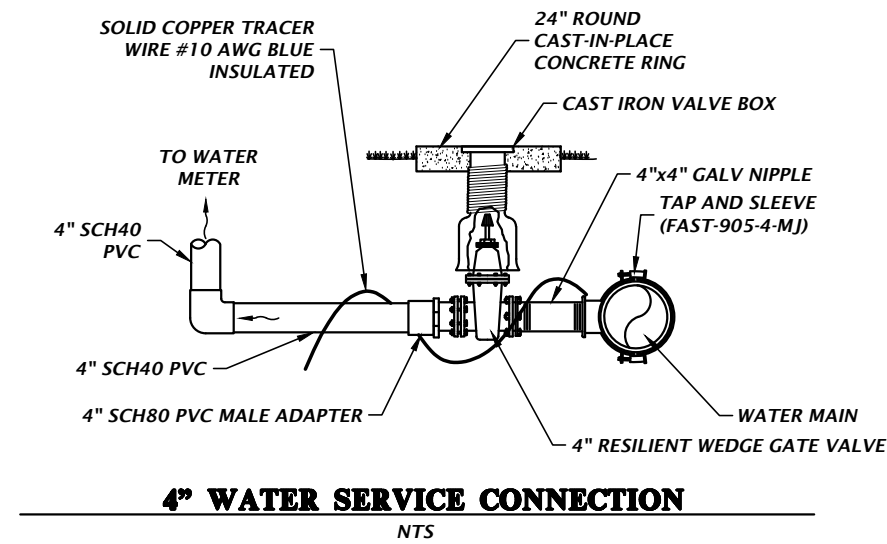
- GENERAL NOTE(S):**
1. USF 170 RING AND CE COVER
 2. LOAD CLASSIFICATION: HEAVY DUTY
 3. MATERIAL: GRAY CAST IRON, ASTM A48 CLASS 35B
 4. PAINT TOP AS PER 307

- PAINT SYSTEM NO. 5**
SURFACE PREPARATION - PRESSURE WASH SURFACE TO BE PAINTED
OPTIMAL APPLICATION CONDITIONS
AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.
HUMIDITY BELOW 60 PERCENT
IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER
APPLY (SPRAY) FIRST COAT
APPLY (SPRAY) SECOND COAT EITHER WITHIN TWO HOURS OR MORE THAN 48 HOURS AFTER APPLYING FIRST COAT.
PRODUCT
KRYLON SPAY PAINT
FUSION ALL-IN-ONE
PAINT PLUS PRIMER
COLORS
POTABLE WATER - GLOSS PATRIOTIC BLUE
WASTEWATER - GLOSSY SPRING GRASS
RECLAIMED - GLOSSY ICY GRAPE

307 PAINT SYSTEM NO. 5
NTS

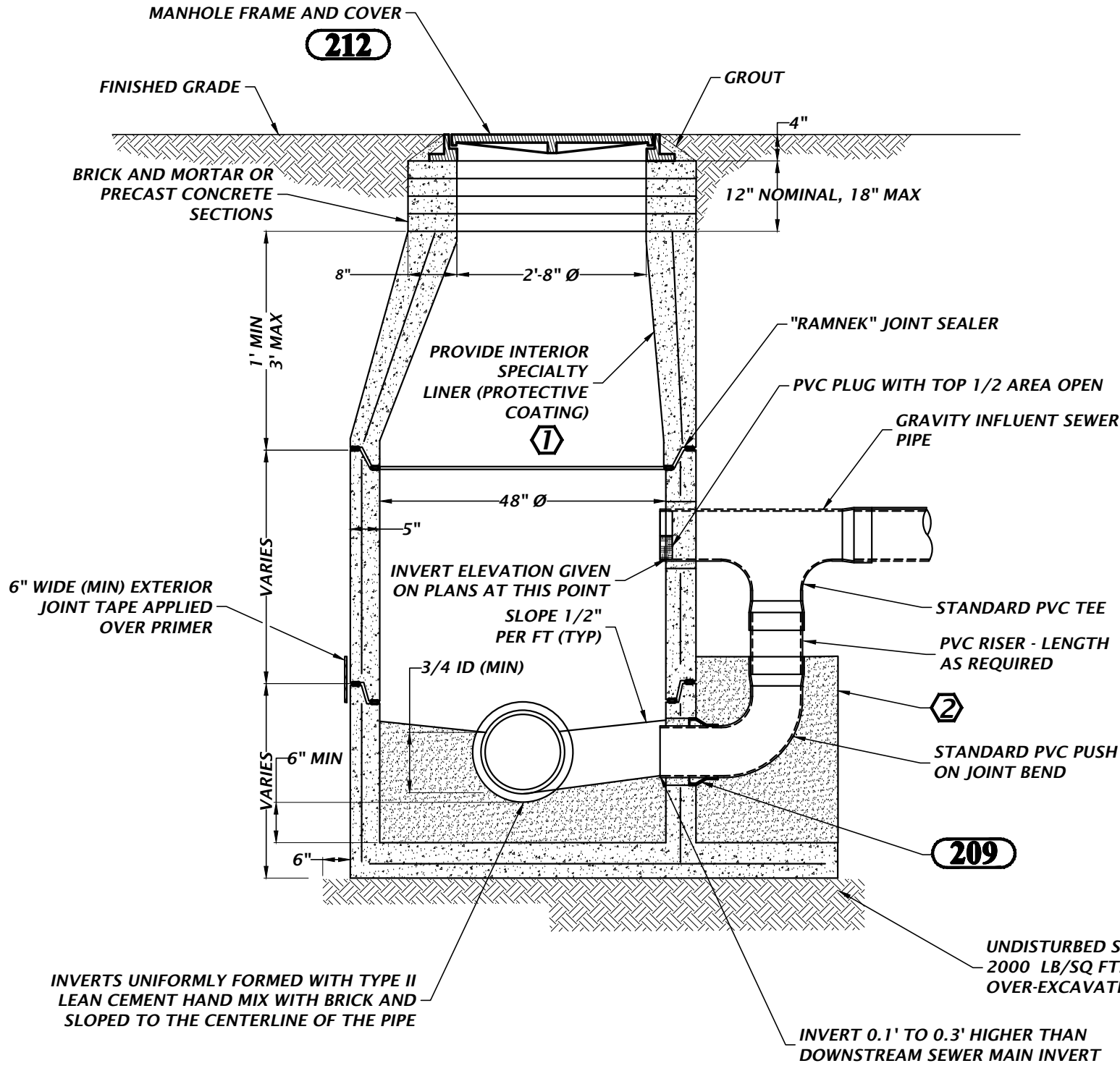


218 STANDARD DOGHOUSE MANHOLE CONSTRUCTION, TYPE 1
NTS

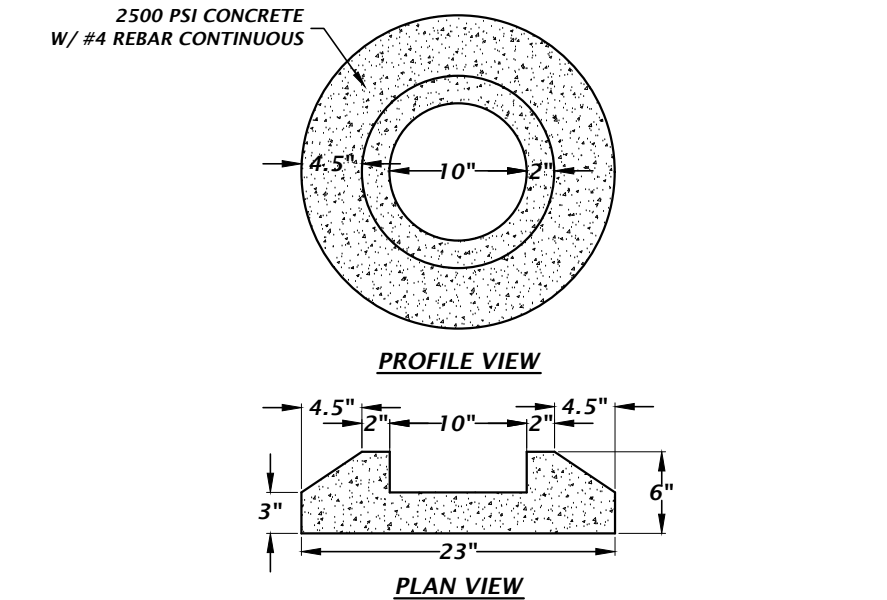


- GENERAL NOTE(S):**
1. USE THIS DETAIL FOR WASTEWATER WITH LIMITED AMOUNT OF HYDROGEN SULFIDE.
 2. EXISTING PIPE DOES NOT PASS THROUGH MANHOLE. CUT AT EACH WALL.
- KEYED NOTE(S):**
- 1 PROVIDE AGRU SURE-GRIP YELLOW 3.0 MM THICK LINER. INSTALL AS PER LATEST VERSION OF CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL.
 - 2 IF NECESSARY, INCREASE SIZE OF DOG HOUSE OPENING TO ACCOMMODATE PIPE SIZE. FILL-IN WITH BRICK/MORTAR MIXTURE.

215 STANDARD MANHOLE DROP
NTS

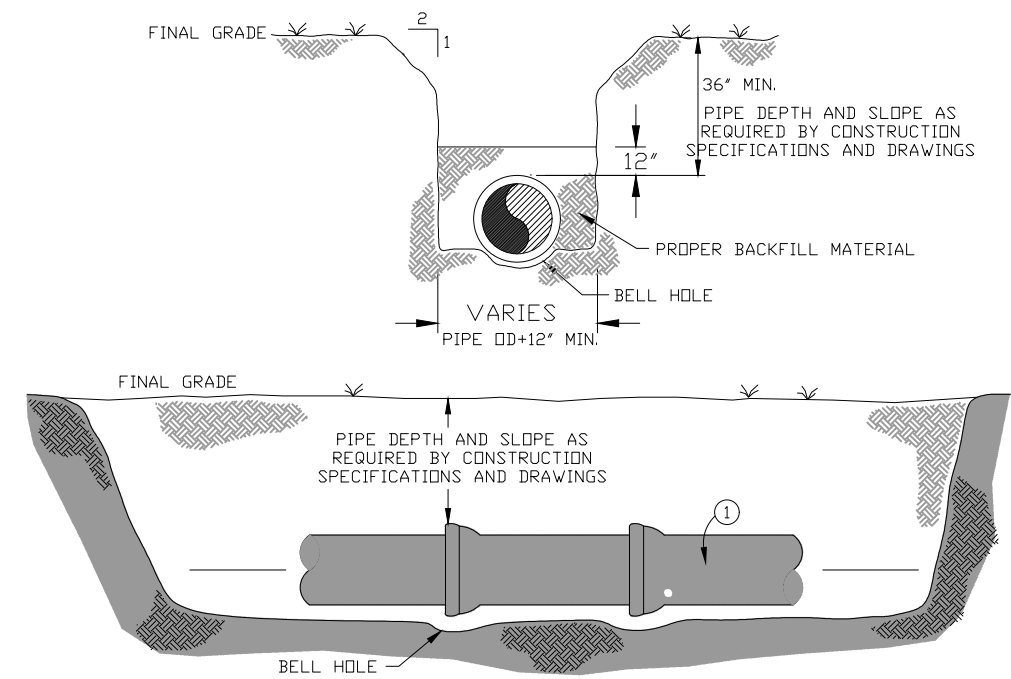


- GENERAL NOTE(S):**
1. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITIONS OF A.S.T.M. C-478-73 WITH 4000 LB. CONC., TYPE II CEMENT. ALL LIFTING HOLES AND OUTSIDE INSERTS SHALL BE FILLED WITH NON-SHRINK GROUT AND SEALED WITH "REMNEK" SEALER.
 2. THE INTERIOR AND EXTERIOR OF MANHOLE AND THE INTERIOR OF THE ADJUSTMENT RINGS SHALL BE JOINED AND SEALED WITH "RAMNEK" SEALER.
 3. TYPE "D" MANHOLE SHALL BE USED FOR 12" OR LARGER INFLUENT PIPES W/ 2" OR GREATER INFLUENT DROP.
 4. ALL M/H JOINTS BELOW THE TOP CONE SECTION SHALL INCLUDE A 6" WIDE (MIN) EXTERIOR JOINT TAPE (W/PRIMER). TAPE ON THE CONE SECTION IS OPTIONAL.
 5. PRECAST BASE SECTIONS WITH A BOTTOM SHALL BE INSTALLED ON UNDISTURBED EARTH. BEDDING IS REQUIRED WHEN THE SOIL CONDITIONS ARE WET OR WHEN THE SOIL IS UNSUITABLE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. 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.
- KEYED NOTE(S):**
- 1 UNLESS OTHERWISE NOTED OR SHOWN, FOR NEW MANHOLES, PROVIDE AGRU SURE-GRIP YELLOW 3.0 MM THICK LINER. FOR EXISTING MANHOLES, PROVIDE RAVEN 405 EPOXY COATING. FURNISH AND INSTALL THESE PRODUCTS AS PER LATEST VERSION OF CITY OF ALACHUA, PUBLIC SERVICES, REQUIREMENTS FOR DESIGN AND CONSTRUCTION.
 - 2 THIS CONCRETE BOX INCLUDES PIPING INTEGRALLY CAST AT THE FACTORY.



DETAIL No. 370 - PRECAST CONCRETE CLEANOUT RING
(FOR WASTEWATER CLEANOUTS AND VALVE BOXES)
NTS

JOINT ARRANGEMENT AND SEALANT
NTS



MATERIALS	
ITEM	DESCRIPTION
1	GRAVITY SEWER MAIN PIPE

- NOTES:**
1. GRAVITY MAIN PIPE SHALL BE INSTALLED AT THE LINE AND GRADE.
 2. PIPE MATERIAL SHALL CONFORM TO V-W-2.0.

WASTEWATER GRAVITY MAIN CONSTRUCTION
NTS



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

CHW
Professional Consultants

SCALE: N/A
PERMANENT SCALE ON ORIGINAL DRAWING
0 = 1" = 10' (VERTICAL)
1" = 10' (HORIZONTAL)
THIS SHEET SHALL BE ADJUSTED TO THE SCALE OF THE DRAWING.
SCALES ACCORDINGLY.

CONSTRUCTION/BDI REVISIONS

REVISIONS
01/04/17 - CITY OF ALACHUA P&Z
01/31/17 - CITY OF ALACHUA P&Z
02/05/17 - CITY OF ALACHUA P&Z
03/22/17 100% CONSTRUCTION DOCUMENTS - EXPIRED
01/09/19 100% CONSTRUCTION DOCUMENTS - EXPIRED
08/27/20 - CITY OF ALACHUA P&Z
09/29/20 100% CONSTRUCTION DOCUMENTS

CLIENT: CONCEPT DEVELOPMENT, INC.
DESIGNER: J.F. COWART
PROJECT: COPELAND PARK PHASE I
SHEET TITLE: CONSTRUCTION DETAILS

DATE: 09/29/20
BY: D.H. YOUNG, P.E.
CHECKED: R.S. OLNEY, P.E.
PROJECT NO: 70780
SHEET NO: 16-0388

FL PE No. 70780
SHEET NO: 16-0388

C2.31

**ALACHUA, FLORIDA**

**NOT FOR
CONSTRUCTION**

CONSULTANTS

[illegible]

DATE ISSUED: 10/31/16

REVIEWED BY: MPV

DRAWN BY: **ALM**

DESIGNED BY: RSC

501-0139-000

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SHEET TITLE

FLOOR PLAN

SHEET NUMBER

A-101

SITE SUBMITTAL





ALACHUA, FLORIDA

**NOT FOR
CONSTRUCTION**

CONSULTANTS

[illegible]

DATE ISSUED: 10/31/16

REVIEWED BY: MPV

DRAWN BY: **ALM**

DESIGNED BY: RSC

501-0139-000
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SHEET TITLE

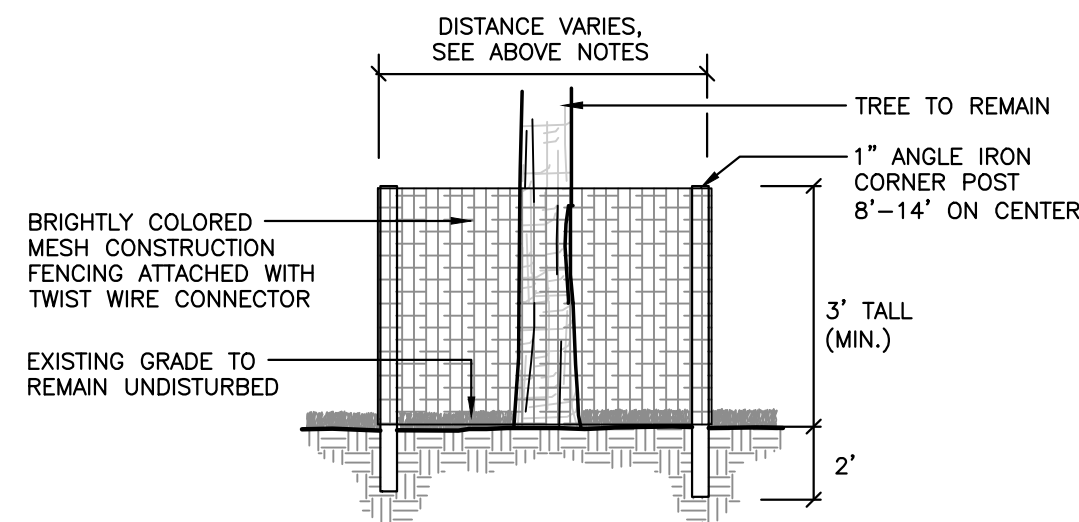
FLOOR PLAN

SHEET NUMBER

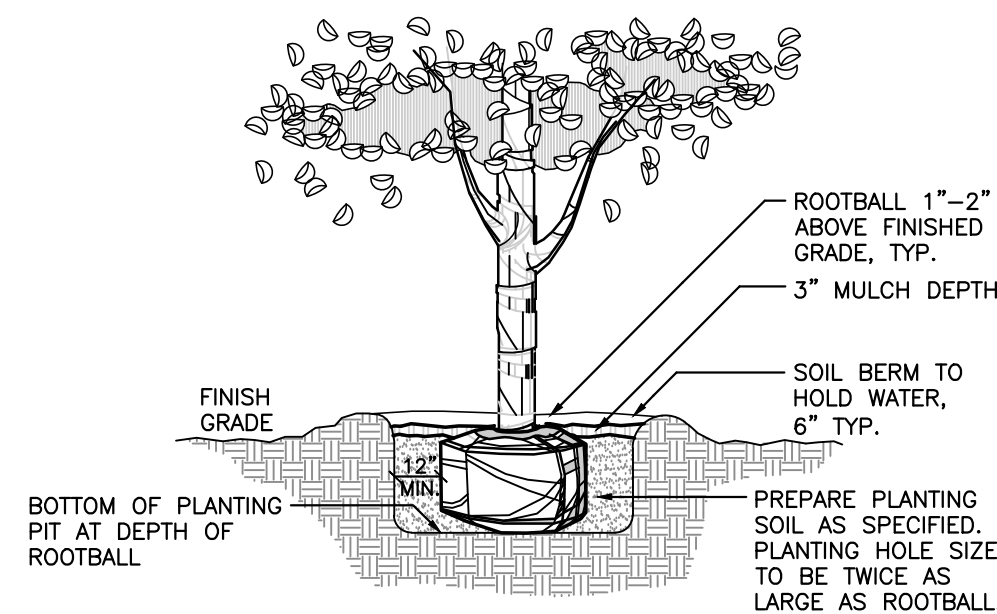
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SITE SUBMITTAL

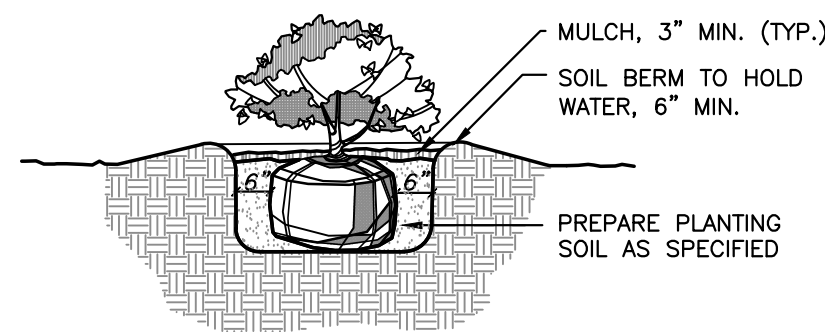




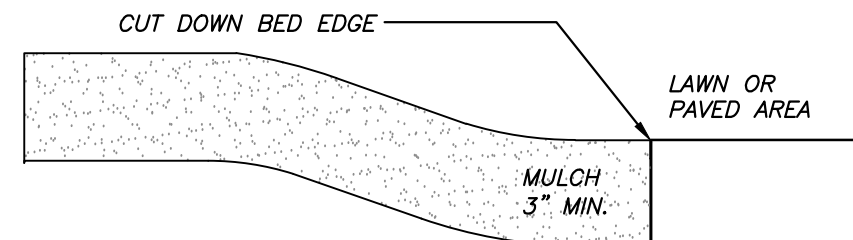
1 TREE PROTECTION DETAIL
SCALE: N.T.S.



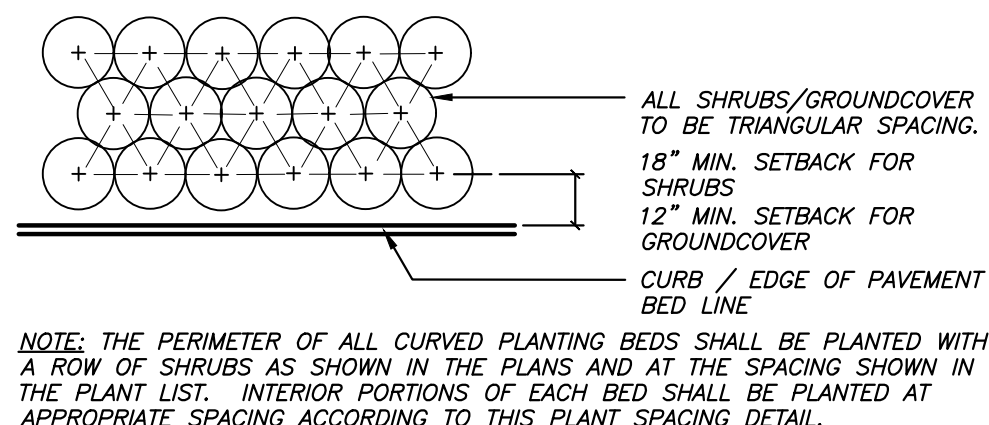
2 TREE PLANTING DETAIL
SCALE: N.T.S.



3 SHRUB PLANTING DETAIL
N.T.S.



4 MULCH DETAIL
N.T.S.



5 PLANT SPACING DETAIL
N.T.S.

PERIMETER BUFFER LANDSCAPE REQUIREMENTS [Section 6.2.2(D)(3)]

LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
EASTERN PERIMETER	214 L.F. BUFFER TYPE 'B'	OPTION 2 (1) CANOPY TREE / 60 LIN. FT. + CONTINUOUS HEDGE	4 PROPOSED CANOPY TREES + CONTINUOUS HEDGE
WESTERN PERIMETER	262 L.F. BUFFER TYPE 'B'	OPTION 2 (1) CANOPY TREE / 60 LIN. FT. + CONTINUOUS HEDGE	5 PROPOSED CANOPY TREES + CONTINUOUS HEDGE
SOUTHERN PERIMETER	517 L.F. BUFFER TYPE 'B'	OPTION 2 (1) CANOPY TREE / 60 LIN. FT. + CONTINUOUS HEDGE	9 PROPOSED CANOPY TREES + CONTINUOUS HEDGE

30% LANDSCAPED AREA REQUIREMENT

Per City of Alachua Comprehensive Plan Future Land Use Element, Objective 2.4, Policy 2.4.a

POD 1	TOTAL SITE AREA.....	63,373 S.F.
	TOTAL PROPOSED LANDSCAPED AREA.....	23,194 S.F.
	LANDSCAPED AREA % OF TOTAL SITE AREA.....	37% (MIN. 30%)
POD 2	TOTAL SITE AREA.....	51,941 S.F.
	TOTAL PROPOSED LANDSCAPED AREA.....	20,199 S.F.
	LANDSCAPED AREA % OF TOTAL SITE AREA.....	39% (MIN. 30%)

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
IAE	5	ILEX X ATTENUATA 'EAST PALATKA'	EAST PALATKA HOLLY	8" HT., MIN.
INS	20	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	1.5" CAL., MIN.
LIM	5	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	1.5" CAL., MIN.
LT	23	LIRIODENDRON TULIPIFERA	TULIP TREE	8" HT., MIN.
MG	18	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	DD BLANCHARD MAGNOLIA	8" HT., MIN.
PM	10	PODOCARPUS MACROPHYLLUS	PODOCARPUS	1.5" CAL., MIN.
QA	3	QUERCUS AUSTRINA	BLUFF OAK	8" HT., MIN.
QVP	10	QUERCUS VIRGINIANA 'PARK SIDE'	PARK SIDE LIVE OAK	8" HT., MIN.
TD	31	TAXODIUM DISTICHUM	BALD CYPRESS	8" HT., MIN.
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
SP	8	SABAL PALMETTO	CABBAGE PALM	12' C.T., 12" MIN. DBH
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
BX	169	BUXUS MICROPHYLLA	BOXWOOD	3 GAL, 18" HT, 9" SPR
DV	32	DIETES VEGETA	AFRICAN IRIS	3 GAL, FULL
IDB	333	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	3 GAL, 24" HT, 16" SPR
PD	348	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PODOCARPUS	3 GAL, FULL
RI	29	RHAPHIOLEPIS INDICA 'ELEANOR TABER'	INDIAN HAWTHORN 'ELEANOR TABER'	3 GAL., 24" HT. X 12" SPR.
VOS	84	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLER'S DELIGHT VIBURNUM	3 GAL., 16" HT. X 12" SPR.
VS	31	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3 GAL., 18" HT., 18"SPR.
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	SIZE
SOD		PASPALLUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD

GENERAL NOTES

ALL ASPHALT, LIMEROCK, AND CONSTRUCTION DEBRIS TO BE REMOVED FROM PLANTING BEDS AND AREAS TO BE SODDED PRIOR TO LANDSCAPE INSTALLATION. 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) SANDY LOAM WITH pH 5.5-6.5.

CANOPY TREES SHALL BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT AND ORNAMENTAL OR UNDERSTORY TREES SHALL HAVE A MINIMUM CALIPER OF ONE AND A HALF (1.5) INCHES, UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT.

ALL TREES TO BE PLANTED 1"-2" ABOVE FINISHED GRADE.

ALL LANDSCAPED AREAS TO BE MULCHED WITH 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS.

LEADER SHOOTS AND MAIN STRUCTURAL LIMBS OF TREES WILL NOT BE TOPPED OR PRUNED. TREES TO BE STAKED AS NEEDED, GUYLINES TO BE NON-SYNTHETIC BIODEGRADABLE MATERIAL.

OWNER SHALL BE RESPONSIBLE FOR (1) THE SURVIVAL OF THE LANDSCAPING ELEMENTS AND (2) REMOVAL OF ALL STAKING SYSTEMS WITHIN ONE YEAR. TREES WILL BE STAKED ONLY IF NECESSARY, AND IF STAKED, BIODEGRADABLE TWINE WILL BE USED.

GRASSING
ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH NOXIOUS WEED AND TROPICAL SODA APPLE FREE SOD OR 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 GRADES AND STANDARDS FOR NURSERY PLANTS PUBLISHED BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.

10% OPEN SPACE REQUIREMENT

CITY OF ALACHUA LDR SECTION 6.7.3 (A) STATES THAT THE MINIMUM OPEN SPACE SET ASIDE SHALL BE 10% OF THE DEVELOPMENT SITE. SEE CIVIL PLANS FOR OPEN SPACE CALCULATIONS.

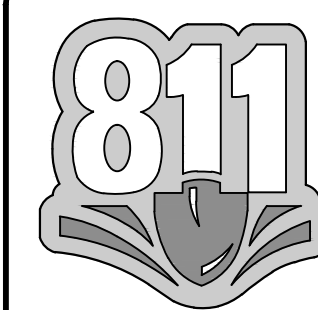
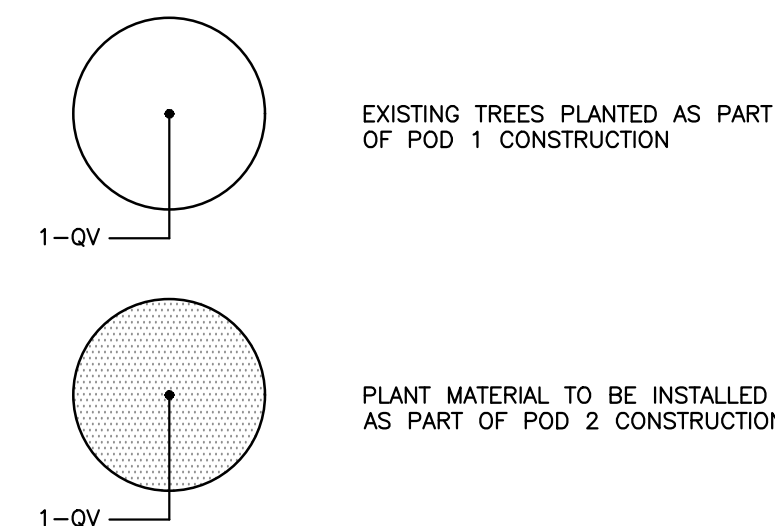
PARKING AREA LANDSCAPE REQUIREMENTS [Sec. 6.2.2(D)(2)(a) & (b)]

DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE (POD 1)	PARKING PERIMETER = 310 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 13 CANOPY TREES REQUIRED 7 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	13 CANOPY TREES PROVIDED 7 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE (POD 1)	PARKING AREA = 13,337 S.F. 1 CANOPY TREE REQUIRED PER 1,800 S.F. 8 CANOPY TREES REQUIRED x 50%* = 4 CANOPY TREES REQUIRED 10 SHRUBS PER LANDSCAPED ISLAND	4 CANOPY TREES PROVIDED 10 SHRUBS PER LANDSCAPE ISLAND PROVIDED
PARKING AREA PERIMETER LANDSCAPE (POD 2)	PARKING PERIMETER = 475 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 19 CANOPY TREES REQUIRED 10 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	19 CANOPY TREES PROVIDED 10 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE (POD 2)	PARKING AREA = 22,834 S.F. 1 CANOPY TREE REQUIRED PER 1,800 S.F. 13 CANOPY TREES REQUIRED x 50%* = 7 CANOPY TREES REQUIRED 10 SHRUBS PER LANDSCAPED ISLAND	7 CANOPY TREES PROVIDED 10 SHRUBS PER LANDSCAPE ISLAND PROVIDED
*NOTE: PER SEC. 6.2.2(D)(2)(a)(iii)(i): THE INTERIOR PLANTING REQUIREMENTS FOUND IN [SUBSECTION] 6.2.2(D)(2)(iii)A AND B ARE REDUCED BY 50 PERCENT WHEN ALL PARKING BAYS WITHIN THE PARKING LOT AREA ARE LOCATED IN THE REAR OR SIDE OF THE PROPERTY.		

SITE LANDSCAPE CALCULATIONS [Sec. 6.2.2(D)(1)(c)&(d)]

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (NORTH SIDE, ENTIRE SITE)	1 TREES PER ACRE X 2.65 ACRES = 3 CANOPY TREES 3 CANOPY TREES - (3 X 25%) = 3 CANOPY TREES REQUIRED*	3 CANOPY TREES PROVIDED
REAR SIDE CANOPY TREES (SOUTH SIDE, ENTIRE SITE)	2 TREES PER ACRE X 2.65 ACRES = 6 TREES REQUIRED 6 CANOPY TREES - (6 X 25%) = 5 CANOPY TREES REQUIRED*	5 CANOPY TREES PROVIDED
EAST SIDE CANOPY TREES	2 TREES PER ACRE X 2.65 ACRES = 6 TREES REQUIRED 6 CANOPY TREES - (6 X 25%) = 5 CANOPY TREES REQUIRED*	5 CANOPY TREES PROVIDED
WEST SIDE CANOPY TREES (ENTIRE SITE)	2 TREES PER ACRE X 2.65 ACRES = 6 TREES REQUIRED 6 CANOPY TREES - (6 X 25%) = 5 CANOPY TREES REQUIRED*	5 CANOPY TREES PROVIDED
SITE UNDERSTORY TREES (ENTIRE SITE)	6 UNDERSTORY TREES PER ACRE X 2.65 ACRES = 16 TREES REQUIRED 16 TREES - (16 X 25%) = 12 UNDERSTORY TREES REQUIRED* 50% IN FRONT (NORTH) = 6 TREES REQUIRED 25% ON EAST SIDE = 3 TREES REQUIRED 25% ON WEST SIDE = 3 TREES REQUIRED	FRONT (NORTH) SIDE 6 UNDERSTORY TREES PROVIDED EAST SIDE 3 UNDERSTORY TREES PROVIDED WEST SIDE 3 UNDERSTORY TREES PROVIDED 12 UNDERSTORY TREES PROVIDED
POD 1 BUILDING FACADE	541 LINEAR FEET 1 CANOPY TREES PER 150 LIN. FT. REQUIRED = 4 CANOPY TREES REQUIRED 4 TREES - (4 X 25%) = 3 CANOPY TREES REQUIRED* + ROW OF SHRUBS @ FRONT/SIDE FACADE	3 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED ALONG FRONT/SIDE FACADE
POD 2 BUILDING FACADE	497 LINEAR FEET 1 CANOPY TREES PER 150 LIN. FT. REQUIRED = 4 CANOPY TREES REQUIRED 4 TREES - (4 X 25%) = 3 CANOPY TREES REQUIRED* + ROW OF SHRUBS @ FRONT/SIDE FACADE	3 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED ALONG FRONT/SIDE FACADE
*NOTE: PER SEC 6.2.2(D)(1)(d)(V), THE SITE LANDSCAPING REQUIREMENTS FOUND IN SUBSECTION 6.2.2(D)(1)(D)(i) AND (ii) ARE REDUCED BY 25 PERCENT FOR THOSE DEVELOPMENTS ON SITES WHICH ARE THREE ACRES OR LESS.		

LEGEND



KNOW WHAT'S BELOW
ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

1
2
3
4

A

B

C

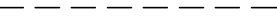
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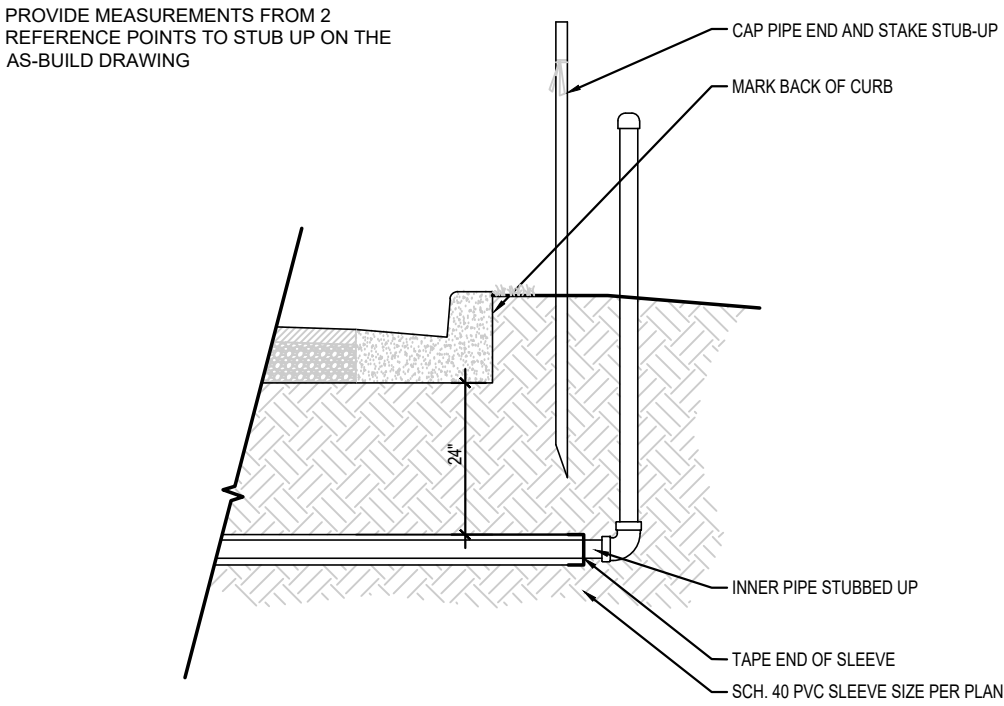
IRRIGATION IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(B)(V).

A TEMPORARY OR PERMANENT AUTOMATIC IRRIGATION SYSTEM IS REQUIRED FOR ALL NEW REQUIRED LANDSCAPING INSTALLED [ALACHUA COUNTY LDC SEC. 407.46(A)]. TEMPORARY IRRIGATION SYSTEMS MUST BE REMOVED ONCE THE PLANTS ARE ESTABLISHED OR WITHIN TWO YEARS, WHICHEVER OCCURS FIRST. PRIOR TO THE INSTALLATION OF A NEW PERMANENT IRRIGATION SYSTEM OR SUBSTANTIAL MODIFICATION TO AN EXISTING SYSTEM, AN IRRIGATION PLAN MUST BE SUBMITTED TO AND APPROVED BY THE ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT THROUGH THE ONLINE ALACHUA COUNTY IRRIGATION PROFESSIONAL PORTAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING THE IRRIGATION PLAN THROUGH THE IRRIGATION PROFESSIONAL PORTAL. THE IRRIGATION SYSTEM SHALL COMPLY WITH THE LANDSCAPE IRRIGATION DESIGN AND MAINTENANCE STANDARDS FOUND IN ARTICLE II OF PART II, TITLE 7, CHAPTER 79 OF THE ALACHUA COUNTY CODE, WHICH, AMONG ADDITIONAL DESIGN STANDARDS, LIMITS HIGH VOLUME IRRIGATION TO 60% OF THE LANDSCAPED AREA. FOR MORE INFORMATION, CONTACT THE ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT AT 352-264-6800.

ALL NEWLY PLANTED TREES SHALL HAVE INDIVIDUAL LOW FLOW OR MICRO-IRRIGATION SUPPLIES [407.46(A)3]. ALL IRRIGATION SYSTEMS ARE REQUIRED TO HAVE A MOISTURE SENSOR/AUTOMATIC RAINFALL SHUTOFF DEVICE [407.46(A)*].

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Water Meter (by others)
	Irrigation Mainline: Class 200
	Pipe Sleeve: PVC Schedule 40



1 SLEEVING ROUGH-IN DETAIL

N.T.S.

1.0 GENERAL

- 1.1 SUMMARY: Includes but not limited to:
- A. Furnishing and installing sprinkler system as described in Contract Documents complete with accessories necessary for proper functioning.
- 1.2 SYSTEM DESCRIPTION:
- A. Design Requirements:
- Layout of Irrigation Heads:
 - Location of heads shown on Drawings is approximate. Actual placement may vary slightly as is required to achieve full, even coverage without spraying onto buildings, sidewalks, fences, etc.
 - During layout, consult with Landscape Architect to verify proper placement and make recommendations, where revisions are advisable.
- 1.3 QUALITY ASSURANCE:
- A. Regulatory Requirements:
- Work and materials shall be in accordance with latest rules and regulations, and other applicable state or local laws. Nothing in Contract Documents is to be construed to permit work not conforming to these codes.
- B. Pre-Installation Conference:
- Meet with Owner and Landscape Architect to discuss and clarify all aspects of job requirements prior to commencing work of this Section.
- C. System Adjustments:
- Minor adjustments in system will be permitted to avoid existing fixed obstructions.
 - Mainline, laterals, and valves are shown for clarity purposes only. All irrigation equipment to be with landscape area. Mainline, laterals and valves to be installed as far away from existing and new specimen trees as possible.
- D. Documentation and submittal of actual water supply performance prior to commencing installation.
- 1.4 SUBMITTALS:
- A. Record Drawings:
- Prepare an accurate as-built drawing as installation proceeds to be submitted prior to final inspection. Drawing shall include:
 - Detail and dimension changes made during construction.
 - Significant details and dimensions not shown in original Bidding Documents.
 - Maintain, at job site, one copy of Contract Documents (as defined in General Conditions) and relevant shop drawings.
 - Clearly mark each document "PROJECT RECORD COPY" and maintain in good condition for use of the Landscape Architect and Owner.
 - As-built drawing shall be provided in PDF format.
 - Submit product literature for all sprinklers, valves, pipe, wire, wire connectors and controller.
 - Final payment for system will not be authorized until accurate and complete submittals are delivered to the Landscape Architect.
- B. Instruction Manual:
- Provide instruction manual which lists complete instructions for system operation and maintenance.
- 1.5 PRODUCT STORAGE:
- A. During construction and storage, protect materials from damage and prolonged exposure to sunlight.
- 1.6 WARRANTY:
- A. Standard one (1) year warranty stipulated in General Conditions shall include:
- Completed system including parts and labor.
 - Filling and repairing depressions and replacing plantings due to settlement of irrigation trenches for one (1) year following final acceptance.
 - System adjustment to supply proper coverage to areas to receive water.
- 1.7 MAINTENANCE:
- A. Extra Materials:
- In addition to installed system, furnish Owner with the following items at close-out:
 - Two sprinkler head bodies of each size and type.
 - Two nozzles for each size and type.
 - Two adjusting keys for each sprinkler head cover type.

2.0 PRODUCTS:

- 2.1 PIPE, PIPE FITTINGS, AND CONNECTIONS:
- A. Pipe shall be continuously and permanently marked with Manufacturer's name, size, schedule, type, and working pressure.
- B. Pipe:
- Pressure Lines: as indicated on plans.
 - Lateral Lines: as indicated on plans.
 - Risers: sch. 80 PVC; gray
- C. Fittings:
- Schedule 40 PVC.
- D. Sleeving:
- Schedule 40 PVC.
- 2.2 SPRINKLER HEADS:
- A. Conform to requirements shown on Drawings as to type, radius of throw, pressure, and discharge.
- 2.3 AUTOMATIC SPRINKLER SYSTEM:
- A. Control valves shall be of size and type indicated on Drawings.
- B. Control wire shall be UL listed, color coded copper conductor direct burial size 14. Tape control wire to bottom of main line every ten (10') feet. Where control wire leaves main it shall be enclosed in Class 200 PVC conduit. Use 3M-DBY waterproof wire connectors at splices and locate all splices within valve boxes. Use white or gray color for common wire and other colors for all other wire.
- C. Add two extra control wires from panel to valves for use if a wire fails and mark them in the control box as an extra wires. These wires shall be of a different color than the others.
- 2.4 VALVES:
- A. Electric Valves:
- Make and model shown on Drawings.
- B. Gate valves:
- Bronze construction, angle type, 150 pound class, threaded connections, with cross-type operating handle designed to receive operating key.
- C. Automatic Controller:
- Make and model shown on Drawings.
- D. Backflow Preventor:
- Make and model shown on Drawings.
- 2.5 VALVE ACCESSORIES:
- A. Valve Boxes:
- Ametek or Brooks rectangular heavy duty valve box with locking lid or Landscape Architect approved equal.
 - Do not install more than one (1) valve in a single box.
 - Valve boxes shall be large enough for easy removal or maintenance of valves.

3.0 EXECUTION:

- 3.1 PREPARATION:
- A. Protection:
- Work of others damaged by this Section during course of its work shall be replaced or repaired by original installer at this Section's expense.
- 3.2 INSTALLATION:
- A. Trenching and Backfilling:
- Over-excavate trenches by two (2") inches and bring back to indicated depth by filling with fine, rock-free soil or sand.
 - Cover pipe both top and sides with two (2") inches of material specified in paragraph above. In no case shall there be less than two (2") inches of rock-free soil or sand surrounding pipe.

- B. Installation of Plastic Pipe:
- Install plastic pipe in a manner to provide for expansion and contraction as recommended by Manufacturer.
 - Unless otherwise indicated on Drawings, install main lines with a minimum cover of eighteen (18") inches based on finish grade. Install lateral lines with a minimum cover of twelve (12") inches based on finish grade.
 - Install pipe and wires under driveways or parking areas in specified sleeves a minimum of eighteen (18") inches below finish grade or as shown on Drawings.
 - Locate no sprinkler head closer than twelve (12") inches from building foundation. Heads immediately adjacent to mowing strips, walks or curbs shall be one (1") inch below top of mowing strip, walk or curb and have a minimum of one (12") inch clearance between head and walk or curb.
 - Drawings show arrangement of piping. Should local conditions necessitate rearrangement, obtain approval of Landscape Architect prior to proceeding with work.
 - Cut plastic pipe square. Remove burrs at cut ends prior to installation so unobstructed flow will result.
 - Make solvent weld joints in the following manner:
 - Clean mating pipe and fitting with clean, dry cloth and apply one (1) coat of P-70 primer to each.
 - Apply uniform coat of 711 solvent to outside of pipe.
 - Apply solvent to fitting in similar manner.
 - Reapply a light coat of solvent to pipe and quickly insert into fitting.
 - Give pipe or fitting a quarter turn to insure even distribution of solvent and make sure pipe is inserted to full depth of fitting socket.
 - Hold in position for fifteen (15) seconds minimum or long enough to secure joint.
 - Wipe off solvent appearing on outer shoulder of fitting.
 - Do not use an excessive amount of solvent thereby causing an obstruction to form on the inside of pipe.
 - Allow joints to set at least 24 hours before applying pressure to PVC pipe.
 - Tape threaded connection with teflon tape.
 - Install concrete thrust blocks wherever change of direction occurs a PVC main pressure lines unless otherwise detailed on Drawings.
- C. Control Valves and Controller:
- Install controller, control wires, and valves in accordance with Manufacturer's recommendations and according to applicable electrical code.
 - Install valves in plastic boxes with reinforced heavy duty plastic covers. Locate valve box tops at finish grade.
 - Install remote control valves in valve boxes positioned over valve so all parts of valve can be reached for service. Set cover of valve box even with finish grade.
 - Install all valve boxes over nine (9") inches of gravel for drainage.
- D. Sprinkler Heads:
- Prior to the installation of sprinkler heads, open control valves and use full head of water to flush out system.
 - Set sprinkler heads perpendicular to finish grade.
 - Set lawn sprinkler heads adjacent to existing walks, curbs, and other paved areas to grade.
- E. Dripline:
- Install 6" pop up spray and closed nozzle by drip zone control valves to be used as zone operation indicator.
 - Stake dripline every eight feet with 6" sod staple.
- 3.3 ADJUSTMENT AND CLEANING:
- A. Adjust heads to proper grade when turf is sufficiently established to allow walking on it without appreciable harm. Such lowering or raising of heads shall be part of the original contract with no additional charge to the Owner.
- B. Adjust sprinkler heads for proper distribution and trim to ensure spray does not fall on building.
- C. Adjust watering time of valves to provide proper amounts of water to all plants.
- 3.4 DEMONSTRATION:
- A. After system is installed and approved, instruct Owners Representative in complete operation and maintenance.
- END OF SECTION

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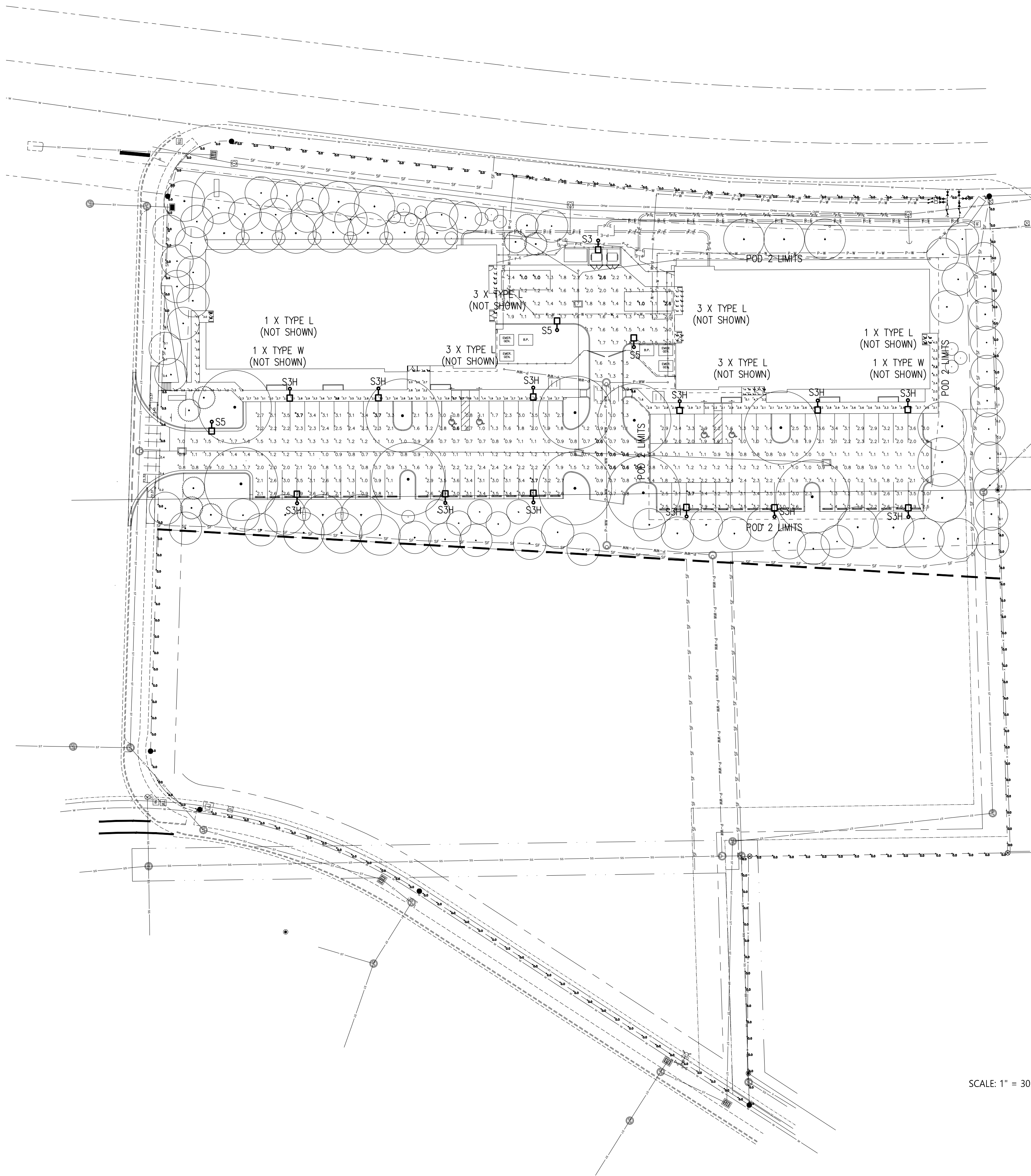
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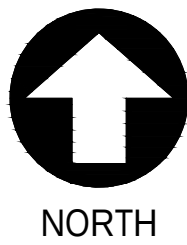
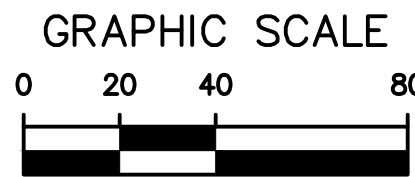
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SITE PHOTOMETRIC PLAN



PHOTOMETRIC STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
LEFT FRONT ENTRY	+	5.7 fc	6.2 fc	5.1 fc	1.2:1	1.1:1
LEFT SERVICE ENTRY	+	5.4 fc	6.7 fc	4.3 fc	1.6:1	1.3:1
LEFT SIDE ENTRY	+	4.1 fc	4.3 fc	3.9 fc	1.1:1	1.1:1
LEFT SIDEWALK	+	2.3 fc	3.7 fc	0.6 fc	5.4:1	3.3:1
PARKING LOT	+	1.8 fc	3.7 fc	0.6 fc	6.2:1	3.0:1
PROPERTY LINE	+	0.0 fc	0.5 fc	0.0 fc	N / A	N / A
RIGHT FRONT ENTRY	+	5.7 fc	7.1 fc	3.2 fc	2.2:1	1.8:1
RIGHT FRONT WALK	+	3.2 fc	7.3 fc	0.8 fc	9.1:1	4.0:1
RIGHT SERVICE ENTRY	+	5.8 fc	7.3 fc	4.7 fc	1.5:1	1.2:1
RIGHT SIDE ENTRY	+	4.1 fc	4.2 fc	4.0 fc	1.1:1	1.0:1
SERVICE YARD	+	1.6 fc	2.6 fc	1.0 fc	2.6:1	1.6:1

LUMINAIRE SCHEDULE FOR PHOTOMETRICS										
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts MH
	S5	3	COOPER	GLEON-AE-01-LED-E1-5MQ	GALLEON LED AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 1A LIGHTSQUARE WITH 16 LEDS AND TYPE V MEDIUM OPTICS		GLEON-AE-01-LED-E1-5MQ.ies	5644	0.81	56 15
	S3	1	COOPER	GLEON-AE-01-LED-E1-T3	GALLEON LED AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 1A LIGHTSQUARE WITH 16 LEDS AND TYPE III OPTICS		GLEON-AE-01-LED-E1-T3.ies	5374	0.81	56 15
	S3H	12	COOPER	GLEON-AE-02-LED-E1-T3-700	GALLEON LED AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 700mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III OPTICS		GLEON-AE-02-LED-E1-T3-700.ies	7676	0.81	72 15
	L	14	KIRLIN	LRR-07462-WFL	1 WHITE CIRCUIT BOARD WITH 4 LEDS, SPUN WHITE PAINTED METAL REFLECTOR, CLEAR PRISMATIC FLAT GLASS LENS	FOUR WHITE LEDs	LRR-07462-WFL.IES	1187	0.81	21 CEIL RECESS 9.5
	W	2	H.E. WILLIAMS	VWPH-L30-740-T3 CGL-OPT-EDD-UNV	VOLTAIRE HORIZONTAL ARCHITECTURAL WALL PACK WITH TYPE III MOLDED REFRACTIVE CLEAR ACRYLIC LED LENS AND CLEAR GLASS LENS.	(4) LUXEON M 4000K LEDS	VWPH-L30-740-T3-CLR-OPT-EDD-UNV.IES	3106	0.81	88 9

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.

HUNTER DESIGN AND CONSULTING, INC.
696 1ST AVE N. STE 200
ST. PETERSBURG, FL 33701
352-238-6366
FLORIDA CA #31946, PE #76961

COPELAND PARK
SITE LIGHTING PLAN
CITY OF ALACHUA, FL

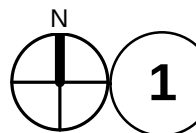
PROJECT INFORMATION	
PROJECT NUMBER:	20065
DRAFTED:	K. HUNTER
DESIGNED:	K. HUNTER
REVIEWED:	K. HUNTER
ISSUE DATE:	9/1/20
REVISIONS	

SHEET NUMBER

E-1



NW 129TH WAY



SCALE: 1" = 20'-0"

1. ELECTRICAL SITE UTILITY WORK TO BE COORDINATED WITH CITY OF ALACHUA.
2. CIRCUIT EXTERIOR LIGHTING VIA TIMECLOCK AND PHOTOCELL CONTROL.

- 1 EXISTING UTILITY COMPANY CONCRETE POLE AND OVERHEAD MEDIUM-VOLTAGE CONDUCTORS.
- 2 PROVIDE (2) 4" PVC CONDUITS FROM EXISTING UTILITY POLE TO UTILITY COMPANY PAD-MOUNTED TRANSFORMER. PROVIDE GALVANIZED RIGID STEEL CONDUIT ELBOWS AT TRANSITION TO ABOVE GRADE.
- 3 UTILITY COMPANY PAD-MOUNT TRANSFORMER WITH 480Y/277V SECONDARY.
- 4 HOUSE SYSTEM NATURAL GAS GENERATOR.
- 5 PROVIDE (2) 4" PVC CONDUITS WITH GALVANIZED RIGID ELBOWS FOR TELEDATA SERVICE.
- 6 MAIN SERVICE DISCONNECT BREAKER AND MODULAR METER STACK FOR UTILITY COMPANY METERS.
- 7 PROVIDE 4" PVC CONDUIT FOR UTILITY COMPANY MEDIUM VOLTAGE TRANSFORMER LOOP FEED.
- 8 PROVIDE BURIED GROUND RING AROUND BUILDING FOR LIGHTNING PROTECTION SYSTEM.
- 9 PROVIDE TAMPER SWITCH AT POST INDICATING VALVE, COORDINATE LOCATION WITH CIVIL.
- 10 ELECTRICAL SITE LIGHTING LED FIXTURE WITH DIRECT BURY POLE AND 15' MOUNTING HEIGHT PER CITY SUBMITTAL.

RS&H

RS&H, Inc.
10748 Deerwood Park Blvd. South
Jacksonville, Florida 32256-0597
904-256-2500 Fax 904-256-2503
www.rsandh.com
FL Cert. Nos. AAC001886 * IB26000956 *
5620 * LCC000210 * GB238



**COPELAND PARK
BUILDING 1
ALACHUA, FLORIDA**

CONSULTANTS



ENGINEER-OF-RECORD
TOBY S. SMITH FL P.E. NO. 71672

REVISIONS

[illegible]**DATE ISSUED: 06/01/17**

REVIEWED BY: **TSS**

DRAWN BY: **LFW**

DESIGNED BY: TSS

RS&H PROJECT NO.

501-0193-000

© 2017 RS&H, INC

SHEET TITLE

ELECTRICAL SITE PLAN

SHEET NUMBER

E100

100% CONSTRUCTION DOCUMENTS



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: Copeland Park Phase I
2. Address of Subject Property: 14189 NW 129th Way
3. Parcel ID Number(s): 03230-002-003 & 03230-002-004
4. Existing Use of Property: Grazing Land Soil Capability Class VI & Vacant Industrial
5. Future Land Use Map Designation: Industrial
6. Zoning Designation: Industrial, Light and Warehousing (ILW)
7. Acreage: ±2.65

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Daniel Young Title: Director of Engineering, Land Development
Company (if applicable): CHW
Mailing address: 11801 Research Drive
City: Alachua State: FL ZIP: 32615
Telephone: (352) 331-1976 FAX: _____ e-mail: daniely@chw-inc.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Alachua Copeland Park Investments, LLC
Mailing Address: 3324 W. University Ave. #151
City: Gainesville State: FL ZIP: 32607

* 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

Daniel Young, P.E.

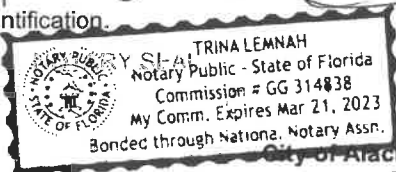
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 30 day of July, 2020, by Daniel

Young, who is/are 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**



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 14189 NW 129th Way

Parcel ID Number(s): 03230-002-003 & 03230-002-004

Acreage: 5.26

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Matt Cason

Title: President

Company (if applicable): Alachua Copeland Park Investments, LLC

Mailing Address: 3324 West University Avenue, PMB 151

City: Gainesville

State: Florida

ZIP: 32607

Telephone: (352) 333-3233

FAX: _____

e-mail: matt@conceptcompanies.net

C. AUTHORIZED AGENT

Name: Daniel Young, P.E.

Title: Director of Land Development Engineering

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua

State: Florida

ZIP: 32615

Telephone: (352) 331-1976

FAX: _____

e-mail: daniely@chw-inc.com

D. REQUESTED ACTION:

Authorization to apply and submit permits for Copeland Park project.

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

Matt Cason
Signature of Applicant

Signature of Co-applicant

Matt Cason

Typed or printed name and title of applicant

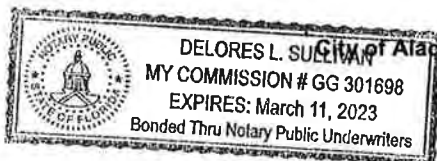
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 31 day of July, 2020, by Matt Cason

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

[Signature]
Signature of Notary Public, State of _____



City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014



THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: TBD - Nano Court & NW 129th Way

Parcel ID Number(s): Portion of 03927-000-000

Acreage: 5.05 +/- acres

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Avery C. Roberts

Title: Manager

Company (if applicable): ADC Development & Investment Group, LLC

Mailing Address: Post Office Box 238

City: Lake Butler

State: Florida

ZIP: 32054

Telephone: 386-496-3509

FAX: _____

e-mail: avery@flaland.com

C. AUTHORIZED AGENT

Name: Daniel Young, P.E.

Title: Director of Engineering, Land Development

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua

State: Florida

ZIP: 32615

Telephone: (352) 331-1976

FAX: _____

e-mail: daniely@chw-inc.com

D. REQUESTED ACTION:

Authorization to apply for and obtain permits for the Copeland Park project.

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

Signature of Applicant

Signature of Co-applicant

Avery C. Roberts, Manager

Typed or printed name and title of applicant

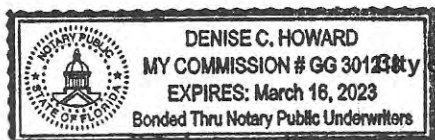
Typed or printed name of co-applicant

State of FLORIDA County of Union

The foregoing application is acknowledged before me this 13th day of August, 2020, by Avery C. Roberts

_____, who is/are personally known to me, or who has/have produced _____ 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

MEMORANDUM

Copeland Park Phase I

16-0386



To: City of Alachua
From: Daniel H. Young, P.E.
Date: August 28, 2020
RE: Fire Flow Calculations for Copeland Park Phase I

The Copeland Park Phase I site is located on the southeast corner of Rachel Boulevard and NW 129th Way in the City of Alachua. The project site is ± 2.65 acres and proposes the construction of a 13,300 sf and 11,750 sf research buildings along with associated parking, stormwater conveyance, utilities, and related site improvements. The associated building types are II (000) and all buildings include an automatic sprinkler system.

The attached fire flow calculations were calculated for Copeland Park Phase I. The ISO Guide for Determination of Needed Fire Flow states that "ISO does not determine a needed fire flow for buildings rated and coded by ISO as protected by an automatic sprinkler system meeting applicable NFPA standards." NFPA permits a 75% reduction in required flow for sprinklered buildings, however, the ISO procedure does not provide a mechanism to account for sprinkler systems. Note that for unsprinklered buildings, the ISO calculation requires a lower flow rate than the NFPA table; therefore the application of a factor similar to the NFPA 75% reduction would result in an ISO sprinklered requirement also being less than the NFPA value. For this project, the ISO calculation does not apply as it does not determine fire flow for sprinklered buildings. Therefore, the NFPA requirement is taken as the needed fire flow for each building.

WEST BUILDING (13,300 SF)

NFPA Table 18.4.5.1.2

Building Type = II (000)

Building Square Footage = $\pm 13,300$ sf

Fire Flow per Building = 2,500 gpm

75% reduction to Fire Flow per approved automatic sprinkler system (18.4.5.3.3) = 625 gpm

Minimum Fire Flow per Building (18.4.5.3.3) = 1,000 gpm

Flow Duration = 2 hours

ISO Needed Fire Flow

Fire Flow per Building = 1,500 gpm

EAST BUILDING (11,750 SF)

NFPA Table 18.4.5.1.2

Building Type = II (000)

Building Square Footage = ±11,750 sf

Fire Flow per Building = 2,250 gpm

75% reduction to Fire Flow per approved automatic sprinkler system (18.4.5.3.3) = 563 gpm

Minimum Fire Flow per Building (18.4.5.3.3) = 1,000 gpm

Flow Duration = 2 hours

ISO Needed Fire Flow

Fire Flow per Building = 1,500 gpm

Available Flow @ 20 psi per test on 8/24/20: 2,181 gpm

Daniel H. Young, P.E.
State of Florida, Professional
Engineer, License No. 70780

This item has been digitally
signed and sealed by Daniel
H. Young, P.E. on the date
indicated here. 08/28/2020

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

Daniel H. Young
FL PE #70780

L:\2016\16-0386\Engineering\GRU Utilities\Fire Flow\MEMO 200828 Copeland Park Fire Flow.docx

Hydrant Flow Test Report

Test Date 8/24/2020

Test Time 1PM

Location

Rachael Blvd and 126th terrace Alachua FL.
32615

Tested by

Gator Fire Equipment Co., Inc.
Tested By: John Mallard & Clint Carroll
Witnessed By: Billy Gourley City of
Alachua

Notes

Flowing Hydrant @ 126th Terr on Rachael Blvd.
Reading Hydrant @ 129th way on Rachael Blvd.

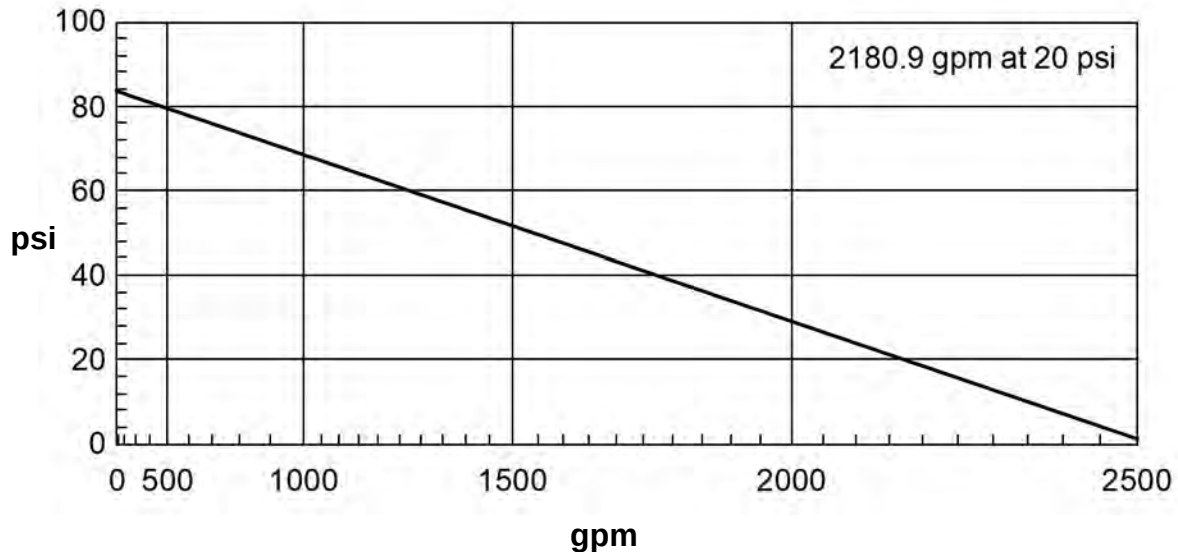
Read Hydrant

84 psi **static pressure**
64 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.9	48	1163 gpm

Flow Graph



MEMORANDUM

Copeland Park Phase I

16-0386.14



To: City of Alachua Planning & Zoning
From: Ryan Thompson, AICP, Project Manager
Date: July 30, 2020
RE: Copeland Park Phase I – Concurrency Analysis

Copeland Park Phase I consists of two Research & Development buildings (13,300 sf and 11,750 sf), parking area, access, and utility infrastructure. The Concurrency Impact Analysis for this application is based on an **increase of 25,050 ft² of non-residential space**.

Trip generation is based on the proposed use, Research & Development facilities (ITE 760). Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition.

The following tables include data from the City of Alachua July 2020 Development Monitoring Report, as well as data obtained within the City Comprehensive Plan and Florida Administrative Code (F.A.C.).

Table 1: Trip Generation Calculations

ITE Land Use ¹	Units ²	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Research & Development (ITE 760)	25.05	11.26	282	0.42	11	0.49	12
Total	-	-	282		11		12

1. Source: Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition.

2. Estimated AM and PM peak trip generator rates are calculated per 1,000 square feet.

To determine affected roadway segments, the City of Alachua LDR §2.4.14(H)(2) bases analysis on whether the proposed development generates fewer or more than 1,000 Average Daily Trips (ADT). Based on the calculations in Table 1, the anticipated use only generates **282** ADT. Therefore, the following regulation applies:

- (a) *Development generating 1,000 or fewer trips.* For proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater.

The intersection used to calculate the ½ mile radius was the NW 129th Way (Adjacent to the Project Site) and Rachel Boulevard (CR 2054). There is only one affected roadway segment, as defined by the LDR §2.4.14(H)(2)(a). The affected roadway segment is listed in Table 2.

Table 2: Affected Roadway Segments

Segment Description		Lanes	Functional Classification	Area Type	LOS
-	CR 2054 (East of SR 235)	2LU	Major Collector	Urban Trans	D

Figure 1 illustrates the anticipated trip distribution. Since the project site directly accesses CR 2054 (East of SR 235), 100% of the vehicles will utilize this roadway. It is anticipated that there will be an even split between vehicles heading west (toward town and I-75) and east (toward Turkey Creek and the City of Gainesville along US 441). Generally, potential trips are evenly dispersed in all directions, accounting for the population, cultural, and commerce draw of Alachua, Gainesville, and High Springs.

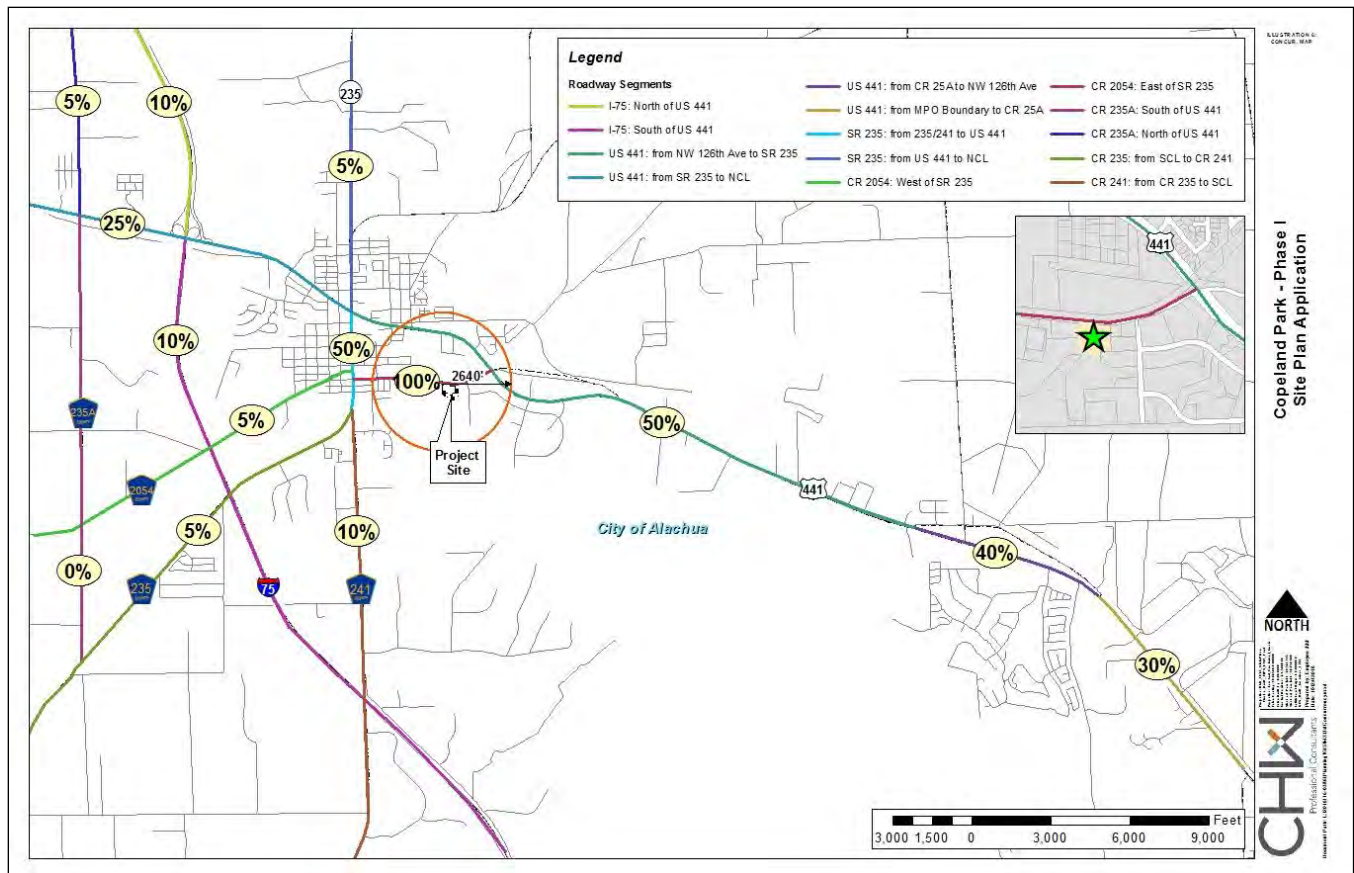


Figure 1: Anticipated Trip Distribution by Roadway Segment

Table 3 identifies the specific impacts for the affected roadway segment. CR 2054 East, which is anticipated to receive the highest percentage of trips generated from this application's approval, retains sufficient roadway capacity during both AADT and PM Peak. In fact, the affected roadway segment will not experience a failing adopted roadway Level of Service (LOS) as a result of this application's approval.

Table 3: Potential Impacts on Roadways for CR 2054 East

	AADT	PM
Traffic System Category	CR 2054 East (East of SR 235)	
Maximum Service Volume ¹	15,120	1,359
Existing Traffic ¹	3,007	354
Reserved Trips ¹	701	73
Available Capacity	11,412	932
Projected Trip Generation ²	282	12
Available Capacity w/ application approval	11,130	920

1. City of Alachua Development Monitoring Report, July 2020.

2. This roadway segment's projected trip distribution percentage is estimated to be 100% for CR 2054 East.

PUBLIC FACILITIES IMPACT ANALYSIS

Table 4: Projected Potable Water Impact

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less actual Potable Water Flows ¹	1,295,000
Reserved Capacity ¹	118,759
Residual Capacity ¹	886,241
Percentage of Permitted Design Capacity Utilized ¹	61.47%
Net Potential potable water demand ²	3,757.5
Residual Capacity after application approval	882,483.5

1. Source: City of Alachua July 2020 Development Monitoring Report

2. Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.

Formula used: 25,050 ft² x 15 gallons per 100 square feet of floor space

Table 5: Projected Sanitary Sewer Impact

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity ¹	1,500,000
Less Actual Treatment Plant Flows ¹	675,000
Reserved Capacity ¹	113,833
Residual Capacity ¹	711,167
Percentage of Permitted Design Capacity Utilized ¹	52.59%
Projected Sanitary Sewer Demand from proposed project ²	3,757.5
Residual Capacity After application approval	707,409.5

1. Source: City of Alachua July 2020 Development Monitoring Report

2. Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.

Formula used: 25,050 ft² x 15 gallons per 100 square feet of floor space

As calculated in Table 4 and 5, approval of this application will increase demands on the City potable water and sanitary sewer systems, but will not degrade the level of service of such facilities.

Table 6: Project Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand ¹	41,192.00	7,517.54
Reserved Capacity ¹	8,115.19	1,481.02
New River Solid Waste Facility Capacity ²	50 years	-
Proposed Potential Solid waste generated ³		
(((12 lbs. / 1,000 sq. ft. / day x 25,050 ft ²) x 365) / 2000)		54.86

1. City of Alachua Development Monitoring Report, July 2020.

2. New River Solid Waste Association, April 2020.

3. Sincero and Sincero, *Environmental Engineering: A Design Approach*. Prentice Hall, New Jersey, 1996.

Table 6 illustrates there is sufficient solid waste capacity based on existing usage, reserved capacity, residual capacity, and the Comprehensive Plan's LOS standards.

Since this application does not propose residential uses, no analysis for recreational facilities or student generation was performed.

MEMORANDUM

Copeland Park Phase I

16-0386.14



To: City of Alachua Planning & Zoning
From: Ryan Thompson, AICP, Project Manager
Date: July 30, 2020
RE: Copeland Park Phase I – Comprehensive Plan Consistency Analysis

Copeland Park Phase I consists of two Research & Development buildings ($\pm 13,300$ sf and $\pm 11,750$ sf), parking area, access, and utility infrastructure. The Concurrency Impact Analysis for this application is based on an **increase of $\pm 25,050$ ft² of non-residential space**.

The following identifies how this application is consistent with the City's Comprehensive Plan. Language from the Comprehensive Plan is provided in normal font, and the consistency statements are provided in **bold font**.

Future Land Use Element (FLUE)

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.

Response: The proposed development includes two Research and Development buildings, which total $\pm 25,050$ square feet (sf). These uses are consistent with the allowed uses within the Industrial Future Land Use (FLU) category.

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;

Response: Vehicular access to the site is provided via NW 129th Way, which connects Rachael Boulevard (CR-2054, a major collector roadway) and Nano Court. Currently, sidewalks are located along both sides of NW 129th Way. The proposed development plans include pedestrian connections to NW 129th Way, sidewalk along the property site frontage of CR 2054 (D1), parking areas, and building entrances. Enhanced crosswalks are provided where pedestrians must cross parking area drive isles.

2. Buffering from adjacent existing/potential uses;

Response: All adjacent parcels are developed and share the Industrial FLU and Industrial, Light and Warehouse (ILW) Zoning designations. As required by the City's LDR, a 7.5' Type B buffer will be provided where the site abuts adjacent property.

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

Response: City of Alachua LDR §6.7.3(A) states that the minimum open space set-aside shall be 10% of the gross site area. As shown on the Cover Sheet, approximately 48% of the site has been categorized as open area at full buildouts of Pods 1 and 2, thus meeting and exceeding the minimum open space set-aside requirement. Open area includes open space, landscaped areas, and buffers.

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

Response: The project will connect to an existing drainage system. An exhibit has been provided demonstrating conformance with the existing master stormwater permit conditions.

5. Placement of signage;

Response: All on-site signage will be consistent with City of Alachua's LDR §6.5 Signage requirements.

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambience 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;

Response: The Photometric Site Plan shows the locations of all lights. Light placement will not adversely affect surrounding properties and are specifically directed toward building entrances.

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

Response: As detailed on the Master Site Plan, the parking area is primarily located internal to the proposed development site. Pedestrian circulation is clearly marked and is arranged such that the majority of vehicle traffic is out of the way of pedestrian walkways. Loading areas for delivery trucks are separated from the main parking areas, between the two buildings.

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

Response: Per Comprehensive Plan Future Land Use element policy 2.4.a, minimum landscaped area shall be 30% of the development site. The proposed Landscape Plan designates more than 30% for landscaped area. As previously mentioned, perimeter buffers and canopy tree requirements have been met as shown on the Landscape Site Plan, as well as parking landscape requirements.

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

Response: **Site topography is addressed by design. There are no wetlands on-site, nor are there any elements of historic significance present on-site.**

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

Response: **There is no performance based zoning being proposed for this site.**

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.

Response: **The size of the project site is ±2.65 acres. The site's proposed floor area is ±25,050 sf, which results in a 0.22 Floor Area Ratio (FAR). Therefore, the .75 FAR requirement is met. All other design standards addressed within 1-10 of this subsection will also be met.**

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.

Response: **A landscaping plan is submitted with this site plan application, demonstrating that the 30% minimum landscaping requirement is exceeded, with 37% of total site area designated as landscaped area for Pod 1, and 39% of total site area designated as landscaped area for Pod 2.**

Transportation Element (TE)

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.

Response: **The proposed Research and Development buildings will not result in a degradation of transportation Level of Service (LOS) standards. The proposed development will result in 282 AADT and 12 PM Peak trips. Per LDR section 2.4.14(H)(2)(a), affected roadway segments are those that fall within one-half (½) mile of the parcel's boundaries. CR 2054 East is the only affected roadway.**

According to the July 2020 Development Monitoring Report made available by City staff, there is more than enough capacity on the affected roadway segment to handle the minor increase in AADT created by the proposed application. Therefore, after build-out of the proposed development, there will continue to be a substantial surplus of available trips.

Community Facilities and Natural Groundwater Recharge Element (CFNGAR)

Policy 1.1.d: The City hereby establishes the following Level of Service standards for sanitary sewer facilities:

b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis.

Response: The proposed development will allow a net increase of $\pm 25,050$ sf of non-residential uses, resulting in an increased demand of 3,757.5 gallons per day on the City's sanitary sewer system. Currently, there is a residual capacity of 711,167 gallons per day.

Objective 2.1: Continue to ensure satisfactory and economical solid waste service for all City residents, with an emphasis on reuse and recycling.

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

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

Response: The proposed development will allow a net increase of $\pm 25,050$ sf of non-residential uses, resulting in an increased demand of 54.86 tons per year on the City's solid waste system. Currently, there is a 50-year build-out capacity for the solid waste disposal facility.

Objective 4.1: Achieve and maintain acceptable levels of service for potable water quantity and quality.

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

2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.

Response: The proposed development will allow a net increase of $\pm 25,050$ sf of non-residential uses, resulting in an increased demand of 3,757.5 gallons per day on the City's potable water system. Currently, there is a residual capacity of 886,241 gallons per day.

Mailed Memorandum

MEMORANDUM

Virtual Neighborhood Meeting

16-0386.14



To: The Neighbors of Tax Parcels 03230-002-003, 03230-002-004, 03927-000-000, and 03927-016-000
From: Daniel Young, PE
Date: July 15, 2020
RE: Virtual Neighborhood Meeting Public Notice

A virtual Neighborhood Meeting will be held via video conference to discuss a site plan application for the Copeland Park Phase I project, on Alachua County Tax Parcels 03230-002-003, 03230-002-004, 03927-000-000, and 03927-016-000. Phase I includes two research and development facilities—a ±13,300-square-foot building and a ±11,750-square-foot building—parking, access, and utility infrastructure. The site is located at 14189 NW 129th Way, Alachua, Florida, 32615.

Date: July 29, 2020

Time: 6:00 p.m.

Link: bit.ly/CopelandPark-NHM

Contact: Daniel Young, PE
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
DanielY@CHW-inc.com

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.

Directions to Attend Meeting: Using your web browser, visit the web address link above. For best performance, Google Chrome, Mozilla Firefox, Safari, or Microsoft Edge are recommended.

If you are unable to attend the meeting, please contact CHW using the information above and we will provide printed materials after the virtual meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above. Printed copies of all materials discussed at the meeting will be made available upon request.

Mailing Labels

ALACHUA COPELAND PARK
INVESTMENTS LLC
3917 NW 97TH BLVD
GAINESVILLE, FL. 32606

CV II PARTNERSHIP
4656 34TH ST SOUTHWEST
ORLANDO, FL 32811

BARBER LUMBER SALES OF
ALACHUA INC
PO BOX 263
ALACHUA, FL 32616-0263

ALACHUA COPELAND PARK
INVESTMENTS LLC
3324 W UNIVERSITY AVE PMB 151
GAINESVILLE, FL. 32607

COPELAND INDUSTRIAL PARK OWNERS
ASSOCIATION INC
PO BOX 365
LAKE BUTLER, FL 32054

DUAL ENTERPRISES LLC
132 NW 76TH DR
GAINESVILLE, FL 32607

ADC DEVELOPMENT & INVESTMENT
PO BOX 238
LAKE BUTLER, FL 32054

THE CHRISTOPHER CORPORATION
PO BOX 1000
ALACHUA, FL 32616

SNH MEDICAL OFFICE
PROPERTIES TRUST
TWO NEWTON PLACE
255 WASHINGTON ST STE 300
NEWTON, MA 02458

PETRA HOLDINGS COMPANY LLC
12775 RACHEL BLVD
ALACHUA, FL 32615-6698

O'STEEN BROTHERS INC
1006 SE 4 ST
GAINESVILLE, FL 32601

SNH MEDICAL OFFICE PROPERTIES
TRUST c/o RYAN LLC
100 N TAMPA ST STE 1850
TAMPA, FL 33602-5855

ALCHEM LABORATORIES CORP
13305 RACHEL BLVD
ALACHUA, FL 32615-6687

KOOZ PROPERTIES LLC
2627 NW 43RD AT STE 300
GAINESVILLE, FL 32606

BB&C LLC
14000 NW 126TH TER
ALACHUA, FL 32615

BLUMBERG GLENN
11421 NW 120TH TER
ALACHUA, FL 32615

CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4423

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL, 32653

Dan Rhine
288 Turkey Creek
Alachua, FL, 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL, 32653

Peggy Arnold
410 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

Jeannette Hinsdale
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Lynn Coullias
7406 NW 126th Ave
Alachua, FL, 32615

Tamara Robbins
PO Box 2317
Alachua, FL, 32616

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

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL, 32616

Tom Gorman
9210 NW 59th Street
Alachua, FL, 32653

David Forest
23 Turkey Creek
Alachua, FL, 32615

Craig Parenteau
FL Department of Environmental 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

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11801 Research Drive
Alachua, Florida 32615

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TRUST c/o RYAN LLC
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TAMPA, FL 33602-5855

FIRST-CLASS



MEMORANDUM

Virtual Neighborhood Meeting

16-0386.14



33

To: The Neighbors of Tax Parcels 03230-002-003, 03230-002-004, 03927-000-000, and 03927-016-000
From: Daniel Young, PE
Date: July 15, 2020
RE: Virtual Neighborhood Meeting Public Notice

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Date: July 29, 2020
Time: 6:00 p.m.
Link: bit.ly/CopelandPark-NHM
Contact: Daniel Young, PE
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
DanielY@CHW-inc.com

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Newspaper Advertisement

Biden's \$2 trillion climate plan aims to reframe debate

By Alexandra Jaffe,
Ellen Knickmeyer
and Will Weissert
The Associated Press

WILMINGTON, Del. — Joe Biden released a \$2 trillion plan on Tuesday to boost investment in clean energy and stop all climate-damaging emissions from U.S. power plants by 2035, arguing that dramatic action is needed to tackle climate change and revive the economy.

In remarks near his home in Wilmington, Delaware, the presumptive Democratic presidential nominee sought to reframe the politics of climate change. He rebuffed arguments from President Donald Trump and his Republican allies that Democratic plans to invest in clean energy would cost jobs.

"When Donald Trump thinks about climate change, the only word he can muster is 'hoax,'" Biden told reporters. "When I think about climate change, what I think of is jobs."

The climate package added to a series of detailed policy proposals Biden has released, including a \$700 billion plan unveiled last week that would increase government purchasing of U.S.-based goods and invest in new research and development to frame a contrast with Trump, who has struggled to articulate a vision for a second term in the White House.

Biden's proposal on Tuesday didn't go as far as some measures in the Green New Deal, the sweeping proposal from progressives in Congress



Democratic presidential candidate former Vice President Joe Biden speaks at McGregor Industries on Thursday in Danmore, Pa. (MATT SLOCUM/THE ASSOCIATED PRESS)

that calls for achieving net-zero greenhouse gas emissions across the economy by 2050.

But it does align with a climate bill spearheaded by House Speaker Nancy Pelosi in reducing emissions to zero by 2050. And it goes farther than that bill on ridding the nation's power sector from damaging fossil fuel pollution. House Democrats' proposal sets a 2040 deadline for that goal, while Biden's aims to achieve it five years faster.

The proposal would also include progressive priorities such as investment in retrofitting national infrastructure and housing to use and emit less carbon and addressing the disproportionate impact of climate change. Forty percent of the money he wants to spend on clean energy deployment, reduction of legacy pollution and other investments would go to historically disadvantaged communities.

Biden placed a heavy emphasis on updating America's infrastructure, improving energy efficiency in buildings and housing, and promoting production of electric vehicles and conservation efforts in the agriculture industry.

As he spoke about infrastructure on Tuesday, Biden needed the president for what has become a trope that the White House frequently turns to infrastructure when Trump "needs a distraction" from negative news.

"He's never delivered," Biden said. "Never even really tried."

Some of the ideas in the proposal began with Biden's more progressive rivals during the primary, including Washington Gov. Jay Inslee, whose campaign centered on the issue of climate change.

"Joe Biden's modern infrastructure and clean energy plan shows that he's serious about defeating climate change and has a roadmap to

become the Climate President that America needs," Inslee said in an email to members of the Progressive Change Campaign Committee, a liberal advocacy group.

The proposals could open Biden to attacks from Trump that he will hurt coal and gas industries in critical states such as Pennsylvania and Texas, where Democrats are growing more bullish about their prospects.

Trump used a White House event on Hong Kong on Tuesday to attack Biden on an array of issues, including trade and the environment.

"As vice president, Biden was a leading advocate of the Paris Climate accord, which was unbelievably expensive to our country," Trump said.

"It would have crushed American manufacturers while allowing China to pollute the atmosphere with impunity, yet one more gift from Biden to the Chinese Communist Party."

Biden's proposal seemed designed to avoid antagonizing independent or moderate Republicans considering backing him.

The plan makes no mention of banning dirtier-burning coal or prohibiting fracking, a method of extracting oil and gas that triggered a natural gas boom in the United States over the last decade. The issue is especially sensitive in some key battleground states such as Pennsylvania.

Some progressives have called for outright bans on the practice. Biden's plan instead describes cutting back on burning oil, gas and

coal, and doing better at capturing emissions, through more efficient vehicles, public transport, buildings and power plants.

And instead of a ban on climate-damaging fossil fuels, he embraced carbon capture technologies to catch coal and petroleum pollution from power plant smokestacks.

Biden also backed nuclear power, unlike some of his Democratic primary opponents. He called for pumping up research on still-developing power technologies like hydrogen power and grid-size storage to stash power from solar and wind, overcoming a key drawback of those carbon-free energy sources now.

Biden would spend \$2 trillion over four years to promote his energy proposals, a significant acceleration of the \$1.7 trillion over 10 years he

proposed spending in his climate plan during the primary.

The proposal doesn't include specifics on how it would be paid for. Senior campaign officials who spoke on condition of anonymity to discuss strategy said it would require a mix of tax increases on corporations and the wealthy and deficit spending aimed at stimulating the economy.

The officials said that many of the energy measures would be included in the first stimulus package Biden plans to bring to Congress but that some could be achieved through executive action.

"These are the most critical investments we can make for the long-term health and vitality of both the American economy and the physical health and safety of the American people," Biden said Tuesday as he tried to build a sense of urgency around the issue.

PUBLIC NOTICE

A virtual Neighborhood Meeting will be held via video conference to discuss a site plan application for the Copeland Park Phase 1 project, on Alachua County Tax Parcels 03230-002-003, 03230-002-004, 03927-000-000, and 03927-016-000. Phase 1 includes two research and development facilities—a ±13,300SF building and a ±17,750SF building—parking, access, and utility infrastructure. The site is located at 14189 NW 129th Way, Alachua, Florida, 32615. 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 July 29, 2020

Link: bit.ly/CopelandPark-NHM

Instructions: Type the link into the address bar of your web browser. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address or email below, or by phone.

Contact: Daniel Young, PE

Address: 11801 Research Drive,

Alachua, FL 32615

Phone Number: (352) 331-1976

Email: DanielY@CHW-inc.com



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MEAT

USDA Heavy Western Beef
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\$10⁹⁹ /lb.

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\$4⁹⁹ /lb.

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Previously Frozen
Bass Fillets
\$2⁹⁹ /lb.

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Yellow or White American Cheese
\$5⁹⁹ /lb.

Ward's Smoked Fresh
Whole Slab BBQ Ribs
\$17⁹⁹ /Each

PRODUCE

Jumbo Sweet
Cherries
\$3⁹⁹ /lb. Kids Treat

Southern Crown
Sweet Potatoes
99¢ /lb. Bake - Mash - Fry

Ready to Eat
Mangos
69¢ /Each Good for You

Large Size
Cauliflower
\$2⁹⁹ /Each Steam or Boil

Georgia Grown
Peaches
\$1⁹⁹ /lb. Sweet Delicious Snack

Assorted
Marie's Salad Dressing
\$3⁹⁹ /Each 12 oz. Jar

Ready to Eat
Hass Avocados
99¢ /Each Full of Flavor

Fresh Cut
Red Beet Roots
99¢ /lb. Everything You Need

NATURAL FOODS

Vitasoy
TOFU
99¢ 14 oz. Extra Firm & Firm

Swallow Tail Creamery
Cream Top Yogurt
\$8⁵⁹ 32 oz. Grass Fed

Beat IT!
Insect Repellent
\$5⁹⁹ 2 oz. All Natural

Garden of Eatin'
Red Hot Blues
\$3⁹⁹ 16 oz. Organic Tortilla Chips

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Terrapin
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\$6⁹⁹ REG. \$9.99

Blue Moon
Coffee Blonde
12 Pk. Bottles
\$9⁹⁹ REG. \$16.99

Landshark
Lager
6 Pk. Bottles
\$6⁹⁹ REG. \$9.99

Sixpoint
Atomic-Res
16 oz. Cans
\$6⁹⁹ REG. \$14.99

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PUBLIC NOTICE

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Contact: Daniel Young, PE

Address: 11801 Research Drive,
Alachua, FL 32615

Phone Number: (352) 331-1976

Email: DanielY@CHW-inc.com



Posted Notice

Notice of Virtual Neighborhood Meeting

Site plan application for a ±13,300 SF research and development facility,
a ±11,750 SF research and development facility, and associated
infrastructure

Time: 6:00 p.m.

Date: July 29, 2020

Link: bit.ly/CopelandPark-NHM







Workshop Presentation

Copeland Park Phase I

Site Plan Application



City of Alachua
Neighborhood Meeting
July 29, 2020



16-0386.14 - Copeland Park

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.



16-0386.14 - Copeland Park

2

1

INFORMATION
Virtual Neighborhood Meeting
11.000.11

CHI

To: The Neighbors of Tax Parcels 03230-002-003, 03230-002-004, 03927-000-000, and 03927-016-000
From: Daniel Young, PE
Date: July 15, 2020
RE: Virtual Neighborhood Meeting Public Notice

A virtual Neighborhood Meeting will be held via video conference to discuss a site plan application for the Copeland Park Phase I project, on Alachua County Tax Parcels 03230-002-003, 03230-002-004, 03927-000-000, and 03927-016-000. Phase I includes two research and development facilities—a ±13,300SF building and a ±11,750SF building—parking, access, and utility infrastructure. The site is located at 14188 NW 129th Way, Alachua, Florida, 32615.

Date: July 29, 2020
Time: 6:00 p.m.
Link: bit.ly/CopelandPark-NHM
Contact: Daniel Young, PE
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
DanielY@CHW-inc.com

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.

Directions to Attend Meeting: Using your web browser, visit the web address link above. For best performance, Google Chrome, Mozilla Firefox, Safari, or Microsoft Edge are recommended.

If you are unable to attend the meeting, please contact CHW using the information above and we will provide printed materials after the virtual meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above. Printed copies of all materials discussed at the meeting will be made available upon request.

Biden's \$2 trillion climate plan aims to reframe debate



Public Notice

CHI

Truly Local for 66 years
The traditions of family serving you!

Item	Price	Item	Price
10lb	\$1.99	5lb	\$4.99
99¢	\$1.99	LOCAL ALL NATURAL	
7lb	\$2.99	LOCALLY PRODUCED PORK FROM LOCAL FARM WITHIN 25 MILES	
3lb	\$9.99	69¢	\$2.99
1lb	\$3.99	99¢	\$2.99
99¢	\$8.99	13lb	\$17.99
16lb	\$10.99	16lb	\$17.99

EAT LOCAL. Buy Local

PUBLIC NOTICE

A virtual Neighborhood Meeting will be held via video conference to discuss a site plan application for the Copeland Park Phase I project, on Alachua County Tax Parcels 03230-002-003, 03230-002-004, 03927-000-000, and 03927-016-000. Phase I includes two research and development facilities—a ±13,300SF building and a ±11,750SF building—parking, access, and utility infrastructure. The site is located at 14188 NW 129th Way, Alachua, Florida, 32615.

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 July 29, 2020
Link: bit.ly/CopelandPark-NHM
Instructions: Type the link into the address bar of your web browser. If unable to participate in the meeting, please contact CHW for printed materials. Comments may also be submitted in writing to the address or email below, or by phone.

Contact: Daniel Young, PE
Address: 11801 Research Drive, Alachua, FL 32615
Phone Number: (352) 331-1976
Email: DanielY@CHW-inc.com

CHI

16-0386.14 - Copeland Park

3

REQUEST:
Site Plan application



16-0386.14 - Copeland Park

4

2

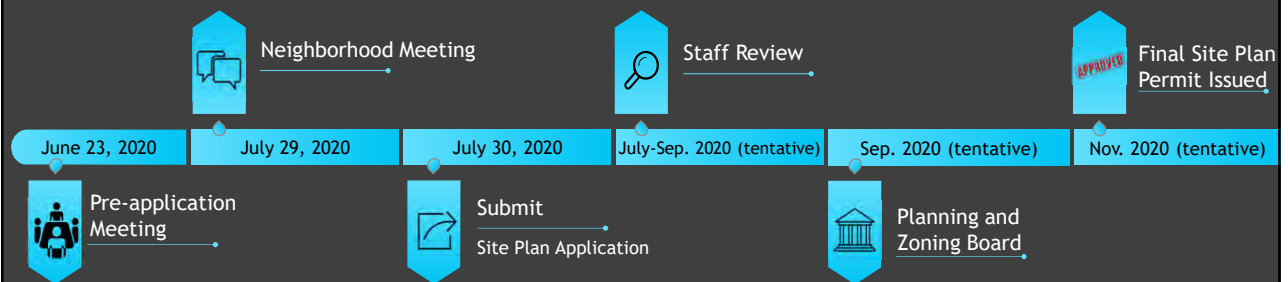
INTENT:

Develop the site with two (2) research and development facilities and associated infrastructure consistent with City of Alachua Land Development Regulations.

16-0386.14 - Copeland Park

5

SITE PLAN TIMELINE



16-0386.14 - Copeland Park

CHW

6

3

Site Context



7

Street Frontages



4

8

Aerial Map



9

Future Land Use Map

FLU: Industrial



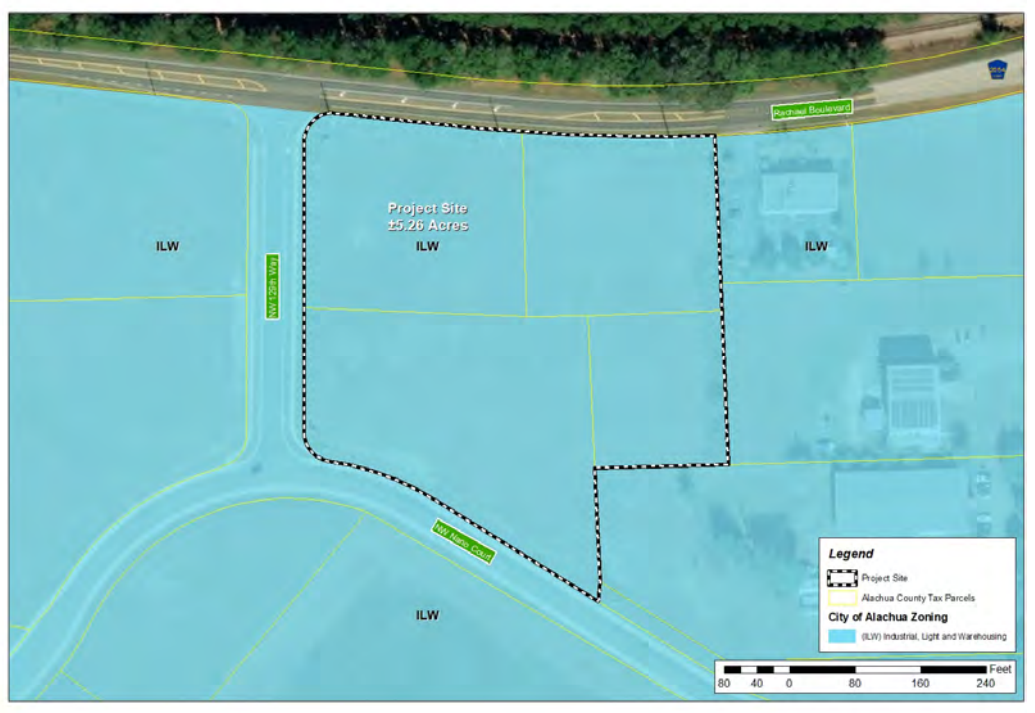
10

5

Zoning Map

Zoning: Industrial, Light and Warehousing (ILW)

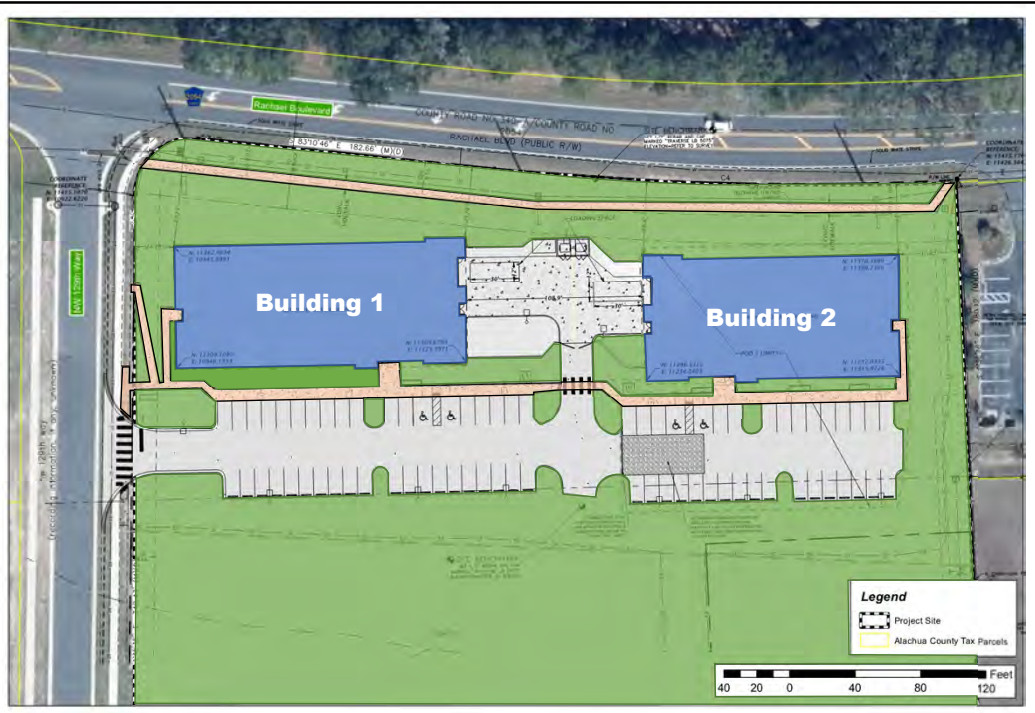
Research facilities of various type permitted in zoning district



11

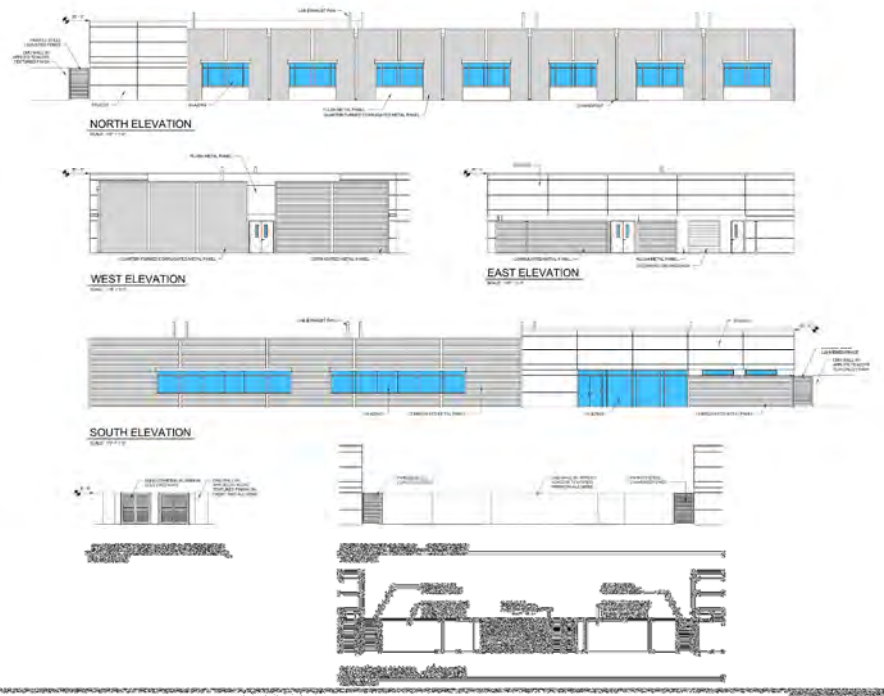
Plan View Overlay

- Two research and development facilities
- On-site sidewalks connect to existing sidewalk network
- Ample landscaping throughout project site



12

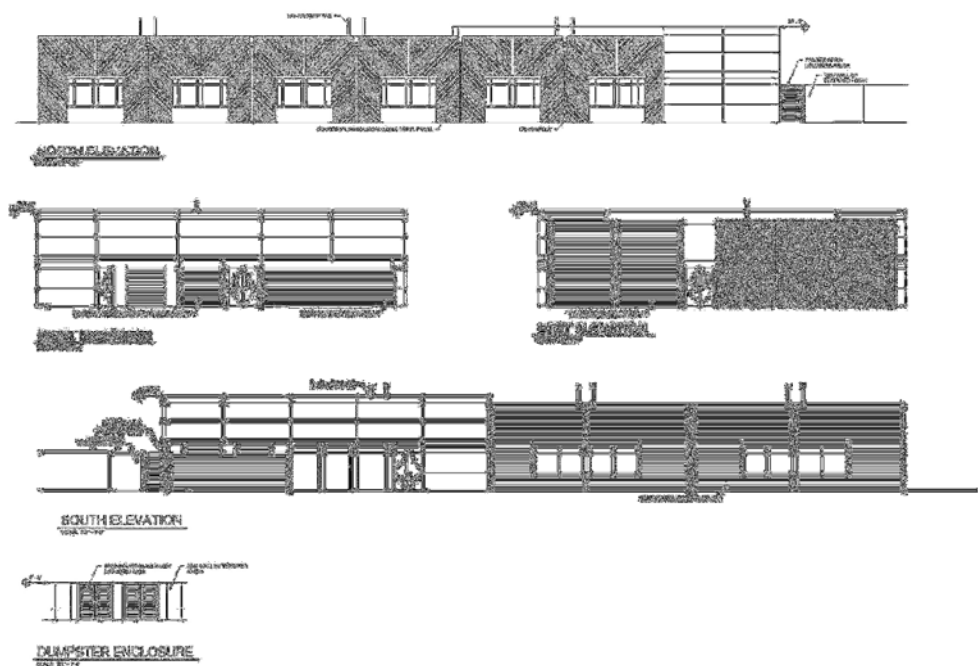
Building Elevations Building 1



CHW

13

Building Elevations Building 2



CHW

14

Contact Information

Address: 11801 Research Drive
Alachua, FL, 32615
Phone: (352) 331-1976
Email: Live@chw-inc.com



Sign-in Sheet

SIGN-IN SHEET

Copeland Park Phase I

16-0386.14



Event: Virtual Neighborhood Meeting
Date/Time: July 29, 2020 @ 6:00 PM
Place: bit.ly/CopelandPark-NHM
Re: Copeland Park – Site Plan Application

	Attendee Name (Or as appears on Zoom)
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Copeland Park Phase I

16-0386.14



Event: Virtual Neighborhood Meeting
Date/Time: July 29, 2020 @ 6:00 PM
Place: bit.ly/CopelandPark-NHM
Re: Copeland Park – Site Plan Application

CHW (Agent) Attendees: Mitchell Mason; Seth Wood

Applicant Attendees: 0

Public Attendees: 0

CHW hosted the required Neighborhood Meeting and presented the meeting's purpose, review process, the applications' request and intent, maps illustrating the site's regulatory and physical characteristics, and a conceptual layout illustrating City design and development standards. There were no questions or comments from the public.

The meeting was adjourned at approximately 6:22 p.m.

DESCRIPTION

DATE: February 20, 2017
PROJECT NAME: Copeland Park
PROJECT NO: 16-0386
DESCRIPTION FOR: Outparcel 1

A PARCEL OF LAND SITUATED IN SECTIONS 14 & 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3214, PAGE 1296 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF RACHAEL BOULEVARD, A PUBLIC RIGHT OF WAY AND POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1943.08 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 88° 17'42" WEST, 235.32 FEET; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°56'35", AN ARC LENGTH OF 235.46 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 0°11'01" EAST, A DISTANCE OF 227.36 FEET; THENCE NORTH 86°38'56" WEST, A DISTANCE OF 276.02 FEET TO THE EAST RIGHT OF WAY LINE OF NW 129TH WAY, BEING A PUBLIC RIGHT OF WAY; THENCE NORTH 1°46'16" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 204.25 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 35.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 49°17'22" EAST, 51.62 FEET; THENCE NORTHEASTERLY ALONG SAID EAST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 95°02'12", AN ARC LENGTH OF 58.05 FEET TO THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF RACHAEL BOULEVARD; THENCE SOUTH 83°11'32" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 182.66 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1943.08 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 84°06'44" EAST, 48.25 FEET; THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL OF 1°25'22", AN ARC LENGTH OF 48.25 FEET TO THE **POINT OF BEGINNING**.

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

DATE: October 22, 2019
CLIENT: Concept Development
PROJECT NAME: Copeland Park
PROJECT NO: 16-0386
DESCRIPTION FOR: Copeland Out Parcel #2

A PARCEL OF LAND SITUATED IN SECTIONS 14 & 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3214, PAGE 1296 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF RACHAEL BOULEVARD, A PUBLIC RIGHT OF WAY; THENCE SOUTH 01°36'16" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 213.67 FEET; THENCE SOUTH 88°23'44" WEST, A DISTANCE OF 163.72 FEET; THENCE SOUTH 88°22'30" WEST, A DISTANCE OF 76.85 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4497, PAGE 1652 OF SAID PUBLIC RECORDS; THENCE NORTH 00°11'01" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 227.36 FEET TO THE NORTHEAST CORNER OF SAID LANDS, LYING ON THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF RACHAEL BOULEVARD AND BEING ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1943.08 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 88°17'42" EAST, 235.32 FEET; THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE, AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°56'35", AN ARC DISTANCE OF 235.46 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.191 ACRES, MORE OR LESS.

PREPARED BY & RETURN TO:

Name: Lynn Sullivan, an employee of
Providence Title Company, LLC
Address: 3324 W. University Ave., PMB 151
Gainesville, FL 32607

File No. 2019-811

10/29/2019 11:12 AM
BOOK 4728 PAGE 513
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt# 918446
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$1,198.40
Intang. Tax: \$0.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **SPECIAL WARRANTY DEED**, made the 24th day of October, 2019, by **ADC DEVELOPMENT & INVESTMENT GROUP, LLC**, a Florida limited liability company, hereinafter called the Grantor, to **ALACHUA COPELAND PARK INVESTMENTS, LLC**, a Florida limited liability company, having its principal place of business at 3324 W. University Ave., PMB 151, Gainesville, FL 32607, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in City of Alachua, County of Alachua, State of Florida, viz:

See attached Exhibit "A"

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

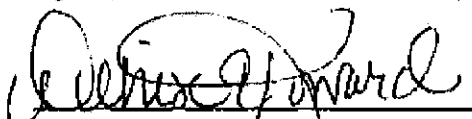
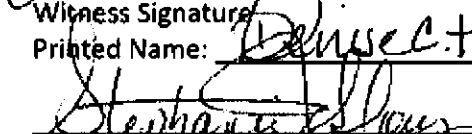
SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

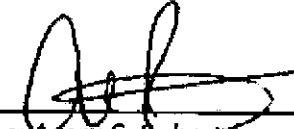
And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor for claims arising during the period of time of Grantor's ownership of the Property, but against none other. Grantor further warrants that said land is free of all liens and encumbrances, except those recorded in the Public Records of Alachua County, Florida, and except taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: Denise C. Howard

Witness Signature
Printed Name: Stephanie J. Slown

ADC DEVELOPMENT & INVESTMENT GROUP, LLC

By: 
Name: Avery C. Roberts L.S.
Title: Manager

STATE OF FLORIDA
COUNTY OF UNION

The foregoing instrument was acknowledged before me this 24th day of October, 2019, by Avery C. Roberts, as Manager of ADC Development & Investment Group, LLC, a Florida limited liability company, on behalf of the corporation. He is personally known to me or has produced _____ as identification.




Signature of Notary
Printed Name: Denise C. Howard
My commission expires: 3/10/2023

Exhibit "A"

A PARCEL OF LAND SITUATED IN SECTIONS 14 & 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3214, PAGE 1296 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF RACHAEL BOULEVARD, A PUBLIC RIGHT OF WAY; THENCE SOUTH 01°36'16" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 213.67 FEET; THENCE SOUTH 88°23'44" WEST, A DISTANCE OF 163.72 FEET; THENCE SOUTH 88°22'30" WEST, A DISTANCE OF 76.85 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4497, PAGE 1652 OF SAID PUBLIC RECORDS; THENCE NORTH 00°11'01" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 227.36 FEET TO THE NORTHEAST CORNER OF SAID LANDS, LYING ON THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF RACHAEL BOULEVARD AND BEING ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1943.08 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 88°17'42" EAST, 235.32 FEET; THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE, AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°56'35", AN ARC DISTANCE OF 235.46 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.191 ACRES, MORE OR LESS.

PREPARED BY & RETURN TO:

Name: Lynn Sullivan, an employee of
Providence Title Company, LLC
Address: 3917 NW 97th Boulevard
Gainesville, FL 32606
File No. 2016-315

Parcel No.: 03230-002-000; 03927-000-000

3/1/2017 12:21 PM
BOOK 4497 PAGE 1652
J.K. JESS' IRBY
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt# 759314
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$1,154.30
Intang. Tax: \$0.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This SPECIAL WARRANTY DEED, made the 28th day of February, 2017, by ADC DEVELOPMENT & INVESTMENT GROUP, LLC, a Florida limited liability company, hereinafter called the Grantor, to ALACHUA COPELAND PARK INVESTMENTS, LLC, a Florida limited liability company, having its principal place of business at 3917 NW 97th Blvd., Gainesville, FL 32606, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in City of Alachua, County of Alachua, State of Florida, viz:

See attached Exhibit "A"

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

SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY, AND SPECIFICALLY INCLUDING THAT DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN O.R. BOOK 4207, PAGE 1999 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor for claims arising during the period of time of Grantor's ownership of the Property, but against none other. Grantor further warrants that said land is free of all liens and encumbrances, except those recorded in the Public Records of Alachua County, Florida, and except taxes accruing subsequent to December 31, 2016.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Denise C. Howard
Witness Signature
Printed Name: Denise C. Howard
Linda C. Boles
Witness Signature
Printed Name: Linda C. Boles

ADC DEVELOPMENT & INVESTMENT GROUP, LLC

By: Avery C. Roberts L.S.
Name: Avery C. Roberts
Title: Manager

STATE OF FLORIDA
COUNTY OF UNION

The foregoing instrument was acknowledged before me this 28th day of February, 2017, by Avery C. Roberts, Manager of ADC Development & Investment Group, LLC, a Florida limited liability company, on behalf of the corporation. He is personally known to me or has produced _____ as identification.



Denise C. Howard
Signature of Notary
Printed Name: Denise C. Howard
My commission expires: March 18, 2019

Exhibit "A"

A PARCEL OF LAND SITUATED IN SECTIONS 14 & 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.456 ACRES, MORE OR LESS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03230 002 003		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

ALACHUA COPELAND PARK
INVESTMENTS LLC
3917 NW 97TH BLVD
GAINESVILLE, FL 32606

UNASSIGNED LOCATION RE

COM NW COR OF LANDS DESC IN OR
3214/1296 (BEING PARCE
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	8.2729	500	0	500	4.14
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1825	500	0	500	0.59
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	500	0	500	0.75
SCHL DISCRNRY & CN (S01)	0.7480	500	0	500	0.37
SCHL GENERAL	3.8960	500	0	500	1.95
SCHOOL VOTED (S01)	1.0000	500	0	500	0.50
SUWANNEE RIVER WATER MGT DIST	0.3840	500	0	500	0.19
17 CITY OF ALACHUA	5.3900	500	0	500	2.70
CHILDREN'S TRUST	0.5000	500	0	500	0.25

TOTAL MILLAGE	22.8734	AD VALOREM TAXES	\$11.44
----------------------	---------	-------------------------	---------

PAY ONLINE WITH E-CHECK



SCAN TO PAY

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

PAY ONLY ONE AMOUNT. 

COMBINED TAXES AND ASSESSMENTS \$11.44

If Paid By Please Pay	May 29, 2020 \$0.00
----------------------------------	-------------------------------

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

**2019 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

107766

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
03230 002 003	UNASSIGNED LOCATION RE	

ALACHUA COPELAND PARK
INVESTMENTS LLC
3917 NW 97TH BLVD
GAINESVILLE, FL 32606

IF PAID BY	PLEASE PAY
☐ May 29, 2020	\$0.00
☐	
☐	
☐	
☐	

Parcel: 03230-002-003**Search Date: 7/30/2020 at 8:38:06 AM**

Taxpayer:	ALACHUA COPELAND PARK INVESTMENTS LLC	Legal:	COM NW COR OF LANDS DESC IN OR 3214/1296 (BEING PARCEL K/A 3230-2-1) WLY ALG CURVE 235.32 FT POB S 00 DEG 11 MIN 01 SEC E 227.36 FT N 86 DEG 38 MIN 56 SEC W 276.02 FT N 01 DEG 46 MIN 36 SEC E 204.25 FT NELY ALG CURVE 51.62 FT S 83 DEG 11 MIN 32 SEC E 182.66 FT SELY ALG CURVE 48.25 FT POB OR 4497/1652
Mailing:	3917 NW 97TH BLVD GAINESVILLE, FL 32606		
Location:	14189 NW 129TH WAY ALACHUA		
Sec-Twn-Rng:	14-08-18		
Property Use:	06500 - GRZGSOIL CLASS6		
Tax Jurisdiction:	ALACHUA - 1700		
Area:	PROGRESS CENTER		
Subdivision:	N/A		

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2019	GRZGSOIL CLASS6	158994	500	0	158994	0	500	500	0	0	500	500
2018	GRZGSOIL CLASS6	159000	500	0	159000	0	500	500	0	0	500	500

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet	Land Type
6550	HAY	ILW	INDUSTRIAL	1	1.46	63597.6	AC

Sales

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
2017-02-28	164900	Vac	01-Qualified Examina of Deed	4497	1652	SD

Parcel: 03230-002-004***Search Date: 7/30/2020 at 8:40:30 AM***

Taxpayer:	ALACHUA COPELAND PARK INVESTMENTS LLC	Legal:	COM NW COR OF PARCEL DESC IN OR 3214/1296 PARCEL 3230-2-1 POB S 01 DEG 36 MIN 16 SEC E 213.67 FT S 88 DEG 23 MIN 44 SEC W 163.27 FT S 88 DEG 22 MIN 30 SEC W 76.85 FT N 00 DEG 11 MIN 01 SEC W 227.36 FT S ELY ALG CURVE 235.32 FT POB OR 4728/0513
Mailing:	3324 W UNIVERSITY AVE PMB 151 GAINESVILLE, FL 32607		
Location:			
Sec-Twn-Rng:	14-08-18		
Property Use:	04000 - VACANT INDUSTRIAL		
Tax Jurisdiction:	ALACHUA - 1700		
Area:	PROGRESS CENTER		
Subdivision:	N/A		

There are no Certified Values

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet	Land Type
4000	VACANT INDUSTRIAL	ILW	INDUSTRIAL	1	1.19	51836.4	AC

Sales

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
2019-10-24	171200	Vac	01-Qualified Examina of Deed	4728	0513	SD

Mitchell Mason

From: Diaz, Mary <Mary.Diaz@srwmd.org>
Sent: Friday, October 26, 2018 3:21 PM
To: Mitchell Mason
Cc: Marshall, Leroy
Subject: RE: Copeland Park and Foundation Park - Alachua, FL - Exemption Validations

Mr. Mason,

The exemptions are still valid as long as the project is constructed in accordance with the permitted documents.

Thank you,

Mary Diaz, E.I.
Engineer II, Resource Management Division
Suwannee River Water Management District
9225 CR 49, Live Oak, FL 32060
386.362.1001
386.647.3133 (Direct)
800.226.1066 (FL Toll Free)
www.mysuwanneeriver.com
Let us know how we're doing: [Contact Us](#)



From: Mitchell Mason <mitchellm@chw-inc.com>
Sent: Wednesday, October 24, 2018 4:16 PM
To: Diaz, Mary <Mary.Diaz@srwmd.org>
Subject: Copeland Park and Foundation Park - Alachua, FL - Exemption Validations

Good afternoon Mary,

We received exemption (No Permit Required) letters for the Copeland Park Phase I project (ERP No. 228724-1), and the Foundation Park Phase II project (ERP No. 212192-4) in December and August of 2016, respectively. No changes have been proposed to either project since the letters were issued. Can you please confirm that these exemptions are still valid for each project, or provide updated letters if necessary? The original exemption letters are attached for your convenience.

Thank you,

MITCHELL MASON | Project Engineer

t: (386) 518-5141

e: mittchellm@chw-inc.com

w: www.chw-inc.com



JACKSONVILLE.GAINESVILLE.OCALA

t: (904) 619-6521 | 8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244

t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615

t: (352) 414-4621 | 101 NE 1st Ave., Ocala, FL 34470

PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION.

All E-mail sent to and from this address may be public records. The Suwannee River Water Management District does not allow use of the District E-mail system and other equipment for non-business related purposes.



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

December 1, 2016

Avery C. Roberts
ADC Development & Investment
P.O. Box 238
Lake Butler, FL 32054

Subject: Environmental Resource Permit (ERP): No Permit Required (NPR), ERP-001-2287241, Copeland Park – Research & Development Buildings, Alachua County

Dear Mr. Roberts:

The above referenced proposed project does not require a new ERP from the Suwannee River Water Management District (District). This decision was based on the fact that this project is part of the master system permitted under ERP-001-206572-4. According to the documentation submitted on or before November 2, 2016, it has been determined that the proposed activity: the construction of a 1.32-acre impervious area research & development facility, provides reasonable assurance that:

1. The existing stormwater system is functioning as permitted.
2. The master system will not change as a result of the connection.
3. The project will not exceed any thresholds established by the existing permit.

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>).

DON QUINCEY, Chair
Chiefland, Florida

ALPHONAS ALEXANDER, Vice Chair
Madison, Florida

VIRGINIA H. JOHNS, Secretary/Treasurer
Alachua, Florida

KEVIN BROWN
Alachua, Florida

GARY F. JONES
Old Town, Florida

CHARLES KEITH
Lake City, Florida

VIRGINIA M. SANCHEZ
Old Town, Florida

RICHARD SCHWAB
Perry, Florida

BRADLEY WILLIAMS
Monticello, Florida

NOAH VALENSTEIN
Executive Director

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

- 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.

If you have any questions, you may contact me by phone at 386.362.1001 or by email at Brian.Brooker@srwmd.org.

Sincerely,

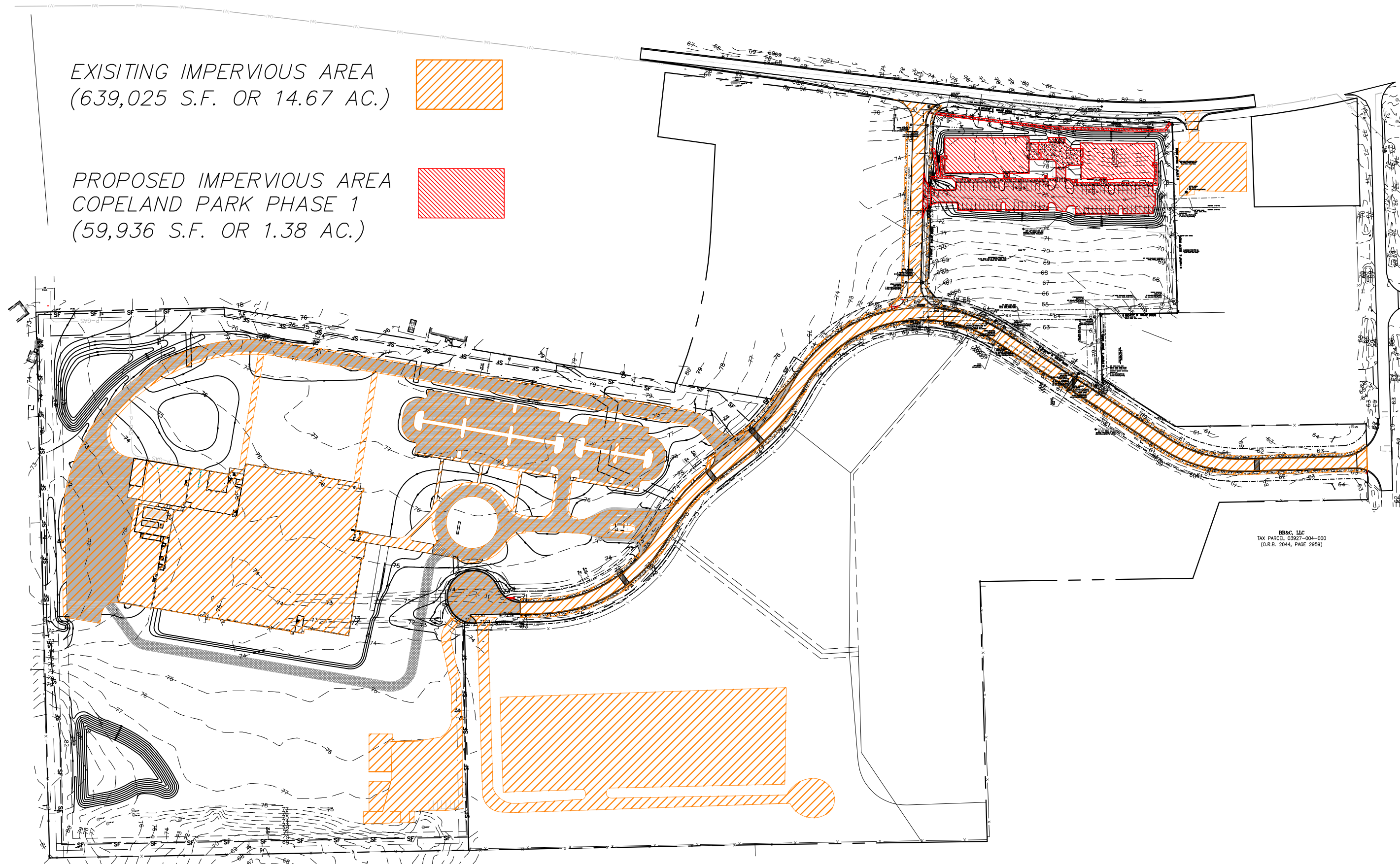


Brian Brooker, E.I.
Division of Resource Management

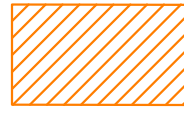
BB/tm

cc: Randall Olney, CHW, Inc.
Matt Cason, Concept Development, Inc.

Tech: mihailam Plot Date: Dec 13, 2018 Build Date: 11/16/2018 File Name: 16-0386_Copeland Park Impervious Exhibit.dwg



EXISTING IMPERVIOUS AREA
(639,025 S.F. OR 14.67 AC.)



PROPOSED IMPERVIOUS AREA
COPELAND PARK PHASE 1
(59,936 S.F. OR 1.38 AC.)



DB&C, LLC
TAX PARCEL 03927-004-000
(O.R.B. 2044, PAGE 2959)

11801 Research Drive Alachua, Florida 32615 (352) 331-1976 www.chw-inc.com		Professional Consultants CHW est. 1988 FLORIDA CA 5075			
TECHNICIAN: T.F. COWART	CLIENT: CONCEPT DEVELOPMENT, INC.	SCALE: 1"=100'	VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING 0 IF NOT ONE INCH ON THIS SHEET. ADJUST SCALES ACCORDINGLY.		
DESIGNER: T.F. COWART	PROJECT: COPELAND PARK PHASE I	CONSTRUCTION AND REVISIONS:			
QUALITY CONTROL: D.H. YOUNG, P.E.	SHEET TITLE: POST DEVELOPMENT MASTER PLAN				
PROJECT NUMBER: 16-0386					
DANIEL H. YOUNG					
FL PE No. 70780					
SHEET NO.:					
1 OF 1					



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

ALACHUA COPELAND PARK INVESTMENTS LLC

Filing Information

Document Number	L17000044355
FEI/EIN Number	N/A
Date Filed	02/24/2017
Effective Date	02/24/2017
State	FL
Status	ACTIVE

Principal Address

3324 W. University Ave #151
Gainesville, FL 32607

Changed: 06/13/2019

Mailing Address

3324 W. University Ave #151
Gainesville, FL 32607

Changed: 06/13/2019

Registered Agent Name & Address

CASON, MATT
3324 W. University Ave #151
Gainesville, FL 32607

Name Changed: 04/26/2018

Address Changed: 06/13/2019

Authorized Person(s) Detail

Name & Address

Title MGR

CRAWFORD, BRIAN
3917 NW 97TH BOULEVARD
GAINESVILLE, FL 32606

Title Authorized Representative

Lynch, Susan
3324 W. University Ave
#151
Gainesville, FL 32607

Title Authorized Representative

Scheer, Jeremy
3324 W. University Ave #151
Gainesville, FL 32607

Annual Reports

Report Year	Filed Date
2018	04/26/2018
2019	06/13/2019
2020	06/08/2020

Document Images

06/08/2020 -- ANNUAL REPORT	View image in PDF format
06/13/2019 -- ANNUAL REPORT	View image in PDF format
04/26/2018 -- ANNUAL REPORT	View image in PDF format
02/24/2017 -- Florida Limited Liability	View image in PDF format

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

COPELAND PARK TYPE S3H

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 6000K CCT and 3000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 530mA and 700mA drive currents.

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table.

Round pole adapter included.

For wall mounting, specify wall mount bracket option. 3G vibration rated. **QUICK MOUNT ARM:** Arm is bolted directly to the pole and the fixture slides onto the quick mount arm and is secured via a single fastener, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.

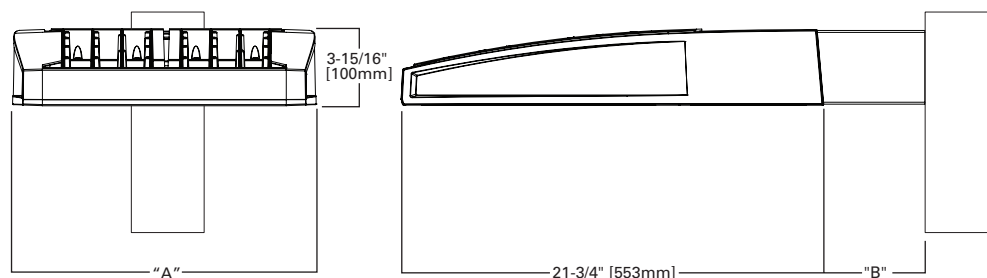


GLEON GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS



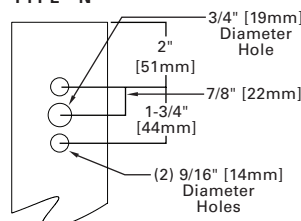
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



CERTIFICATION DATA

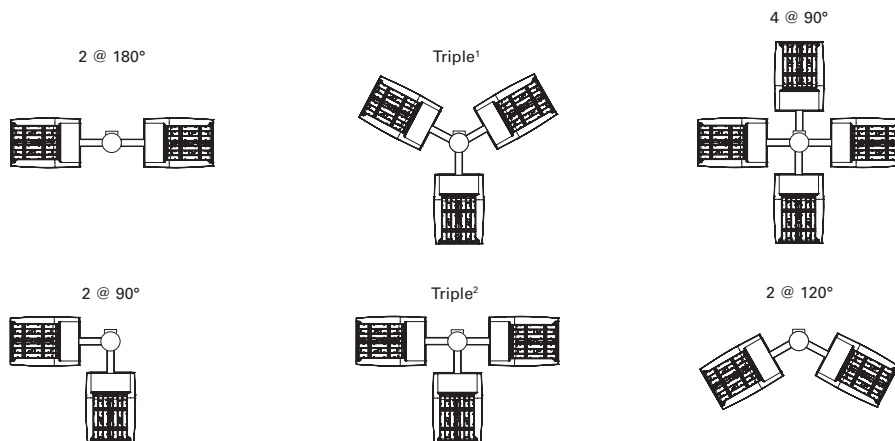
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium™ Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

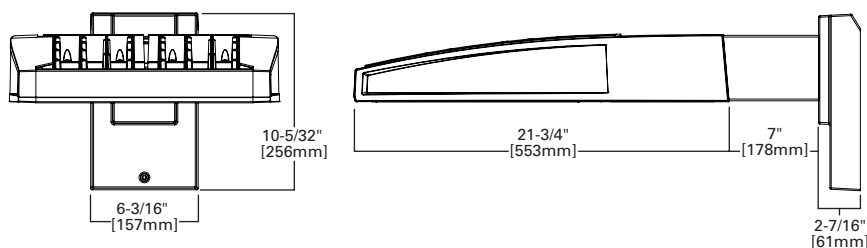
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AE-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AE-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AE-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AE-10	16" Extended Arm (Required)	16" Extended Arm (Required)

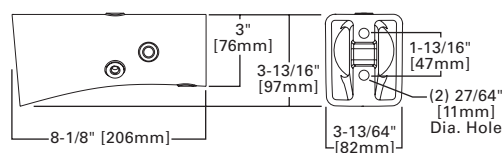


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

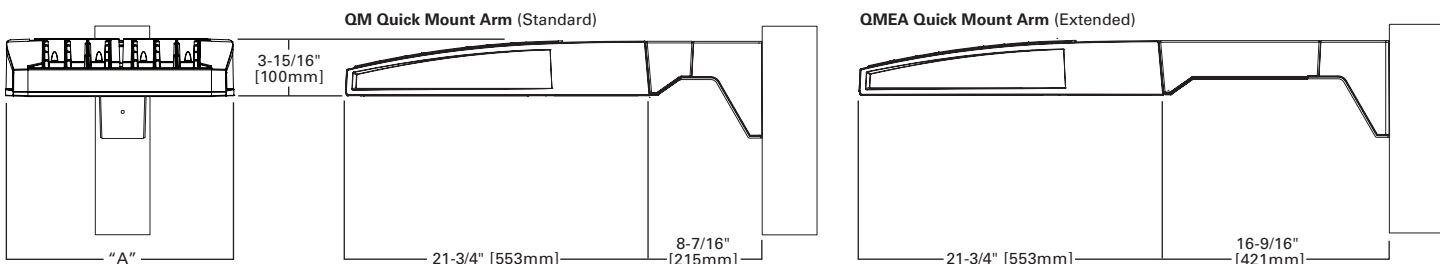
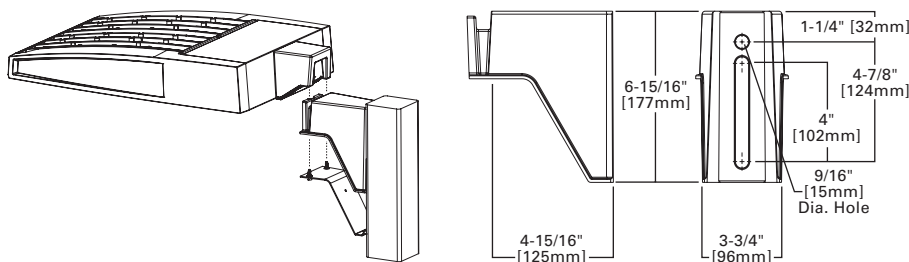
STANDARD WALL MOUNT



MAST ARM MOUNT



QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)

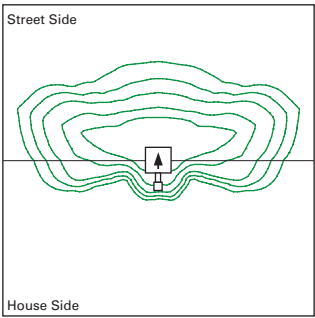


QUICK MOUNT ARM DATA

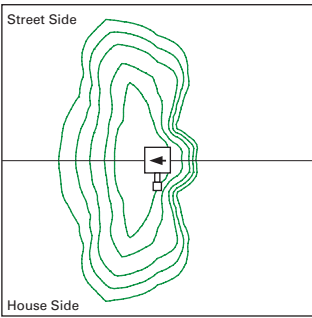
Number of Light Squares ^{1,2}	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 ³	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES: 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-6 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole.

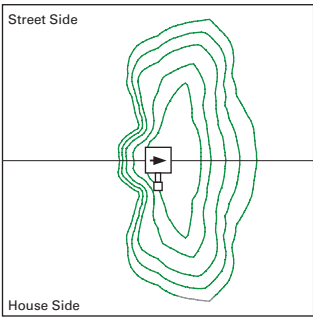
OPTIC ORIENTATION



Standard



Optics Rotated Left @ 90° [L90]

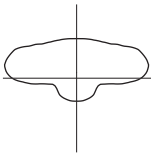


Optics Rotated Right @ 90° [R90]

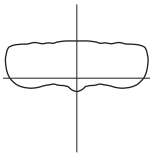
OPTICAL DISTRIBUTIONS

Asymmetric Area Distributions

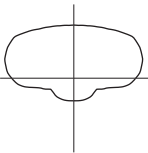
T2
(Type II)



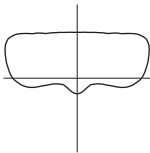
SL2
(Type II with Spill Control)



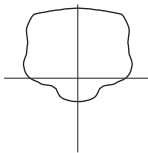
T3
(Type III)



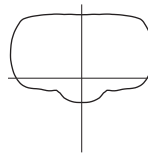
SL3
(Type III with Spill Control)



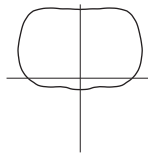
T4FT
(Type IV Forward Throw)



T4W
(Type IV Wide)

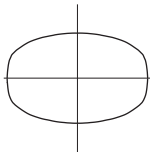


SL4
(Type IV with Spill Control)

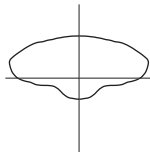


Asymmetric Roadway Distributions

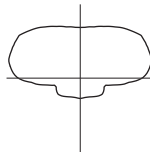
RW
(Rectangular Wide Type I)



T2R
(Type II Roadway)

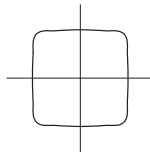


T3R
(Type III Roadway)

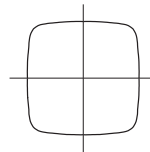


Symmetrical Distributions

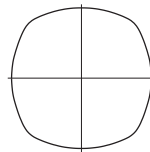
5NQ
(Type V Square Narrow)



5MQ
(Type V Square Medium)

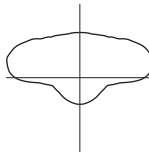


5WQ
(Type V Square Wide)

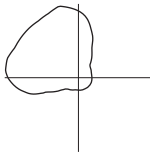


Specialized Distributions

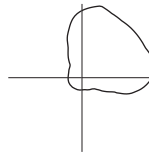
AFL
(Automotive Frontline)



SLL
(90° Spill Light Eliminator Left)



SLR
(90° Spill Light Eliminator Right)



NOMINAL POWER AND LUMENS (700MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Drive Current		700mA	700mA	700mA	700mA	700mA	700mA	700mA	700mA	700mA	700mA
Nominal Power (Watts)		38	72	105	138	176	210	243	276	314	348
Input Current @ 120V (A)		0.32	0.59	0.86	1.14	1.45	1.72	2	2.28	2.58	2.86
Input Current @ 208V (A)		0.21	0.36	0.51	0.67	0.87	1.02	1.18	1.34	1.53	1.69
Input Current @ 240V (A)		0.19	0.32	0.45	0.59	0.77	0.90	1.04	1.18	1.35	1.49
Input Current @ 277V (A)		0.20	0.29	0.40	0.51	0.69	0.80	0.91	1.02	1.20	1.31
Optics											
T2	Lumens	3,854	7,531	11,237	14,847	18,395	22,013	26,033	29,497	32,904	36,430
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T2R	Lumens	4,091	7,995	11,929	15,762	19,529	23,370	27,638	31,316	34,932	38,676
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3	Lumens	3,928	7,676	11,453	15,133	18,750	22,437	26,534	30,065	33,537	37,132
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3R	Lumens	4,015	7,846	11,707	15,469	19,166	22,936	27,124	30,733	34,283	37,957
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4FT	Lumens	3,951	7,720	11,519	15,221	18,858	22,567	26,688	30,240	33,732	37,347
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	Lumens	3,900	7,620	11,370	15,024	18,615	22,276	26,343	29,849	33,296	36,864
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL2	Lumens	3,847	7,518	11,217	14,821	18,364	21,975	25,988	29,447	32,847	36,368
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
SL3	Lumens	3,927	7,675	11,451	15,131	18,747	22,434	26,531	30,061	33,533	37,126
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL4	Lumens	3,731	7,292	10,880	14,376	17,812	21,315	25,208	28,562	31,861	35,275
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5
5NQ	Lumens	4,051	7,916	11,811	15,606	19,336	23,139	27,365	31,006	34,587	38,294
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
5MQ	Lumens	4,125	8,062	12,029	15,894	19,692	23,565	27,869	31,577	35,224	38,999
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5WQ	Lumens	4,136	8,083	12,061	15,936	19,745	23,628	27,943	31,661	35,318	39,103
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
SLL/SLR	Lumens	3,451	6,744	10,063	13,296	16,474	19,714	23,314	26,416	29,467	32,625
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	Lumens	4,014	7,844	11,704	15,465	19,162	22,930	27,118	30,726	34,274	37,948
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
AFL	Lumens	4,029	7,873	11,747	15,522	19,231	23,014	27,216	30,838	34,399	38,086
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 4000K CCT.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 350,000
40°C	> 93%	> 250,000
50°C*	> 90%	> 170,000

* 50°C lumen maintenance data applies to 530mA and 700mA drive currents.

ORDERING INFORMATION

Sample Number: GLEON-AE-04-LED-E1-T3-GM-700

Product Family ^{1,2}	Light Engine	Number of Light Squares ³	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON =Galleon	AE =1A Drive Current	01 =1 02 =2 03 =3 04 =4 05 =5 06 =6 07 =7 ⁴ 08 =8 ⁴ 09 =9 ⁵ 10 =10 ⁵	LED =Solid State Light Emitting Diodes	E1 =(120-277V) 347 =347V ⁶ 480 =480V ^{6,7}	T2 =Type II T2R =Type II Roadway T3 =Type III T3R =Type III Roadway T4FT =Type IV Forward Throw T4W =Type IV Wide 5NQ =Type V Narrow 5MQ =Type V Square Medium 5WQ =Type V Square Wide SL2 =Type II w/Spill Control SL3 =Type III w/Spill Control SL4 =Type IV w/Spill Control SLL =90° Spill Light Eliminator Left SLR =90° Spill Light Eliminator Right RW =Rectangular Wide Type I AFL =Automotive Frontline	AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White	[Blank] =Arm for Round or Square Pole EA =Extended Arm ⁸ MA =Mast Arm Adapter ⁹ WM =Wall Mount QM =Quick Mount Arm (Standard Length) ¹⁰ QMEA =Quick Mount Arm (Extended Length) ¹¹
Options (Add as Suffix)					Accessories (Order Separately)		
2L =Two Circuits ^{12,13} 7030 =70 CRI / 3000K ¹⁴ 8030 =80 CRI / 3000K ¹⁵ 7050 =70 CRI / 5000K ¹⁵ 7060 =70 CRI / 6000K ¹⁴ 530 =Drive Current Factory Set to 530mA ¹⁶ 700 =Drive Current Factory Set to 700mA ¹⁶ P =Button Type Photocontrol (120, 208, 240 or 277V) PER7 =NEMA 7-PIN Twistlock Photocontrol Receptacle R =NEMA Twistlock Photocontrol Receptacle HA =50°C High Ambient ^{13,17} MS/DIM-L08 =Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ^{18,19,20,21,22} MS/DIM-L20 =Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{18,19,20,21,22} MS/DIM-L40 =Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{18,19,20,21} MS/DIM-L40W =Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) ^{18,19,20,21,25} MS/X-L08 =Bi-Level Motion Sensor, Maximum 8' Mounting Height ^{18,19,20,21,22,26} MS/X-L20 =Bi-Level Motion Sensor, 9' - 20' Mounting Height ^{18,19,20,21,23,26} MS/X-L40 =Bi-Level Motion Sensor, 21' - 40' Mounting Height ^{18,19,20,21,24,26} MS/X-L40W =Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) ^{18,19,20,21,25,26} MS-L08 =Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height ^{18,19,20,21,22} MS-L20 =Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{18,19,20,21,23} MS-L40 =Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ^{18,19,20,21,24} MS-L40W =Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) ^{18,19,20,25} DIMRF-LW =LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ²⁷ DIMRF-LN =LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ²⁷ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right MT =Factory Installed Mesh Top TH =Tool-less Door Hardware LCF =Light Square Trim Plate Painted to Match Housing ²⁸ HSS =Factory Installed House Side Shield ²⁹ CE =CE Marking ³⁰					OA/RA1016 =NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027 =NEMA Photocontrol - 480V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =120V Photocontrol MA1252 =10kV Surge Module Replacement MA1036-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX =2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX =3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX =4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX =2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX =3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX =2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX =2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX =3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX =4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX =2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX =3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ³¹ GLEON-MT1 =Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2 =Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3 =Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4 =Field Installed Mesh Top for 9-10 Light Squares GLEON-QM =Quick Mount Arm Kit ¹⁰ GLEON-QM-EA =Quick Mount Extended Length Arm Kit ¹¹ LS/HSS =Field Installed House Side Shield ^{28,32}		

NOTES:

- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
- DesignLights Consortium™ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
- Standard 4000K CCT and minimum 70 CRI.
- Not compatible with extended quick mount arm (QMEA).
- Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
- Requires the use of a step down transformer when combined with MS/DIM, MS/X or DIMRF.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
- Factory installed.
- Maximum 8 light squares.
- Maximum 6 light squares.
- 2L is not available with MS/X or MS/DIM at 347V or 480V. 2L in AE-02 through AE-04 requires a larger housing, normally used for AE-05 or AE-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
- Not available with LumaWatt wireless sensors.
- Extended lead times apply. Use dedicated IES files for 3000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
- Extended lead times apply. For 8030, factor 7030 IES files x .92 (8% lumen loss). For 7050, use 7060 IES files.
- 1 Amp standard. Use dedicated IES files for 530mA and 700mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
- 50°C lumen maintenance data applies to 530mA and 700mA drive currents.
- Consult factory for more information.
- Utilizes internal step-down transformer when 347V or 480V is selected.
- The FSIR-100 accessory is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
- Not available with HA option.
- Approximately 22' detection diameter at 8' mounting height.
- Approximately 40' detection diameter at 20' mounting height.
- Approximately 60' detection diameter at 40' mounting height.
- Approximately 100' detection diameter at 40' mounting height.
- Replace X with number of light squares operating in low output mode.
- LumaWatt wireless sensors are factory installed only requiring network components RF-EM-1, RF-GW-1 and RF-ROUT-1 in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
- Not available with house side shield (HSS).
- Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
- CE is not available with the DIMRF, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.
- This tool enables adjustment of parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
- One required for each Light Square.



IES ROAD REPORT
PHOTOMETRIC FILENAME : GLEON-AE-02-LED-E1-T3-700.IES

DESCRIPTIVE INFORMATION (From Photometric File)

IESNA:LM-63-2002
[TEST]P124259
[MORE]TEST IS SCALED FROM IESNA LM-79-08 TEST DATA (P24140)
[TESTLAB]Innovations Center P2
[ISSUE]DATE]1/16/2014
[LUMCAT]GLEON-AE-02-LED-E1-T3-700
[LUMINAIRE]GALLEON LED AREA AND ROADWAY LUMINAIRE
[MORE](2) 70 CRI, 4000K, 700mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III OPTICS
[DRIVER]ELECTRONIC DRIVER
[ABSOLUTE]DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED
[MORE]ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS
[MORE]CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER
[MORE]WITH TEST DISTANCE OF 28.75 FEET
[ABSOLUTE]LUMENS]7676
[MANUFAC] EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)
[SEARCH_APPLICATION] Outdoor, Area, Commercial, Industrial, Parking, Roadway, Site, Street, Wet Location
[SEARCH_MOUNTING] Arm, Pole
[SEARCH_CRI] 70
[SEARCH_SOURCETYPE] LED
[SEARCH_COLORTEMP] 4000K

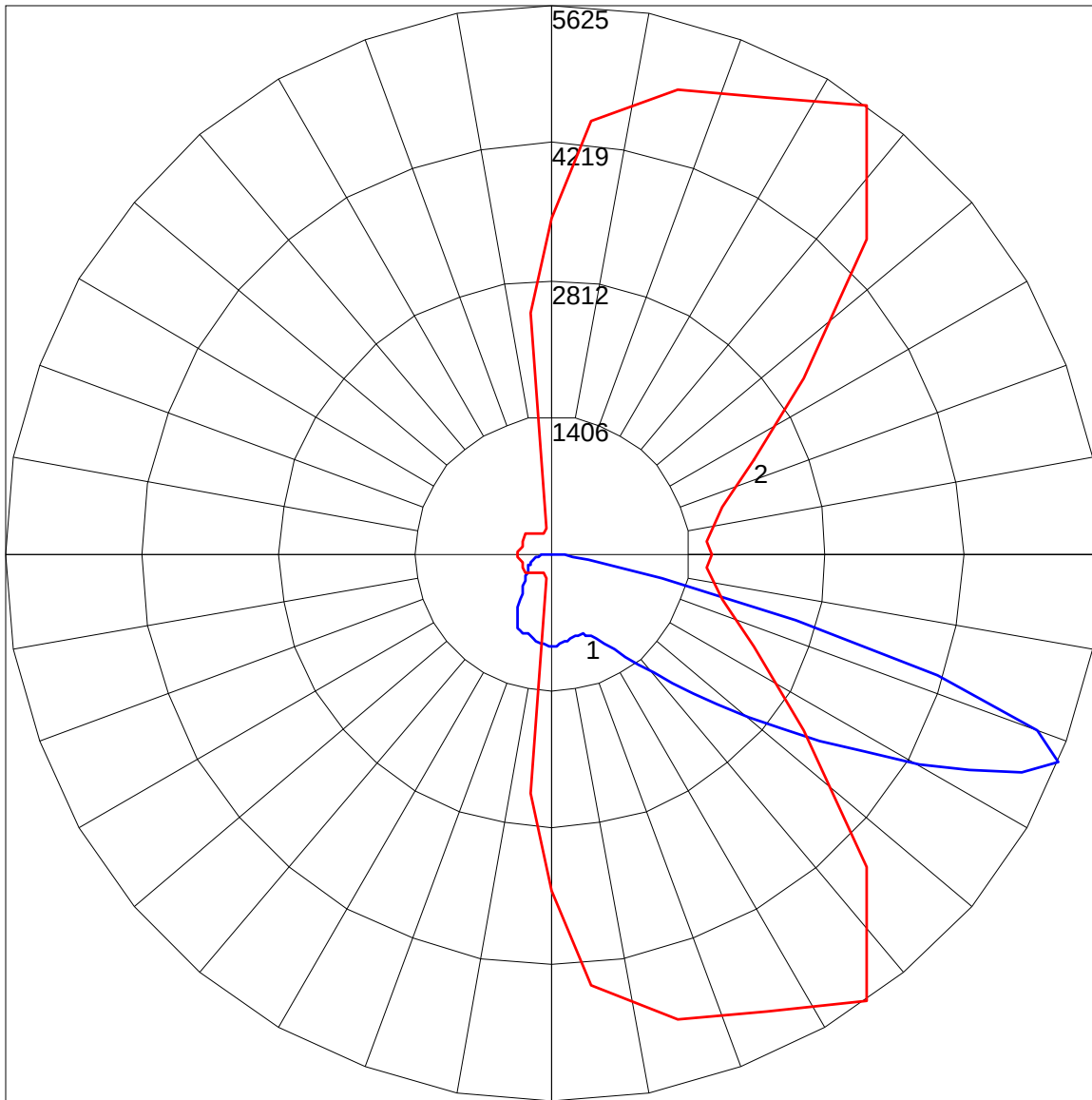
CHARACTERISTICS

IES Classification	Type III
Longitudinal Classification	Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	7676
Downward Total Efficiency	N.A. (absolute)
Total Luminaire Efficiency	N.A. (absolute)
Luminaire Efficacy Rating (LER)	107
Total Luminaire Watts	72
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Maximum Candela	5624.7
Maximum Candela Angle	55H 67.5V
Maximum Candela (<90 Degrees Vertical)	5624.7
Maximum Candela Angle (<90 Degrees Vertical)	55H 67.5V
Maximum Candela At 90 Degrees Vertical	0 (0.0% Luminaire Lumens)
Maximum Candela from 80 to <90 Degrees Vertical	665.9 (8.7% Luminaire Lumens)
Cutoff Classification (deprecated)	N.A. (absolute)

LUMINAIRE CLASSIFICATION SYSTEM (LCS)

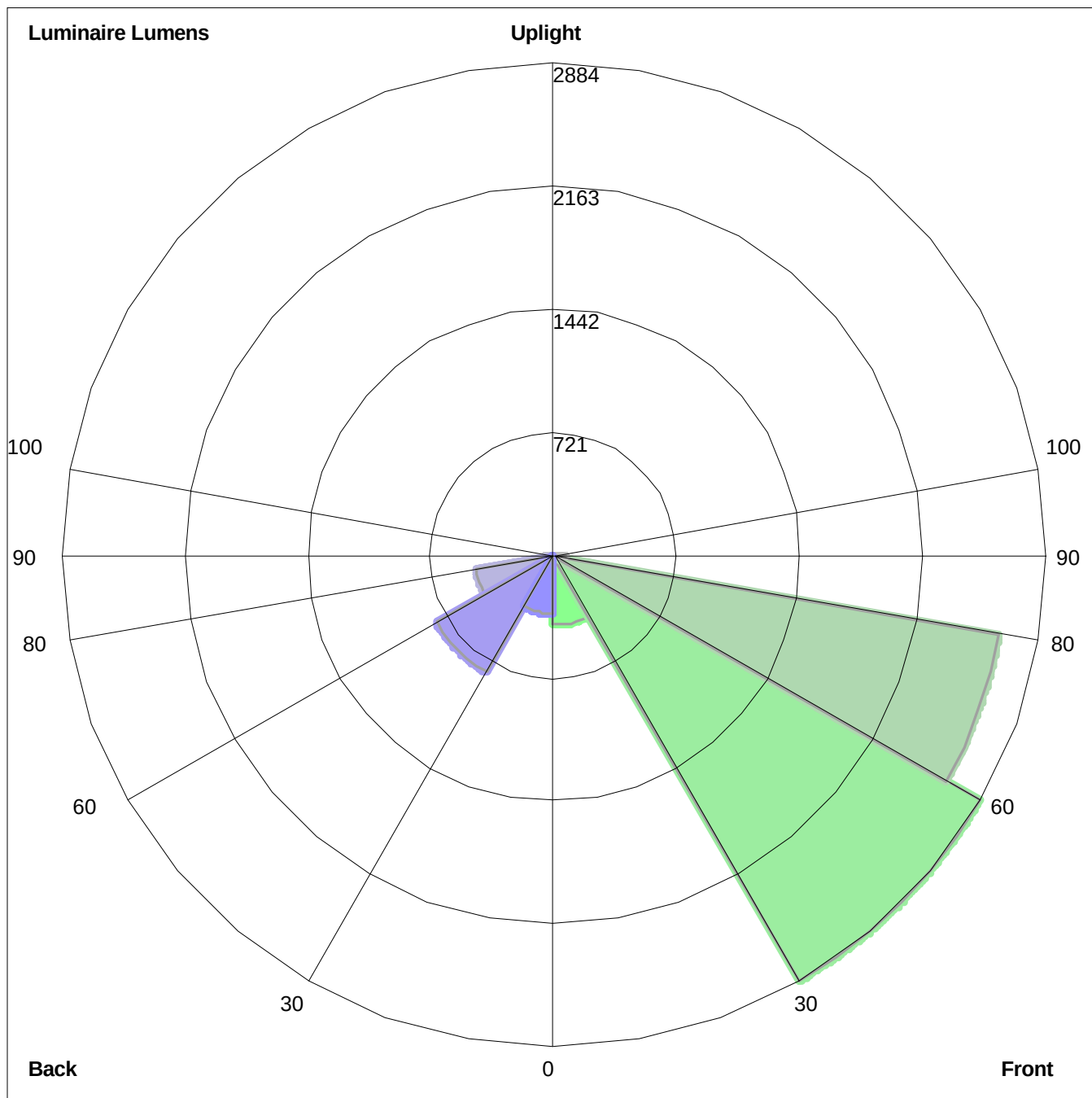
	Lumens	% Lamp	% Luminaire
FL - Front-Low (0-30)	411.5	N.A.	5.4
FM - Front-Medium (30-60)	2883.7	N.A.	37.6
FH - Front-High (60-80)	2653.6	N.A.	34.6
FVH - Front-Very High (80-90)	69.1	N.A.	0.9
BL - Back-Low (0-30)	346.3	N.A.	4.5
BM - Back-Medium (30-60)	791.9	N.A.	10.3
BH - Back-High (60-80)	461.5	N.A.	6.0
BVH - Back-Very High (80-90)	58.5	N.A.	0.8
UL - Uplight-Low (90-100)	0.0	N.A.	0.0
UH - Uplight-High (100-180)	0.0	N.A.	0.0
Total	7676.1	N.A.	100.0
BUG Rating	B1-U0-G2		

POLAR GRAPH



Maximum Candela = 5624.7 Located At Horizontal Angle = 55, Vertical Angle = 67.5
1 - Vertical Plane Through Horizontal Angles (55 - 235) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (67.5) (Through Max. Cd.)

LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH



Luminaire Lumens:
Front: Low=411.5, Medium=2883.7, High=2653.6, Very High=69.1
Back: Low=346.3, Medium=791.9, High=461.5, Very High=58.5
Uplight: Low=0.0, High=0.0

BUG Rating : B1-U0-G2

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

COPELAND PARK TYPE S5

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 6000K CCT and 3000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 530mA and 700mA drive currents.

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table.

Round pole adapter included.

For wall mounting, specify wall mount bracket option. 3G vibration rated. **QUICK MOUNT ARM:** Arm is bolted directly to the pole and the fixture slides onto the quick mount arm and is secured via a single fastener, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.

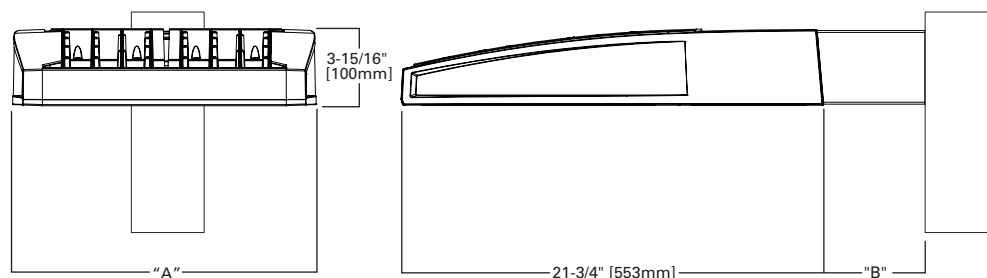


GLEON GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS



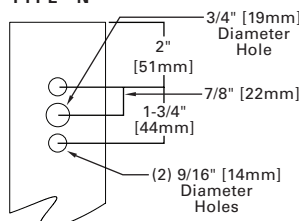
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



CERTIFICATION DATA

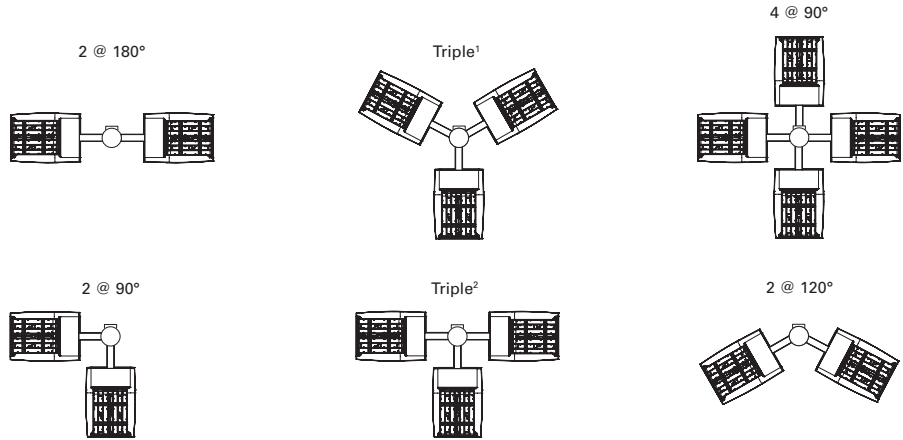
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium™ Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

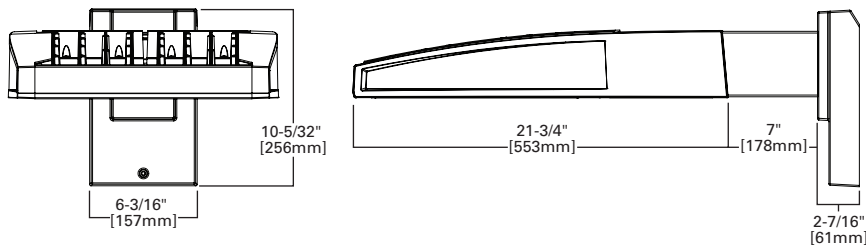
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AE-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AE-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AE-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AE-10	16" Extended Arm (Required)	16" Extended Arm (Required)

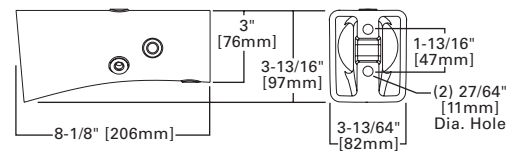


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

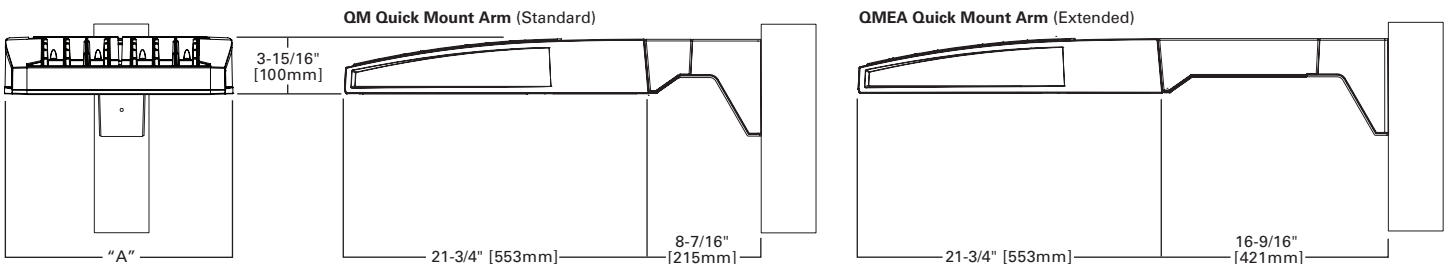
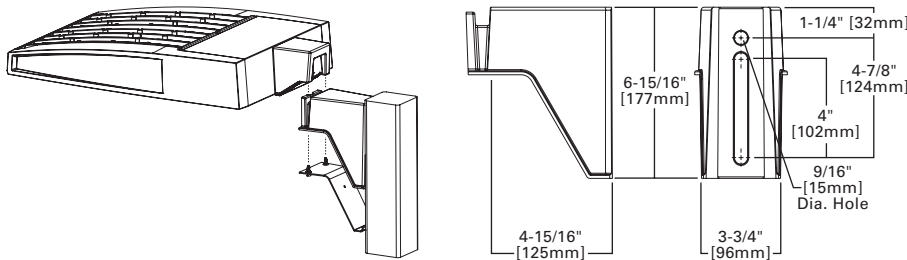
STANDARD WALL MOUNT



MAST ARM MOUNT



QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)

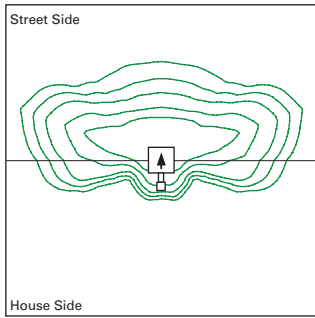


QUICK MOUNT ARM DATA

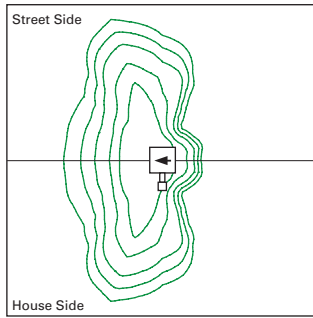
Number of Light Squares ^{1,2}	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 ³	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES: 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-6 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole.

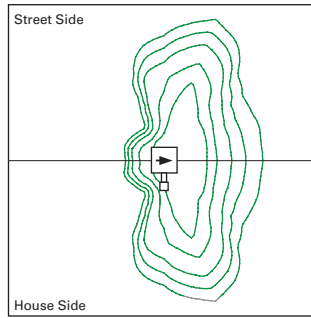
OPTIC ORIENTATION



Standard



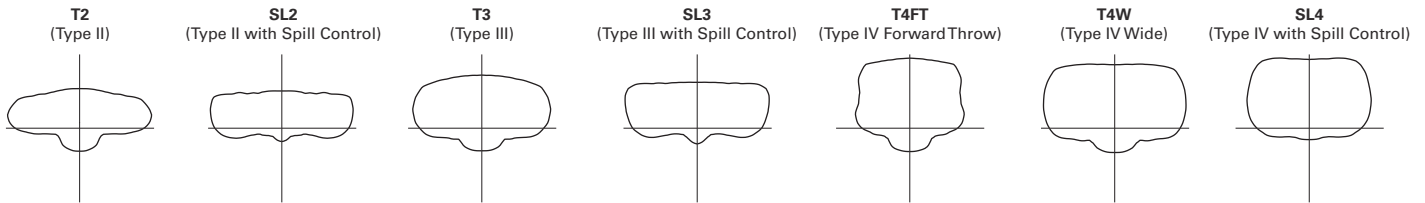
Optics Rotated Left @ 90° [L90]



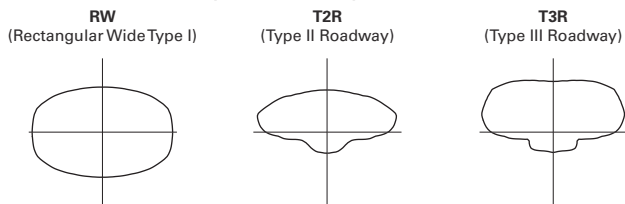
Optics Rotated Right @ 90° [R90]

OPTICAL DISTRIBUTIONS

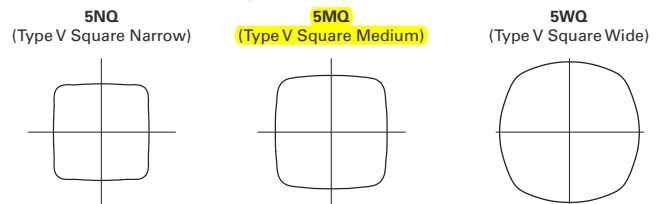
Asymmetric Area Distributions



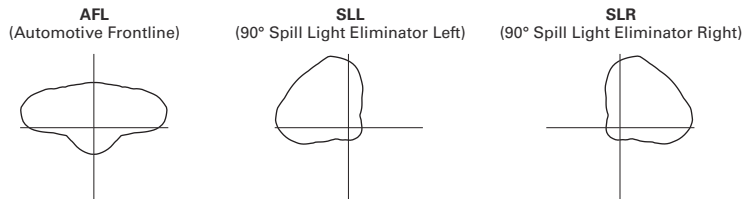
Asymmetric Roadway Distributions



Symmetrical Distributions



Specialized Distributions



NOMINAL POWER AND LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Drive Current		1A	1A	1A	1A	1A	1A	1A	1A	1A	1A
Nominal Power (Watts)		56	107	157	213	264	315	370	421	475	528
Input Current @ 120V (A)		0.47	0.90	1.31	1.79	2.21	2.64	3.09	3.51	3.96	4.41
Input Current @ 208V (A)		0.28	0.51	0.74	1.02	1.25	1.48	1.76	1.99	2.22	2.50
Input Current @ 240V (A)		0.25	0.45	0.65	0.90	1.10	1.30	1.55	1.75	1.95	2.20
Input Current @ 277V (A)		0.23	0.41	0.59	0.82	1.00	1.18	1.41	1.59	1.77	2.00
Optics											
T2	Lumens	5,272	10,303	15,373	20,313	25,168	30,118	35,618	40,357	45,018	49,842
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T2R	Lumens	5,597	10,938	16,321	21,565	26,719	31,974	37,813	42,844	47,792	52,914
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5
T3	Lumens	5,374	10,501	15,669	20,704	25,652	30,697	36,303	41,134	45,884	50,802
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3R	Lumens	5,493	10,735	16,017	21,164	26,222	31,379	37,110	42,048	46,904	51,930
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4FT	Lumens	5,405	10,562	15,760	20,824	25,801	30,875	36,514	41,372	46,150	51,096
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	Lumens	5,335	10,426	15,556	20,555	25,468	30,476	36,042	40,838	45,554	50,436
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	Lumens	5,263	10,285	15,347	20,278	25,124	30,066	35,556	40,288	44,940	49,756
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL3	Lumens	5,373	10,500	15,667	20,701	25,649	30,693	36,298	41,128	45,878	50,794
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL4	Lumens	5,105	9,976	14,886	19,669	24,370	29,163	34,488	39,078	43,591	48,262
	BUG Rating	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	Lumens	5,542	10,830	16,160	21,352	26,455	31,658	37,439	42,421	47,320	52,392
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
5MQ	Lumens	5,644	11,029	16,457	21,745	26,942	32,241	38,128	43,202	48,191	53,356
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
5WQ	Lumens	5,659	11,059	16,501	21,803	27,014	32,327	38,230	43,317	48,320	53,498
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	Lumens	4,722	9,227	13,767	18,191	22,539	26,971	31,897	36,141	40,315	44,635
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	Lumens	5,492	10,732	16,014	21,159	26,216	31,372	37,101	42,038	46,893	51,918
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
AFL	Lumens	5,512	10,771	16,072	21,236	26,311	31,486	37,236	42,191	47,063	52,107
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4

* Nominal data for 4000K CCT.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 350,000
40°C	> 93%	> 250,000
50°C*	> 90%	> 170,000

* 50°C lumen maintenance data applies to 530mA and 700mA drive currents.

ORDERING INFORMATION

Sample Number: GLEON-AE-04-LED-E1-T3-GM-700

Product Family ^{1,2}	Light Engine	Number of Light Squares ³	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON =Galleon	AE =1A Drive Current	01 =1 02 =2 03 =3 04 =4 05 =5 06 =6 07 =7 ⁴ 08 =8 ⁴ 09 =9 ⁵ 10 =10 ⁵	LED =Solid State Light Emitting Diodes	E1 =(120-277V) 347 =347V ⁶ 480 =480V ^{6,7}	T2 =Type II T2R =Type II Roadway T3 =Type III T3R =Type III Roadway T4FT =Type IV Forward Throw T4W =Type IV Wide 5NQ =Type V Narrow 5MQ =Type V Square Medium 5WQ =Type V Square Wide SL2 =Type II w/Spill Control SL3 =Type III w/Spill Control SL4 =Type IV w/Spill Control SLL =90° Spill Light Eliminator Left SLR =90° Spill Light Eliminator Right RW =Rectangular Wide Type I AFL =Automotive Frontline	AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White	[Blank] =Arm for Round or Square Pole EA =Extended Arm ⁸ MA =Mast Arm Adapter ⁹ WM =Wall Mount QM =Quick Mount Arm (Standard Length) ¹⁰ QMEA =Quick Mount Arm (Extended Length) ¹¹
Options (Add as Suffix)					Accessories (Order Separately)		
2L =Two Circuits ^{12,13} 7030 =70 CRI / 3000K ¹⁴ 8030 =80 CRI / 3000K ¹⁵ 7050 =70 CRI / 5000K ¹⁵ 7060 =70 CRI / 6000K ¹⁴ 530 =Drive Current Factory Set to 530mA ¹⁶ 700 =Drive Current Factory Set to 700mA ¹⁶ P =Button Type Photocontrol (120, 208, 240 or 277V) PER7 =NEMA 7-PIN Twistlock Photocontrol Receptacle R =NEMA Twistlock Photocontrol Receptacle HA =50°C High Ambient ^{13,17} MS/DIM-L08 =Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ^{18,19,20,21,22} MS/DIM-L20 =Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{18,19,20,21,22} MS/DIM-L40 =Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{18,19,20,21} MS/DIM-L40W =Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) ^{18,19,20,21,25} MS/X-L08 =Bi-Level Motion Sensor, Maximum 8' Mounting Height ^{18,19,20,21,22,26} MS/X-L20 =Bi-Level Motion Sensor, 9' - 20' Mounting Height ^{18,19,20,21,23,26} MS/X-L40 =Bi-Level Motion Sensor, 21' - 40' Mounting Height ^{18,19,20,21,24,26} MS/X-L40W =Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) ^{18,19,20,21,25,26} MS-L08 =Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height ^{18,19,20,21,22} MS-L20 =Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{18,19,20,21,23} MS-L40 =Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ^{18,19,20,21,24} MS-L40W =Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) ^{18,19,20,25} DIMRF-LW =LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ²⁷ DIMRF-LN =LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ²⁷ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right MT =Factory Installed Mesh Top TH =Tool-less Door Hardware LCF =Light Square Trim Plate Painted to Match Housing ²⁸ HSS =Factory Installed House Side Shield ²⁹ CE =CE Marking ³⁰					OA/RA1016 =NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027 =NEMA Photocontrol - 480V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =120V Photocontrol MA1252 =10kV Surge Module Replacement MA1036-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX =2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX =3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX =4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX =2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX =3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX =2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX =2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX =3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX =4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX =2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX =3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ³¹ GLEON-MT1 =Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2 =Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3 =Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4 =Field Installed Mesh Top for 9-10 Light Squares GLEON-QM =Quick Mount Arm Kit ¹⁰ GLEON-QM-EA =Quick Mount Extended Length Arm Kit ¹¹ LS/HSS =Field Installed House Side Shield ^{28,32}		

NOTES:

- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
- DesignLights Consortium™ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
- Standard 4000K CCT and minimum 70 CRI.
- Not compatible with extended quick mount arm (QMEA).
- Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
- Requires the use of a step down transformer when combined with MS/DIM, MS/X or DIMRF.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
- Factory installed.
- Maximum 8 light squares.
- Maximum 6 light squares.
- 2L is not available with MS/X or MS/DIM at 347V or 480V. 2L in AE-02 through AE-04 requires a larger housing, normally used for AE-05 or AE-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
- Not available with LumaWatt wireless sensors.
- Extended lead times apply. Use dedicated IES files for 3000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
- Extended lead times apply. For 8030, factor 7030 IES files x .92 (8% lumen loss). For 7050, use 7060 IES files.
- 1 Amp standard. Use dedicated IES files for 530mA and 700mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
- 50°C lumen maintenance data applies to 530mA and 700mA drive currents.
- Consult factory for more information.
- Utilizes internal step-down transformer when 347V or 480V is selected.
- The FSIR-100 accessory is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
- Not available with HA option.
- Approximately 22' detection diameter at 8' mounting height.
- Approximately 40' detection diameter at 20' mounting height.
- Approximately 60' detection diameter at 40' mounting height.
- Approximately 100' detection diameter at 40' mounting height.
- Replace X with number of light squares operating in low output mode.
- LumaWatt wireless sensors are factory installed only requiring network components RF-EM-1, RF-GW-1 and RF-ROUT-1 in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
- Not available with house side shield (HSS).
- Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
- CE is not available with the DIMRF, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.
- This tool enables adjustment of parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
- One required for each Light Square.



IES ROAD REPORT

PHOTOMETRIC FILENAME : GLEON-AE-01-LED-E1-5MQ.IES

DESCRIPTIVE INFORMATION (From Photometric File)

IESNA:LM-63-2002

[TEST]P123920

[MORE]TEST IS SCALED FROM IESNA LM-79-08 TEST DATA (P24142)

[TESTLAB]Innovations Center P2

[ISSUE DATE]12/22/2013

[LUMCAT]GLEON-AE-01-LED-E1-5MQ

[LUMINAIRE]GALLEON LED AREA AND ROADWAY LUMINAIRE

[MORE](1) 70 CRI, 4000K, 1A LIGHTSQUARE WITH 16 LEDS AND TYPE V MEDIUM OPTICS

[DRIVER]ELECTRONIC DRIVER

[ABSOLUTE]DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED

[MORE]ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS

[MORE]CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER

[MORE]WITH TEST DISTANCE OF 28.75 FEET

[ABSOLUTE LUMENS]5644

[MANUFAC] EATON - MCGRAW-EDISON (FORMER COOPER LIGHTING)

[SEARCH_APPLICATION] Outdoor, Area, Commercial, Industrial, Parking, Roadway, Site, Street, Wet Location

[SEARCH_MOUNTING] Arm, Pole

[SEARCH_CRI] 70

[SEARCH_SOURCETYPE] LED

[SEARCH_COLORTEMP] 4000K

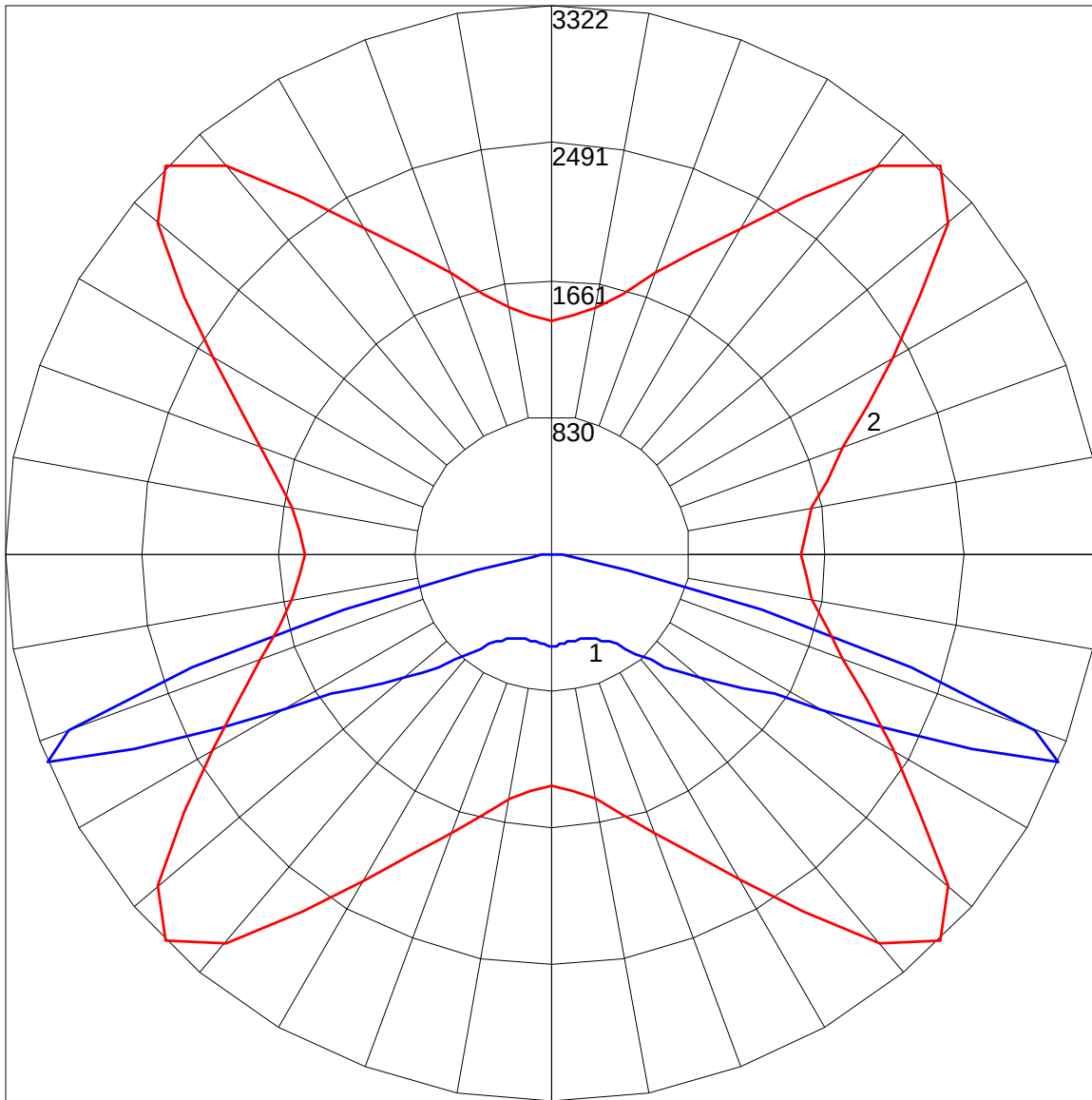
CHARACTERISTICS

IES Classification	Type VS
Longitudinal Classification	Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	5644
Downward Total Efficiency	N.A. (absolute)
Total Luminaire Efficiency	N.A. (absolute)
Luminaire Efficacy Rating (LER)	101
Total Luminaire Watts	56
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Maximum Candela	3321.8
Maximum Candela Angle	45H 67.5V
Maximum Candela (<90 Degrees Vertical)	3321.8
Maximum Candela Angle (<90 Degrees Vertical)	45H 67.5V
Maximum Candela At 90 Degrees Vertical	0 (0.0% Luminaire Lumens)
Maximum Candela from 80 to <90 Degrees Vertical	122.8 (2.2% Luminaire Lumens)
Cutoff Classification (deprecated)	N.A. (absolute)

LUMINAIRE CLASSIFICATION SYSTEM (LCS)

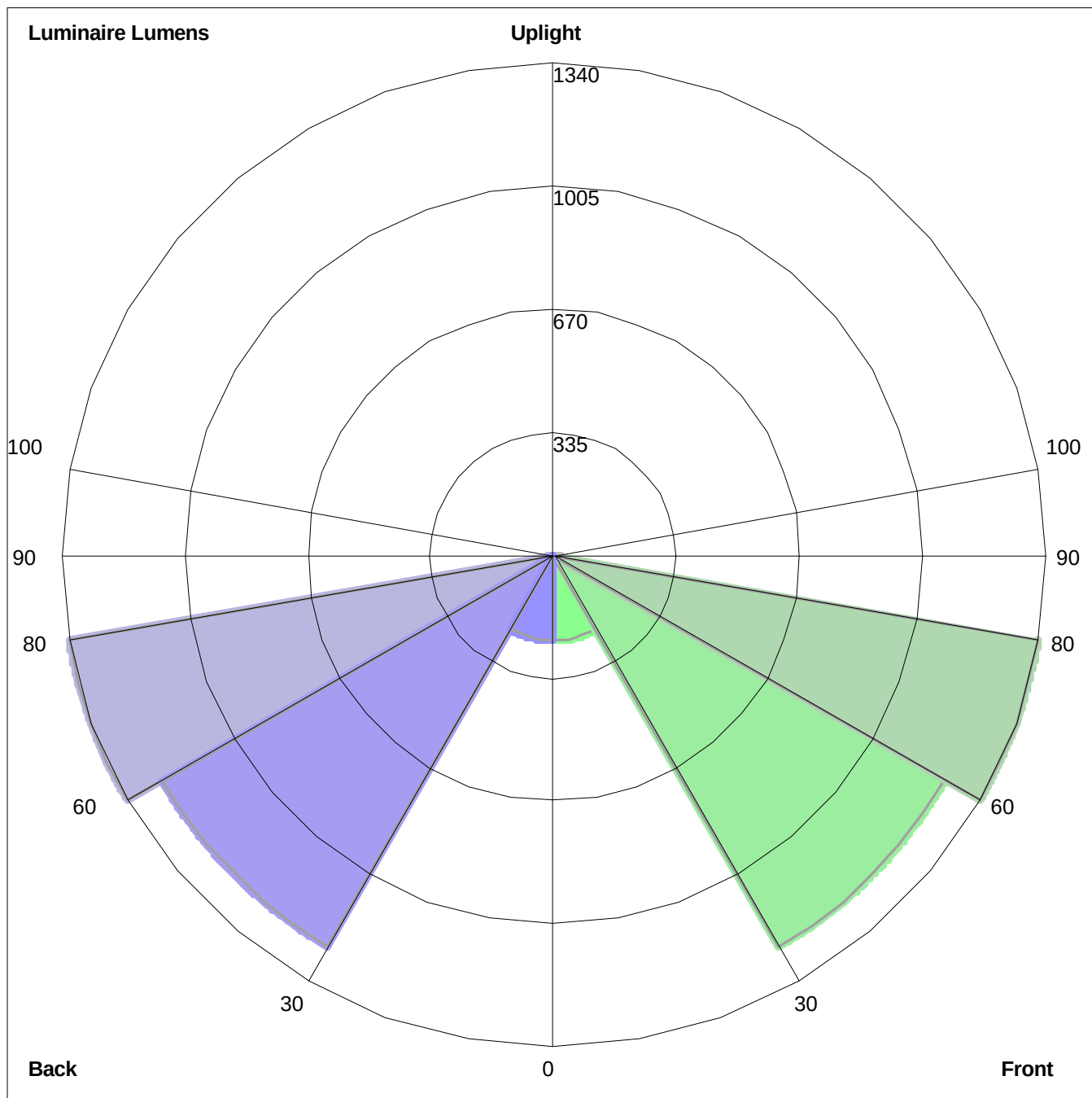
	Lumens	% Lamp	% Luminaire
FL - Front-Low (0-30)	232.5	N.A.	4.1
FM - Front-Medium (30-60)	1230.0	N.A.	21.8
FH - Front-High (60-80)	1339.8	N.A.	23.7
FVH - Front-Very High (80-90)	19.7	N.A.	0.3
BL - Back-Low (0-30)	232.5	N.A.	4.1
BM - Back-Medium (30-60)	1230.0	N.A.	21.8
BH - Back-High (60-80)	1339.8	N.A.	23.7
BVH - Back-Very High (80-90)	19.7	N.A.	0.3
UL - Uplight-Low (90-100)	0.0	N.A.	0.0
UH - Uplight-High (100-180)	0.0	N.A.	0.0
Total	5644.0	N.A.	100.0
BUG Rating	B3-U0-G1		

POLAR GRAPH



Maximum Candela = 3321.8 Located At Horizontal Angle = 45, Vertical Angle = 67.5
1 - Vertical Plane Through Horizontal Angles (45 - 225) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (67.5) (Through Max. Cd.)

LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH



Luminaire Lumens:
Front: Low=232.5, Medium= 1230.0, High=1339.8, Very High=19.7
Back: Low=232.5, Medium= 1230.0, High=1339.8, Very High=19.7
Uplight: Low=0.0, High=0.0

BUG Rating : B3-U0-G1

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

COPELAND PARK TYPE S5H

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 6000K CCT and 3000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 530mA and 700mA drive currents.

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table.

Round pole adapter included.

For wall mounting, specify wall mount bracket option. 3G vibration rated. **QUICK MOUNT ARM:** Arm is bolted directly to the pole and the fixture slides onto the quick mount arm and is secured via a single fastener, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.

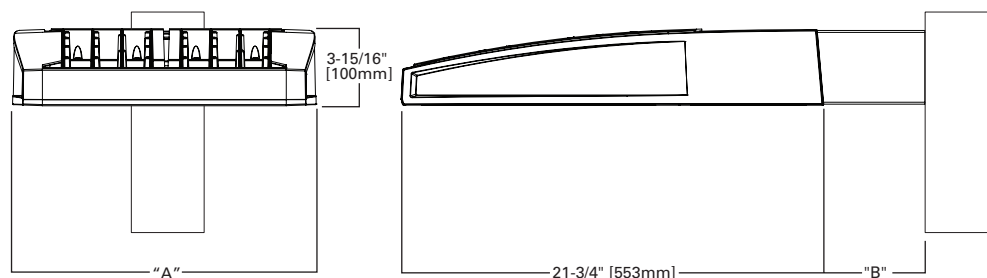


GLEON GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS



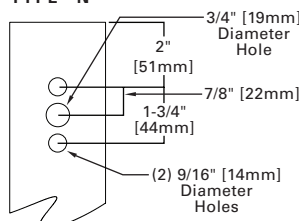
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length ¹	Weight with Arm (lbs.)	EPA with Arm ² (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



CERTIFICATION DATA

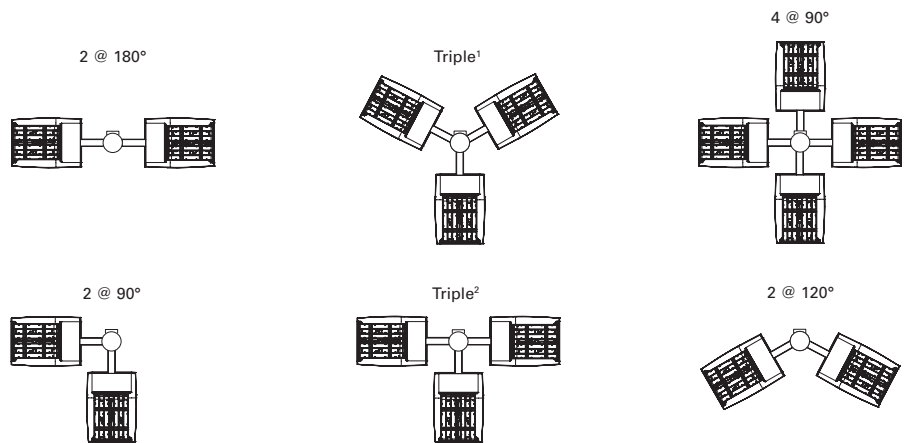
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium™ Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

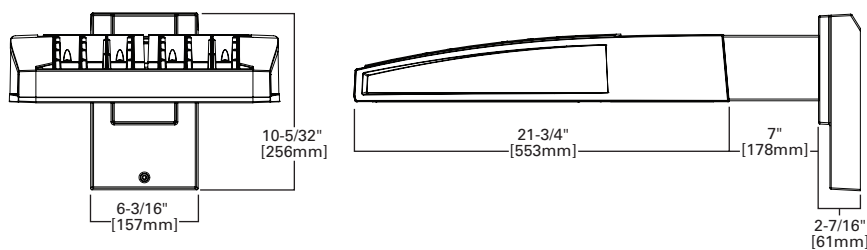
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AE-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AE-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AE-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AE-10	16" Extended Arm (Required)	16" Extended Arm (Required)

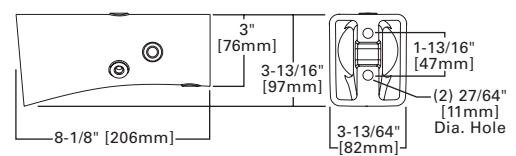


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°.

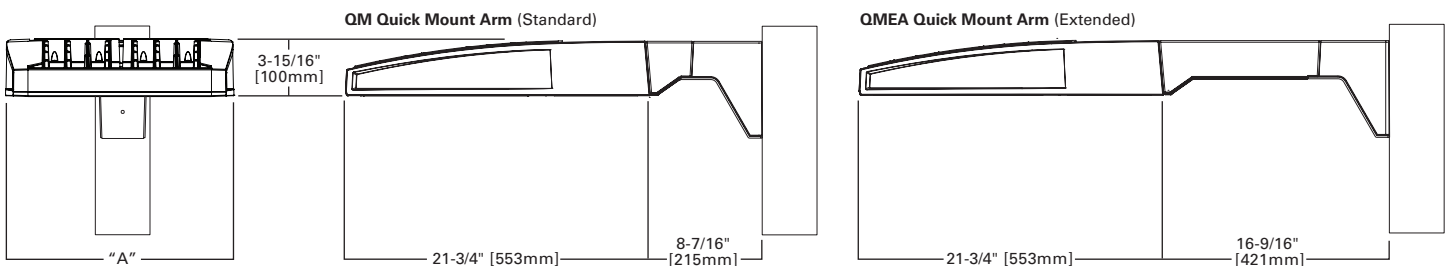
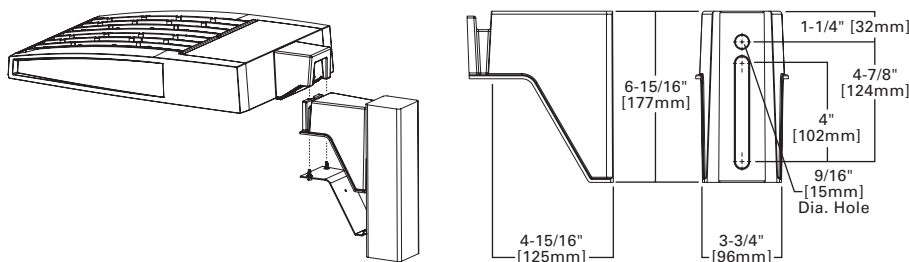
STANDARD WALL MOUNT



MAST ARM MOUNT



QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)

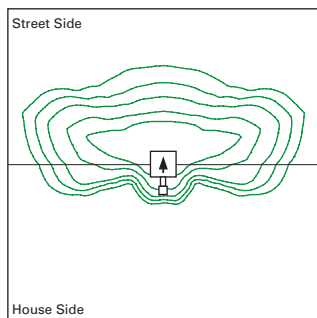


QUICK MOUNT ARM DATA

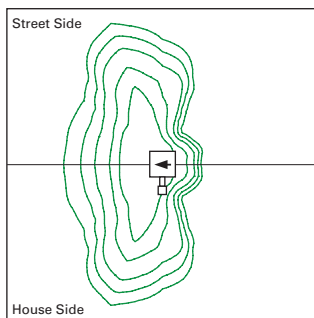
Number of Light Squares ^{1,2}	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 ³	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES: 1 QM option available with 1-8 light square configurations. 2 QMEA option available with 1-6 light square configurations. 3 QMEA arm to be used when mounting two fixtures at 90° on a single pole.

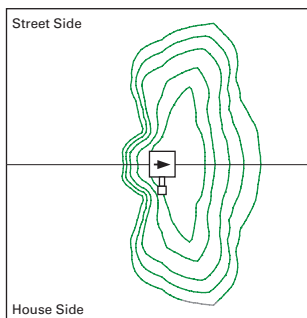
OPTIC ORIENTATION



Standard



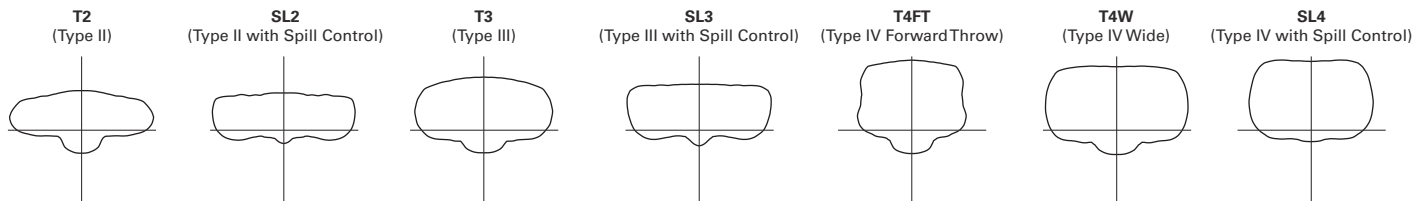
Optics Rotated Left @ 90° [L90]



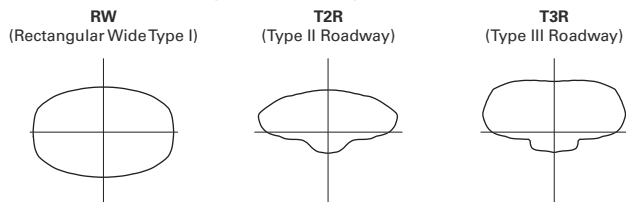
Optics Rotated Right @ 90° [R90]

OPTICAL DISTRIBUTIONS

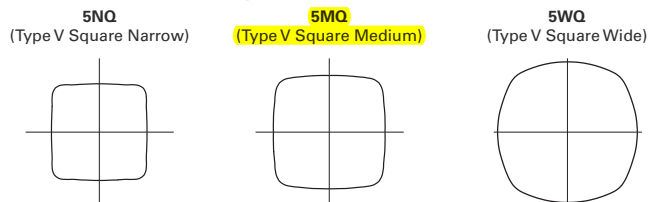
Asymmetric Area Distributions



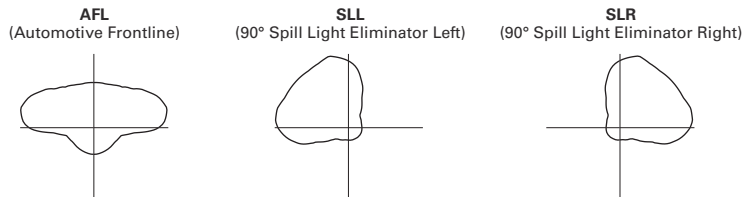
Asymmetric Roadway Distributions



Symmetrical Distributions



Specialized Distributions



NOMINAL POWER AND LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Drive Current		1A	1A	1A	1A	1A	1A	1A	1A	1A	1A
Nominal Power (Watts)		56	107	157	213	264	315	370	421	475	528
Input Current @ 120V (A)		0.47	0.90	1.31	1.79	2.21	2.64	3.09	3.51	3.96	4.41
Input Current @ 208V (A)		0.28	0.51	0.74	1.02	1.25	1.48	1.76	1.99	2.22	2.50
Input Current @ 240V (A)		0.25	0.45	0.65	0.90	1.10	1.30	1.55	1.75	1.95	2.20
Input Current @ 277V (A)		0.23	0.41	0.59	0.82	1.00	1.18	1.41	1.59	1.77	2.00
Optics											
T2	Lumens	5,272	10,303	15,373	20,313	25,168	30,118	35,618	40,357	45,018	49,842
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T2R	Lumens	5,597	10,938	16,321	21,565	26,719	31,974	37,813	42,844	47,792	52,914
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5
T3	Lumens	5,374	10,501	15,669	20,704	25,652	30,697	36,303	41,134	45,884	50,802
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3R	Lumens	5,493	10,735	16,017	21,164	26,222	31,379	37,110	42,048	46,904	51,930
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4FT	Lumens	5,405	10,562	15,760	20,824	25,801	30,875	36,514	41,372	46,150	51,096
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	Lumens	5,335	10,426	15,556	20,555	25,468	30,476	36,042	40,838	45,554	50,436
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	Lumens	5,263	10,285	15,347	20,278	25,124	30,066	35,556	40,288	44,940	49,756
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL3	Lumens	5,373	10,500	15,667	20,701	25,649	30,693	36,298	41,128	45,878	50,794
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL4	Lumens	5,105	9,976	14,886	19,669	24,370	29,163	34,488	39,078	43,591	48,262
	BUG Rating	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	Lumens	5,542	10,830	16,160	21,352	26,455	31,658	37,439	42,421	47,320	52,392
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
5MQ	Lumens	5,644	11,029	16,457	21,745	26,942	32,241	38,128	43,202	48,191	53,356
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
5WQ	Lumens	5,659	11,059	16,501	21,803	27,014	32,327	38,230	43,317	48,320	53,498
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	Lumens	4,722	9,227	13,767	18,191	22,539	26,971	31,897	36,141	40,315	44,635
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	Lumens	5,492	10,732	16,014	21,159	26,216	31,372	37,101	42,038	46,893	51,918
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
AFL	Lumens	5,512	10,771	16,072	21,236	26,311	31,486	37,236	42,191	47,063	52,107
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4

* Nominal data for 4000K CCT.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 350,000
40°C	> 93%	> 250,000
50°C*	> 90%	> 170,000

* 50°C lumen maintenance data applies to 530mA and 700mA drive currents.

ORDERING INFORMATION

Sample Number: GLEON-AE-04-LED-E1-T3-GM-700

Product Family ^{1,2}	Light Engine	Number of Light Squares ³	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON =Galleon	AE =1A Drive Current	01 =1 02 =2 03 =3 04 =4 05 =5 06 =6 07 =7 ⁴ 08 =8 ⁴ 09 =9 ⁵ 10 =10 ⁵	LED =Solid State Light Emitting Diodes	E1 =(120-277V) 347 =347V ⁶ 480 =480V ^{6,7}	T2 =Type II T2R =Type II Roadway T3 =Type III T3R =Type III Roadway T4FT =Type IV Forward Throw T4W =Type IV Wide 5NQ =Type V Narrow 5MQ =Type V Square Medium 5WQ =Type V Square Wide SL2 =Type II w/Spill Control SL3 =Type III w/Spill Control SL4 =Type IV w/Spill Control SLL =90° Spill Light Eliminator Left SLR =90° Spill Light Eliminator Right RW =Rectangular Wide Type I AFL =Automotive Frontline	AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White	[Blank] =Arm for Round or Square Pole EA =Extended Arm ⁸ MA =Mast Arm Adapter ⁹ WM =Wall Mount QM =Quick Mount Arm (Standard Length) ¹⁰ QMEA =Quick Mount Arm (Extended Length) ¹¹
Options (Add as Suffix)					Accessories (Order Separately)		
2L =Two Circuits ^{12,13} 7030 =70 CRI / 3000K ¹⁴ 8030 =80 CRI / 3000K ¹⁵ 7050 =70 CRI / 5000K ¹⁵ 7060 =70 CRI / 6000K ¹⁴ 530 =Drive Current Factory Set to 530mA ¹⁶ 700 =Drive Current Factory Set to 700mA ¹⁶ P =Button Type Photocontrol (120, 208, 240 or 277V) PER7 =NEMA 7-PIN Twistlock Photocontrol Receptacle R =NEMA Twistlock Photocontrol Receptacle HA =50°C High Ambient ^{13,17} MS/DIM-L08 =Motion Sensor for Dimming Operation, Maximum 8' Mounting Height ^{18,19,20,21,22} MS/DIM-L20 =Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ^{18,19,20,21,22} MS/DIM-L40 =Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ^{18,19,20,21} MS/DIM-L40W =Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) ^{18,19,20,21,25} MS/X-L08 =Bi-Level Motion Sensor, Maximum 8' Mounting Height ^{18,19,20,21,22,26} MS/X-L20 =Bi-Level Motion Sensor, 9' - 20' Mounting Height ^{18,19,20,21,23,26} MS/X-L40 =Bi-Level Motion Sensor, 21' - 40' Mounting Height ^{18,19,20,21,24,26} MS/X-L40W =Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) ^{18,19,20,21,25,26} MS-L08 =Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height ^{18,19,20,21,22} MS-L20 =Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ^{18,19,20,21,23} MS-L40 =Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ^{18,19,20,21,24} MS-L40W =Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) ^{18,19,20,25} DIMRF-LW =LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ²⁷ DIMRF-LN =LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ²⁷ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right MT =Factory Installed Mesh Top TH =Tool-less Door Hardware LCF =Light Square Trim Plate Painted to Match Housing ²⁸ HSS =Factory Installed House Side Shield ²⁹ CE =CE Marking ³⁰					OA/RA1016 =NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027 =NEMA Photocontrol - 480V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =120V Photocontrol MA1252 =10kV Surge Module Replacement MA1036-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX =2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX =3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX =4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX =2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX =3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX =2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX =2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX =3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX =4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX =2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX =3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ³¹ GLEON-MT1 =Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2 =Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3 =Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4 =Field Installed Mesh Top for 9-10 Light Squares GLEON-QM =Quick Mount Arm Kit ¹⁰ GLEON-QM-EA =Quick Mount Extended Length Arm Kit ¹¹ LS/HSS =Field Installed House Side Shield ^{28,32}		

NOTES:

- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
- DesignLights Consortium™ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
- Standard 4000K CCT and minimum 70 CRI.
- Not compatible with extended quick mount arm (QMEA).
- Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
- Requires the use of a step down transformer when combined with MS/DIM, MS/X or DIMRF.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
- Factory installed.
- Maximum 8 light squares.
- Maximum 6 light squares.
- 2L is not available with MS/X or MS/DIM at 347V or 480V. 2L in AE-02 through AE-04 requires a larger housing, normally used for AE-05 or AE-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
- Not available with LumaWatt wireless sensors.
- Extended lead times apply. Use dedicated IES files for 3000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
- Extended lead times apply. For 8030, factor 7030 IES files x .92 (8% lumen loss). For 7050, use 7060 IES files.
- 1 Amp standard. Use dedicated IES files for 530mA and 700mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
- 50°C lumen maintenance data applies to 530mA and 700mA drive currents.
- Consult factory for more information.
- Utilizes internal step-down transformer when 347V or 480V is selected.
- The FSIR-100 accessory is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
- Not available with HA option.
- Approximately 22' detection diameter at 8' mounting height.
- Approximately 40' detection diameter at 20' mounting height.
- Approximately 60' detection diameter at 40' mounting height.
- Approximately 100' detection diameter at 40' mounting height.
- Replace X with number of light squares operating in low output mode.
- LumaWatt wireless sensors are factory installed only requiring network components RF-EM-1, RF-GW-1 and RF-ROUT-1 in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
- Not available with house side shield (HSS).
- Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
- CE is not available with the DIMRF, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.
- This tool enables adjustment of parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
- One required for each Light Square.



IES ROAD REPORT
PHOTOMETRIC FILENAME : GLEON-AE-02-LED-E1-5MQ.IES

DESCRIPTIVE INFORMATION (From Photometric File)

IESNA:LM-63-2002
[TEST]P123921
[MORE]TEST IS SCALED FROM IESNA LM-79-08 TEST DATA (P24142)
[TESTLAB]Innovations Center P2
[ISSUE]12/22/2013
[LUMCAT]GLEON-AE-02-LED-E1-5MQ
[LUMINAIRE]GALLEON LED AREA AND ROADWAY LUMINAIRE
[MORE](2) 70 CRI, 4000K, 1A LIGHTSQUARES WITH 16 LEDS EACH AND TYPE V MEDIUM OPTICS
[DRIVER]ELECTRONIC DRIVER
[ABSOLUTE]DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED
[MORE]ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS
[MORE]CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER
[MORE]WITH TEST DISTANCE OF 28.75 FEET
[ABSOLUTE]LUMENS11030
[MANUFAC] EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)
[SEARCH_APPLICATION] Outdoor, Area, Commercial, Industrial, Parking, Roadway, Site, Street, Wet Location
[SEARCH_MOUNTING] Arm, Pole
[SEARCH_CRI] 70
[SEARCH_SOURCE] LED
[SEARCH_COLORTEMP] 4000K

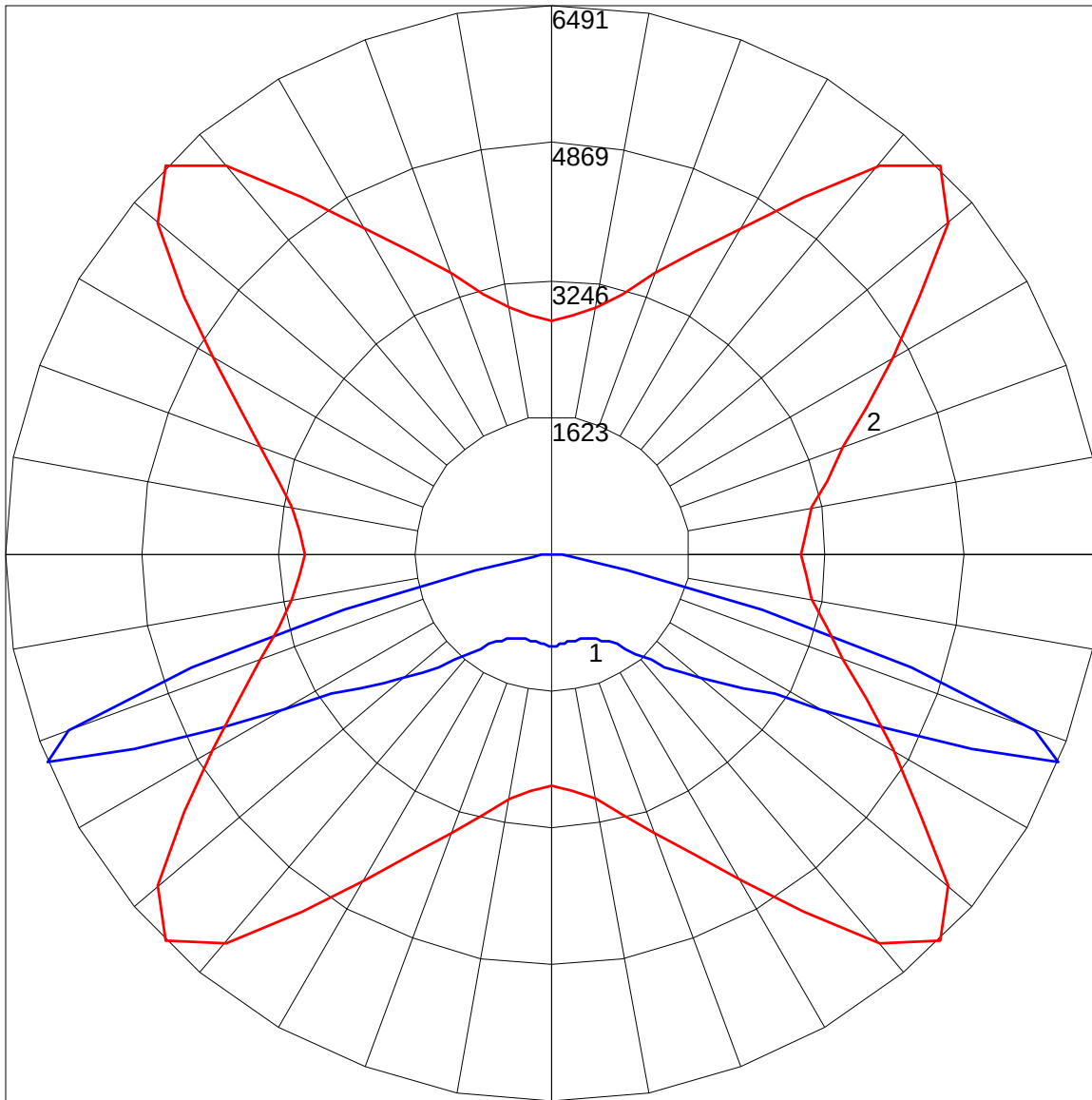
CHARACTERISTICS

IES Classification	Type VS
Longitudinal Classification	Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	11030
Downward Total Efficiency	N.A. (absolute)
Total Luminaire Efficiency	N.A. (absolute)
Luminaire Efficacy Rating (LER)	103
Total Luminaire Watts	107
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Maximum Candela	6491.4
Maximum Candela Angle	45H 67.5V
Maximum Candela (<90 Degrees Vertical)	6491.4
Maximum Candela Angle (<90 Degrees Vertical)	45H 67.5V
Maximum Candela At 90 Degrees Vertical	0 (0.0% Luminaire Lumens)
Maximum Candela from 80 to <90 Degrees Vertical	239.9 (2.2% Luminaire Lumens)
Cutoff Classification (deprecated)	N.A. (absolute)

LUMINAIRE CLASSIFICATION SYSTEM (LCS)

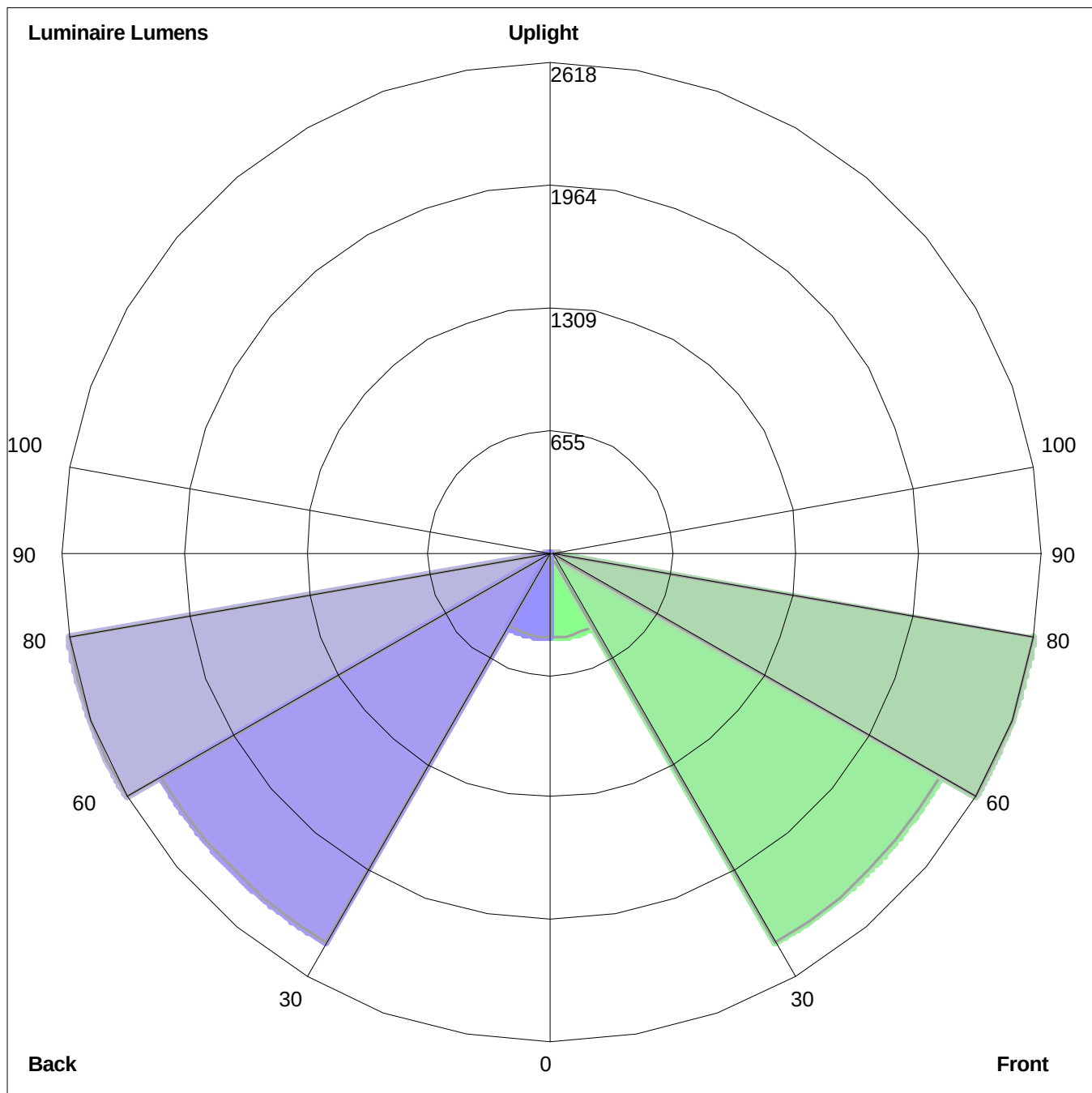
	Lumens	% Lamp	% Luminaire
FL - Front-Low (0-30)	454.4	N.A.	4.1
FM - Front-Medium (30-60)	2403.7	N.A.	21.8
FH - Front-High (60-80)	2618.1	N.A.	23.7
FVH - Front-Very High (80-90)	38.5	N.A.	0.3
BL - Back-Low (0-30)	454.4	N.A.	4.1
BM - Back-Medium (30-60)	2403.7	N.A.	21.8
BH - Back-High (60-80)	2618.1	N.A.	23.7
BVH - Back-Very High (80-90)	38.5	N.A.	0.3
UL - Uplight-Low (90-100)	0.0	N.A.	0.0
UH - Uplight-High (100-180)	0.0	N.A.	0.0
Total	11029.4	N.A.	100.0
BUG Rating	B4-U0-G2		

POLAR GRAPH



Maximum Candela = 6491.4 Located At Horizontal Angle = 45, Vertical Angle = 67.5
1 - Vertical Plane Through Horizontal Angles (45 - 225) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (67.5) (Through Max. Cd.)

LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH



Luminaire Lumens:
Front: Low=454.4, Medium=2403.7, High=2618.1, Very High=38.5
Back: Low=454.4, Medium=2403.7, High=2618.1, Very High=38.5
Uplight: Low=0.0, High=0.0

BUG Rating : B4-U0-G2

VOLTAIRE ARCHITECTURAL WALL PACK

VWP

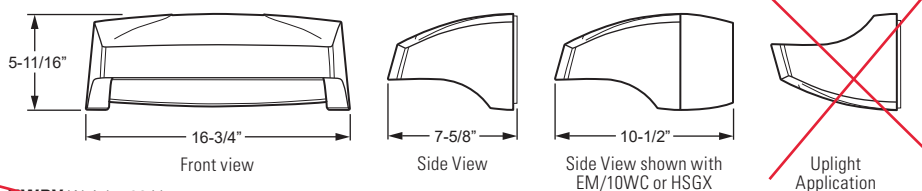
LED



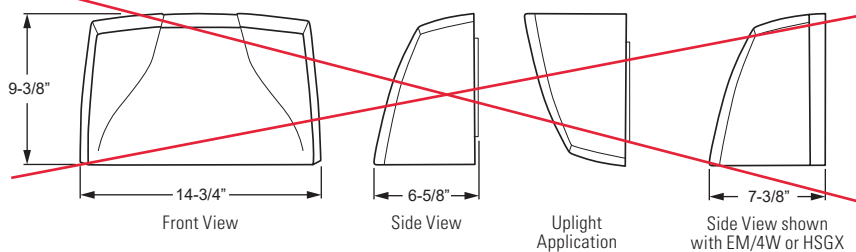
CATALOG	COPELAND PARK				TYPE:				
PROJECT:	TYPE W				NOTES:				
EXAMPLE	VWP	H	- L30/740	- T3	- DBZ	- SDGL	- OPTIONS	- DIM	- UNV
	SERIES	TYPE	LUMEN PACKAGE	CRI & CCT	DISTRIBUTION	FINISH	SHIELDING	OPTIONS	DIM

CROSS SECTIONS

VWPH Weight: 15 Lbs; maximum weight with EM/10WC or HSGX: 27 lbs.



VWPV Weight: 23 Lbs



ORDERING INFORMATION

SERIES

VWP Voltaire Architectural Wall Pack

TYPE

H Horizontal
V Vertical

LED PACKAGE

See back for fixture performance data.

Example: L60/740			
LUMEN PACKAGE	NOMINAL LUMENS	MINIMUM CRI & CCT	AVERAGE SYSTEM WATTAGE
L30	3,000	730 = 70 CRI, 3000K 740 = 70 CRI, 4000K 750 = 70 CRI, 5000K	36
L60	6,000		70

DISTRIBUTION

T3 Type III
TFT Type Forward Throw

FINISH OPTIONS

For custom color, visit the VWP at hew.com.¹

BLK Black (RAL #9004)
DBZ Dark bronze
DBR Medium bronze
GRAY Standard gray
SLV Satin aluminum (RAL #9006)
WHT White (RAL #9003)

SHIELDING

SDGL Solite® diffused textured tempered glass lens
CGL Clear tempered glass lens

OPTIONS

See page 3 for option details.

EM/4W 4-watt integral emergency LED driver, 500 lumen output (120-277V only) VWPV includes housing extension (increases fixture depth)

SF Single fuse (120V, 277V, or 347V only; must specify voltage)

DF Double fuse (208V, 240V, or 480V only; must specify voltage)

PC Factory-installed button-style photocell (120V, 208V, or 277V only; must specify voltage)

HSGX Empty housing extension used to match units with EM or OCC option.

Conduit entry options available. See page 3 for details.

CR Right side conduit entry
CL Left side conduit entry
CD Dual conduit entry (left and right)

VWPH ONLY

EM/10WC 10-watt emergency LED driver, 1000 lumen output, low temperature, includes housing extension (increases fixture depth; 120-277V only)

OCCWS FSP-211-L Factory-installed occupancy sensor, includes housing extension (increases fixture depth), must specify lens, see page 2 for details. Optional FSIR-100 remote controller available, ordered separately, see accessories.

ACCESSORIES (VWPH only)

FSIR-100 Remote controller for occupancy sensor²

DRIVER

DIM Dimming driver prewired for 0-10V controls

VOLTAGE

120	120V	UNV	120-277V
208	208V	347	347V
277	277V	480	480V

FEATURES

GENERAL

- Engineered with the highest quality materials to ensure reliability, performance, and quality.
- Provides security and accent lighting for walkways, entries, perimeters, and facades.
- Intended for use in both uplight and downlight applications.
- Aesthetically designed horizontal and vertical housings blend seamlessly with a variety of architectural styles.
- Purposefully modeled to allow runoff of dirt and water for an always-clean appearance.
- Architectural housing extension option can be used with or without EM to maintain aesthetics throughout an entire project
- Optional energy-saving photocell/occupancy sensor available.
- Rated >50,000 hours at 70% lumen maintenance (L70).
- ANSI 3000K, 4000K or 5000K CCT; minimum 70 CRI.
- Available in six standard finish options.
- This fixture is proudly made in the USA.

THERMAL

- Integral die-cast aluminum heatsink provides optimal passive thermal management.
- Concealed heatsink design preserves architectural appearance.
- Rated for -30°C to 40°C ambient operating temperature (-20°C to 40°C with EM/10WC; 0°C to 39°C with EM/4W).

OPTICAL

- Acrylic precision optics produce standard IES distributions.
- Full cutoff, dark-sky compliant optics (downlight only) place light where it's needed with minimal glare.

ELECTRICAL

- 0-10V dimming standard.
- 10kA/10kV surge protection standard.
- LED system is designed to minimize electrical connection points for increased reliability.

¹ For custom colors other than RAL, manufacturers' code plus two swatches (minimum 1" square) required.

² Please specify quantity required per project.



LED

SPECIFICATIONS

Housing – Die-cast aluminum enclosure.

Thermal Management – Integral die-cast aluminum heatsink and LED assembly provide passive thermal management. Rated -30°C to 40°C ambient operating temperature (-20°C to 40°C with EM/10WC; 0°C to 39°C with EM/4W).

Optical System – Precision, injection-molded, refractive acrylic lensing produces standard IES distributions.

LED Assembly – ANSI 3000K, 4000K, or 5000K CCT, minimum 70 CRI LEDs.

LED Driver – 0-10V dimming.

Electrical – 120-277, 347, and 480 VAC input range; 50-60Hz; power factor >.90; THD <20% at full load. FCC Class A compliant. 10kA/10kV surge protection standard. 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 (VWPH = 15 lbs, VWPV = 23 Lbs).

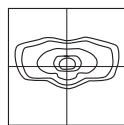
Labels – cCSAus certified as luminaire suitable for wet locations.

Certifications & Qualifications –

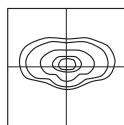
- Calculated L70 lumen maintenance >50,000 hours per IES TM-21.
- Tested to IES LM-79-08 standards.
- Lighting Facts listed.
- DLC qualified products listed at www.designlights.org.
- IDA Dark-Sky approved (downlight applications only).
- RoHS compliant.
- IP65 rated.
- Title 24 compliant with OCCWS FSP-211-L_ option.
- BUG classified per IES TM-15-11.

Warranty – 5-year limited warranty, see hew.com/warranty.

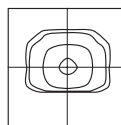
DISTRIBUTION



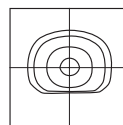
T3
Clear Glass (CGL)



T3
Solite Glass (SDGL)



TFT
Clear Glass (CGL)



TFT
Solite Glass (SDGL)

COPELAND PARK
TYPE W

FIXTURE PERFORMANCE DATA

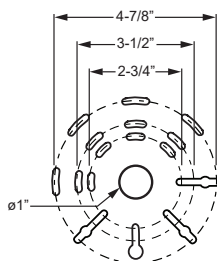
SERIES	DISTRIBUTION	LUMEN PACKAGE	WATTAGE ¹	CCT	CLEAR GLASS (CGL)		SOLITE GLASS (SDGL)		BUG RATINGS
					DELIVERED LUMENS ^{2,3}	EFFICACY (LM/W) ^{2,3}	DELIVERED LUMENS ^{2,3}	EFFICACY (LM/W) ^{2,3}	
VWPH	T3	L30	36	3000	3174	88.2	2963	82.3	B1-U0-G1
				4000	3327	92.4	3106	86.3	
				5000	3438	95.5	3209	89.1	
		L60	70	3000	5933	84.8	5887	84.1	B1-U0-G1
				4000	6611	94.4	6172	88.2	
				5000	6831	97.6	6376	91.1	
	TFT	L30	36	3000	2713	75.4	2533	70.4	B1-U0-G1
				4000	2844	79.0	2655	73.8	
				5000	2939	81.6	2743	76.2	
		L60	70	3000	5470	78.1	5065	72.4	B2-U0-G2
				4000	5688	81.3	5309	75.8	
				5000	5876	83.9	5486	78.4	
VWPV	T3	L30	36	3000	3115	86.5	2908	80.8	B1-U0-G1
				4000	3403	94.5	3177	88.3	
				5000	3385	94.0	3160	87.8	
		L60	70	3000	6171	88.2	5813	83.0	B2-U0-G1
				4000	6804	97.2	6351	90.7	
				5000	6767	96.7	6317	90.2	
	TFT	L30	36	3000	2840	78.9	2651	73.6	B1-U0-G1
				4000	3103	86.2	2896	80.4	
				5000	3086	85.7	2881	80.0	
		L60	70	3000	5822	83.2	5126	73.2	B3-U0-G1
				4000	5999	85.7	5600	80.0	
				5000	5967	85.2	5570	79.6	

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 Photometrics tested in accordance with IESNA LM-79. Results shown are based on 25°C ambient temperature.

BOLT PATTERN DETAIL



H.E. WILLIAMS, INC.

H.E. Williams, Inc. ■ Carthage, Missouri ■ www.hew.com ■ 417-358-4065
Information contained herein is subject to change without notice. HEW70490JL REV.09/07/16



IES ROAD REPORT
PHOTOMETRIC FILENAME : VWPH-L30-740-T3-SDGL-OPT-DIM-UNV.IES

DESCRIPTIVE INFORMATION (From Photometric File)

IESNA:LM-63-2002
[TEST]ATAL009418
[TESTLAB]ATAL-LABS
[ISSUEDATE]06/17/15
[MANUFAC]WILLIAMS OUTDOOR
[OTHER]H.E. WILLIAMS, INC. - CARTHAGE, MO.
[LUMCAT]VWPH-L30-740-T3-SDGL-OPT-EDD-UNV
[LUMINAIRE]VOLTAIRE HORIZONTAL ARCHITECTURAL WALL PACK WITH TYPE III
[MORE]MOLDED REFRACTIVE CLEAR ACRYLIC LED LENS AND A SOLITE GLASS
[MORE]LENS.
[LAMPCAT]X4-LUXEON M 4000K
[LAMP](4) LUXEON M 4000K LEDS
[BALLASTCAT]X1-EUC-052S070DT
[BALLAST](1) INVENTRONICS ELECTRONIC DRIVER
[OTHER]INPUT WATTS: 35.42, AMPS: 0.2961, VAC: 120.04, TEMP: 25.6 C
[_SEARCH_SOURCE]TYPE] LED
[_SEARCH_APPLICATION] Outdoor, Architectural, Area, Commercial, Facade, Industrial, Manufacturing, Office, Site, Direct, Wet
[_SEARCH_MOUNTING] Wall
[_SEARCH_CERTIFICATION] DLC

CHARACTERISTICS

IES Classification	Type II
Longitudinal Classification	Very Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	3106
Downward Total Efficiency	N.A. (absolute)
Total Luminaire Efficiency	N.A. (absolute)
Luminaire Efficacy Rating (LER)	88
Total Luminaire Watts	35.4
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Maximum Candela	1192
Maximum Candela Angle	0H 30V
Maximum Candela (<90 Degrees Vertical)	1192
Maximum Candela Angle (<90 Degrees Vertical)	0H 30V
Maximum Candela At 90 Degrees Vertical	0 (0.0% Luminaire Lumens)
Maximum Candela from 80 to <90 Degrees Vertical	301 (9.7% Luminaire Lumens)
Cutoff Classification (deprecated)	N.A. (absolute)

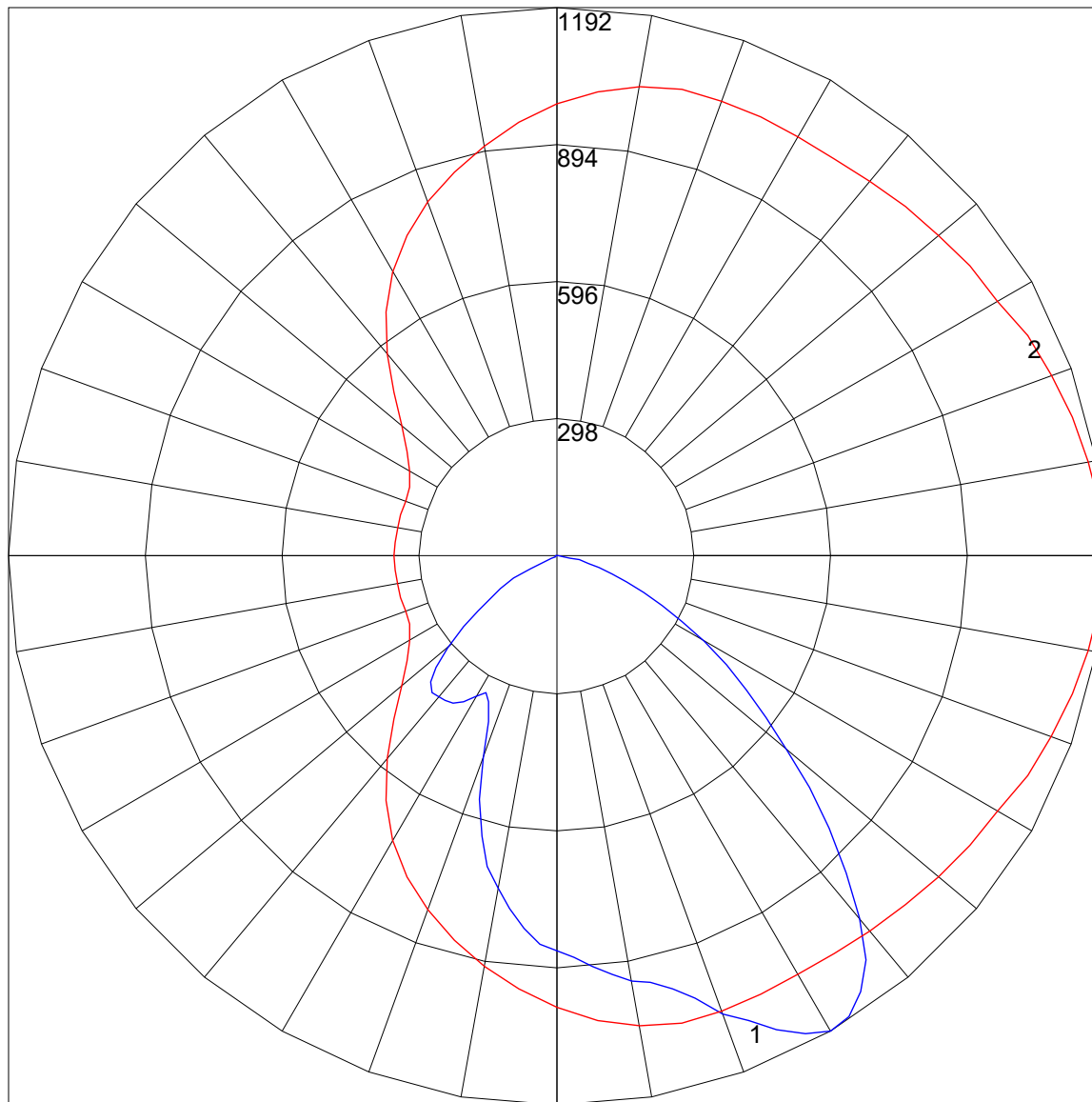
IES ROAD REPORT

PHOTOMETRIC FILENAME : VWPB-L30-740-T3-SDGL-OPT-DIM-UNV.IES

LUMINAIRE CLASSIFICATION SYSTEM (LCS)

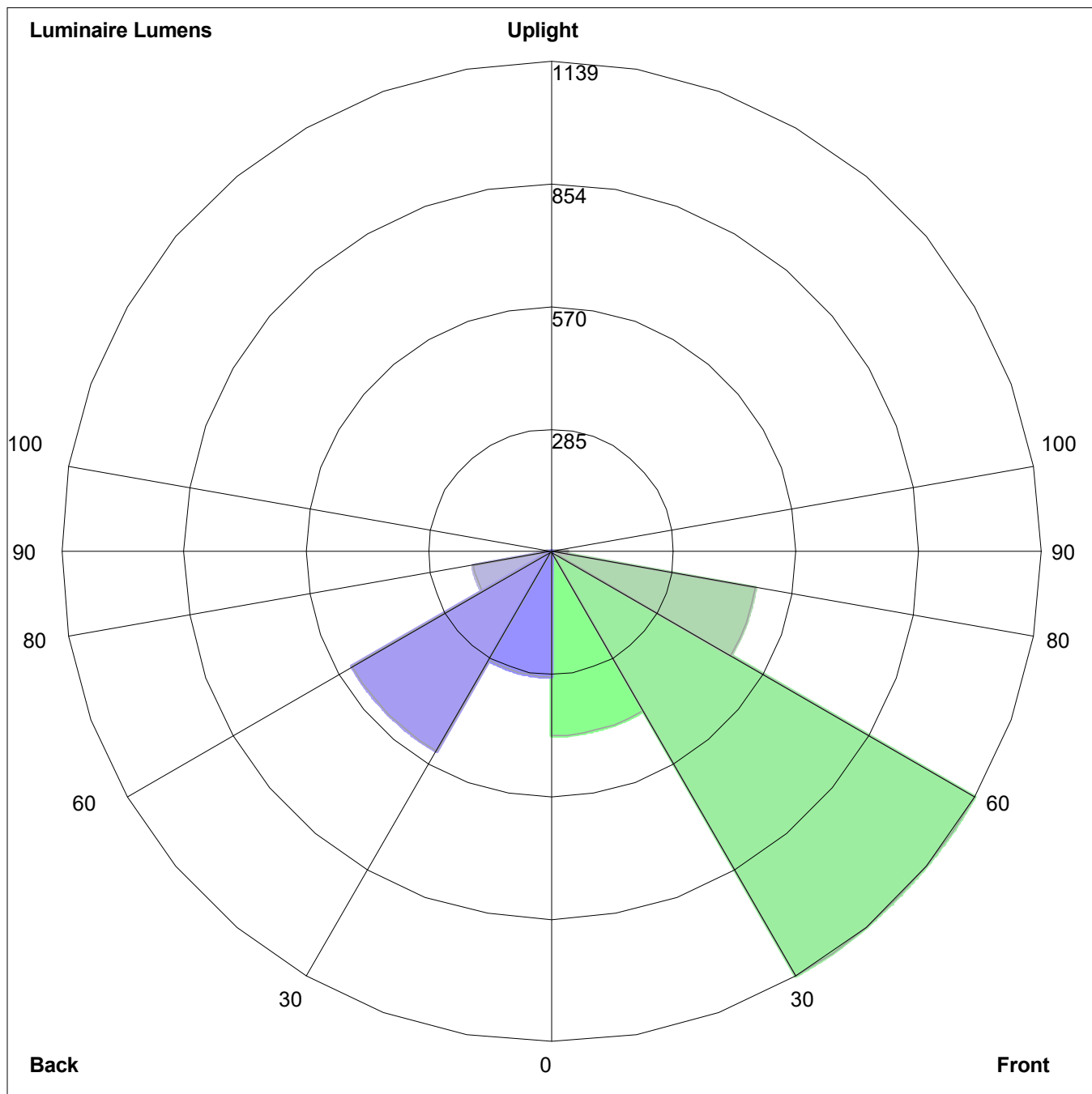
	Lumens	% Lamp	% Luminaire
FL - Front-Low (0-30)	427.7	N.A.	13.8
FM - Front-Medium (30-60)	1139.2	N.A.	36.7
FH - Front-High (60-80)	482.3	N.A.	15.5
FVH - Front-Very High (80-90)	37.7	N.A.	1.2
BL - Back-Low (0-30)	290.5	N.A.	9.4
BM - Back-Medium (30-60)	534.6	N.A.	17.2
BH - Back-High (60-80)	184.6	N.A.	5.9
BVH - Back-Very High (80-90)	9.7	N.A.	0.3
UL - Uplight-Low (90-100)	0.0	N.A.	0.0
UH - Uplight-High (100-180)	0.0	N.A.	0.0
Total	3106.3	N.A.	100.0
BUG Rating	B1-U0-G1		

POLAR GRAPH



Maximum Candela = 1192 Located At Horizontal Angle = 0, Vertical Angle = 30
1 - Vertical Plane Through Horizontal Angles (0 - 180) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (30) (Through Max. Cd.)

LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH



Luminaire Lumens:
Front: Low=427.7, Medium=1139.2, High=482.3, Very High=37.7
Back: Low=290.5, Medium=534.6, High=184.6, Very High=9.7
Uplight: Low=0.0, High=0.0

BUG Rating : B1-U0-G1

Sealed & Gasketed 7" Downlight • LED Type IC

Up to 90,000 Hour Life • 3 Distributions

LM-80 Qualified • LM-79 Certified Photometry • Wet Location



Specifications

Delivered System Performance*

- Standard MFL distribution: 1327 delivered lumens / 63 LPW / 0.7 SC.
- NFL: 1317 lumens / 63 LPW / 0.5 SC.
- WFL: 1187 lumens / 57 LPW / 1.3 SC.
- 20 watt LED array. 3500°K standard (or see Options -27K, -30K or -41K).
- Up to 85 CRI and 90,000 hour life (L70**).
- For 90+ CRI, see Option -HC.
- Option -43: 800 lumen / 11 watt instead.
- Fully sustainable: removable for servicing.

Thermal Management System

- All aluminum proprietary heat sink, components and housing maximize cool operation and long life while minimizing maintenance.

LED Power Supply

- Suitable for outdoor / indoor use: -30°C (-22°F) to 60°C (140°F).
- 120-277V / 50-60Hz standard. Load insensitive.
- 0-10V CCR dimming standard. (100-10%)**
- For Lutron HiLume dimming, see -29 or -39.
- Kirlin remote SmartSupply™ driver instead, see Option -SS for restrictions and details.

Trim / Lens Assembly

- Rustproof 100% aluminum grooveless,

smooth, self-flanged white trim.

- Regressed tempered prismatic spread lens.
- See Option -GE for green acrylic filter.

5X Sealed and Gasketed

- (1) Silicone seal between trim and lens seals lens to trim, (2) closed cell gasketing between trim and housing flange seals trim to housing, (3) closed cell gasketing on trim flange seals flange to ceiling (4) closed cell gasketing on bottom pan seals housing to ceiling and (5) neoprene O-rings on stainless steel fasteners seal fasteners to trim.
- Meets ASTM E283 restricted airflow of 2 CFM maximum.

Acrylic Enameled Aluminum Housing

- Rustproof and corrosion resistant: Exceeds 1000 hour ASTM 5% salt spray test.
- Shallow depth fits restricted plenums.
- Cool operation: Extends life of all components.
- Fully sustainable: Entire luminaire, including light engine, is modular, easily visible, serviced through aperture. Built-in plaster flange.
- Air Tight design (CCEA compliant) available, see Option -AT.

Outlet Box

- UL listed J-box with insulated removable cover. Prewired 14 GA (NEC) with ½" and ¾" knockouts.



"IP65 Rated"

Sealed Housing Optional (CCEA)

Installation

- Recesses indoor/outdoor in covered locations.
- Accommodates ceilings up to 1¼" thick.
- 27" galvanized hanger bars with adjustable mounting brackets (2) supplied.
- For residential mounting hardware for wood joist ceilings, see Option -RH.

UL, C-UL (Canada) Listings

- Wet, damp or dry locations, covered ceilings.
- Type IC: for direct contact with insulation.
- Through-branch conductors (4 #12 AWG 90°C) for Type IC Listing.

CE & FCC Compliance

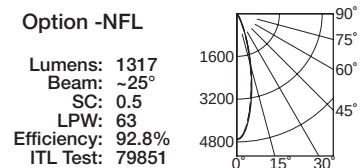
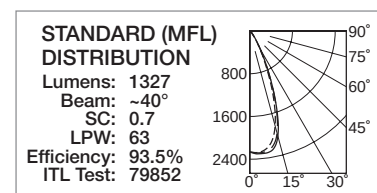
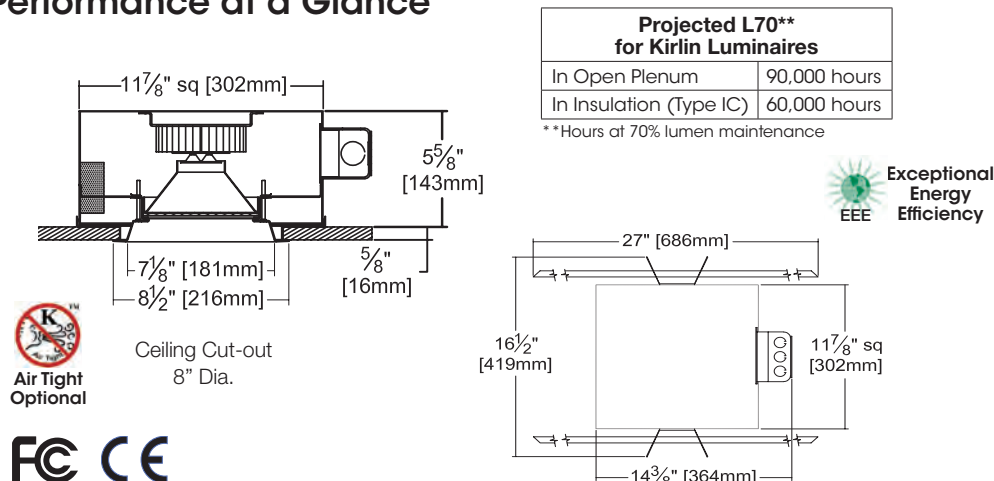
- Meets IEC/EN 60601-1-2 electromagnetic compatibility standard for medical electrical equipment.
- FCC Part 15 certified for EMI/RFI emissions.



**FIVE YEAR
Limited Warranty**

- Complete standard fixture.

Performance at a Glance



-WFL also available - See next page

THE KIRLIN COMPANY

3401 EAST JEFFERSON AVENUE • DETROIT, MICHIGAN 48207-4232
(313) 259-6400 • Fax: (313) 259-9409 OR (313) 259-3121 • www.kirlinlighting.com

*See note next page

LATITUDES LED LIGHTING

CATALOG NUMBER

LRR-07462

DUE TO OUR CONTINUING EFFORT TO IMPROVE PRODUCTS, TECHNICAL INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. THE KIRLIN COMPANY EXPECTS PHOTOMETRIC PERFORMANCE TO IMPROVE SIGNIFICANTLY AND FREQUENTLY AS LED SOURCE TECHNOLOGY IMPROVES.

Detailed Photometry - Installed Fixture

Photometric testing done in accordance with IESNA LM-79-08

Photometry from I.T.L., Boulder, CO

STANDARD (MFL)

Lumens: 1327
Beam: ~40°
SC: 0.7
LPW: 63
Efficiency: 93.5%
ITL Test: 79852

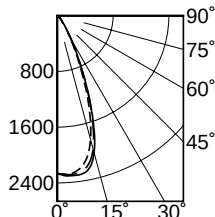


Total System Watts 21.0

CANDLEPOWER DISTRIBUTION					
	0.0	22.5	45.0	67.5	90.0
0	2265	2265	2265	2265	2265
5	2272	2279	2288	2305	2305
10	1835	1887	1978	2025	2035
15	717	754	795	813	801
20	189	190	181	198	205
25	59	58	56	60	64
30	23	24	25	25	24
35	10	23	11	11	10
40	3	3	3	3	2
45	1	1	1	1	0
90	0	0	0	0	0

Cone of Light ▲

Dist.	FC	Dia.
6	62.9	4.4
8	35.4	5.9
10	22.7	7.3
12	15.7	8.8
14	11.6	10.3
16	8.8	11.7



Option -NFL

Lumens: 1317
Beam: ~25°
SC: 0.5
LPW: 63
Efficiency: 92.8%
ITL Test: 79851

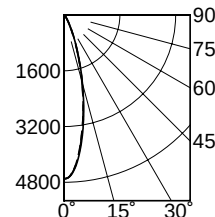


Total System Watts 21.0

CANDLEPOWER DISTRIBUTION					
	0.0	22.5	45.0	67.5	90.0
0	4696	4696	4696	4696	4696
5	4204	4190	4217	4241	4249
10	1998	1980	1956	1998	2030
15	575	539	514	534	564
20	139	127	117	124	139
25	43	42	45	42	43
30	16	16	18	17	16
35	7	7	8	7	7
40	2	2	2	2	2
45	0	0	1	1	1
90	0	0	0	0	0

Cone of Light ▲

Dist.	FC	Dia.
6	130.4	2.7
8	73.4	3.6
10	47.1	4.4
12	32.6	5.3
14	24.0	6.2
16	18.3	7.1



Option -WFL

Lumens: 1187
Beam: ~66°
SC: 1.3
LPW: 57
Efficiency: 73.2%
ITL Test: 83255

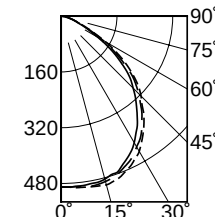


Total System Watts 20.9

CANDLEPOWER DISTRIBUTION					
	0.0	22.5	45.0	67.5	90.0
0	490	490	490	490	490
5	494	493	491	490	490
10	501	498	491	484	484
15	473	472	461	450	449
20	410	407	402	387	381
25	324	322	314	301	292
30	214	213	200	189	185
35	86	86	82	76	76
40	30	29	29	28	28
45	8	8	8	8	8
90	0	0	0	0	0

Cone of Light ▲

Dist.	FC	Dia.
6	13.6	7.8
8	7.7	10.4
10	4.9	12.9
12	3.4	15.5
14	2.5	18.1
16	1.9	20.7



LM-80 Qualified • LM-79 Certified Photometry

* LED manufacturers maintain a tolerance of $\pm 7\%$ on flux (lumens) and power (electrical) measurements. Kirlin photometrics are actual test data from Independent Testing Laboratories (ITL) where photometry was measured from 1418 lumen (20W) and 1622 lumen (20W -WFL) light engines (within the established tolerance).

▲ Cone of Light Key
(Dia. (in ft.) shown is where FC value is half the FC at nadir.)
Ft. Distance from fixture
FC Footcandles at nadir (0°)
Dia. Circle of light at 50% of FC

Options

LED Power Supply

- 29 **Two wire** full range (100-1%) PWM dimming instead (Lutron). 120V only. Not available with Option -EI.
- 39 **Three wire** full range (100-1%) PWM dimming instead (Lutron).
- 43 800 lumen / 11 watt series package instead. Apply lumen factor of 60.7% to above data. Also see Options -29 and -39.
- 97 Specify other voltage. Consult factory.
- EI Remote emergency inverter for 100% of rated lumens. Run time: 90+ minutes. 120 or 277V, 60 Hz input only. Specify voltage. Not for use with -SS SmartSupply™ driver or with Option -29.
- SS Remote mounted Kirlin SmartSupply™ driver, sold separately. Drives up to 12

(20W only) luminaires. Order LPS-1220A (0-10V analog for 100-1% PWM dimming). See submittal sheet at www.kirlinlighting.com.

Color (CCT and CRI)

- 27K Color temperature 2700°K instead.
- 30K Color temperature 3000°K instead.
- 41K Color temperature 4100°K instead.
- HC 90+ CRI instead. 2700° or 3000°K only. Reduces output by ~15%.

Optics

- NFL Narrow flood distribution. (0.5 SC)
- WFL Wide flood distribution. (1.3 SC)

Trims

- 13 Clear poly lens below standard lens. Photometric distribution is unaffected.

- 35T Natural aluminum acrylic enameled trim.
- 37T Dark bronze acrylic enameled trim.
- 38T Black acrylic enameled trim.
- 94 Custom color/finish. Specify. Consult factory.
- CF Custom color filter (Rosco). Specify.
- DF Electrically isolated "dead front" gasketed trim.
- GE Green acrylic filter mounted in lens assembly.

Other

- 99 Special modification. Consult factory.
- AT Air tight version. Meets ASTM E283 restricted airflow of 2 CFM maximum. CCEA Approved.
- FS In-line fusing.
- RH Residential mounting hardware instead. Suitable for wood joist ceilings with spacing from 14 1/8" to 25 7/8" with 5/8" vertical adjustability.

SUBMITTAL DATA

JOB NAME

TYPE

WATTAGE

VOLTAGE

CATALOG NUMBER

APPROVAL STAMP





IES ROAD REPORT
PHOTOMETRIC FILENAME : LRR-07462-WFL.IES

DESCRIPTIVE INFORMATION (From Photometric File)

IESNA:LM-63-2002
[TEST]ITL83255
[TESTLAB]INDEPENDENT TESTING LABORATORIES, INC.
[ISSUE DATE]11/03/14
[MANUFACTURER]THE KIRLIN COMPANY
[LUMEN CATEGORY]LRR-07462-WFL
[LUMINAIRE]FABRICATED METAL HOUSING, FABRICATED METAL HEAT SINK MOUNTING
[MORE]BRACKET, EXTRUDED FINNED BLACK FINISHED METAL HEAT SINK, 1 WHITE CIRCUIT
[MORE]BOARD WITH 4 LEDS, SPUN WHITE PAINTED METAL REFLECTOR AROUND LEDS, SPUN
[MORE]WHITE PAINTED METAL UPPER REFLECTOR, SPUN WHITE PAINTED METAL LOWER
[MORE]REFLECTOR/TRIM, CLEAR PRISMATIC FLAT GLASS LENS OVER UPPER APERTURE OF
[MORE]LOWER REFLECTOR. LENS PRISMS UP.
[LAMP]FOUR WHITE LIGHT EMITTING DIODES (LEDs) EACH WITH CLEAR HEMISPHERICAL
[MORE]INTEGRAL LENS, VERTICAL BASE-UP POSITION.
[OTHER]INPUT ELECTRICAL: 120.0 VOLTS, 20.9 WATTS, 0.177 AMPS
[MOUNTING]RECESSED
[LEDDRIVER]THOMAS RESEARCH PRODUCTS LED25W-18-C1400-D, DRIVER HAS
[MORE]MULTIPLE LEADS, ONLY LINE INPUT AND LED OUTPUT LEADS
[MORE]CONNECTED FOR THIS TEST.
[NOTE]DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED AT RATED INPUT
[MORE]VOLTAGE (120VAC, 60Hz) TO THE DRIVER.
[OTHER]TEST PROCEDURE: IESNA LM-79-08
[OTHER]TEST DISTANCE = 20.0 FEET
[ABSOLUTE LUMENS]1187

CHARACTERISTICS

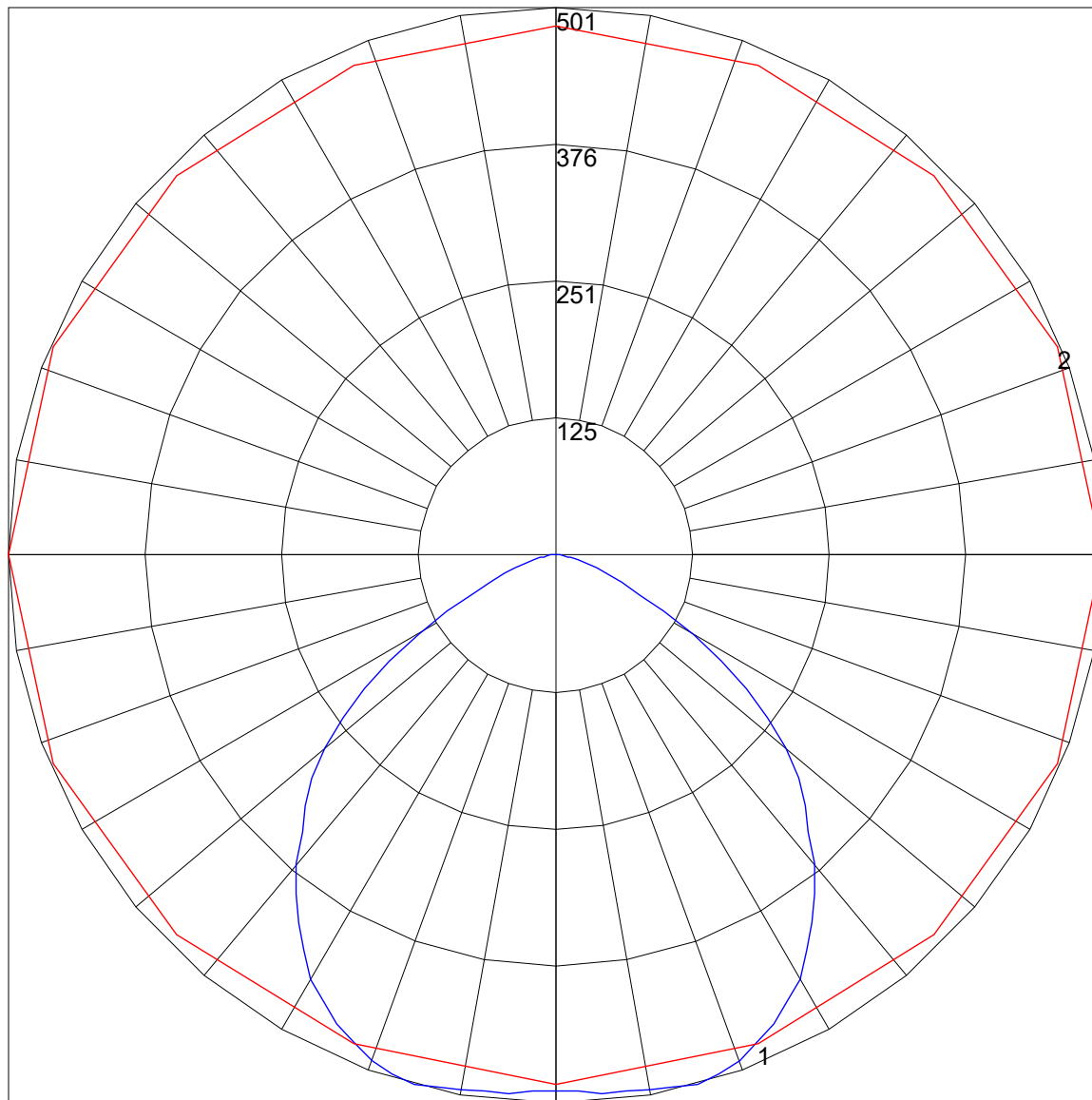
IES Classification	Type VS
Longitudinal Classification	Very Short
Lumens Per Lamp	1187 (1 lamp)
Total Lamp Lumens	1187
Luminaire Lumens	1187
Downward Total Efficiency	100 %
Total Luminaire Efficiency	100 %
Luminaire Efficacy Rating (LER)	57
Total Luminaire Watts	20.9
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Maximum Candela	501
Maximum Candela Angle	0H 15V
Maximum Candela (<90 Degrees Vertical)	501
Maximum Candela Angle (<90 Degrees Vertical)	0H 15V
Maximum Candela At 90 Degrees Vertical	0 (0.0% Lamp Lumens)
Maximum Candela from 80 to <90 Degrees Vertical	14 (1.2% Lamp Lumens)
Cutoff Classification (deprecated)	Full Cutoff

IES ROAD REPORT
PHOTOMETRIC FILENAME : LRR-07462-WFL.IES

LUMINAIRE CLASSIFICATION SYSTEM (LCS)

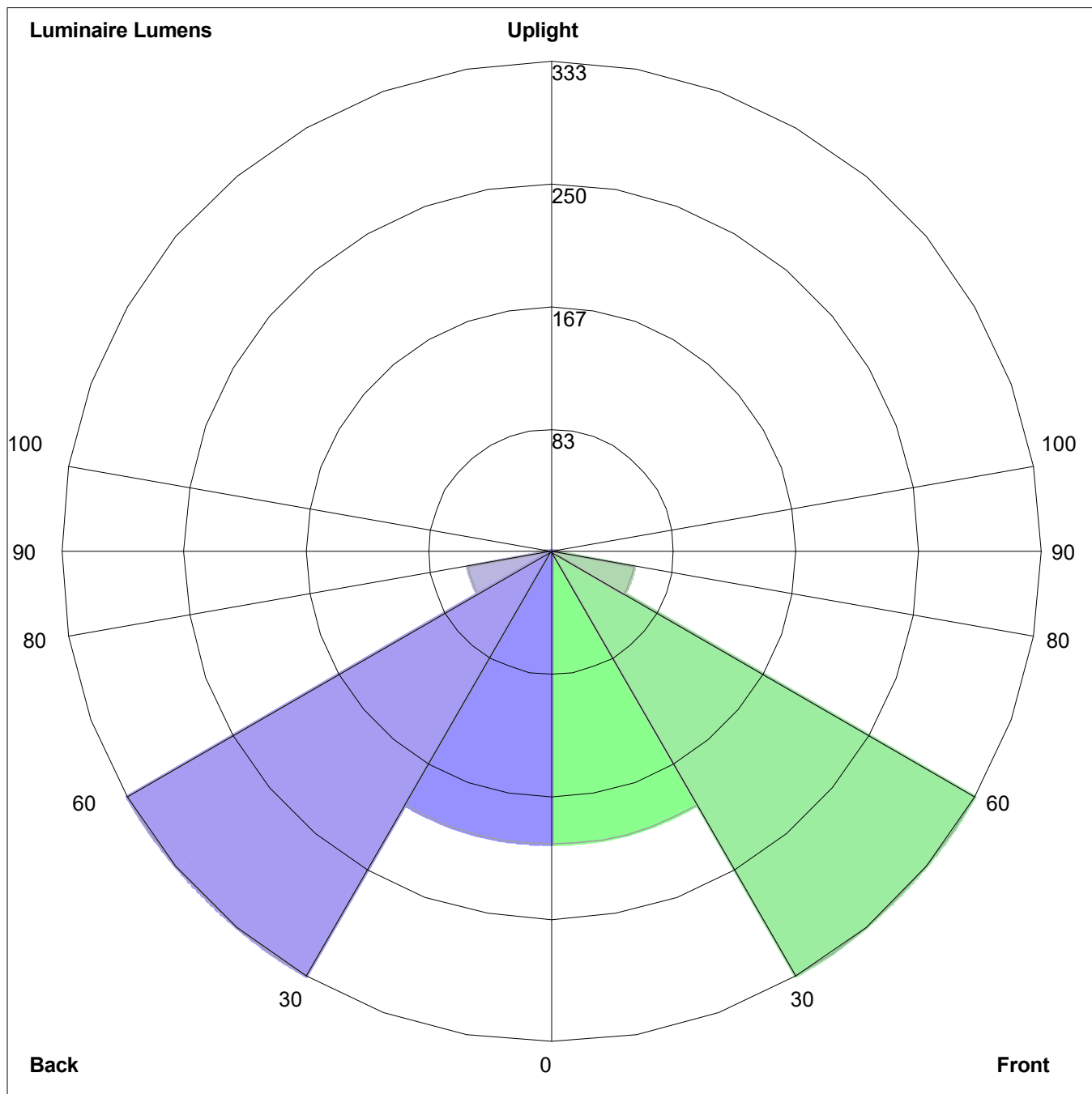
	Lumens	% Lamp	% Luminaire
FL - Front-Low (0-30)	198.9	16.8	16.8
FM - Front-Medium (30-60)	333.2	28.1	28.1
FH - Front-High (60-80)	57.3	4.8	4.8
FVH - Front-Very High (80-90)	4.1	0.3	0.3
BL - Back-Low (0-30)	198.9	16.8	16.8
BM - Back-Medium (30-60)	333.2	28.1	28.1
BH - Back-High (60-80)	57.3	4.8	4.8
BVH - Back-Very High (80-90)	4.1	0.3	0.3
UL - Uplight-Low (90-100)	0.0	0.0	0.0
UH - Uplight-High (100-180)	0.0	0.0	0.0
Total	1187.0	100.0	100.0
BUG Rating	B1-U0-G0		

POLAR GRAPH



Maximum Candela = 501 Located At Horizontal Angle = 0, Vertical Angle = 15
1 - Vertical Plane Through Horizontal Angles (0 - 180) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (15) (Through Max. Cd.)

LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH



Luminaire Lumens:
Front: Low=198.9, Medium=333.2, High=57.3, Very High=4.1
Back: Low=198.9, Medium=333.2, High=57.3, Very High=4.1
Uplight: Low=0.0, High=0.0

BUG Rating : B1-U0-G0



COUNTYWIDE WETLAND PROTECTION CODE SELF-CERTIFICATION FORM

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

PART 1. APPLICANT INFORMATION	
Owner Name: Alachua Copeland Park Investments, LLC	Applicant/Agent Name: Daniel Young, P.E.
Phone: Contact Agent	Company: CHW
Email: Contact Agent	Phone: (352) 331-1976
	Email: daniely@chw-inc.com
PART 2. PROPERTY INFORMATION	
Tax Parcel Numbers: 03230-002-003 & 03230-002-004	Address: 14189 NW 129th Way
City: Alachua	Zip: 32615
PART 3. SELF-CERTIFICATION	
I, <u>Daniel Young</u> owner of the property or authorized agent for the owner, self-certify that the proposed activity complies with the surface water, wetland and buffer protection requirements found in Chapter 77, Article II of the Alachua County Code based on the following (select all that apply):	
1. ☒	There are no wetlands, other surface waters, or buffers on or adjacent to the property (if you select this option, proceed to Acknowledgment and submit your self-certification)
2. ☐	There are wetlands, other surface waters, or buffers present on or adjacent to the property, but <u>the proposed activity is outside</u> of protected wetlands, surface waters and buffers (complete Part 4, Project Information)
3. ☐	There are wetlands, or other surface waters, or buffers present on or adjacent to the property, and there is work proposed in wetlands, other surface waters or buffers, but the proposed activity is exempt by Section 77.21(a) as follows (complete Part 4, Project Information)
4. ☐	There are wetlands, other surface waters, or buffers present on or adjacent to the property, but the proposed activity is exempt by Section 77.21(b) as an Urban Redevelopment Project (complete Part 5, Urban Redevelopment Projects).

PART 4. PROJECT INFORMATION

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

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

Please answer the following:

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

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

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

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

Date Activity is proposed to commence _____ to be completed _____

PART 5. URBAN REDEVELOPMENT PROJECTS

Please submit the following:

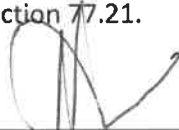
- One set of plans and drawings, recent survey, environmental information, and other supporting documents and calculations clearly and legibly depicting that the existing site is 40%, or more, impervious surfaces.

ACKNOWLEDGMENT

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

Daniel Young

Typed/Printed Name


Signature

7/30/2020

Date

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



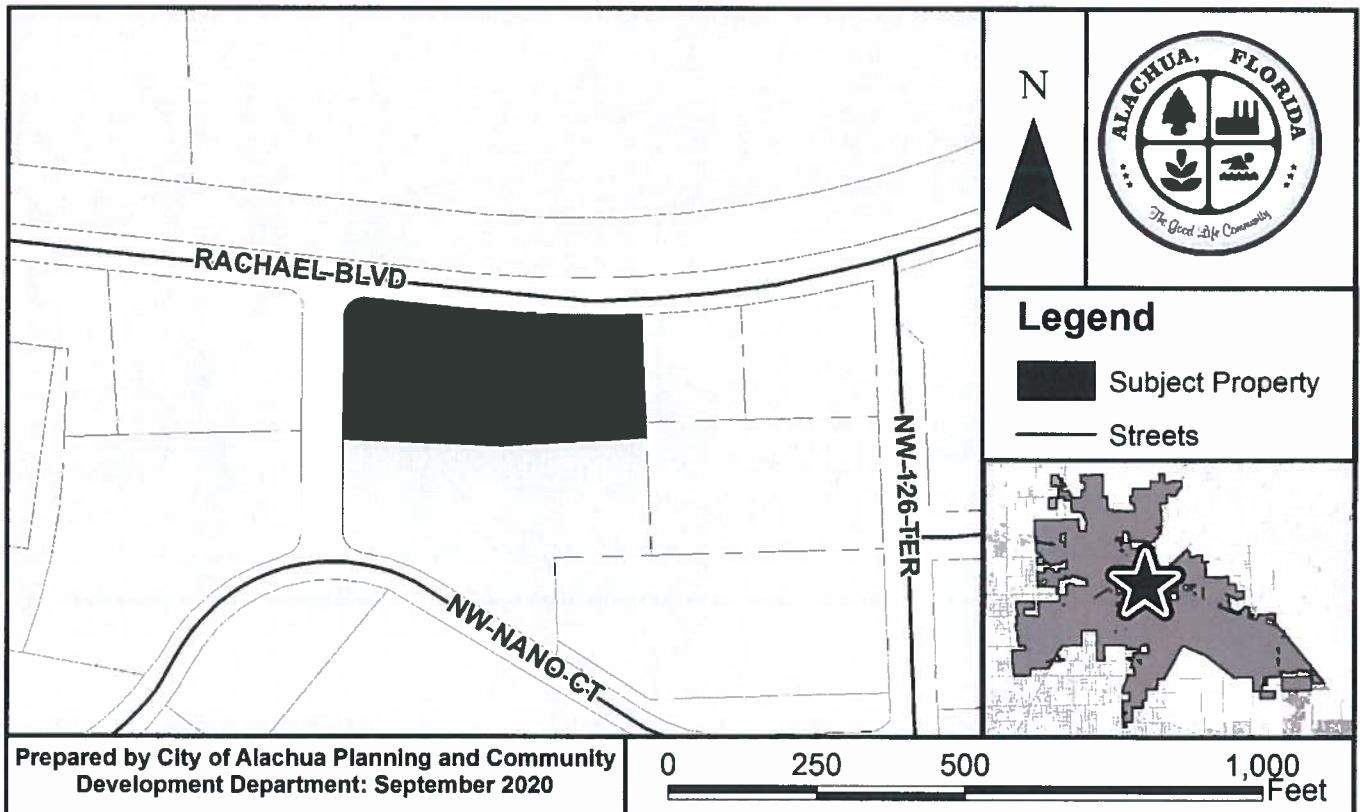
City of
ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 9/28/20
KC

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 October 13, 2020, 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 Daniel Young, P.E., LEED A.P., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Alachua Copeland Park Investments, LLC, property owner, for consideration of a Site Plan which proposes to revise a previously approved development plan. The Site Plan includes an existing $\pm 13,300$ square foot building and a proposed $\pm 11,750$ square foot building, with associated parking, stormwater, landscaping, and site improvements on a ± 2.65 acre subject property, located south of County Road 2054 (also known as Rachael Boulevard), east of NW 129th Way, and north of Nano Court; Tax Parcel Nos. 03230-002-003 and 03230-002-004; FLUM: Industrial; Zoning: Light & 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.

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

ALACHUA COPELAND PARK
INVESTMENTS LLC
3917 NW 97TH BLVD
GAINESVILLE, FL. 32606

CV II PARTNERSHIP
4656 34TH ST SOUTHWEST
ORLANDO, FL 32811

BARBER LUMBER SALES OF
ALACHUA INC
PO BOX 263
ALACHUA, FL 32616-0263

ALACHUA COPELAND PARK
INVESTMENTS LLC
3324 W UNIVERSITY AVE PMB 151
GAINESVILLE, FL. 32607

COPELAND INDUSTRIAL PARK OWNERS
ASSOCIATION INC
PO BOX 365
LAKE BUTLER, FL 32054

DUAL ENTERPRISES LLC
132 NW 76TH DR
GAINESVILLE, FL 32607

ADC DEVELOPMENT & INVESTMENT
PO BOX 238
LAKE BUTLER, FL 32054

THE CHRISTOPHER CORPORATION
PO BOX 1000
ALACHUA, FL 32616

SNH MEDICAL OFFICE
PROPERTIES TRUST
TWO NEWTON PLACE
255 WASHINGTON ST STE 300
NEWTON, MA 02458

PETRA HOLDINGS COMPANY LLC
12775 RACHEL BLVD
ALACHUA, FL 32615-6698

O'STEEN BROTHERS INC
1006 SE 4 ST
GAINESVILLE, FL 32601

SNH MEDICAL OFFICE PROPERTIES
TRUST c/o RYAN LLC
100 N TAMPA ST STE 1850
TAMPA, FL 33602-5855

ALCHEM LABORATORIES CORP
13305 RACHEL BLVD
ALACHUA, FL 32615-6687

KOOZ PROPERTIES LLC
2627 NW 43RD AT STE 300
GAINESVILLE, FL 32606

BB&C LLC
14000 NW 126TH TER
ALACHUA, FL 32615

BLUMBERG GLENN
11421 NW 120TH TER
ALACHUA, FL 32615

CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4423

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL, 32653

Dan Rhine
288 Turkey Creek
Alachua, FL, 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL, 32653

Peggy Arnold
410 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

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

Lynn Coullias
7406 NW 126th Ave
Alachua, FL, 32615

Tamara Robbins
PO Box 2317
Alachua, FL, 32616

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

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL, 32616

AFFIDAVIT FOR POSTED LAND USE SIGN

I Shay Stinson, POSTED THE LAND USE
SIGN ON 9/24/2020 FOR THE Copeland Park 2020 Site Plan
LAND USE ACTION. (name) (date) (state type of action and project name)

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Shay Stinson
(signature)

4 (four)
(number of signs)

IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

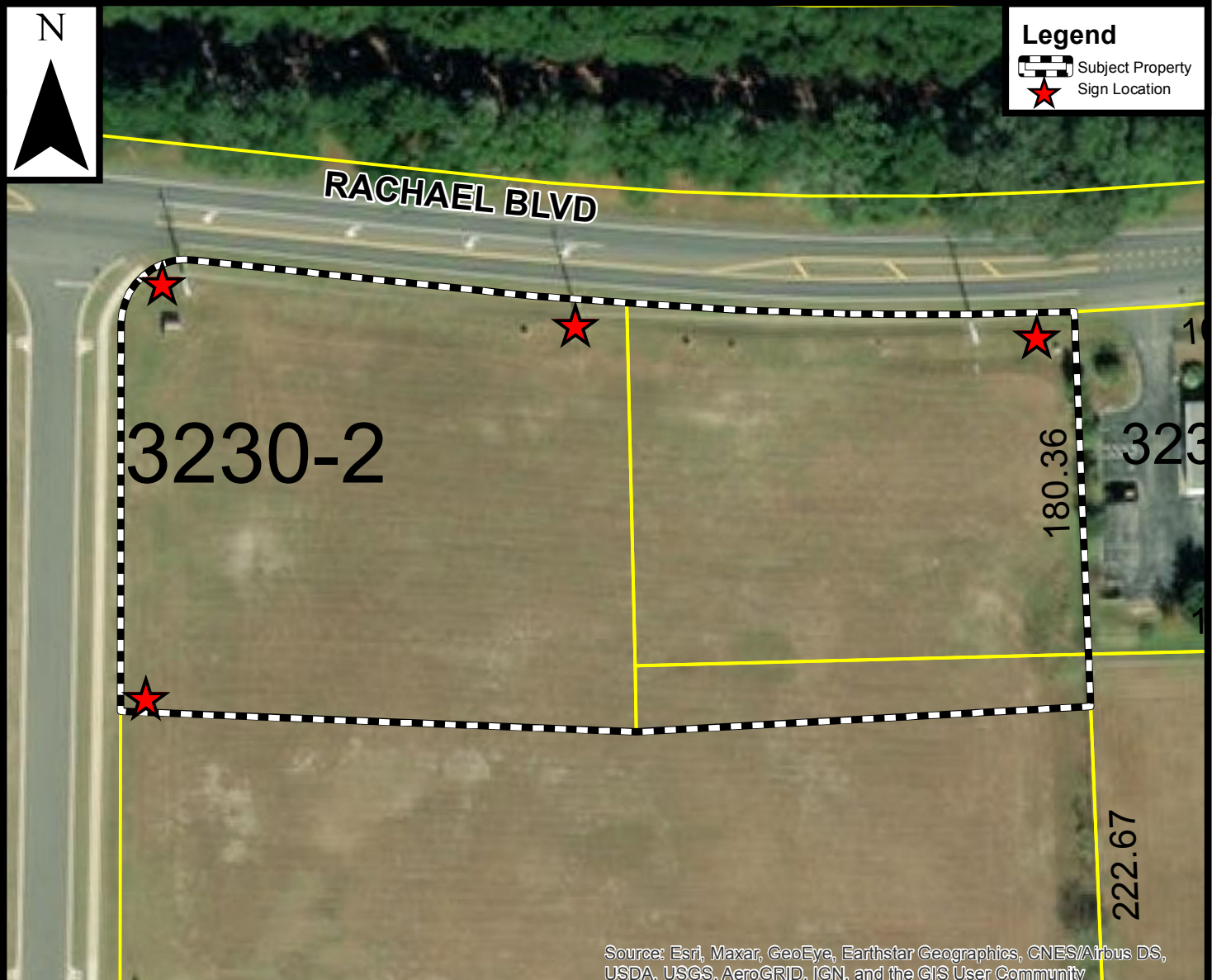
Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals 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.



Copeland Park (2020) Site Plan

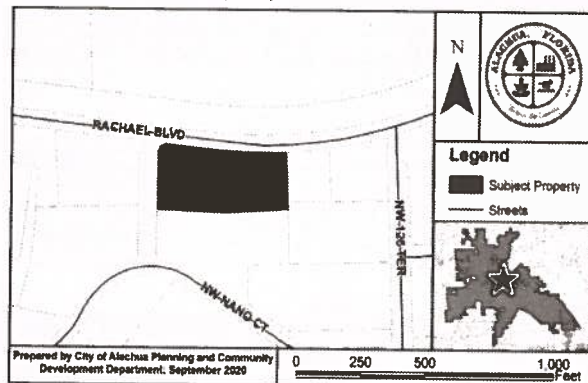




City of ALACHUA

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(Published: Alachua County Today - October 01, 2020)

opened as the restrict
eased. Located in a si
standalone build
facing U.S. Highway
Ms. Jeanne's Hair &
specializes in men
boys' haircuts.

Jeanne Hodges is
licensed cosmologist an
barber of 24 years, alw
working for someone e
She was a barbers
manager in Brooksv
when she met her husba
a sergeant in the Natic
Guard who worked wit
black hawk helicopter i
in Brooksville.



info@Horizon

YOUR HOI

RESIDENTI

Brand new under construct
with a 2 car garage within walkin
Fe High School. Excellent loca
include granite counter tops, wal
with garden tub. No HOA ! To b
September 2020. MLS #: 436321

A rare find! Charming coun
cottage on 2.6 acres. You will l
details this home has to offer.
throughout. Vintage tiled bathroo
room and large bedrooms. Detail
the living room and kitchen. Ad
space. Great for play room or ga
very open and feels larger than s
front and rear porches to relax and
The acreage has the "Old Florida"
live oak trees, fruit trees and landsc
Azaleas. A Metal roof and a HV
years old. Also has attached ga
carport for plenty of parking. A
houses the washer and dryer. Co
old school house was moved onto
potential of restoring. If you are l
country yet conveniently located
charmer is waiting for you. Local
road CR 18 in lower taxed base
This home has so much to offer. M
today. MLS #: 431591

This spacious, concrete block l
room to separate yourself & enjoy
The personality of this home is a t
with modern updates throughout. N
in bedrooms, tile in kitchen & b
family & living rooms. Living room



THINK

386-40