Planning and Zoning Board
Agenda
October 12, 2021

Chair Sandy Burgess	**City Manager Mike DaRoza**
Vice Chair Ed Potts	
Member Virginia Johns	
Member Gary Thomas	
Member Joe Hancock	
School Board Member Tina Certain	

Planning and Zoning Board
At 6:00 PM

Meeting Date: October 12, 2021

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 14, 2021 PZB Meeting

B. Alachua Crossings Minor Subdivision Final Plat: A request by Chad Colson of CHW,Inc., for a

Final Plat for Alachua Crossings Minor Subdivision, which proposes the plat of a ±16.02 acre subject property into two lots, along with common areas and an easement for ingress/egress (Parcel 05885-010-003) (Quasi-Judicial Hearing).

C. Site Plan - Foundation Park Phase 2: A request by Daniel Young, P.E., LEED AP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for HF Holdings Colorado LLC & the University of Florida Foundation, Inc., property owners, for consideration of a Site Plan which proposes to revise the development plan and construction phasing for three (3) ±42,466 square foot buildings, with associated site improvements on a ±14.53 acre subject property, located north of NW US Highway 441, south of County Road 2054 (also known as Rachael Boulevard) and east of NW 119th Terrace; Tax Parcel Numbers 03191-010-001 and 03191-011-001 (Quasi-Judicial Hearing).

D. Preliminary Plat – Convergence Research Park: A request by Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, Inc., property owner, for consideration of the Preliminary Plat of Convergence Research Park, which proposes the subdivision of a ±109.0 acre subject property into a total of 273 lots, with associated common areas and right-of-way, generally located south of the San Felasco Parkway, east of County Road 241, and north of Shaw Farms of Alachua; Tax Parcel Number 03970-000-000 and a portion of Tax Parcel Number 03929-000-000 (Quasi-Judicial Hearing).

E. Site Plan – IIP FL 3 LLC (Harvest): A request by Rob Davis, P.E., of Wood Environment & Infrastructure Solutions, Inc., applicant and agent for IIP FL 3 LLC, property owner, for consideration of a Site Plan which proposes parking lot and site improvements and the addition of ±912 square feet of new floor area on a ±36.26 acre subject property, located at 12895 NW US Highway 441; Tax Parcel No. 05855-004-000 and 05855-004-001; FLUM: Industrial; Zoning: Industrial General (IG) (Quasi-Judicial Hearing).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 10/12/2021
SUBJECT: Approval of the Minutes of the September 14, 2021 PZB Meeting

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:

Approve the Minutes of the September 14, 2021 PZB Meeting.

Summary

Approval of the Minutes of the September 14, 2021 PZB Meeting.

ATTACHMENTS:

Description

- September 14, 2021 PZB Minutes

Planning and Zoning Board
Minutes
September 14, 2021

Chair (Vacant)
Vice Chair Sandy Burgess
Member Joe Hancock
Member Virginia Johns
Member Ed Potts
Member Gary Thomas
School Board Member Tina Certain

City Manager Mike DaRoza

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

Meeting Date: September 14, 2021

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 MINUTES

CALL TO ORDER

Vice Chair Sandy Burgess called the meeting to order. Member Virginia Johns and School Board Member Tina Certain were absent.

INVOCATION

Member Gary Thomas led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Member Ed Potts moved to approve the agenda; seconded by Member Thomas.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the Minutes of the July 13, 2021 PZB Meeting

Member Thomas moved to approve the minutes; seconded by Member Potts. Passed by unanimous consent.

B. Election of Chair and Vice Chair

Member Thomas moved to appoint Sandy Burgess as Chair; seconded by Member Potts. Motion Passed 4-0 in a roll call vote.

Chair Burgess moved to appoint Edward Potts as Vice Chair; seconded by Member Thomas.

Motion Passed 4-0 in a roll call vote.

C. Site Plan – IIP FL 3 LLC (Harvest): A request by Rob Davis, P.E., of Wood Environment & Infrastructure Solutions, Inc., applicant and agent for IIP FL 3 LLC, property owner, for consideration of a Site Plan which proposes parking lot and site improvements and the addition of ±912 square feet of new floor area on a ±36.26 acre subject property, located at 12895 NW US Highway 441; Tax Parcel No. 05855-004-000 and 05855-004-001; FLUM: Industrial; Zoning: Industrial General (IG) (Quasi-Judicial Hearing).

Principal Planner Justin Tabor, AICP, requested the Board defer the item until the October 12, 2021 Planning & Zoning Board meeting.

Vice Chair Potts moved to defer the item until the October 12, 2021 meeting; seconded by Member Joe Hancock.

Motion Passed in a roll call vote 4-0.

D. Land Development Regulations (LDR) Text Amendment: Ryan Thompson, AICP, of Causseaux, Hewett, & Walpole, Inc., to amend or create the following Sections of the City of Alachua LDRs: 2.4.10(B)(3); 3.5.2(F); 4.1.1; 4.3.1(A)(5); 5.1.3; 6.1.4(B)(1); 6.2.2(B); 6.2.2(D)(3)(c); 7.2.4(A)(2); 7.3.1(B)(1); and 10.2; and amending Tables 4.1-1; 5.1-3; 6.1-1; 6.2-2; 7.3-1; and Table 7.3-2 (Legislative Hearing).

Principal Tabor, AICP, presented the Staff Report.

Gerry Dedenbach, AICP, LEED AP, of CHW, provided additional information and availed himself for questions.

Vice Chair Potts moved that based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in Compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve; seconded by Member Hancock.

Member Thomas inquired about the timeframe for buildout.

Gerry Dedenbach responded.

Member Thomas inquired if the cottage homes would be sold or rented.

Mr. Dedenbach responded.

Chair Burgess discussed parking requirements for cottage homes and multifamily uses.

Mr. Dedenbach responded.

Jimmy Anuszewski discussed potential housing prices, recreational amenities and demand for emergency response.

Mr. Dedenbach responded.

Motion Passed 4-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Planning Director Kathy Winburn stated the next meeting will be October 12, 2021 at 6:00 p.m.

IV. CITIZENS COMMENTS

Mr. Anuszewski discussed concerns about the Tara Forest project.

City Attorney Marian Rush responded.

ADJOURN

Member Thomas moved to adjourn; seconded by Vice Chair Potts.

Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

_____
Presiding Officer

_____
Staff Liaison

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 10/12/2021
SUBJECT: Alachua Crossings Minor Subdivision Final Plat: A request by Chad Colson of CHW,Inc., for a Final Plat for Alachua Crossings Minor Subdivision, which proposes the plat of a ±16.02 acre subject property into two lots, along with common areas and an easement for ingress/egress (Parcel 05885-010-003) (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board forward the application to the City Commission with a recommendation to approve the Final Plat for Alachua Crossings, LLC, subject to the two (2) conditions provided in Exhibit "A" and located on page 15 of the October 12, 2021 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 recommends that the Planning and Zoning Board forward the application to the City Commission of the City of Alachua with a recommendation to approve the Final Plat for Alachua Crossings, LLC, subject to the two (2) conditions provided in Exhibit "A" and located on page 15 of the October 12, 2021 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Chad Colson, of CHW, Inc., applicant and agent for Alachua Crossings, LLC, property owner, for consideration of the final plat of Alachua Crossings Minor Subdivision, which proposes the plat of a ±16.02 acre subject property into two lots, along with common areas and an easement for ingress/egress. The purpose of the proposed replat is to create two new lots and provide for maintenance of common areas such as stormwater facilities and the access driveway.

The subject property consists of Tax Parcel Number 05885-010-003. There is an existing office building located on one of the proposed lots at 5550 NW 111th Boulevard.

Development within the proposed subdivision is currently connected to potable water and wastewater facilities. Stormwater for the proposed development is conveyed to and treated by an existing stormwater retention system.

Section 2.4.10(G)(5) of the City's Land Development Regulations (LDRs) establishes the requirements for a final plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

ATTACHMENTS:

Description

- Proposed Plat
- Staff Report and Staff Supporting Materials
- Application and Supporting Materials
- Public Notice Materials for 10/12/21 PZB Meeting

- Public Notice Materials for 10/12/21 PZB Meeting
- Public Comment Received

ALACHUA CROSSINGS

LYING IN THE SW 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants

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

est. 1988 FLORIDA CA-5075

MINOR SUBDIVISION
BOOK __, PAGE __
SHEET TWO OF TWO

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUME VALUE OF NORTH 40°10'50" EAST FOR THE EASTERLY LINE OF THE PARENT PARCEL, SAID BEARING IS IDENTICAL WITH THE DEED RECORDED IN OFFICIAL RECORDS BOOK 4821, PAGE 1902, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS MINOR SUBDIVISION DOES NOT EXCEED 1:5000.
3. 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.
4. DEVELOPMENT STANDARDS FOR THE SUBJECT PROPERTY SHALL BE IN ACCORDANCE WITH THE CITY OF ALACHUA, CI ZONING DISTRICT.
5. ALL DISTANCES SHOWN HEREON ARE IN FEET AND INTENDED TO BE ACCURATE TO THE HUNDREDTH OF A FOOT.
6. LOT CORNERS SHALL BE SET IN CONFORMANCE WITH CHAPTER 177.091 (9) OF FLORIDA STATUES.
7. MUNICIPAL WATER AND SEWER ARE AVAILABLE TO THIS SITE VIA U.S HIGHWAY NO 441.
8. THIS MINOR SUBDIVISION IS SUBJECT TO A DEVELOPER AGREEMENT AS RECORDED IN O.R.B. 3840, PG. 1589. DESCRIPTION IS BLANKET IN NATURE AND COVERS THE PLAT.
9. THIS MINOR SUBDIVISION IS SUBJECT TO A EASEMENT AS RECORDED IN O.R.B. 3679, PG. 162. DESCRIPTION IS BLANKET IN NATURE AND COVERS THE PLAT.
10. THIS MINOR SUBDIVISION MAY OR MAY NOT BE SUBJECT TO A AGREEMENT CONCERNING WATER AND WASTEWATER SERVICES AS RECORDED IN O.R.B. 1628, PG. 2553. DESCRIPTION IS BLANKET IN NATURE AND COVERS THE SUBJECT PARCEL.
11. THIS PLAT CONSISTS OF TWO SHEETS AND IS NOT COMPLETE WITHOUT BOTH SHEETS. SEE SHEET ONE FOR VICINITY MAP, PARCEL DESCRIPTIONS, OWNERS DEDICATION, COUNTY APPROVALS, SURVEYOR'S CERTIFICATE AND COMPLETE SURVEYOR'S NOTES. SEE SHEET TWO FOR DETAILED SUBDIVISION INFORMATION.

GRAPHIC SCALE
0 25 50 100

POINT OF COMMENCEMENT
NORTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST (3/4" IRON PIPE WITH NO IDENTIFICATION)

L1 (2742) L2 N 88°39'32" E 667.27' (1824, TOP BROKEN) NORTH LINE OF SW 1/4 OF THE SW 1/4 OF SECTION 27

S 01°12'44" E 675.46'

N 88°28'31" E 333.74'

POINT OF BEGINNING
PARENT PARCEL, COMMON AREA "A" / DRAINAGE EASEMENT, NORTHWESTERLY CORNER OF LANDS DESCRIBED IN O.R.B. 2304 PAGE 599
(FOUND 4" X 4" CONCRETE MONUMENT STAMPED "1824")

POINT OF BEGINNING
LOT 1

S 89°57'24" E 123.07' C12 20' B.S.L. 44.30'

POINT OF BEGINNING
COMMON AREA "B" / INGRESS, EGRESS & UTILITY EASEMENT

110.39' S (N) 41°32'24" E (W) 248.41' 68.00' 138.11' 20' B.S.L.

POINT OF BEGINNING
COMMON AREA "C" / DRAINAGE EASEMENT

POINT OF BEGINNING
LOT 2

S 59°45'13" W 750.07'

N 3°30'12" W 256.35'

S 1°13'00" E 524.37'

N 1°13'00" W 493.97'

S 48°16'50" W 429.46'

N 48°16'50" E 429.46'

S 88°16'11" W 327.27'

N 88°16'11" E 334.42'

S 88°04'51" W 334.90'

N 88°04'51" E 334.90'

S 40°10'56" W 1057.67'

N 40°10'56" E 1057.67' (BASIS OF BEARINGS)

S 38°49'44" E 469.30'

N (S) 51°10'56" E (W) 179.09'

N(S) 51°10'56" E(W) 179.10'

COMMON AREA "A" / DRAINAGE EASEMENT
±2.819 ACRES

COMMON AREA "B" / INGRESS, EGRESS & UTILITY EASEMENT
±3.076 ACRES

COMMON AREA "C" / DRAINAGE EASEMENT
±0.539 ACRES

LOT 1
±2.279 ACRES

LOT 2
±8.252 ACRES

INGRESS & EGRESS EASEMENT DESCRIBED IN O.R.B. 4818 PAGE 1898

AGREEMENT DESCRIBED IN O.R.B. 3666, PAGE 12

SW CORNER OF LANDS DESCRIBED IN O.R.B. 4821 PAGE 1904

SOUTHERLY LINE OF LANDS DESCRIBED IN O.R.B. 4821 PAGE 1904

SOUTHERLY LINE OF LANDS DESCRIBED IN O.R.B. 4821 PAGE 1904

WEST LINE OF LANDS DESCRIBED IN O.R.B. 4821 PAGE 1904

NORTH LINE OF LANDS DESCRIBED IN O.R.B. 2304 PAGE 599

FLOOD ZONE "A"

APPROXIMATE FLOOD ZONE LINE

FLOOD ZONE "X"

UNPLATTED LANDS
PARCEL ID: 05685-010-011
LANDS DESCRIBED IN O.R.B. 4821, PAGE 1904
CONTAINS: 6.31 ACRES, MORE OR LESS

UNPLATTED LANDS
PARCEL ID: 05685-000-000
LANDS DESCRIBED IN O.R.B. 4821, PAGE 1902
CONTAINS: 13.58 ACRES, MORE OR LESS

UNPLATTED LANDS
PARCEL ID: 05957-000-000
LANDS DESCRIBED IN O.R.B. 4821, PAGE 1902
CONTAINS: 15.03 ACRES, MORE OR LESS

UNPLATTED LANDS
PARCEL ID: 05957-001-000
LANDS DESCRIBED IN O.R.B. 4821, PAGE 1902
CONTAINS: 2.00 ACRES, MORE OR LESS

UNPLATTED LANDS
PARCEL ID: 05957-001-001
LANDS DESCRIBED IN O.R.B. 4071, PAGE 422
CONTAINS: 2.00 ACRES, MORE OR LESS

UNPLATTED LANDS
PARCEL ID: 05934-000-000
LANDS DESCRIBED IN O.R.B. 2606, PAGE 993
CONTAINS: 2.04 ACRES, MORE OR LESS

SOUTHWEST CORNER OF LANDS DESCRIBED IN O.R.B. 2304 PAGE 599
FOUND 5/8" X 24" CONCRETE MONUMENT STAMPED "1824"

SOUTHEAST CORNER OF LANDS DESCRIBED IN O.R.B. 2304 PAGE 599
(FOUND 4" X 4" CONCRETE MONUMENT WITH NO IDENTIFICATION)

NORTHEAST CORNER OF LANDS DESCRIBED IN O.R.B. 2304 PAGE 599
FOUND 1"X 4" PIPE WITH NO IDENTIFICATION

EASTERLY LINE OF LANDS DESCRIBED IN O.R.B. 2304 PAGE 599

U.S. HIGHWAY 441
(SR 25/SR 500)
(200' RIGHT-OF-WAY)

CENTERLINE OF RAILROAD

SOUTH LINE OF LANDS DESCRIBED IN O.R.B. 2304 PAGE 599

(LB 5075)

LEGEND:
O.R.B. = OFFICIAL RECORDS BOOK
R/W = RIGHT OF WAY
LB = LICENSED BUSINESS
N = NORTH
E = EAST
S = SOUTH
W = WEST
B.S.L. = BUILDING SETBACK LINE
⊡ = FOUND 4"x4" CONCRETE MONUMENT MARKED AS NOTED
⊗ = FOUND 5/8" IRON ROD AND CAP NO IDENTIFICATION
◉ = FOUND 5/8" STEEL REBAR & CAP MARKED AS NOTED
● = SET 5/8" STEEL REBAR AND CAP MARKED "CHW INC LB 5075"
○ = FOUND 3/4" IRON PIPE MARKED AS NOTED
= SUBJECT PARCEL LINE
= ADJOINER BOUNDARY LINE
= LOT LINE
= APPROXIMATE FLOOD ZONE LINE
= RIGHT OF WAY LINE
= BUILDING SETBACK LINE
= EASEMENT LINE

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 71°42'19" E	78.85'
L2	N 88°47'26" E	33.31'
L3	S 1°13'14" E	150.00'
L4	N 38°49'44" W	90.78'
L5	N(S) 51°10'56" E(W)	78.12'
L6	S 1°13'00" E	30.40'
L7	N(S) 58°10'09" E(W)	116.38'
L8	N(S) 2°51'09" W(E)	5.64'
L9	N(S) 71°24'33" W(E)	69.44'
L10	N(S) 51°10'56" E(W)	67.02'
L11	N(S) 26°04'35" E(W)	36.55'
L12	N(S) 38°49'44" W(E)	66.00'
L13	S 88°16'11" W	7.15'
L14	S 38°49'44" E	24.78'
L15	N 3°17'41" E	69.94'
L16	N 48°17'03" E	102.83'
L17	S(N) 48°17'03" W(E)	103.03'
L18	S 41°32'25" E	66.00'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	69.10'	57.00'	69°27'32"	39.51'	64.95'	N (S) 85°54'42" E (W)
C2	70.59'	57.00'	70°57'21"	40.62'	66.16'	N (S) 28°20'49" E (W)
C3	292.21'	467.00'	35°51'05"	151.07'	287.47'	N (S) 81°45'02" E (W)
C4	108.37'	533.00'	11°38'59"	54.37'	108.19'	N 86°08'50" W
C5	394.63'	467.00'	48°25'01"	209.96'	382.99'	N 75°28'04" E
C6	338.57'	533.00'	36°23'41"	175.21'	332.90'	N(S) 81°28'44" E(W)
C7	58.76'	234.94'	14°19'45"	29.53'	58.60'	N(S) 76°18'46" E(W)
C8	34.24'	60.47'	32°26'48"	17.60'	33.79'	S(N) 83°20'05" E(W)
C9	34.16'	40.55'	48°15'42"	18.17'	33.16'	S(N) 10°27'14" E(W)
C10	42.12'	39.55'	61°01'17"	23.30'	40.15'	N(S) 27°39'29" E(W)
C11	83.76'	70.00'	68°33'24"	47.71'	78.85'	N(S) 37°07'51" W(E)
C12	56.47'	69.25'	46°42'59"	29.91'	54.92'	S 66°35'55" E
C13	369.70'	533.00'	39°44'28"	192.63'	362.33'	N 68°09'22" E
C14	24.24'	467.00'	2°58'26"	12.12'	24.24'	N 49°46'21" E
C15	418.87'	467.00'	51°23'27"	224.71'	404.97'	S 73°58'51" W
C16	478.07'	533.00'	51°23'27"	256.46'	462.20'	N 73°58'51" E

Tech: cbobb Plot Date: Sep 27, 2021 5:44pm Filename: N:\2019\19-0170\Survey\DWG\MINOR SUB\19-0170.05 MINOR SUBDIVISION.dwg

Application Attachments
Table of Contents

1. Authorized Agent Affidavit
2. Plat
3. **Boundary Survey**
4. Title Certification
5. Proposed Covenants and Restrictions.
6. Concurrency Impact Analysis
7. Legal Descriptions
8. School Student Generation Form
9. Proof of Ownership
10. Proof of Payment of Taxes
11. Environmental Resource Permit
12. Access Management Permit from Florida Department of Transportation

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: October 12, 2021

Quasi-Judicial Hearing

SUBJECT:	A request for a Final Plat for Alachua Crossings Minor Subdivision, which proposes the plat of a ±16.02 acre subject property into two lots, along with common areas and an easement for ingress/egress
APPLICANT/AGENT:	Chad Colson of CHW, Inc.
PROPERTY OWNER:	Alachua Crossings, LLC
LOCATION:	5550 NW 111th Boulevard
PARCEL ID NUMBERS:	05885-010-003
FLUM DESIGNATION:	Commercial
ZONING:	CI (Commercial Intensive)
OVERLAY:	NA
ACREAGE:	16.02 ± acres
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board forward the application to the City Commission with a recommendation to approve the Final Plat for Alachua Crossings, LLC, subject to the two (2) conditions provided in Exhibit "A" and located on page 15 of the October 12, 2021 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 recommends that the Planning and Zoning Board forward the application to the City Commission of the City of Alachua with a recommendation to approve the Final Plat for Alachua Crossings, LLC, subject to the two (2) conditions provided in Exhibit "A" and located on page 15 of the October 12, 2021 Staff Report to the Planning & Zoning Board.*

SUMMARY

This application is a request by Chad Colson, of CHW, Inc., applicant and agent for Alachua Crossings, LLC, property owner, for consideration of the final plat of Alachua Crossings Minor Subdivision, which proposes the plat of a ±16.02 acre subject property into two lots, along with common areas and an easement for ingress/egress. The purpose of the proposed replat is to create two new lots and provide for maintenance of common areas such as stormwater facilities and the access driveway.

The subject property consists of Tax Parcel Number 05885-010-003. There is an existing office building located on one of the proposed lots at 5550 NW 111th Boulevard.

Development within the proposed subdivision is currently connected to potable water and wastewater facilities. Stormwater for the proposed development is conveyed to and treated by an existing stormwater retention system.

Section 2.4.10(G)(5) of the City's Land Development Regulations (LDRs) establishes the requirements for a final plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

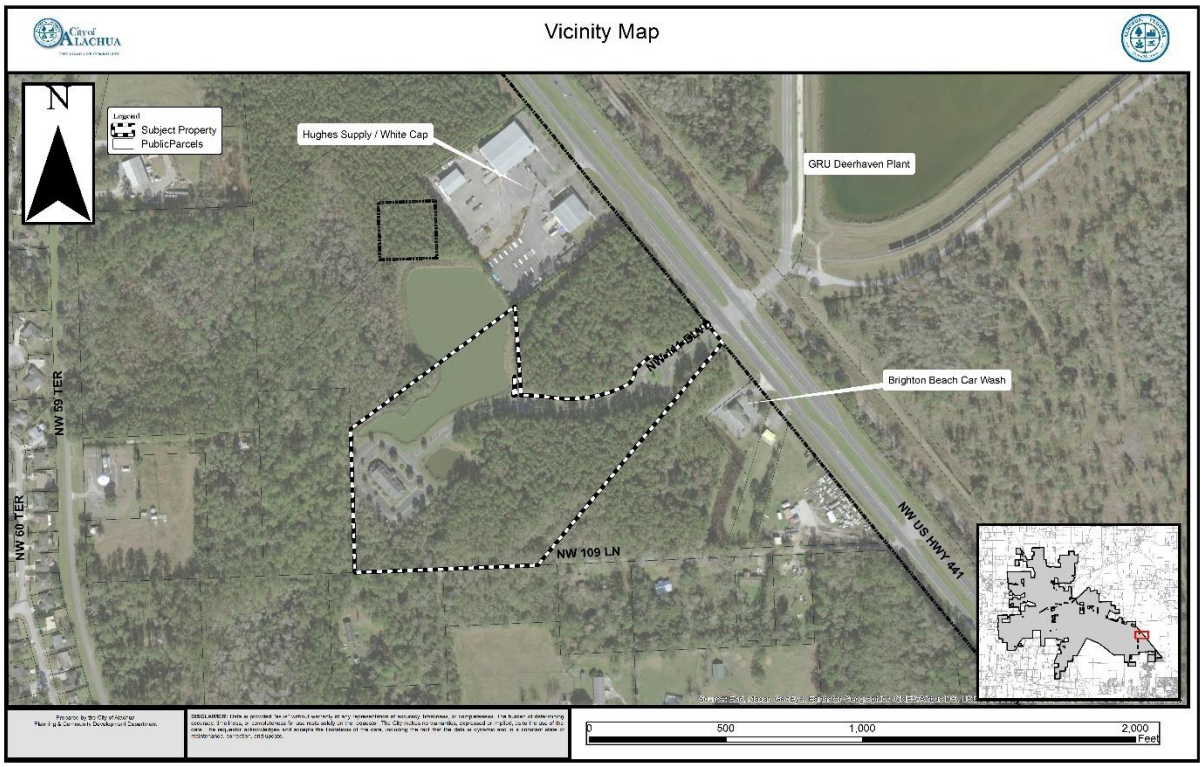
SURROUNDING USES

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.)

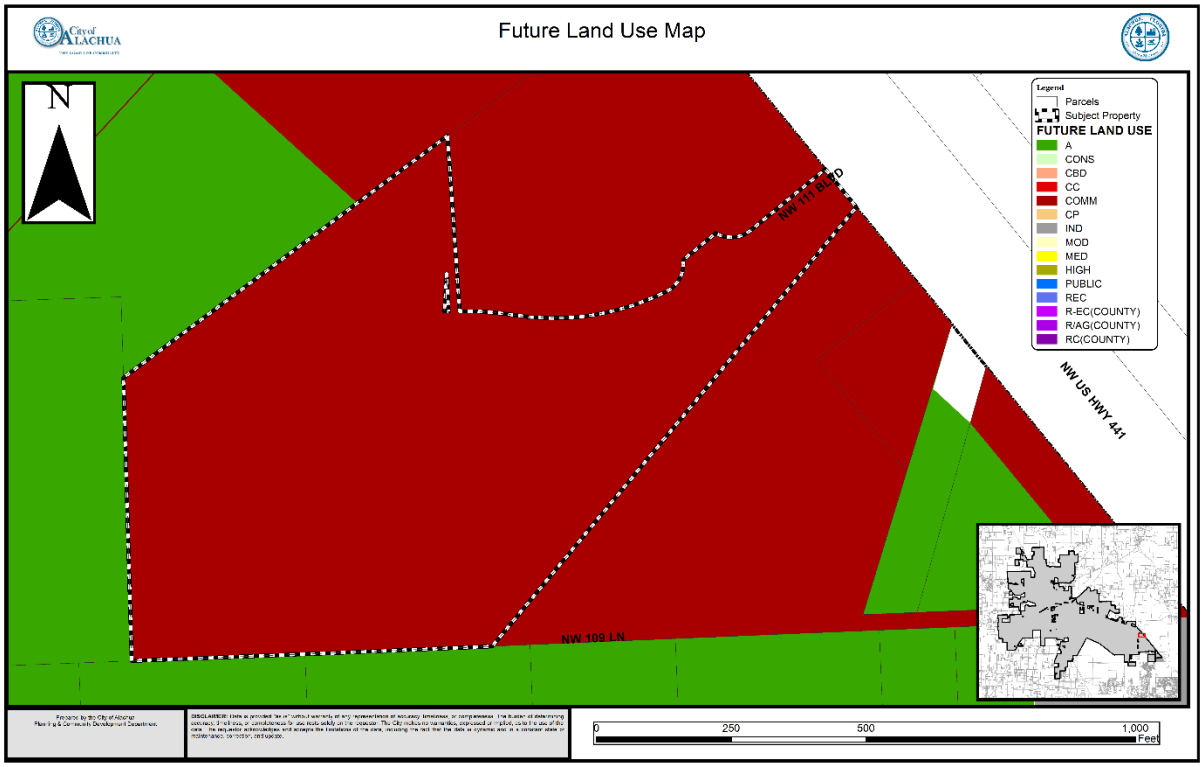
Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Hughes Supply/ White Cap	Commercial/ Agriculture	CI (Commercial Intensive) / Agricultural (A)
South	Vacant Commercial / Residential	Commercial/ Agriculture	CI (Commercial Intensive) / Agricultural (A)
West	Agricultural	Agriculture	Agricultural (A)
East	US HWY 441/ GRU Deerhaven Plant	Public Facilities (City of Gainesville)	Public Services and Operations (PS)(City of Gainesville)

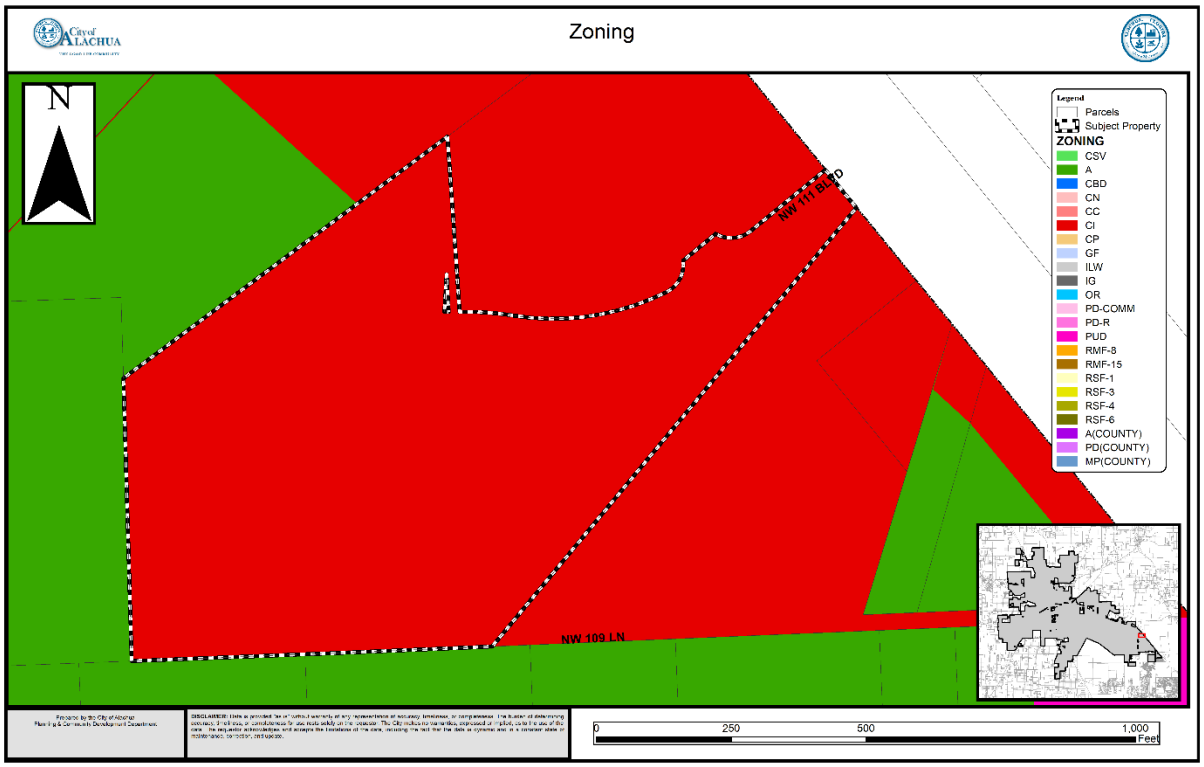
Map 1. Future Land Use Map



Map 2. Future Land Use Map



Map 3. Zoning Map



NEIGHBORHOOD MEETING

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

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Goal 1: *Future Land Use Map 2035*

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

Objective 1.3: *Commercial*

The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.b: *Commercial*: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels and motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,
14. Eating establishments.

Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.a: The proposed replat would be consistent with permitting these uses within the Baywood Centre subdivision. There is no proposed change of future land use designation or zoning designation.

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

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

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

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when

necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

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

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: Based on the best available data, there are no significant environmental resources that would limit or impact development.

Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Analysis of Consistency with Objective 5.2: The subject property is located within the City's potable water and wastewater service areas, as defined in Policies 1.2.a and 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, and will be required to connect to the City of Alachua's potable water and wastewater system.

Objective 9.1: *Connections to Water and Wastewater Systems*

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

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.

Analysis of Consistency with Goal 9 and Policy 9.1: The subject property is within the potable water and wastewater service area. Any future development of the subject property will be required to connect to the potable water and wastewater systems at the time of development.

Transportation Element

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. The proposed development would not result in a decrease in the level of service for transportation facilities monitored for concurrency.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to the wastewater system.

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would not result in a decrease in the level of service for solid waste disposal facilities.

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

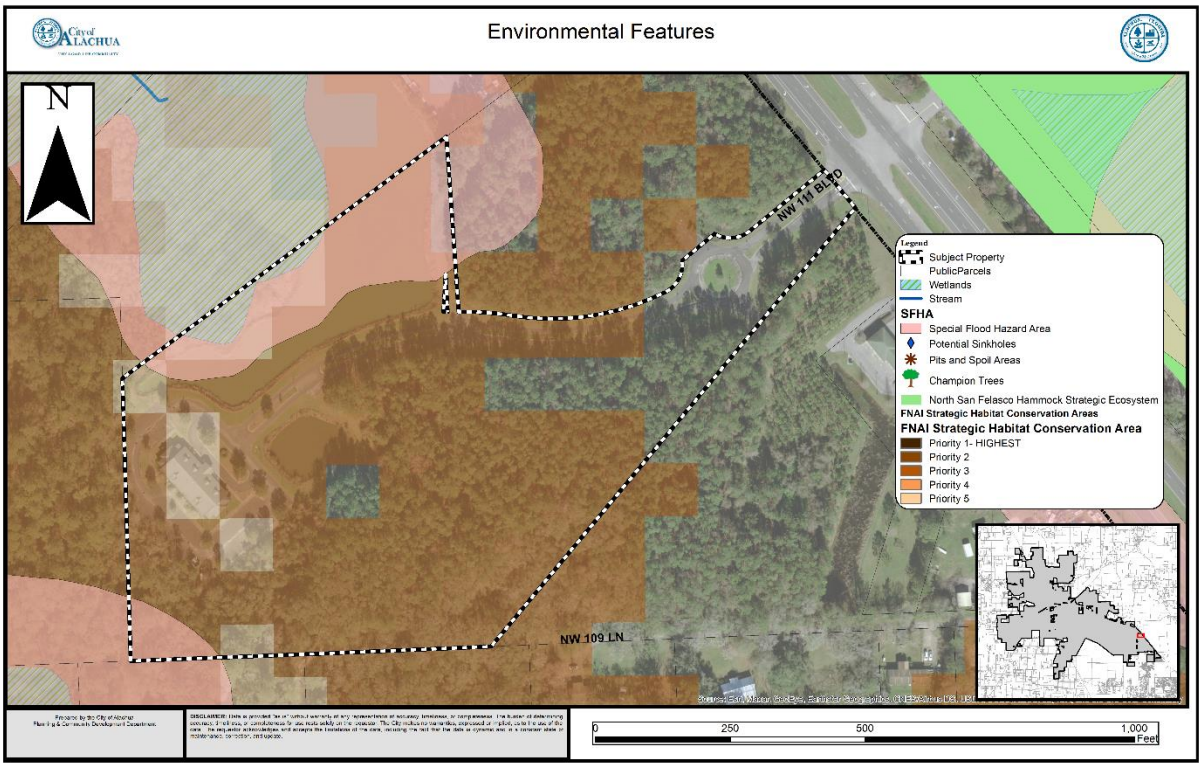
shall be deemed available if:

1. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to the potable water system.

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4. Environmental Features



Wetlands

According to National Wetlands Inventory, there are potential wetlands located on the subject property. These potential wetlands area appear to be located within a common area that is part of the stormwater management system. No construction is proposed as a part of this application and will not impact the wetlands potentially present on the site. For any future development on the subject property, wetlands must be delineated and protected in accordance with the applicable protection standards.

Evaluation: There are potential wetlands located on the subject property. These potential wetlands area appear to be located within a common area that is part of the stormwater management system. If development is proposed at a future time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; 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 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 an Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

Based on the best available data, there are no regulated plant or animal species that would limit or impact development.

Evaluation: Based on the best available data, there are no regulated plant or animal species that would limit or impact development. If, however, a regulated plant or animal species is encountered during development, the applicant would be responsible for meeting all applicable state, federal, and local laws regarding the regulated species.

Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential. If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas.

Table 2. Soil Analysis

Soil Type	Hydrologic Group	Drainage Class	Small Commercial Buildings	% of Subject Property (may not total to 100% due to rounding)
Pomona Sand, 0 to 2% slopes	A/D	Poorly drained	Very limited	21.3
Surrency Sand	A/D	Very poorly drained	Very limited	0.4
Wauchula Sand	C/D	Poorly drained	Very limited	78.3

Evaluation: The soil type located within the subject property pose limitations for small commercial buildings. At time of future development, the applicant would be required to demonstrate through engineering design and/or geotechnical analysis how these limitations will be addressed. Generally, limitations would be addressed through soil reclamation, special design, and special construction techniques.

Flood Potential

Panel 145E of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain) and Flood Zone “A” (areas determined to be subject a 1% annual chance floodplain).

Evaluation: The subject property is located in Flood Zone “X” (areas determined to be outside of the 500-year floodplain and Flood Zone “A” (areas determined to be subject a 1% annual chance floodplain). Neither of the lots to be created are located within Flood Zone “A”. Therefore, there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

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

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around 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 Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.10(G)(5)(d) of the City's Land Development Regulations (LDRs) establishes the standards with which all final plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G)(5)(d). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(F)(3) is provided below.

2.4.10(F)(3) *Minor Subdivision standards.* The final plat for subdivision shall:

> Be approved on a finding that the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

Analysis of Consistency with 2.4.10(F)(3): The application has been reviewed for compliance with the standards in Article 7, and all other relevant provisions of the City of Alachua Land Development Regulations (LDRs) and is found to be in compliance with those standards and provisions.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the impacts which would be generated by the proposed development. There are no specific developments or related applications to this application. The applicant has analyzed concurrency based on a realistic development scenario based on the maximum floor to area ratio for the remaining undeveloped lot and a likely use. The realistic development scenario is approximately 179,685 square feet of office space similar to the existing development on lot 1 of the Plat.

At present, 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.

As the property is zoned Commercial Intensive and no residential uses are proposed. Therefore, recreational and education level of service analysis was not completed for this application. If residential development on this property is proposed at a later date, a revised concurrency analysis would be appropriate.

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
3 (4127)	US HWY 441 (From MPO Boundary to CR25A East Intersection)	4D	Principle Arterial	N/A	D
4 (106)	US Hwy 441 (from CR 25A East Intersection to SR 235)	4D	Principle Arterial	Urban Trans	D

1 Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
2 For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
3 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 4. Potential Trip Generation[1]

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Office Space (179,685 square feet)	Office Space [2] (ITE Code 710)	1750 (875/875)	264 (233/31)	255 (46/209)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: AADT – 9.74 trips per 1ksf x 179.685 sf (50% entering/50% exiting); AM Peak Hour – 1.47 trips per 1 ksf x 179.685 sf (88% entering/12% exiting); PM Peak Hour – 1.42 trips per 1 ksf x 179.685 sf (18% entering/ 82% exiting).

Table 5. Potential Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	US HWY 441 (From MPO Boundary to CR25A East Intersection)[1]	US Hwy 441 (from CR 25A East Intersection to SR 235)[1]
Maximum Service Volume[2]	43,000	45,700
Existing Traffic[3]	25,536	20,435
Reserved Trips[4]	2,317	5,375
Available Capacity[4]	17,147	19,890
Potential Impact Generated by Proposed Final Plat[5]	1,750	1,750
Residual Capacity after Proposed Final Plat[6]	**15,397**	**18,140**
PM Peak Hour Traffic Analysis	US HWY 441 (From MPO Boundary to CR25A East Intersection)[1]	US Hwy 441 (from CR 25A East Intersection to SR 235)[1]
Maximum Service Volume[2]	3,870	4,110
Existing Traffic[3]	2,118	1,941
Reserved Trips[4]	196	509
Available Capacity[4]	1,556	1,660
Potential Impact Generated by Proposed Final Plat [5]	255	255
Residual Capacity after Proposed Final Plat[6]	**1,301**	**1,405**

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 Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
3 Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021
4 Source: City of Alachua June 2021 Development Monitoring Report.
5 Pass by rates for AM and PM Peak hours provided by ITE Trip Generation Manual 10th Edition. Daily pass by rates imputed from AM and PM peak rates.
6 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Evaluation: It is anticipated that the proposed preliminary plat will not adversely affect the Level of Service ("LOS") for the affected roadway segments, and the potential impact of a 179,685 square foot office building(s) is acceptable.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,300,250
Reserved Capacity*	146,101
Potential Potable Water Demand from Proposed Application **	26,953
Residual Capacity	**826,696**
Percentage of Permitted Design Capacity Utilized	**64.06%**

Sources:
** City of Alachua June 2021 Development Monitoring Report*
***Chapter 64-E, FAC, 0.15 gallons per square feet*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property to 26,953 gallons per day. This analysis is based on a realistic development scenario potential impact of a 179,685 square foot office building(s) is acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	677,000
Reserved Capacity*	127,140
Projected Potential Wastewater Demand from Proposed Application **	26,953
Residual Capacity	**695,860**
Percentage of Permitted Design Capacity Utilized	**53.61%**

Sources:
** City of Alachua June 2021 Development Monitoring Report*
***Chapter 64-E, FAC, 0.15 gallons per square feet*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property to 26,953 gallons per day. This analysis is based on a realistic development scenario potential impact of a 179,685 square foot office building(s) is acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	41,192.00	7,517.54
Reserved Capacity[2]	8.251.19	1,505.84
Projected Solid Waste Demand from Application[3]	2,159	394
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, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 9,936 persons x 0.73 tons per year)
2 City of Alachua October 2020 Development Monitoring Report
3 Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (((12 lbs. / 1,000 ft2/day x 179,685 sq. ft.) x 365)/2,000)
4 New River Solid Waste Facility, April 2021

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by approximately 394 tons per year. It is anticipated that the proposed plat will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

EXHIBIT "A"
TO
ALACHUA CROSSINGS MINOR SUBDIVISION
FINAL PLAT
STAFF REPORT

CONDITIONS:

1. A revised Letter of Title Opinion shall be furnished to the City not more than 30 (thirty) days prior to the scheduled Public Hearing before the City Commission at the earliest, but not less than 10 (ten) days prior to the scheduled Public Hearing before the City Commission at the latest.
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 and 2 as stated herein.

EXHIBIT "B"

TO

ALACHUA CROSSINGS MINOR SUBDIVISION
FINAL PLAT
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 23, 2021

Also sent electronically to chadc@chw-inc.com

Chad Colson
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Notice of Hearing to be Scheduled for Alachua Crossings Minor Subdivision Final Plat

Dear Mr Colson:
On September 2, 2021 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 three (3) *double-sided, three-hole punched, color sets* of the **complete** application package, seven (7) sets of plans, and a digital copy of all materials (including plans) in PDF format on a CD or by emailing a Cloud/FTP link to download the application materials to planning@cityofalachua.com *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 12, 2021** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than 12 PM on ***Tuesday, September 28, 2021.*** 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 **Tuesday, September 28, 2021**. 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 11, 2021**). 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, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

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

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

September 21, 2021

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

Re: Alachua Crossings Minor Subdivision

Dear Mr. Hall:

As you requested, we have reviewed the Alachua Crossings Minor Subdivision submittal drawings and other materials provided to us for the above referenced project. Our review generated a few minor comments and recommendations that are outlined below.

JBPro Comments

1. Plat and boundary do not have the pipe symbol on the symbol legend
2. Title opinion letter was not provided and is required by 177.041

Sincerely,

Troy Wright
Director of Surveying, JBrown Professional Group Inc.

Cc: Chad Colson

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 12, 2021

Also sent electronically to chadc@chw-inc.com

Chad Colson
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Project Assistance Team (PAT) Comments for Alachua Crossings Minor Subdivision Final Plat

Dear Mr Colson:

On July 21, 2021, the City received your revised application for the minor subdivision of the Alachua Crossings property, which proposes to subdivide an ± 16.02 acre lot (Parcel 05885-010-003) into two lots and three common areas for stormwater management and ingress/egress.

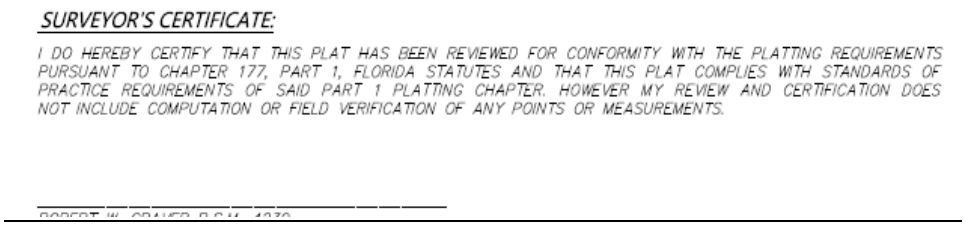
The application has been reviewed for compliance with the applicable review standards, including the approved Planned Development Ordinance, approved Preliminary Plat, the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it will be approved. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 4:00 PM on **Thursday, September 2, 2021**. 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 forwarded to the City's Planning and Zoning Board. If all comments are addressed by September 2, 2021, the item may be scheduled for the **October 12, 2021** Planning and Zoning Board hearing.

Please address the following insufficiencies (begins on next page):

Deficiencies to be Addressed

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

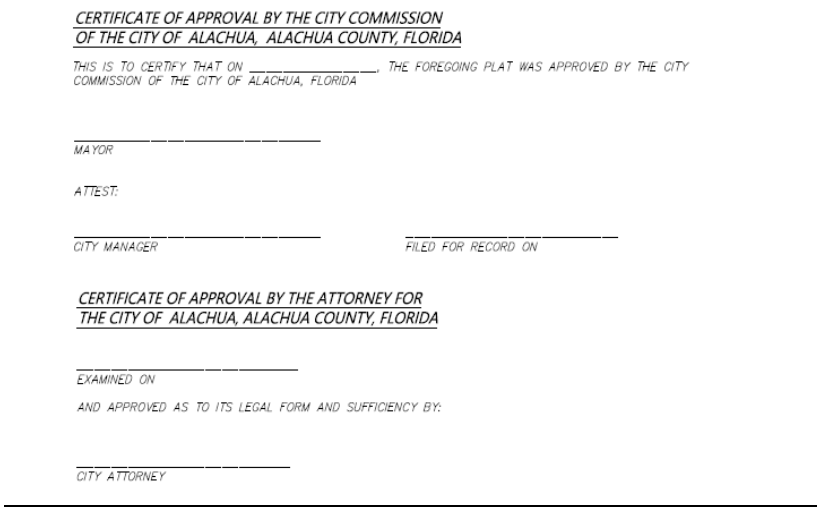
1. *Comprehensive Plan and Concurrency Impact Analysis*
    a. Revised concurrency impact analysis report indicates that proposed subdivision will have zero impacts on roadways, potable water and wastewater systems. Please provide an analysis that includes a reasonable development scenario for the lots created by this proposed subdivision.
2. *Land Rights and Title Opinion*
    a. Title commitment appears to be for a future buyer of some or all of the land to be subdivided. The commitment also references a mortgage held by Ameris Bank, but this mortgage does not appear on the proposed Plat. Per 177.081 (2), Florida Statutes, all mortgages having a recorded interest in the land are required to sign the Plat. Please revise signature blocks accordingly.
    b. A letter of title opinion or property information report will be required to be provided within 30 days of the scheduled final hearing for the Plat.
    c. The legal description found on the title commitment and the boundary survey do not match. Please verify that the title commitment covers the entirety of the subject property to be subdivided.
3. *Article 2 Standards*
    a. Per Section 2.4.10 (F)(1)(a), in order to qualify as a minor subdivision the lots must have access on to an improved street that has been accepted for maintenance by the appropriate jurisdiction or **is maintained by a Property Owners Association (emphasis added).** Submitted information indicates that there are no proposed covenants or restrictions. Please verify that a property owners association has been formed and the manner in which maintenance of the street/ stormwater ponds shall be established.
4. *Article 9 Standards*
    a. Per Section 6.9.4 (J) (2) (c), lots must include the minimum finished floor elevations as a portion of the plat is located within Flood Zone A.
    b. Per Section 6.9.4 (J) (2) (f), a flood hazard warning must be placed on the plat that states, "FLOOD HAZARD WARNING: This property may be subject to flooding. You should contact the City LDR Administrator and obtain the latest information about flood elevations and restrictions before making plans for the use of this land."
5. *Outside Review*
    a. Applicant must address all comments issued by JBrown Professional Group in a forthcoming letter (anticipated August 13, 2021). This letter will be forwarded to the applicant once received by the City.
6. *Miscellaneous*
    a. "Practice" appears to be misspelled in Surveyor's Certification block.
    b. What is use of small area to northeast of ingress/egress easement area in the northeast area of the plat? Is this area usable? Is it a part of Lot 2?
    c. Per 177.051, Florida Statutes, the subdivision must have a name. Please revise title block.
    d. Remove "This is not a record plat "from plat at time of final submittal.
    e. Add signature block for reviewing surveyor to sign. Please see below.



SURVEYOR'S CERTIFICATE:

I DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS OF SAID PART 1 PLATTING CHAPTER. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

f. Signature block for City should include signatures by the City Manager, City Attorney, and Mayor. Please see below.



CERTIFICATE OF APPROVAL BY THE CITY COMMISSION
OF THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

_____
MAYOR

ATTEST:

_____ _____
CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR
THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

_____
EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

_____
CITY ATTORNEY

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
Project File

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 15, 2021

Chad Colson
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

Sent via email to chadc@chw-inc.com

RE: Completeness Review of Alachua Crossings Minor Subdivision Application

Dear Mr. Colson:

On July 14, 2021 the City of Alachua received your application for the minor subdivision of the Alachua Crossings property, which proposes to subdivide an ± 16.02 acre lot (Parcel 05885-010-003) into two lots and three common areas for stormwater management and ingress/egress.

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 receipt of the information* below by **Wednesday, July 21, 2021.**

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 Project Assistance Team (PAT) Meeting to be scheduled later.

Please address the following:

1. **Plat Signature Blocks.** Proposed plat includes signature blocks for City of Gainesville, reference Alachua County zoning in Note 6, and references an unknown Code section in Note 8. Please provide 4 hard copies of the revised plat sheets, and a revised PDF version, which may be submitted to my attention at ahall@cityofalachua.com.
2. **Minor Subdivision Application Section D.4 Concurrency Impact Analysis.** No analysis showing proposed application's potential impacts on public facilities such as potable water, sanitary sewer, transportation, solid waste, or stormwater in accordance with Section 2.4.14 of the City's LDRs was identified in the application materials. This material may be submitted electronically to my attention at ahall@cityofalachua.com.
3. **Minor Subdivision Application Section D.8 Mailing Labels.** Mailing labels for property owners within 400' appear to have been included with the application, but not the mailing labels for those individuals and organizations registered with the City to receive notice. Please provide two sets of physical mailing labels for the individuals or organizations found on this list:

https://www.cityofalachua.com/home/showpublisheddocument/535/637473599620070000 .

If the above information is not received by Wednesday, April 21, 2021, the application shall be deemed to be incomplete.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

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

City of ALACHUA
THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: P&Z; CC

Minor Subdivision Application

Reference City of Alachua Land Development Regulations (LDRs) Section 2.4.10

A. PROJECT

1. Project Name: _____
2. Pre-Application Conference Date: _____
3. Phase/Unit Number (if applicable): _____
4. Address of Subject Property: _____
5. Parcel ID Number(s): _____
6. Existing Use of Property: _____
7. Future Land Use Map Designation: _____
8. Zoning Designation: _____
9. 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 Authorized Agent Affidavit or other acceptable documentation (as deemed acceptable by the City in its sole discretion) which authorizes 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: _____

D. ATTACHMENTS

1. Plat, to include the following information and be prepared in accordance with the following criteria:
   a. Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins.
   b. Graphic scale, not to exceed one (1) inch equal to 50 feet.

c. Name of subdivision shall be shown in bold legible letters, as required by Chapter 177, Florida Statutes. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words “section,” “unit,” “replat,” “amended,” etc.
d. Name and address of subdivider.
e. North arrow, graphic scale, and date of plat drawing.
f. Vicinity map showing location with respect to existing streets, landmarks, etc., and acreage of the subdivision. The vicinity map shall be drawn to show clearly the required information, but shall not less than one (1) inch to 2,000 feet.
g. Exact boundary line of the property, determined by a boundary survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
h. Legal description of the property to be subdivided.
i. Acreage of adjacent land. If adjacent land is within a subdivision, identify the subdivision name, and recording information.
j. Location of streams, lakes, wetlands, and required buffers from such areas, and location of land designated as a special flood hazard area on FEMA FIRM panels.
k. Bearing and distance to permanent control points on the nearest existing street lines of bench marks or other permanent reference monuments [not less than three (3)].
l. When the City corporate limits traverse, are adjacent to, or are within 500 feet of the property, the boundary shall be accurately tied to the boundary lines of the subdivision by distance and angles.
m. The closest lot corner shall be accurately tied to the boundary lines of the subdivision by distance and angles.
n. Location, dimensions, and purpose of any land reserved or dedicated for public or common use.
o. Exact locations, width, and names of all streets within and adjacent to the subdivision.
p. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
q. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
r. Lots must be numbered in numerical order.
s. Location and description of required permanent reference monuments and markers.
t. Building setback lines.
u. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
v. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgagee's interest to the dedication of public right-of-way.

2. Title certification as required by Chapter 177.041, Florida Statutes.

3. Proposed covenants and restrictions, if any. If the subdivision shall be subject to existing covenants and restrictions, an amendment to such covenants and restrictions shall be provided.

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

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

6. Legal description with tax parcel number: (1) on 8.5” x 11” paper; and (2) electronic file in Word format.

7. For residential subdivisions, City of Alachua Public School Student Generation Form.

8. Two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser’s web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

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 (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.

12. If access is from a County Road, access management permit from Alachua County Public Works.

13. If access is from a State Road, access management permit from Florida Department of Transportation.

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 costs associated with outside professional consulting services deemed necessary by the City in its sole discretion will be billed to the applicant at the rate of the consultant. The invoice for such services shall be paid in full prior to any public hearings on the 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.

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

_____ _____

Signature of Applicant | Signature of Co-applicant

_____ _____

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

STATE OF FLORIDA

COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of _____ physical presence or _____ online notarization, this

day of _____, 20_____, by _____ who executed the same

and has _____ produced _____ as identification or _____ is personally known to me.

_____

Signature of Notary

Print Name: _____

Notary Public, State of Florida

My Commission Expires: _____

Application Attachments
Table of Contents

1. **Authorized Agent Affidavit**
2. **Plat**
3. **Boundary Survey**
4. **Title Certification**
5. **Proposed Covenants and Restrictions.**
6. **Concurrency Impact Analysis**
7. **Legal Descriptions**
8. **School Student Generation Form**
9. **Proof of Ownership**
10. **Proof of Payment of Taxes**
11. **Environmental Resource Permit**
12. **Access Management Permit from Florida Department of Transportation**

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City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 5550 NW 111th Boulevard, Alachua, FL, 32653

Parcel ID Number(s): 05885-010-003

Acreage: ± 16.03 acres

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Jay Hutto Title: Manager

Company (if applicable): Alachua Crossings, LLC

Mailing Address: 2404 NW 93rd ST

City: Gainesville State: Florida ZIP: 32606

Telephone: (352) 317-5669 FAX: 352-372-3741 e-mail: jay@jmco.com

C. AUTHORIZED AGENT

Name: Chad Colson Title: Senior Project Manager

Company (if applicable): CHW Professional Consultants

Mailing address: 11801 Research Drive

City: Alachua State: Florida ZIP: 32615

Telephone: (352) 331-1976 FAX: e-mail: Chadc@CHW-inc.com

D. REQUESTED ACTION:

Minor Subdivision Application

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

Signature of Applicant

Signature of Co-applicant

Jay Hutto, Manager

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 10th day of May, 2021 by Jay Hutto, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida

SAMANTHA E. ROBERTS
MY COMMISSION # HH 032245
EXPIRES: May 28, 2023
Bonded Thru Notary Public Underwriters

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ALACHUA CROSSINGS

LYING IN THE SW 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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

MINOR SUBDIVISION
BOOK __, PAGE __
SHEET ONE OF TWO

PARENT PARCEL DESCRIPTION:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 2076-5383466, DATED MAY 27, 2021.)
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, AND RUN THENCE NORTH 88°39'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 667.27 FEET; THENCE SOUTH 01°12'44" EAST, 675.46 FEET; THENCE NORTH 88°28'31" EAST, 333.74 FEET, THENCE SOUTH 01°13'14" EAST, 150.00 FEET, TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 599 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE SOUTH 01°13'00" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 524.37 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 597 OF SAID PUBLIC RECORDS; THENCE NORTH 88°16'11" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 334.42 FEET; THENCE NORTH 88°04'51" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 334.90 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 40°10'50" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 1057.67 FEET TO THE NORTHEAST CORNER THEREOF, LYING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF US HIGHWAY 441 (A 200' WIDE RIGHT OF WAY); THENCE NORTH 38°49'44" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 90.78 FEET; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 51°10'56" WEST, A DISTANCE OF 179.09 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 57.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 85°54'42" WEST, A DISTANCE OF 64.95 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°27'32", AN ARC LENGTH OF 69.10 FEET TO THE END OF SAID CURVE; THENCE SOUTH 51°10'56" WEST, A DISTANCE OF 78.12 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 57.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 28°20'49" WEST, A DISTANCE OF 66.16 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°57'21", AN ARC LENGTH OF 70.59 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 467.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 81°45'02" WEST, A DISTANCE OF 287.47 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°51'05", AN ARC LENGTH OF 292.21 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 533.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 86°08'55" WEST, A DISTANCE OF 108.19 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°38'59", AN ARC LENGTH OF 108.37 FEET TO THE END OF SAID CURVE; THENCE NORTH 03°17'41" EAST, A DISTANCE OF 69.94 FEET; THENCE NORTH 03°30'12" WEST, A DISTANCE OF 256.35 FEET MORE OR LESS TO A 5/8" REBAR AND CAP LABELED " LB 5075" WHICH IS ON THE NW CORNER OF SAID LANDS, SAID POINT LYING ON THE NORTH LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 599; THENCE SOUTH 53°45'13" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 750.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.02 ACRES, MORE OR LESS.

LOT 1 DESCRIPTION:

(BY THIS SURVEYOR)
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, AND RUN THENCE NORTH 88°39'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 667.27 FEET; THENCE SOUTH 01°12'44" EAST, 675.46 FEET; THENCE NORTH 88°28'31" EAST, 333.74 FEET, THENCE SOUTH 01°13'14" EAST, 150.00 FEET, TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 599 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 1°13'00" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 30.40 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE SOUTH 89°57'24" EAST, A DISTANCE OF 123.07 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 69.25 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 66°35'55" EAST, 54.92 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°42'59", AN ARC LENGTH OF 56.47 FEET; THENCE SOUTH 41°32'24" EAST, A DISTANCE OF 248.41 FEET; THENCE SOUTH 48°16'50" WEST, A DISTANCE OF 429.48 FEET TO THE SOUTH LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 599; THENCE SOUTH 88°16'11" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 7.15 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 1°13'00" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 493.97 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN: 2.279 ACRES, MORE OR LESS.

LOT 2 DESCRIPTION:

(BY THIS SURVEYOR)
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, AND RUN THENCE NORTH 88°39'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 667.27 FEET; THENCE SOUTH 01°12'44" EAST, 675.46 FEET; THENCE NORTH 88°28'31" EAST, 333.74 FEET, THENCE SOUTH 01°13'14" EAST, 150.00 FEET, TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 599 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 1°13'00" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 30.40 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 89°57'24" EAST, A DISTANCE OF 123.07 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 69.25 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 66°35'55" EAST, 54.92 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°42'59", AN ARC LENGTH OF 56.47 FEET; THENCE SOUTH 41°32'24" EAST, A DISTANCE OF 248.41 FEET TO THE POINT OF BEGINNING; THENCE NORTH 58°10'08" EAST, A DISTANCE OF 116.38 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 39.55 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 27°39'29" EAST, 40.15 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°01'17", AN ARC LENGTH OF 42.12 FEET; THENCE NORTH 2°51'09" WEST, A DISTANCE OF 5.64 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 37°07'51" WEST, 76.85 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°33'24", AN ARC LENGTH OF 83.76 FEET; THENCE NORTH 71°24'33" WEST, A DISTANCE OF 69.44 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 467.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 75°28'04" EAST, 382.99 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°25'01", AN ARC LENGTH OF 394.63 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 533.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 81°28'44" EAST, 332.90 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°23'41", AN ARC LENGTH OF 338.57 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 234.94 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 76°18'46" EAST, 58.60 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°19'45", AN ARC LENGTH OF 58.76 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 60.47 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 83°20'05" EAST, 33.79 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°26'48", AN ARC LENGTH OF 34.24 FEET; THENCE NORTH 51°10'56" EAST, A DISTANCE OF 67.02 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 40.55 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 10°27'14" EAST, 33.16 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°15'42", AN ARC LENGTH OF 34.16 FEET; THENCE NORTH 26°04'35" EAST, A DISTANCE OF 36.55 FEET; THENCE NORTH 51°10'56" EAST, A DISTANCE OF 179.10 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF US HIGHWAY 441 (A 200' WIDE RIGHT OF WAY); THENCE SOUTH 38°49'44" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 24.78 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 599; THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 40°10'50" WEST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 1057.67 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°04'51" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 334.90 FEET; THENCE SOUTH 88°16'11" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 327.27 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 48°16'50" EAST, A DISTANCE OF 429.48 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 8.252 ACRES, MORE OR LESS.

COMMON AREA "A" / DRAINAGE EASEMENT DESCRIPTION:

(BY THIS SURVEYOR)
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, AND RUN THENCE NORTH 88°39'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 667.27 FEET; THENCE SOUTH 01°12'44" EAST, 675.46 FEET; THENCE NORTH 88°28'31" EAST, 333.74 FEET, THENCE SOUTH 01°13'14" EAST, 150.00 FEET, TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 599 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE SOUTH 1°13'00" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 30.40 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 89°57'24" EAST, A DISTANCE OF 123.07 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 69.25 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 66°35'55" EAST, 54.92 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°42'59", AN ARC LENGTH OF 56.47 FEET; THENCE SOUTH 41°32'24" EAST, A DISTANCE OF 44.30 FEET; THENCE NORTH 48°17'03" EAST, A DISTANCE OF 102.83 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 533.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 73°58'51" EAST, 462.20 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°23'27", AN ARC LENGTH OF 478.07 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 467.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 81°45'02" EAST, 287.47 FEET, SAID POINT LYING ON THE SOUTHERLY BOUNDARY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4821, PAGE 1904 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID LANDS THROUGH THE FOLLOWING FIVE (5) COURSES: 1) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°51'05", AN ARC LENGTH OF 292.21 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 467.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 28°20'49" EAST, 66.16 FEET; 2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°57'21", AN ARC LENGTH OF 70.59 FEET; 3) THENCE NORTH 51°10'56" EAST, A DISTANCE OF 78.12 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 57.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 85°54'42" EAST, 64.95 FEET; 4) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 69°27'32", AN ARC LENGTH OF 69.10 FEET; 5) THENCE NORTH 51°10'56" EAST, A DISTANCE OF 179.09 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO 441; THENCE SOUTH 38°49'44" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 66.00 FEET; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 51°10'56" WEST, A DISTANCE OF 179.10 FEET; THENCE SOUTH 26°04'35" WEST, A DISTANCE OF 36.55 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.55 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°27'14" WEST, 33.16 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°15'42", AN ARC LENGTH OF 34.16 FEET; THENCE SOUTH 51°10'56" WEST, A DISTANCE OF 67.02 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 60.47 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 83°20'05" WEST, 33.79 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°26'48", AN ARC LENGTH OF 34.24 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 234.94 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 76°18'46" WEST, 58.60 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°19'45", AN ARC LENGTH OF 58.76 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 533.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 81°28'44" WEST, 332.90 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°23'41", AN ARC LENGTH OF 338.57 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 467.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 73°58'51" WEST, 404.97 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°23'27", AN ARC LENGTH OF 418.87 FEET; THENCE SOUTH 48°17'03" WEST, A DISTANCE OF 103.03 FEET; THENCE NORTH 41°32'24" WEST, A DISTANCE OF 66.00 FEET THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN: 2.076 ACRES, MORE OR LESS.

COMMON AREA "C" / DRAINAGE EASEMENT DESCRIPTION:

(BY THIS SURVEYOR)
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

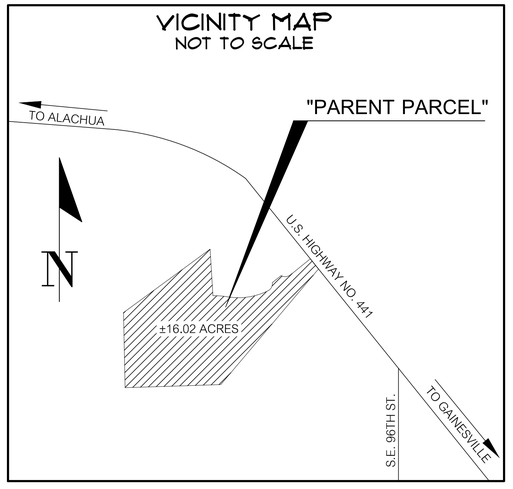
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, AND RUN THENCE NORTH 88°39'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 667.27 FEET; THENCE SOUTH 01°12'44" EAST, 675.46 FEET; THENCE NORTH 88°28'31" EAST, 333.74 FEET, THENCE SOUTH 01°13'14" EAST, 150.00 FEET, TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 599 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 1°13'00" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 30.40 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 89°57'24" EAST, A DISTANCE OF 123.07 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 69.25 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 66°35'55" EAST, 54.92 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°42'59", AN ARC LENGTH OF 56.47 FEET; THENCE SOUTH 41°32'24" EAST, A DISTANCE OF 44.30 FEET; THENCE NORTH 48°17'03" EAST, A DISTANCE OF 102.83 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 533.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 73°58'51" EAST, 462.20 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°58'26", AN ARC LENGTH OF 24.24 FEET; THENCE SOUTH 71°24'33" EAST, A DISTANCE OF 69.44 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 37°07'51" EAST, 78.85 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°33'24", AN ARC LENGTH OF 83.76 FEET; THENCE SOUTH 2°51'09" EAST, A DISTANCE OF 5.64 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 39.55 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 27°39'29" WEST, 40.15 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°01'17", AN ARC LENGTH OF 42.12 FEET; THENCE SOUTH 58°10'08" WEST, A DISTANCE OF 116.38 FEET; THENCE NORTH 41°32'24" WEST, A DISTANCE OF 138.11 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN: 0.539 ACRES, MORE OR LESS.

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUME VALUE OF NORTH 40°10'50" EAST FOR THE EASTERLY LINE OF THE PARENT PARCEL, SAID BEARING IS IDENTICAL WITH THE DEED RECORDED IN OFFICIAL RECORDS BOOK 4821, PAGE 1902, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS MINOR SUBDIVISION DOES NOT EXCEED 1:5000.
3. 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.
4. DEVELOPMENT STANDARDS FOR THE SUBJECT PROPERTY SHALL BE IN ACCORDANCE WITH THE CITY OF ALACHUA, CI ZONING DISTRICT.
5. ALL DISTANCES SHOWN HEREON ARE IN FEET AND INTENDED TO BE ACCURATE TO THE HUNDREDTH OF A FOOT.
6. LOT CORNERS SHALL BE SET IN CONFORMANCE WITH CHAPTER 177.091 (9) OF FLORIDA STATUES.
7. MUNICIPAL WATER AND SEWER ARE AVAILABLE TO THIS SITE VIA U.S HIGHWAY NO 441.
8. THIS MINOR SUBDIVISION IS SUBJECT TO A DEVELOPER AGREEMENT AS RECORDED IN O.R.B. 3840, PG. 1589. DESCRIPTION IS BLANKET IN NATURE AND COVERS THE PLAT.
9. THIS MINOR SUBDIVISION IS SUBJECT TO A EASEMENT AS RECORDED IN O.R.B. 3679, PG. 162. DESCRIPTION IS BLANKET IN NATURE AND COVERS THE PLAT.
10. THIS MINOR SUBDIVISION MAY OR MAY NOT BE SUBJECT TO A AGREEMENT CONCERNING WATER AND WASTEWATER SERVICES AS RECORDED IN O.R.B. 1628, PG. 2553. DESCRIPTION IS BLANKET IN NATURE AND COVERS THE SUBJECT PARCEL.
11. THIS PLAT CONSISTS OF TWO SHEETS AND IS NOT COMPLETE WITHOUT BOTH SHEETS. SEE SHEET ONE FOR VICINITY MAP, PARCEL DESCRIPTIONS, OWNERS DEDICATION, COUNTY APPROVALS, SURVEYOR'S CERTIFICATE AND COMPLETE SURVEYOR'S NOTES. SEE SHEET TWO FOR DETAILED SUBDIVISION INFORMATION.

VICINITY MAP
NOT TO SCALE



CURRENT ZONING: CI

THIS MINOR SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CURRENT LAND DEVELOPMENT REGULATIONS WITHIN THE CI ZONING DISTRICT.

SETBACK REQUIREMENTS:
FRONT: 20'
SIDE: 0'
REAR: 15'

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "A" (SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) AND IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INTERPOLATED FROM F.I.R.M. MAP NO. 12001C0145D, WITH AN EFFECTIVE DATE OF 06/16/2006.

FLOOD HAZARD WARNING:

THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT THE CITY LDR ADMINISTRATOR AND OBTAIN THE LATEST INFORMATION ABOUT FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR THE USE OF THIS LAND.

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

ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

OWNER'S CERTIFICATION AND CONSENT

ALACHUA CROSSINGS LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE HEREIN DESCRIBED LANDS AND DOES CONSENT TO THIS MINOR SUBDIVISION.

WITNESS

JAY HUTTO - MANAGING MEMBER

WITNESS

MORTGAGEE DEDICATION AND CONSENT

AMERIS BANK, AS HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 4821, PAGE 1928, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS REPLAT, AS SHOWN HEREON.

DATED: _____ MORTGAGEE: _____

WITNESS

ADDRESS: _____

BY: _____

WITNESS

TITLE: _____

ACKNOWLEDGEMENT
(STATE OF FLORIDA-COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, JAY HUTTO, AS MANAGING MEMBER OF ALACHUA CROSSINGS, LLC, WHO WAS DULY SWORN AND WHO FURNISHED A FLORIDA DRIVER'S LICENSE AS IDENTIFICATION AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE HEREIN EXPRESSED, AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2021

MY COMMISSION EXPIRES:_____

NOTARY PUBLIC-STATE OF FLORIDA

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

THIS IS TO CERTIFY THAT ON _____, THE FORGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST:

CITY MANAGER

FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

SURVEYOR'S CERTIFICATE:

I DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART 1, FLORIDA STATUES AND THAT THIS PLAT COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENTS OF SAID PART 1 PLATTING CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OF FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

DATE

TROY WRIGHT
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7210
JBROWN PROFESSIONAL GROUP INC.
LICENSED BUSINESS NO. 8031

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "ALACHUA CROSSINGS" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

DATE

CHAD A. COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
CAUSSEAUX, HEVETT, & WALPOLE, INC.
LICENSED BUSINESS NO. 5075

Tech: chadc Plot Date: Sep 28,2021 2:42pm Filename: N:\2019\19-0170\Survey\Cm

ALACHUA CROSSINGS

LYING IN THE SW 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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

MINOR SUBDIVISION
BOOK __, PAGE __
SHEET TWO OF TWO

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUME VALUE OF NORTH 40°10'50" EAST FOR THE EASTERLY LINE OF THE PARENT PARCEL, SAID BEARING IS IDENTICAL WITH THE DEED RECORDED IN OFFICIAL RECORDS BOOK 4821, PAGE 1902, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS MINOR SUBDIVISION DOES NOT EXCEED 1:5000.
3. 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.
4. DEVELOPMENT STANDARDS FOR THE SUBJECT PROPERTY SHALL BE IN ACCORDANCE WITH THE CITY OF ALACHUA, CI ZONING DISTRICT.
5. ALL DISTANCES SHOWN HEREON ARE IN FEET AND INTENDED TO BE ACCURATE TO THE HUNDREDTH OF A FOOT.
6. LOT CORNERS SHALL BE SET IN CONFORMANCE WITH CHAPTER 177.091 (9) OF FLORIDA STATUES.
7. MUNICIPAL WATER AND SEWER ARE AVAILABLE TO THIS SITE VIA U.S HIGHWAY NO 441.
8. THIS MINOR SUBDIVISION IS SUBJECT TO A DEVELOPER AGREEMENT AS RECORDED IN O.R.B. 3840, PG. 1589. DESCRIPTION IS BLANKET IN NATURE AND COVERS THE PLAT.
9. THIS MINOR SUBDIVISION IS SUBJECT TO A EASEMENT AS RECORDED IN O.R.B. 3679, PG. 162. DESCRIPTION IS BLANKET IN NATURE AND COVERS THE PLAT.
10. THIS MINOR SUBDIVISION MAY OR MAY NOT BE SUBJECT TO A AGREEMENT CONCERNING WATER AND WASTEWATER SERVICES AS RECORDED IN O.R.B. 1628, PG. 2553. DESCRIPTION IS BLANKET IN NATURE AND COVERS THE SUBJECT PARCEL.
11. THIS PLAT CONSISTS OF TWO SHEETS AND IS NOT COMPLETE WITHOUT BOTH SHEETS. SEE SHEET ONE FOR VICINITY MAP, PARCEL DESCRIPTIONS, OWNERS DEDICATION, COUNTY APPROVALS, SURVEYOR'S CERTIFICATE AND COMPLETE SURVEYOR'S NOTES. SEE SHEET TWO FOR DETAILED SUBDIVISION INFORMATION.

GRAPHIC SCALE
0 25 50 100

POINT OF COMMENCEMENT
NORTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST (3/4" IRON PIPE WITH NO IDENTIFICATION)
L1 (2742)
L2 N 88°39'32" E 667.27'
(1824, TOP BROKEN) NORTH LINE OF SW 1/4 OF THE SW 1/4 OF SECTION 27
S 01°12'44" E 675.46'
N 88°28'31" E 333.74'

POINT OF BEGINNING
PARENT PARCEL, COMMON AREA "A" / DRAINAGE EASEMENT, NORTHWESTERLY CORNER OF LANDS DESCRIBED IN O.R.B. 2304 PAGE 599
(FOUND 4" X 4" CONCRETE MONUMENT STAMPED "1824")

POINT OF BEGINNING
LOT 1

POINT OF BEGINNING
COMMON AREA "B" / INGRESS, EGRESS & UTILITY EASEMENT

POINT OF BEGINNING
COMMON AREA "C" / DRAINAGE EASEMENT

POINT OF BEGINNING
LOT 2

S 59°45'13" W 750.07'
N 3°30'12" W 256.35'
S 89°57'24" E 123.07'
44.30'
110.39'
68.00'
S (N) 41°32'24" E (W) 248.41'
138.11'
S 1°13'00" E 524.37'
N 1°13'00" W 493.97'
S 48°16'50" W 429.46'
N 48°16'50" E 429.46'
S 88°16'11" W 327.27'
N 88°16'11" E 334.42'
S 88°04'51" W 334.90'
N 88°04'51" E 334.90'
S 38°49'44" E 469.30'
N (S) 51°10'56" E (W) 179.09'
N(S) 51°10'56" E(W) 179.10'
S 40°10'50" W 1057.67'
N 40°10'50" E 1057.67' (BASIS OF BEARINGS)

L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18
C1 C2 C3 C4 C5 C6 C7 C8 C9 C10 C11 C12 C13 C14 C15 C16

COMMON AREA "A" / DRAINAGE EASEMENT
±2.819 ACRES

COMMON AREA "B" / INGRESS, EGRESS & UTILITY EASEMENT
±3.076 ACRES

COMMON AREA "C" / DRAINAGE EASEMENT
±0.539 ACRES

LOT 1
±2.279 ACRES

LOT 2
±8.252 ACRES

INGRESS & EGRESS EASEMENT DESCRIBED IN O.R.B. 4818 PAGE 1898

AGREEMENT DESCRIBED IN O.R.B. 3666, PAGE 12

SW CORNER OF LANDS DESCRIBED IN O.R.B. 4821 PAGE 1904

SOUTHERLY LINE OF LANDS DESCRIBED IN O.R.B. 4821 PAGE 1904

SOUTHERLY LINE OF LANDS DESCRIBED IN O.R.B. 4821 PAGE 1904

WEST LINE OF LANDS DESCRIBED IN O.R.B. 4821 PAGE 1904

NORTH LINE OF LANDS DESCRIBED IN O.R.B. 2304 PAGE 599

WEST LINE OF LANDS DESCRIBED IN O.R.B. 2304 PAGE 599

EASTERLY LINE OF LANDS DESCRIBED IN O.R.B. 2304 PAGE 599

SOUTH LINE OF LANDS DESCRIBED IN O.R.B. 2304 PAGE 599

SOUTHEAST CORNER OF LANDS DESCRIBED IN O.R.B. 2304 PAGE 599 (FOUND 4" X 4" CONCRETE MONUMENT WITH NO IDENTIFICATION)

NORTHEAST CORNER OF LANDS DESCRIBED IN O.R.B. 2304 PAGE 599 (FOUND 1"X 4" IRON PIPE WITHOUT IDENTIFICATION)

SOUTHWEST CORNER OF LANDS DESCRIBED (FOUND 4" X 4" CONCRETE MONUMENT STAMPED "1824")

FLOOD ZONE "A"
APPROXIMATE FLOOD ZONE LINE
FLOOD ZONE "X"

U.S. HIGHWAY 441
(SR 25/SR 500)
(200' RIGHT-OF-WAY)
CENTERLINE / PAN LINE

UNPLATTED LANDS
PARCEL ID: 03685-010-011
LANDS DESCRIBED IN O.R.B. 4821, PAGE 1904
CONTAINS: 6.31 ACRES, MORE OR LESS

UNPLATTED LANDS
PARCEL ID: 03685-000-000
LANDS DESCRIBED IN O.R.B. 2304 PAGE 599
CONTAINS: 13.58 ACRES, MORE OR LESS

UNPLATTED LANDS
PARCEL ID: 09157-000-000
LANDS DESCRIBED IN O.R.B. 4071, PAGE 422
CONTAINS: 2.00 ACRES, MORE OR LESS

UNPLATTED LANDS
PARCEL ID: 09157-000-001
LANDS DESCRIBED IN O.R.B. 2701, PAGE 919
CONTAINS: 4.00 ACRES, MORE OR LESS

UNPLATTED LANDS
PARCEL ID: 09834-000-000
LANDS DESCRIBED IN O.R.B. 2936, PAGE 993
CONTAINS: 2.04 ACRES, MORE OR LESS

UNPLATTED LANDS
PARCEL ID: 03685-000-000
LANDS DESCRIBED IN O.R.B. 2304, PAGE 599
CONTAINS: 13.58 ACRES, MORE OR LESS

AGREEMENT DESCRIBED IN O.R.B. 3666, PAGE 12

INGRESS & EGRESS EASEMENT DESCRIBED IN O.R.B. 4818 PAGE 1898

20' B.S.L.
15' B.S.L.

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 71°42'19" E	78.85'
L2	N 88°47'26" E	33.31'
L3	S 1°13'14" E	150.00'
L4	N 38°49'44" W	90.78'
L5	N(S) 51°10'56" E(W)	78.12'
L6	S 1°13'00" E	30.40'
L7	N(S) 58°10'09" E(W)	116.38'
L8	N(S) 2°51'09" W(E)	5.64'
L9	N(S) 71°24'33" W(E)	69.44'
L10	N(S) 51°10'56" E(W)	67.02'
L11	N(S) 26°04'35" E(W)	36.55'
L12	N(S) 38°49'44" W(E)	66.00'
L13	S 88°16'11" W	7.15'
L14	S 38°49'44" E	24.78'
L15	N 3°17'41" E	69.94'
L16	N 48°17'03" E	102.83'
L17	S(N) 48°17'03" W(E)	103.03'
L18	S 41°32'25" E	66.00'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	69.10'	57.00'	69°27'32"	39.51'	64.95'	N (S) 85°54'42" E (W)
C2	70.59'	57.00'	70°57'21"	40.62'	66.16'	N (S) 28°20'49" E (W)
C3	292.21'	467.00'	35°51'05"	151.07'	287.47'	N (S) 81°45'02" E (W)
C4	108.37'	533.00'	11°38'59"	54.37'	108.19'	N 86°08'50" W
C5	394.63'	467.00'	48°25'01"	209.96'	382.99'	N 75°28'04" E
C6	338.57'	533.00'	36°23'41"	175.21'	332.90'	N(S) 81°28'44" E(W)
C7	58.76'	234.94'	14°19'45"	29.53'	58.60'	N(S) 76°18'46" E(W)
C8	34.24'	60.47'	32°26'48"	17.60'	33.79'	S(N) 83°20'05" E(W)
C9	34.16'	40.55'	48°15'42"	18.17'	33.16'	S(N) 10°27'14" E(W)
C10	42.12'	39.55'	61°01'17"	23.30'	40.15'	N(S) 27°39'29" E(W)
C11	83.76'	70.00'	68°33'24"	47.71'	78.85'	N(S) 37°07'51" W(E)
C12	56.47'	69.25'	46°42'59"	29.91'	54.92'	S 66°35'55" E
C13	369.70'	533.00'	39°44'28"	192.63'	362.33'	N 68°09'22" E
C14	24.24'	467.00'	2°58'26"	12.12'	24.24'	N 49°46'21" E
C15	418.87'	467.00'	51°23'27"	224.71'	404.97'	S 73°58'51" W
C16	478.07'	533.00'	51°23'27"	256.46'	462.20'	N 73°58'51" E

LEGEND:
O.R.B. = OFFICIAL RECORDS BOOK
R/W = RIGHT OF WAY
LB = LICENSED BUSINESS
N = NORTH
E = EAST
S = SOUTH
W = WEST
B.S.L. = BUILDING SETBACK LINE
= FOUND 4"x4" CONCRETE MONUMENT MARKED AS NOTED
= FOUND 5/8" IRON ROD AND CAP NO IDENTIFICATION
= FOUND 5/8" STEEL REBAR & CAP MARKED AS NOTED
= SET 5/8" STEEL REBAR AND CAP MARKED "CHW INC LB 5075"
= FOUND 3/4" IRON PIPE MARKED AS NOTED
= SUBJECT PARCEL LINE
= ADJOINER BOUNDARY LINE
= LOT LINE
= APPROXIMATE FLOOD ZONE LINE
= RIGHT OF WAY LINE
= BUILDING SETBACK LINE
= EASEMENT LINE

Tech: cbobb Plot Date: Sep 27, 2021 5:44pm Filename: N:\2019\19-0170\Survey\DWG\MINOR SUB\19-0170.05 MINOR SUBDIVISION.dwg

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9. Proof of Ownership
10. Proof of Payment of Taxes
11. Environmental Resource Permit
12. Access Management Permit from Florida Department of Transportation

BOUNDARY SURVEY

LYING IN THE SW 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA

DESCRIPTION: (PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 2076-5383466, DATED MAY 27, 2021.)

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

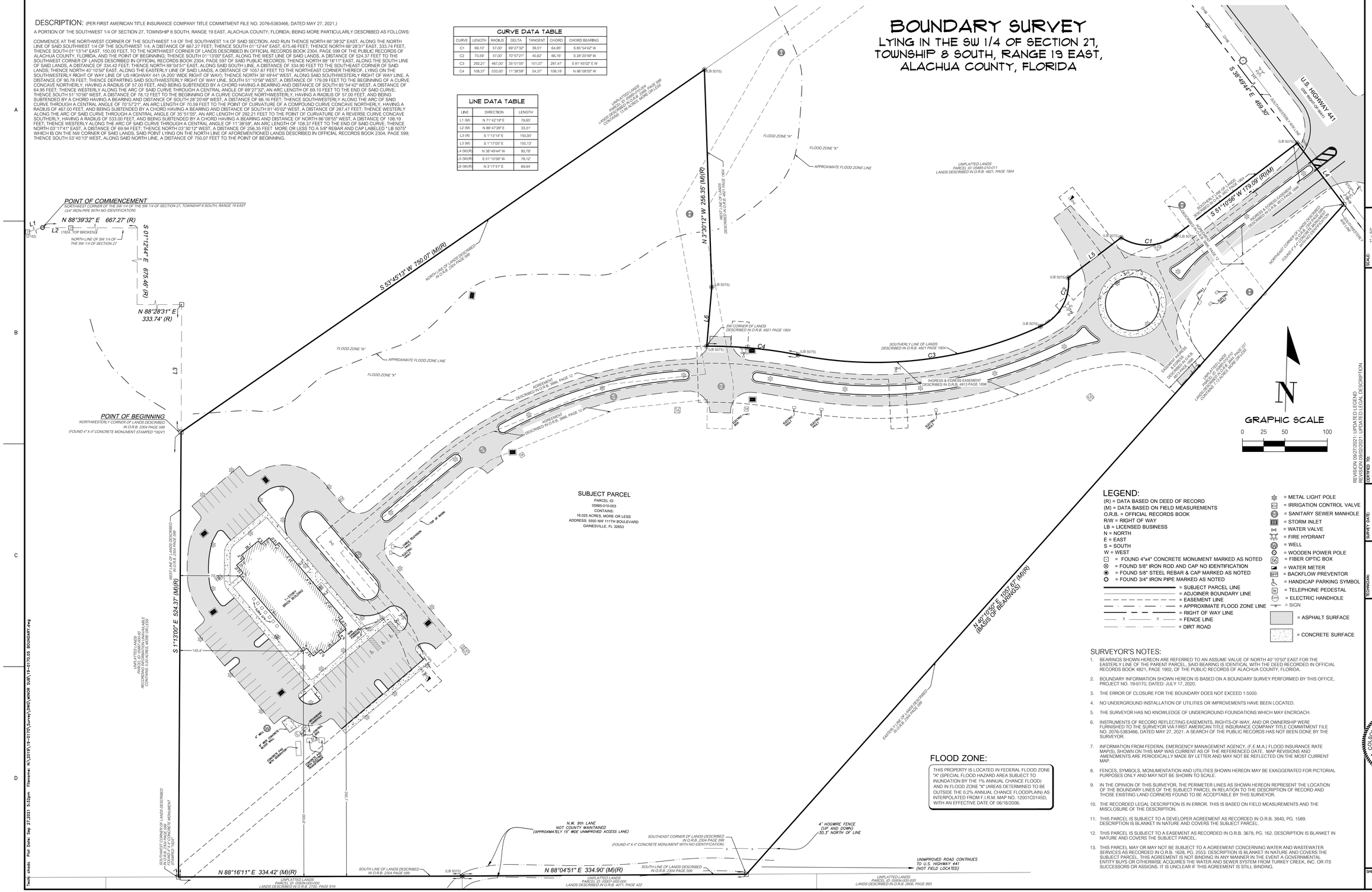
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, AND RUN THENCE NORTH 88°39'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 667.27 FEET; THENCE SOUTH 01°12'44" EAST, 675.46 FEET; THENCE NORTH 88°28'31" EAST, 333.74 FEET, THENCE SOUTH 01°13'14" EAST, 150.00 FEET, TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 599 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE SOUTH 01°13'00" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 524.37 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 597 OF SAID PUBLIC RECORDS; THENCE NORTH 88°16'11" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 334.42 FEET; THENCE NORTH 88°04'51" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 334.90 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 40°10'50" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 1057.67 FEET TO THE NORTHEAST CORNER THEREOF, LYING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF US HIGHWAY 441 (A 200' WIDE RIGHT OF WAY); THENCE NORTH 38°49'44" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 90.79 FEET; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 51°10'56" WEST, A DISTANCE OF 179.09 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 57.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 85°54'42" WEST, A DISTANCE OF 64.95 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°27'32", AN ARC LENGTH OF 69.10 FEET TO THE END OF SAID CURVE; THENCE SOUTH 51°10'56" WEST, A DISTANCE OF 78.12 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 57.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 28°20'49" WEST, A DISTANCE OF 66.16 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°57'21", AN ARC LENGTH OF 70.59 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 467.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 81°45'02" WEST, A DISTANCE OF 287.47 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°51'05", AN ARC LENGTH OF 292.21 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 533.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 86°08'55" WEST, A DISTANCE OF 108.19 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°38'59", AN ARC LENGTH OF 108.37 FEET TO THE END OF SAID CURVE; THENCE NORTH 03°17'41" EAST, A DISTANCE OF 69.94 FEET; THENCE NORTH 03°30'12" WEST, A DISTANCE OF 256.35 FEET MORE OR LESS TO A 5/8" REBAR AND CAP LABELED "LB 5075" WHICH IS ON THE NW CORNER OF SAID LANDS, SAID POINT LYING ON THE NORTH LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 599; THENCE SOUTH 53°45'13" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 750.07 FEET TO THE POINT OF BEGINNING.

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	69.10'	57.00'	69°27'32"	39.51'	64.95'	S 85°54'42" W
C2	70.59'	57.00'	70°57'21"	40.82'	66.16'	S 28°20'49" W
C3	292.21'	467.00'	35°51'05"	151.07'	287.47'	S 81°45'02" E W
C4	108.37'	533.00'	11°38'59"	54.37'	108.19'	N 86°08'55" W

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1 (M)	N 71°42'19" E	78.85'
L2 (M)	N 88°47'26" E	33.31'
L3 (R)	S 1°13'14" E	150.00'
L3 (M)	S 1°17'05" E	150.13'
L4 (M)(R)	N 38°49'44" W	90.78'
L5 (M)(R)	S 51°10'56" W	78.12'
L6 (M)(R)	N 3°17'41" E	69.94'



FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "A" (SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) AND IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INTERPOLATED FROM F.I.R.M. MAP NO. 12001C0145D, WITH AN EFFECTIVE DATE OF 06/16/2006.

LEGEND:

- (R) = DATA BASED ON DEED OF RECORD
- (M) = DATA BASED ON FIELD MEASUREMENTS
- O.R.B. = OFFICIAL RECORDS BOOK
- R/W = RIGHT OF WAY
- LB = LICENSED BUSINESS
- N = NORTH
- E = EAST
- S = SOUTH
- W = WEST
- = FOUND 4"x4" CONCRETE MONUMENT MARKED AS NOTED
- = FOUND 5/8" IRON ROD AND CAP NO IDENTIFICATION
- = FOUND 5/8" STEEL REBAR & CAP MARKED AS NOTED
- = FOUND 3/4" IRON PIPE MARKED AS NOTED
- = SUBJECT PARCEL LINE
- = ADJOINER BOUNDARY LINE
- = EASEMENT LINE
- = APPROXIMATE FLOOD ZONE LINE
- = RIGHT OF WAY LINE
- = FENCE LINE
- = DIRT ROAD
- = METAL LIGHT POLE
- = IRRIGATION CONTROL VALVE
- = SANITARY SEWER MANHOLE
- = STORM INLET
- = WATER VALVE
- = FIRE HYDRANT
- = WELL
- = WOODEN POWER POLE
- = FIBER OPTIC BOX
- = WATER METER
- = BACKFLOW PREVENTOR
- = HANDICAP PARKING SYMBOL
- = TELEPHONE PEDESTAL
- = ELECTRIC HANDHOLE
- = SIGN
- = ASPHALT SURFACE
- = CONCRETE SURFACE

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUME VALUE OF NORTH 40°10'50" EAST FOR THE EASTERLY LINE OF THE PARENT PARCEL, SAID BEARING IS IDENTICAL WITH THE DEED RECORDED IN OFFICIAL RECORDS BOOK 4821, PAGE 1902, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PERFORMED BY THIS OFFICE, PROJECT NO. 19-0170, DATED: JULY 17, 2020.
3. THE ERROR OF CLOSURE FOR THE BOUNDARY DOES NOT EXCEED 1:5000.
4. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED.
5. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
6. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR VIA FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 2076-5383466, DATED MAY 27, 2021. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
7. 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.
8. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
9. 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.
10. THE RECORDED LEGAL DESCRIPTION IS IN ERROR. THIS IS BASED ON FIELD MEASUREMENTS AND THE MISCLOSURE OF THE DESCRIPTION.
11. THIS PARCEL IS SUBJECT TO A DEVELOPER AGREEMENT AS RECORDED IN O.R.B. 3840, PG. 1589. DESCRIPTION IS BLANKET IN NATURE AND COVERS THE SUBJECT PARCEL.
12. THIS PARCEL IS SUBJECT TO A EASEMENT AS RECORDED IN O.R.B. 3679, PG. 162. DESCRIPTION IS BLANKET IN NATURE AND COVERS THE SUBJECT PARCEL.
13. THIS PARCEL MAY OR MAY NOT BE SUBJECT TO A AGREEMENT CONCERNING WATER AND WASTEWATER SERVICES AS RECORDED IN O.R.B. 1628, PG. 2553. DESCRIPTION IS BLANKET IN NATURE AND COVERS THE SUBJECT PARCEL. THIS AGREEMENT IS NOT BINDING IN ANY MANNER IN THE EVENT A GOVERNMENTAL ENTITY BUYS OR OTHERWISE ACQUIRES THE WATER AND SEWER SYSTEM FROM TURKEY CREEK, INC. OR ITS SUCCESSORS OR ASSIGNS. IT IS UNCLEAR IF THIS AGREEMENT IS STILL BINDING.

This map prepared by:
Certificate of Authorization No. LB 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

COLSON PSM 7142 STATE OF FLORIDA SURVEYOR & MAPPER
CHAD A. COLSON
Professional Surveyor & Mapper Flo. License No. 7142
9/29/21

REVISION 09/27/2021: UPDATED LEGEND
REVISION 09/02/2021: UPDATED LEGAL DESCRIPTION

CERTIFIED TO:
FIRST AMERICAN TITLE INSURANCE COMPANY
ALACHUA CROSSINGS, LLC
THOMAS M. EGAN, TRUSTEE
EGAN, THOMAS M., ESQUIRE

SURVEY DATE: 01/10/2020
REVISION DATE: 09/27/2021
JACKSON DATE:
PROJECT NUMBER: 19-0170.05

TECHNICIAN: KWM
CREW CHIEF: CAC
DRAWN BY: CAC
FIELD BOOK & PAGE: FILE

SCALE: 1" = 50'
VERIFY SCALE BAR IS ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SHEET NO.: 1 OF 1

1801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-7075
CHW
Professional Consultants

Tech: chade Plot Date: Sep 27,2021 5:33pm Filename: M:\2019\19-0170\Survey\DWG\MINOR SUR\19-0170.05 BOUNDARY.dwg

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First American	ALTA Commitment for Title Insurance
Commitment	ISSUED BY First American Title Insurance Company File No: 2076-5383466

AMERICAN LAND TITLE ASSOCIATION COMMITMENT FOR TITLE INSURANCE

Issued By
First American Title Insurance Company

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

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

Issued through:
Egan; Thomas M., Esquire

First American Title Insurance Company

Dennis J. Gilmore, President

Greg L. Smith, Secretary

If this jacket was created electronically, it constitutes an original document.

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

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COMMITMENT CONDITIONS

1. DEFINITIONS
   (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
   (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
   (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
   (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   (a) the Notice;
   (b) the Commitment to Issue Policy;
   (c) the Commitment Conditions;
   (d) Schedule A;
   (e) Schedule B, Part I—Requirements;
   (f) Schedule B, Part II—Exceptions; and
   (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

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

5. LIMITATIONS OF LIABILITY
   (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      (i) comply with the Schedule B, Part I—Requirements;
      (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      (iii) acquire the Title or create the Mortgage covered by this Commitment.
   (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
   (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
   (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
   (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT
   The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

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

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Schedule A

Transaction Identification Data for reference only:

Issuing Agent: Egan; Thomas M., Esquire
ALTA Universal ID:
Commitment Number:
Property Address: 5550 NW 111th Blvd, Gainesville, FL 32653

Issuing Office:
Loan ID Number:
Issuing Office File Number: Waldorff/Alachua Crossings
Revision Number:

SCHEDULE A

1. Commitment Date: May 27, 2021 @ 8:00 AM
2. Policy to be issued:
   (a) ☐ 2006 ALTA® Owner's Policy
   Proposed Insured: TBD
   Proposed Policy Amount: $TBD
   (b) ☐ 2006 ALTA® Loan Policy
   Proposed Insured:
   Proposed Policy Amount: $
   (c) ☐ 2006 ALTA® Loan Policy
   Proposed Insured:
   Proposed Policy Amount: $
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:
   Alachua Crossings, LLC, a Florida limited liability company
5. The Land is described as follows:

   See Exhibit "A" attached hereto and made a part hereof

Egan; Thomas M., Esquire

By: _____
Authorized Signatory

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

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Issuing Office File Number: Waldorff/Alachua Crossings

SCHEDULE B-I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

    a) Warranty Deed from Alachua Crossings, LLC, a Florida limited liability company, to Thomas M. Egan, Trustee. In connection with said deed, we will further require regarding the grantor:

    i. Production of a copy of the articles of organization and operating agreement if adopted, with an affidavit affixed thereto that it is a true copy of the articles of organization and operating agreement, and all amendments thereto (the "Enabling Documents"), and that the limited liability company has not been dissolved;

    ii. That said deed shall be executed by all of the members, unless the articles of organization provide that the company shall be governed by managers, then said deed shall be executed by all of the managers;

    iii. If the Enabling Documents authorize less than all of the members, or managers as the case may be, to execute a conveyance, then said deed may be executed by such members or managers as are authorized by the articles of organization and operating agreement to execute a conveyance, together with any documentary evidence which may be necessary to show the authority of the parties executing the deed to bind the limited liability company;

    iv. Should any member, or manager if applicable, be other than a natural person, we will require proof of good standing as well as documentation of authority of the person to execute documents on its behalf;

    v. Certificate from the Secretary of State (or other governmental agency designated for the

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filing of the Enabling Documents) of said limited liability company's domicile, showing the limited liability company to have been formed prior to the date of acquisition, together with proof as to the current status of said limited liability company;

vi. Documentary evidence in recordable form, showing compliance with all requirements regarding conveying company property contained in the Enabling Documents; and

vii. The Company reserves the right to amend the commitment, including but not limited to, the addition of further requirements and/or exceptions as it deems necessary based upon a review of any of the documentation required above.

5. In relation to the Notice(s) of Commencement, recorded in Book 4837, page 2449, on 12/07/2020, the Company requires completion of the following: (1) Owner's Affidavit identifying all parties who gave notice to owner. (2) Contractor's Final Affidavit, together with Final Waiver and Release of Liens from each of the subcontractors and materialmen who gave notice to owner or are listed as unpaid in the Contractor's Final Affidavit. (3) Termination of Notice of Commencement in compliance with 713.132, F.S. (1993). (4) Final lien waiver and release from the General Contractor. The Company reserves the right to make additional requirements based upon its evaluation of lien exposure.

6. Payment, cancellation and satisfaction of record of mortgage in the original principal amount of $280,375.00, executed by Alachua Crossings, LLC, a Florida limited liability company in favor of AMERIS BANK , recorded 10/14/2020 in Book 4821, page 1928; Assignment of Rents in Book 4821, page 1940 .

7. Satisfactory verification from appropriate governmental authorities that any and all unrecorded Special Taxing District Liens, City and County Special Assessment Liens, MSBU Assessment Liens, Impact Fees, and Water, Sewer and Trash Removal Charges, have been paid.

8. Proof of payment of taxes and assessments for the year 2020, and prior years, plus any penalties and interest.

Note: The following is for informational purposes only and is given without assurance or guarantee: 2020 taxes show PAID. The gross amount is $32,279.49 for Tax Identification No. 05885-010-003.

The following note is incorporated herein for information purposes only and is not part of the exceptions from coverage (Schedule B-II of the commitment and Schedule B-I of the policy):

The following instrument affecting said land is the last conveyancing instrument filed for record within 24 months of the effective date of this commitment:
4821/1902

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Issuing Office File Number: Waldorff/Alachua Crossings

SCHEDULE B-II

Exceptions

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

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

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

2. Any rights, interests, or claims of parties in possession of the land not shown by the public records.

3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.

4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.

5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.

6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.

7. Any minerals or mineral rights leased, granted or retained by current or prior owners.

8. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.

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NOTES FOR STANDARD EXCEPTIONS: Standard Exceptions for parties in possession, for mechanics liens, and for taxes or special assessments not shown as liens in the public records shall be deleted upon receipt of an acceptable Non-Lien and Possession Affidavit establishing who is in possession of the lands, that there are no liens or encumbrances upon the lands other than as set forth in the Commitment, that no improvements to the lands have been made within the past 90 days or are contemplated to be made before closing that will not be paid in full, and that there are no unrecorded taxes or assessments that are not shown as existing liens in the public records. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said affidavit.

Standard Exception(s) for questions of survey may be deleted upon receipt and review of a properly certified Survey meeting the Florida Minimum Technical Standards for all land surveys dated no more than 90 days prior to closing or such other proof as may be acceptable to the Company. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said survey or proof.

The Standard Exception for any minerals or mineral rights leased, granted or retained by current or prior owners is hereby deleted.

9. Terms and conditions of the Agreement Concerning Water and Wastewater Services between Turkey Creek, Inc. and Cole L. Saxon, Jr, as Trustee uta dated June 26, 1986, known as Multi-Investors Trust A recorded in Book 1628, Page 2553.

10. Easement granted to CoxCom, Inc. d/b/a Cox Communications Gainesville/Ocala by instrument recorded in Book 3679, Page 162.

11. Terms and conditions of the Developer Agreement between Applied Technology and Management, Inc., a Florida corporation and City of Alachua, a Florida municipal corporation recorded in Book 3840, Page 1589.

12. Terms and conditions of the Agreement between Applied Investments - Gainesville, LLC et al. and Tidewater Properties, LLC recorded in Book 3866, Page 12.

13. Terms and conditions of the Access Easement between Alachua Crossings, LLC, a Florida limited liability company and Gatorland Kubota Equipment Company, Inc., a Florida corporation recorded in Book 4800, Page 930, as corrected in Book 4813, Page 1898.

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14. The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use.

15. The policy does not insure title to any part of the Land lying below the Mean or Ordinary High Water Line of the abutting body of water.

16. Riparian and/or littoral rights are not insured.

17. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

Searched by: tca/ - -

Note: All of the recording information contained herein refers to the Public Records of ALACHUA County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.

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Issuing Office File Number: Waldorff/Alachua Crossings

The land referred to herein below is situated in the County of ALACHUA, State of Florida, and described as follows:

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, AND RUN THENCE NORTH 88039'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 667.27 FEET; THENCE SOUTH 01°12'44" EAST, 675.46 FEET; THENCE NORTH 88°28'31" EAST, 333.74 FEET, THENCE SOUTH 01°13'14" EAST, 150.00 FEET, TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 599 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE SOUTH 01°13'00" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 524.37 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 597 OF SAID PUBLIC RECORDS; THENCE NORTH 88°16'11" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 334.42 FEET; THENCE NORTH 88°04'51 EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 334.90 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 40°10'50" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 1057.67 FEET TO THE NORTHEAST CORNER THEREOF, LYING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF US HIGHWAY 441 (A 200' WIDE RIGHT OF WAY); THENCE NORTH 38°49'44" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 90.78 FEET; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 51°10'56" WEST, A DISTANCE OF 179.09 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 57.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 85°54'42" WEST, A DISTANCE OF 64.95 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°27'32", AN ARC LENGTH OF 69.10 FEET TO THE END OF SAID CURVE; THENCE SOUTH 51o10'56" WEST, A DISTANCE OF 78.12 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 57.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 28°20'49" WEST, A DISTANCE OF 66.16 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°57'21", AN ARC LENGTH OF 70.59 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 467.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 81°45'02" WEST, A DISTANCE OF 287.47 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35o51'05", AN ARC LENGTH OF 292.21 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 533.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 86°08'55" WEST, A DISTANCE OF 108.19 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°38'59", AN ARC LENGTH OF 108.37 FEET TO THE END OF SAID CURVE; THENCE NORTH 03°17'41" EAST, A DISTANCE OF 69.94 FEET; THENCE NORTH 03°30'12" WEST, A DISTANCE OF 256.35 FEET MORE OR LESS TO A 5/8" REBAR AND CAP LABELED "LB 5075" WHICH IS ON THE NW CORNER OF SAID LANDS, SAID POINT LYING ON THE NORTH LINE OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 599; THENCE SOUTH 53°45'13" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 750.07 FEET TO THE POINT OF BEGINNING.

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Application Attachments
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1. Authorized Agent Affidavit
2. Plat
3. Boundary Survey
4. Title Certification
5. **Proposed Covenants and Restrictions.**
6. Concurrency Impact Analysis
7. Legal Descriptions
8. School Student Generation Form
9. Proof of Ownership
10. Proof of Payment of Taxes
11. Environmental Resource Permit
12. Access Management Permit from Florida Department of Transportation

DECLARATION OF COVENANTS AND RESTRICTIONS FOR ALACHUA CROSSINGS

This Declaration of Covenants and Restrictions for Alachua Crossings (herein referred to as "Declaration") is made this 31st day of August, 2021, by and between **GATORLAND KUBOTA EQUIPMENT COMPANY, INC.**, a Florida corporation, whose address is 4502 NW 13th Street, Gainesville, Florida 32609, hereinafter called **"GATORLAND,"** and **ALACHUA CROSSINGS, LLC**, a Florida limited liability company, whose address is 2404 NW 93rd Street, Gainesville, Florida 32606, hereinafter called **"CROSSINGS."** CROSSINGS and GATORLAND may be referred to individually in this Agreement as "Party" and collectively as the "Parties" or as "Declarant".

RECITALS:

A. Crossings is the owner of the real property described in Exhibit "A" attached hereto and made a part hereof (the "Crossings Property").

B. Gatorland is the owner of the real property described in Exhibit "B" (the "Gatorland Property"). The Crossings Property and Gatorland Property are collectively referred to as the "Property".

C. The Crossings Property has currently been divided into three (3) separate lots, each of which is described as "Parcel B", "Parcel C" and "Parcel D" in Exhibit "A" and as depicted on Exhibit "C".

D. The Gatorland Property is also known as "Parcel A" for purposes hereof.

E. Crossings will convey Parcel D to the Alachua Crossings Association, Inc., a Florida not-for-profit corporation (the "Association"), to be owned by and managed by the Association, subject to and in accordance with the provisions hereof.

F. There currently exists within Parcel D: (i) a private roadway that runs from U.S. Highway 441, west to Parcel C that serves the Property (the "Private Roadway"); (ii) a surface water and storm water management system that serves the Property and an adjacent property (the "Drainage System"); and (iii) a monument sign that serves the Property (the "Sign").

G. Upon the recording of this Declaration, a permanent easement for ingress, egress and utilities will be created for the benefit of the Property, over, across and under the Private Roadway.

H. Upon the recording of that certain Drainage and Retention Easement, a permanent easement for drainage and retention will be created for the benefit of the Property over, across and under the Drainage System and an adjacent property.

I. The Parties desire to provide for the preservation of the values of the Property, for the maintenance of the Private Roadway, Drainage System, Sign and Common Property, and to this end, desires to subject the Property, to the covenants, restrictions, easements, charges and liens hereinafter set forth, each and all of which is and are for the benefit of the Property.

J. The Parties have deemed it desirable to provide in this Declaration, a method of assuring that the covenants and obligations set forth herein for maintenance and repair of the Private Roadway, Drainage System, Sign and Common Property are able to be enforced and for the collection and disbursement of funds that will be needed for the repair and maintenance of the foregoing.

NOW, THEREFORE, the Parties declares that the Property is and will be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens (sometimes

referred to as "covenants and restrictions") hereinafter set forth, all of which will be binding upon, and enforceable by, the Parties and subsequent owners of any parcels located therein, and which will run with the Property.

ARTICLE I
DEFINITIONS

Section 1. The following words when used in this Declaration or any Supplemental Declaration (unless the context will prohibit) will have the following meanings:

(a) "Association" shall mean Alachua Crossings Association, Inc. The Articles of Incorporation and the Bylaws of the Association are attached hereto as Exhibits "D" and "E" and are incorporated herein by reference.

(b) "Common Property" will mean and refer to the Parcel D as described in Exhibit "A" and depicted on Exhibit "C", which is intended to be devoted to the common use and enjoyment of the owners of the Crossings Property and Gatorland Property, title to be held by the Association for the common use and enjoyment of Parcel A, Parcel B and Parcel C. To the extent and in the event the Parties elect to convey the Private Roadway to the City of Alachua, the Association shall, as may be required, join in the conveyance of the Private Roadway to the City.

(c) "Member" will mean and refer to the Owner of Parcel A, Parcel B, or Parcel C, or such part thereof, who are members of the Association as provided in Article V hereof.

(d) "The Property" will mean and refer to the real property described on attached Exhibits "A" and "B" and as further depicted on Exhibit "C".

(e) "Private Roadway" will mean and refer to that certain roadway located in Parcel D of Exhibit "A" as depicted in Exhibit "C", intended to be devoted to the common use and enjoyment of the owners of the Crossing Property and Gatorland Property. The Private Roadway and the use thereof, will be subject to the conditions, limitations and obligations contained herein.

(f) "Parcel" or the "Parcels" will mean and refer to each Parcel described on Exhibit "A" and as depicted on Exhibit "C", which are labeled Parcel A, Parcel B, Parcel C and Parcel D.

(g) "Owner" of "Owners" will mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to the Crossings Property and/or Gatorland Property, but notwithstanding any applicable theory of the mortgage, will not mean or refer to the mortgagee unless and until such mortgagee has acquired title pursuant to foreclosure or any proceeding in lieu of foreclosure.

ARTICLE II
GENERAL PLAN OF MANAGEMENT

Section 1. General Nature of Management. The purpose of this Article is to generally describe the plan, manner and method for the maintenance of the Common Property including but not limited to the Drainage System, Private Roadway and the Sign. Therefore, the provisions and statements contained in this Article will necessarily be general in nature, and any conflict between them and more specific statements found hereafter in the remaining Articles of this Declaration will be resolved in favor of such more specific statements.

Section 2. Responsibilities of Association. The Association shall have the responsibility and duty of (a) keeping the Private Roadway in good condition and repair and clear of trash and debris; (b) maintaining the Drainage System; (c) maintaining the Sign; (d) maintaining all other Common Property; and (e) obtaining general liability insurance as to the Common Property; and (f) such other matters as the Directors of the Association shall deem appropriate.

Section 3. Grant of Easements over the Private Roadway. The Owners of the Crossings Property and Gatorland Property, for themselves as well as for their agents, customers and invitees, as provided for herein are granted non-exclusive easements for ingress, egress and utilities over, through and under the Private Roadway.

Section 4. Responsibilities of Association as to the Repair and Maintenance of the Private Roadway, Sign & Common Property. The Association is responsible for the cost to repair and maintain the Private Roadway, Sign and Common Property as provided for herein.

Section 5. Responsibility for Damage to the Private Roadway. If at any time an Owner, as part of an Owner's use of that Owner's Property, damages the Private Roadway or is required or needs to remove parts of the Private Roadway, that Owner is responsible for repair of the same. Likewise, if the agents, employees or invitees of an Owner, cause damage to a Private Roadway, the Owner is responsible for repairs to the same.

ARTICLE III
PROPERTY SUBJECT TO THIS DECLARATION

The real property which is, and will be, held, transferred, sold, conveyed, and occupied subject to this Declaration is located in Alachua County, Florida, and is more particularly described on the attached exhibits.

ARTICLE IV
EASEMENTS

All easements and other rights herein given to the Owner of a Property, are hereby declared to be appurtenant to each Property, and will not be separately conveyed, encumbered or otherwise dealt with separately from a Property unless further split in accordance with applicable governmental authority. Any instrument, whether a deed, mortgage, or otherwise, which purports to transfer or convey a Property or such portion thereof, will also transfer and convey all of the Owner's easements rights hereunder, whether specifically mentioned or not. Once an Owner conveys title to a Property or portion thererof to some other person, that Owner will automatically lose that Owner's easement rights as to the property conveyed, and the grantee of that Owner will automatically become the new Owner of the Property or such portion thereof and the easement rights of that Owner, subject to all rights, duties and obligations hereof.

ARTICLE V
OWNERS ASSOCIATION

Section 1. Non-Profit Corporation. Articles of Incorporation of Alachua Crossings Association, Inc., a Florida not for profit corporation have been filed with the office of the Secretary of State of Florida. The principal purpose of the Association is to hold title to the Parcel D and to manage same in accordance herewith.

Section 2. Membership. Every person or entity, who owns a vested present interest in the fee title to Parcel A, Parcel B or Parcel C, or any such part thereof, will automatically be a Member of the Association, provided that any such person or entity who holds such interest merely as a security for the performance of any obligation will not be a Member. Such membership will continue for so long as such ownership continues and will automatically terminate when such person or entity no longer owns such Interest. Voting by the Members shall be based upon respective square footage of each Owners parcel and each Owner shall have one (1) vote per square feet of land owned.

Section 3. Board of Directors; By-Laws; and Rules and Regulations. All of the affairs, policies, regulations and property of the Association will be controlled and governed by the Board of Directors thereof, which Board will consist of no fewer than three (3) nor more than five (5) Members, the exact number to be determined by the Members of the Association prior to the vote therefor. Such directors will be elected annually by all of the Members entitled to vote. The initial Owners of the Gatorland Property and Crossings Property each have the right to name one (1) director for so long as they hold an interest in the Property. An additional director or directors shall be selected by the owner of the Gatorland Property and need not be an owner, (or partial owner of a Property where such Property is owned by more than one individual), (or if a Property is owned by a corporation or partnership, including Crossings, any duly elected officer or director of an owner corporation, or general partner of an owner partnership, may be elected a director or directors).

ARTICLE VI
EASEMENT RIGHTS IN THE PRIVATE ROADWAY

Section 1. Grant of Easements. Crossings, hereby grants and conveys a permanent non-exclusive easement for ingress, egress and utilities, over, under and across the Private Roadway located within Parcel D for the benefit of the Crossings Property and Gatorland Property.

Section 2. Easement of Enjoyment. Subject to the provisions of Section 3 below, every Owner of the Crossings Property and Gatorland Property, will have a perpetual non-exclusive right and easement of enjoyment for ingress, egress, and utilities, in and to the Private Roadway, and such easement will be appurtenant to and will pass with the title to every Property or portion thereof.

Section 3. Easements for Ingress and Egress, Utilities and Services, and Maintenance by the Owners. In addition to the easements granted by Sections 1 and 2 above, Crossings hereby gives and grants to the Crossing Property and Gatorland Property, the easement rights described below upon the Private Roadway.

(a) An easement or easements on, upon, across, through, and under the Private Roadway in order to provide, service, repair and maintain the equipment required to provide (which easement may include reasonable rights of access for persons and equipment necessary to accomplish such purposes) utility services, including, without limitation, power, electric, light, telephone, cable television, gas, water, sewer, drainage, and any other utility or service upon or for the benefit of the Crossings Property and Gatorland Property.

(b) An easement or easements in favor of Alachua County, or the City of Alachua, Florida, or any agency thereof, or any franchised, private or public utility thereof, for access to provide and maintain any municipal services to the Crossings Property or Gatorland Property, including, without limitation, garbage and trash collection, police, fire protection and any other reasonable municipal services. No such easements hereby given or granted in this Section 3 will be construed as permitting the public to come upon the Property and the same will be used only for the purposes of furnishing such services by the duly designated employees of those governmental authorities or other suppliers providing same.

(c) An easement or easements in favor of Crossings or Gatorland in collectively carrying out the obligations to repair and maintain the Private Roadway by any workers effecting repairs and maintenance, to enter in and upon the Property as may be necessary to repair or maintain the Private Roadway.

Section 4. Conveyance of Roadways to City of Alachua. Should it ever be possible that the Private Roadway can be conveyed to and accepted by the City of Alachua for maintenance, and should it

be the decision of the Owners to do so, the Association shall execute whatever documents are necessary to convey the Private Roadway to the City of Alachua.

ARTICLE VII
DRAINAGE SYSTEM

Section 1. Drainage Retention Pond & Pipe Easement. Crossings, Gatorland and the Association hereby acknowledge that simultaneously herewith the Parties and Association along with an adjacent property owner, Taymer Properties, LLC, a Florida limited liability company ("Taymer") are entering into that certain Drainage and Retention Easement ("Drainage Agreement") benefitting the Crossings Property, Gatorland Property and the adjacent property owned by Taymer, their successors and assigns, which provides for non-exclusive perpetual retention pond and pipe easements (collectively the "Drainage & Pipe Easements") on a portion of Parcel D and on a portion of the property owned by Taymer, and graphically depicted as the "Retention Area" on the site plan attached hereto as Exhibit "F" ("Site Plan"), and incorporated herein by reference (collectively, the "Drainage System").

Section 2. Maintenance. The Parties hereby acknowledge and agree that the Drainage System shall be operated, maintained, repaired and replaced by the Association subject to reimbursement as provided herein and in the Drainage Agreement.

ARTICLE VIII
ASSESSMENTS

Section 1. Allocation of Assessments. Assessments and the purpose of the same and conditions, including lien rights, placed up each Owner of a Parcel are as set forth in Article IX, hereinafter.

As to any assessments and charges provided for herein the amount required to be paid by each parcel Owner shall be as follows:

Parcel A	33.33%
Parcel B	33.33%
Parcel C	33.34%

In the event of further subdivision of the foregoing parcels, the percentage of each parcel shall be further allocated based upon square footage owned within said parcel.

Section 2. Subordination of the Lien to Mortgages. The lien of the assessments provided for will be junior and subordinate to the lien of any mortgage now or hereafter placed upon any portion of the Property subject to assessment. Sale or transfer of any Property will not affect the assessment lien. Provided, however, that upon the sale or transfer of title to a Property pursuant to the foreclosure of an institutional first mortgage, or any proceeding or conveyance in lieu of the foreclosure of such mortgage, the person who acquires title to the Property will not be liable for the share of assessments which become due prior to such acquisition of title as a result of foreclosure. Such unpaid assessment will be deemed to be a common expense of the Association, collectible from all other Property owners. Such acquirer of title to the Property, including the holder of a mortgage, will be fully responsible for all assessments which become due subsequent to the acquisition of the title to the Property

ARTICLE IX
OBLIGATIONS OF OWNERS AND THE ASSOCIATION

Section 1. Obligations of the Association. The Association will:

(a) Maintenance. Maintain all Common Property including but not limited to the Private Roadway and Drainage Systems.

(b) Signage. Maintain the existing monument Sign located in Parcel D which shall be used for the benefit of the Parcels as follows: Parcel A owners shall be entitled to exclusively use the top section thereof; Parcel B owners shall be entitled to exclusively use the bottom section thereof; and Parcel C owners shall be entitled to exclusively use the middle section thereof. All signage shall be approved in writing by the Association and shall be at the sole expense of such owner seeking approval thereof.

(c) Liability Insurance. The Association will also obtain full and complete public liability insurance covering all of the Common Property and insuring the Association and all of the Owners as its and their interest may appear in the minimum amounts of $500,000 for injury to one person, $1,000,000 for injury to all persons arising out of a single incident, and $100,000 property damage. Each Owner of a Property shall pay to the Association, for this insurance, on a pro-rata basis, as directed by the Association.

Section 2. Obligations of Owners. Every Owner will (in addition to other obligations and duties set out herein):

(a) Promptly pay all assessments approved or deemed to have been approved.

(b) Maintain in good condition and repair an Owner's Property, including proper mowing and landscaping.

(c) Not use or permit the use of Owner's Property for any purpose other than as allowed by the existing zoning for the Property and will not make use of the Private Roadway in such a manner as to abridge the equal rights of an Owner, to their use and enjoyment.

(d) Not make or cause to be made any structural addition or alteration to the Private Roadway, without prior written consent of the Association.

(e) Not obstruct the Private Roadway.

Section 3. Lien Rights. The obligation of each Owner for that owner's share of the financial obligations set forth in this Article VIII, together with interest and cost of collection, including reasonable attorney fees will be a charge on each Property and will be a continuing lien upon each Property against which each charge is made. Each such charge, together with interest, cost of collection and reasonable attorney fees, will also be the personal obligation of the Owner of a Property at the time a charge is due. In the event a Property Owner fails to timely deliver that owner's share, the Association or other Owner of a Property shall cause a claim of lien to be filed and recorded in the Public Record of Alachua County, Florida, and shall prosecute the same and foreclose on such lien.

ARTICLE X
AMENDMENTS AND MODIFICATIONS

Section 1. Amendments by Crossings. Gatorland and Crossings reserves and will have the sole right (a) to amend these covenants and restrictions for so long as Gatorland and Crossings are Owners of any Property; (b) to include in any contract or deed or other instrument hereafter made, any additional covenants and restrictions applicable to the said land which do not lower standards of the covenants and restrictions herein contained.

Section 2. Amendments by Owners. Except as to provisions relating to amendment and modification as set forth herein regarding certain specific items and the method of amending or altering same, which is set forth in connection with such particular item, any other provisions, covenants, or restrictions set forth herein may be amended in accordance with this provision. The Owners of at least seventy percent (70%) of the Property may change or amend any provision except as above mentioned, in

whole or in part, by executing a written instrument in recordable form setting forth such amendment and having the same duly recorded in the public records of Alachua County, Florida. Provided, however, that no amendment will be made which changes the ratio of assessments against the Property or the easements granted hereby unless there is unanimous consent by Owners of all Property, and the holders of all institutional first mortgages located thereon.

A proposed amendment may be instituted by Crossings and Gatorland, the Association, or by petition signed by a majority of the then Owners of the Property. A written copy of a proposed amendment will be furnished to each Owner at least thirty (30) days but not more than sixty (60) days prior to a designated meeting to discuss and vote upon such particular amendment. Such notification will contain the time and place of said meeting. The recorded amendment will contain a recitation that sufficient notice was given as above set forth, and said recitation will be conclusive as to all parties, and all parties of any nature whatsoever will have full right to rely upon said recitation and such recorded amendment.

ARTICLE XI
REMEDIES FOR VIOLATIONS

If any Owner violates or attempt to violate any of these covenants or restrictions, it will be lawful for the Association or an Owner (a) to prosecute proceedings for the recovery of damages against those so violating or attempting to violate any such covenants or restrictions, or (b) to maintain a proceeding in any court of competent jurisdiction against those so violating or attempting to violate any such covenants or restrictions, for the purpose of preventing or enjoining all or any such violations or attempted violations. The remedies contained in this provision will be construed as cumulative to all other remedies now or hereafter provided by law. The failure of any Owner, their successors or assigns to enforce any covenant or restriction or any obligation, right, power, privilege, authority or reservations herein contained, however long continued, will in no event be deemed a waiver of the right to enforce the same thereafter as to the same breach or violation, or as to any other breach or violation thereof occurring prior to or subsequent thereto. In the event the Association or an Owner will prevail upon such proceeding for recovery of damages or to enjoin violations, the offending Owner will be responsible for all costs and expenses incurred or paid by the Association or an Owner bringing such action in the prosecution of such proceeding, including reasonable attorney's fees, and the Association or the Owner bringing the action will be entitled to place a lien upon the property owned by such Owner, as provided in Article IX hereof to secure payment of such sums, should the Owner fail to pay such costs and expenses within thirty (30) days from the entry of the judgment or injunction.

ARTICLE XII
MISCELLANEOUS PROVISIONS

Section 1. Invalidation. The invalidation of any provision or provisions of the covenants and restrictions set forth herein by judgment or court order will not affect or modify any of the other provisions of said covenants and restrictions, which will remain in full force and effect.

Section 2. Duration. The covenants, restrictions and provisions of this Declaration will run with and bind the Property in perpetuity and will inure to the benefit of the Owners, and their respective legal representatives, unless terminated in accordance with the terms hereof. Provided, however, that in the event that any court should hereafter determine that any provision as originally drafted herein violates the rule against perpetuities or any other rule of law because of the duration of the period involved, the period specified in this Declaration will not thereby become invalid, but instead will be reduced to the maximum period allowed under such rule of law.

Section 3. Section Headings. The section headings contained in this Declaration are for reference purposes only and will not in any way affect the meaning, content or interpretation hereof.

Section 4. Construction and Interpretation. The provisions of this Declaration will be liberally construed to effectuate its purpose and intent of creating a commercial development. Whenever the context requires or permits, the use of the plural will include the singular, the singular the plural, and the use of any gender will be deemed to include all genders.

IN WITNESS WHEREOF, the Parties have executed this instrument the day and year first above written and the same shall be binding on the heirs, successors and assigns thereof.

"GATORLAND"

Signed and delivered in our presence as witnesses:

Richard Allen

Printed Name: Richard Allen

Leila Porter

Printed Name: Leila Porter

GATORLAND KUBOTA EQUIPMENT COMPANY, INC., a Florida corporation

By: M. Mark M. Waldorff

Its: President

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 16 day of ~~July~~ Sept, 2021, by Mark M. Waldorff, as President of GATORLAND KUBOTA EQUIPMENT COMPANY, INC., a Florida corporation, who is ☑ personally known to me or ☐ produced _____ as identification.

JENNIFER E. STRAND
MY COMMISSION # GG 278569
EXPIRES: February 23, 2023
Bonded Thru Notary Public Underwriters
Seal

Jennifer E. Strand
Notary Public
My Commission Expires: Feb 23, 2023

"CROSSINGS"

Signed and delivered in our presence as witnesses:

Richard Allen

Printed Name: Richard Allen

Leila Porter

Printed Name: Leila Porter

ALACHUA CROSSINGS, LLC, a Florida limited liability company

By: Jay Hutto

Jay Hutto

Its: Manager

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 16 day of ~~July~~ Sept, 2021, by Jay Hutto, as Manager of ALACHUA CROSSINGS, LLC, a Florida limited liability company, who is ☑ personally known to me or ☐ produced _____ as identification.

Jennifer E. Strand

Notary Public

My Commission Expires: Feb 23, 2023

(Seal) JENNIFER E. STRAND
MY COMMISSION # GG 278569
EXPIRES: February 23, 2023
Bonded Thru Notary Public Underwriters

JOINDER AND CONSENT OF MORTGAGEE

The undersigned, Amerris Bank, hereby joins in and consents to the recording of the foregoing Declaration of Covenants and Restrictions of Alachua Crossings, dated ~~July~~ September 14, 2021.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer hereunto duly authorized this 14 day of ~~July~~ September, 2021.

Signed and delivered in our presence as witnesses:

Savannah Chastain
Print Name: Savannah Chastain

Pamela Terry
Print Name: Pamela Terry

MORTGAGEE:

INSERT

By: _____
Print Name: Michael Carnevale
Its: City President

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 14 day of ~~July~~ September, 2021, by Michael Carnevale, City President of Amerris Bank, who is ☑ personally known to me or ☐ produced _____ as identification.

Seal: SAVANNAH LEIGH CHASTAIN MY COMMISSION # GG 184904 EXPIRES: February 12, 2022 Bonded Thru Notary Public Underwriters

Savannah Chastain
Notary Public
My Commission Expires: Feb 12, 2022

JOINDER AND CONSENT OF ASSOCIATION

The undersigned, Alachua Crossings Association, Inc., hereby joins in and consents to the recording of the foregoing Declaration of Covenants and Restrictions of Alachua Crossings, dated ~~July~~ August 31, 2021.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer hereunto duly authorized this 16th day of ~~July~~ September, 2021.

Signed and delivered in our presence as witnesses:

Richard Allen
Print Name: Richard Allen

Leila Porter
Print Name: Leila Porter

ASSOCIATION:

ALACHUA CROSSINGS ASSOCIATION, INC., a Florida not-for-profit corporation

By: _____
Jay Hutto
Its: President

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 16 day of ~~July~~ September, 2021, by Jay Hutto, as President of ALACHUA CROSSINGS ASSOCIATION, INC., who is ☐ personally known to me or ☐ produced _____ as identification.

(Seal) JENNIFER E. STRAND
MY COMMISSION # GG 278569
EXPIRES: February 23, 2023
Bonded Thru Notary Public Underwriters

Jennifer E. Strand
Notary Public
My Commission Expires: Feb 23, 2023

EXHIBIT "A"

INSERT CROSSINGS LEGALS

CHW
Professional Consultants

EXHIBIT A
ALACHUA CROSSINGS PARCEL

NEW REMAINING PARCEL "B"

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, AND RUN THENCE NORTH 88°39'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 667.27 FEET; THENCE SOUTH 01°12'44" EAST, 675.46 FEET; THENCE NORTH 88°28'31" EAST, 333.74 FEET, THENCE SOUTH 01°13'14" EAST, 150.00 FEET, TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 599 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE SOUTH 01°13'00" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 524.37 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 597 OF SAID PUBLIC RECORDS; THENCE NORTH 88°16'11" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 334.42 FEET; THENCE NORTH 88°04'51" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 334.90 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 40°10'50" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 1057.67 FEET TO THE NORTHEAST CORNER THEREOF, LYING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF US HIGHWAY 441 (A 200' WIDE RIGHT OF WAY); THENCE NORTH 38°49'44" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 90.78 FEET; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 51°10'56" WEST, A DISTANCE OF 179.09 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 57.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 85°54'42" WEST, A DISTANCE OF 64.95 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°27'32", AN ARC LENGTH OF 69.10 FEET TO THE END OF SAID CURVE; THENCE SOUTH 51°10'56" WEST, A DISTANCE OF 78.12 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 57.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 28°20'49" WEST, A DISTANCE OF 66.16 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°57'21", AN ARC LENGTH OF 70.59 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 467.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 81°45'02" WEST, A DISTANCE OF 287.47 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°51'05", AN ARC LENGTH OF 292.21 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 533.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 85°42'12" WEST, A DISTANCE OF 99.94 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°45'33", AN ARC LENGTH OF 100.09 FEET TO THE END OF SAID CURVE; THENCE NORTH 03°30'12" WEST, A DISTANCE OF 326.09 FEET TO THE NORTH LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 597; THENCE SOUTH 53°45'13" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 750.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.03 ACRES, MORE OR LESS.

EXHIBIT "B"

INSERT GATORLAND LEGALS

CHW
Professional Consultants

EXHIBIT B
GATORLAND PROPERTY

NEW OUT PARCEL "A"

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, AND RUN THENCE NORTH 88°39'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 667.27 FEET; THENCE SOUTH 01°12'44" EAST, 675.46 FEET; THENCE NORTH 88°28'31" EAST, 333.74 FEET, THENCE SOUTH 01°13'14" EAST, 150.00 FEET, TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 599 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 53°45'13" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 750.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 53°45'13" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 503.96 FEET TO THE NORTHWEST CORNER THEREOF LYING THE SOUTHWESTERLY RIGHT OF WAY LINE OF US HIGHWAY 441 (A 200' WIDE RIGHT OF WAY); THENCE SOUTH 38°49'44" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 469.30 FEET; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 51°10'56" WEST, A DISTANCE OF 179.09 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 57.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 85°54'42" WEST, A DISTANCE OF 64.95 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°27'32", AN ARC LENGTH OF 69.10 FEET TO THE END OF SAID CURVE; THENCE SOUTH 51°10'56" WEST, A DISTANCE OF 78.12 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 57.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 28°20'49" WEST, A DISTANCE OF 66.16 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°57'21", AN ARC LENGTH OF 70.59 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 467.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 81°45'02" WEST, A DISTANCE OF 287.47 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°51'05", AN ARC LENGTH OF 292.21 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 533.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 85°42'12" WEST, A DISTANCE OF 99.94 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°45'33", AN ARC LENGTH OF 100.09 FEET TO THE END OF SAID CURVE; THENCE NORTH 03°30'12" WEST, A DISTANCE OF 326.09 FEET TO THE POINT OF BEGINNING.

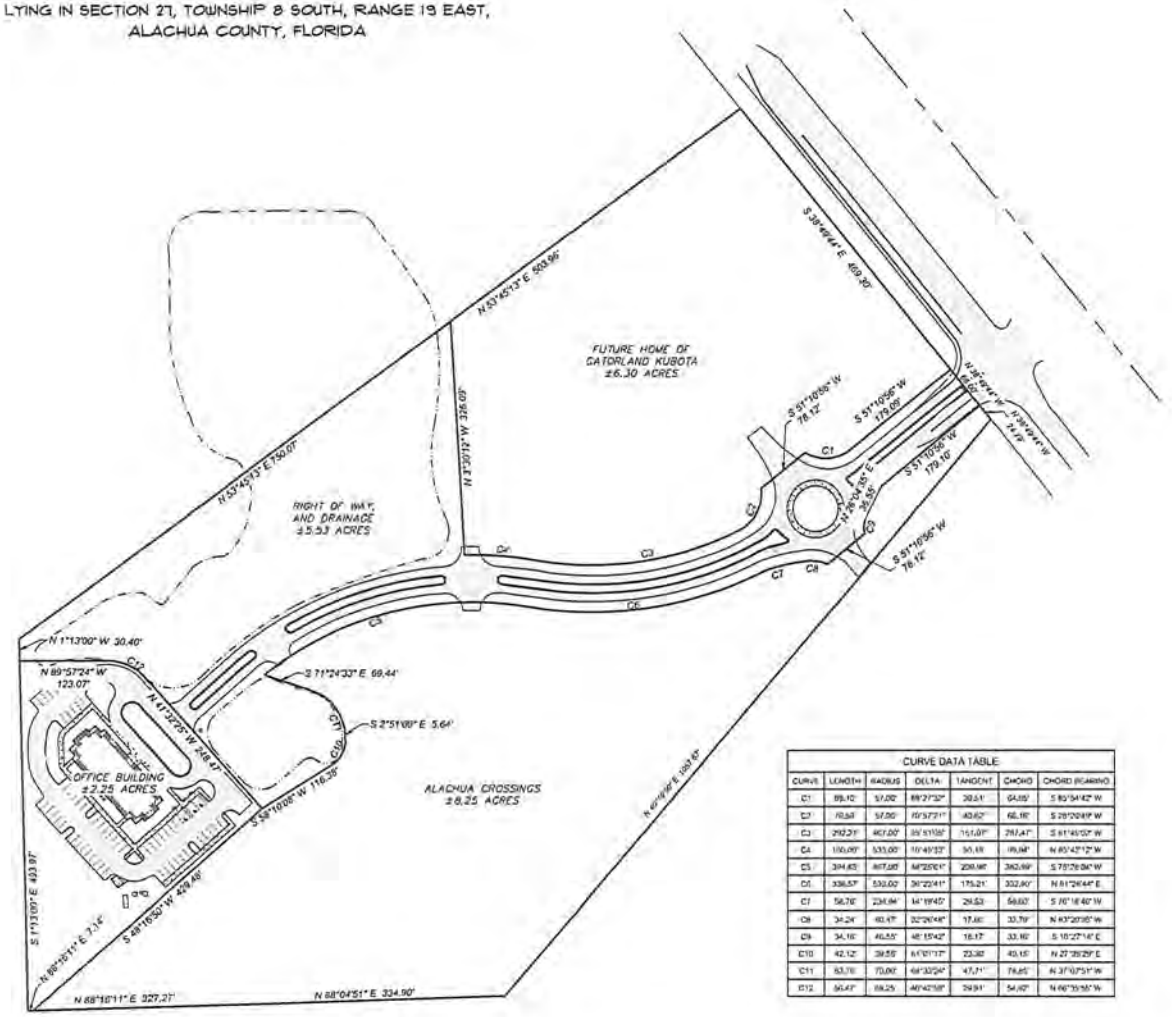
CONTAINING 6.30 ACRES, MORE OR LESS.

EXHIBIT "C"

INSERT PROPERTY LAYOUT

LOT LAYOUT 1

LYING IN SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
ALACHUA COUNTY, FLORIDA



GRAPHIC SCALE

0 40 80 160

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	89.10'	57.00'	89°57'32"	56.51'	80.25'	S 83°54'42" W
C2	16.58'	57.00'	16°37'21"	8.36'	16.52'	S 28°20'49" W
C3	210.23'	467.00'	25°47'32"	106.97'	208.47'	S 61°45'02" W
C4	100.00'	533.00'	10°44'53"	50.18'	99.84'	N 80°42'12" W
C5	304.83'	467.00'	64°25'01"	166.96'	302.69'	S 75°26'04" W
C6	336.57'	533.00'	36°10'41"	174.21'	330.90'	N 61°26'44" E
C7	56.76'	234.84'	14°19'45"	28.53'	56.60'	S 76°18'40" W
C8	34.24'	60.47'	32°26'48"	17.66'	33.79'	N 83°20'35" W
C9	34.16'	40.55'	48°15'42"	18.17'	33.16'	S 18°27'16" E
C10	42.12'	39.55'	61°01'17"	23.32'	40.15'	N 27°29'29" E
C11	83.76'	70.00'	68°33'24"	47.71'	78.85'	N 31°07'51" W
C12	90.47'	59.25'	87°27'08"	56.91'	81.92'	N 66°39'56" W

7301 Research Court
Alachua, Florida 32615
www.chw-pe.com
ph: (386) 418-0555
FLORIDA
CA 30174
CHW
Professional Surveyors

This map prepared by:
ABRIN A. BROWN
Certificate of Authorization No. LB 3975
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED EMBOSSED SURVEYOR AND MAPPER
Professional Surveyor & Mapper Fla. License No. 6748

EXHIBIT "D"

INSERT OR ATTACH ARTICLES

N21000007524

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only

600367925746

05/10/21--01017--007 **78.75

FILED
07 MAY 10 PM 6:07

COVER LETTER

Department of State
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

SUBJECT: ALACHUA CROSSINGS ASSOCIATION, INC.
(PROPOSED CORPORATE NAME – MUST INCLUDE SUFFIX)

Enclosed is an original and one (1) copy of the Articles of Incorporation and a check for :

☐ $70.00 Filing Fee	☐ $78.75 Filing Fee & Certificate of Status	■ $78.75 Filing Fee & Certified Copy	☐ $87.50 Filing Fee, Certified Copy & Certificate

ADDITIONAL COPY REQUIRED

FROM: RYAN C. CURTIS, ESQ.
Name (Printed or typed)

175 NW 138TH TER., SUITE 100
Address

NEWBERRY, FL 32669
City, State & Zip

352-333-7207
Daytime Telephone number

RCURTIS@CURTISLAWFIRM.NET
E-mail address: (to be used for future annual report notification)

NOTE: Please provide the original and one copy of the articles.

ARTICLES OF INCORPORATION
OF
ALACHUA CROSSINGS ASSOCIATION, INC.

By these Articles of Incorporation, the undersigned Subscriber forms a corporation not for profit in accordance with Chapter 617, Florida Statutes, and pursuant to the following provisions ("these Articles"):

ARTICLE I
NAME

The name of the corporation shall be ALACHUA CROSSINGS ASSOCIATION, INC., a Florida not for profit corporation. For convenience, the corporation shall be referred to in this instrument as the "Association."

ARTICLE II
DURATION

The Association shall exist perpetually unless and until dissolved according to law. Corporate existence of the Association shall commence upon the filing of these Articles with the Florida Department of State.

ARTICLE III
PRINCIPAL OFFICE

The principal office of the Association is located at 2404 NW 93rd St., Gainesville, Florida 32606.

ARTICLE IV
REGISTERED OFFICE AND AGENT

Curtis Law Firm, LLC, whose address is 175 NW 138th Ter., Suite 100, Newberry, Florida 32669, is hereby appointed the initial registered agent of the Association and the registered office shall be at said address.

ARTICLE V
PURPOSE AND POWERS OF THE ASSOCIATION

The Association shall not pay dividends and no part of any income of the Association shall be distributed to its Members, directors or officers. The Association is formed to carry out the duties and responsibilities imposed upon it by the Declaration of Covenants, Conditions and Restrictions for the Alachua Crossings Office Park. The Association shall have all the powers of a nonprofit corporation organized under the laws of the State of Florida, subject only to such limitations upon the exercise of such powers as are expressly set forth in these Articles, the By-laws, or the Declaration. The Association shall have the power and duty to do any and all lawful things which may be authorized, assigned, required or permitted to be done by the Declaration, these Articles and the By-laws, and to do and perform any and all acts which may be necessary or proper for, or incidental to, the exercise of any of the duties or powers of the Association for the benefit of the Owners and for the maintenance, administration and improvement of the property and the common property within its jurisdiction.

ARTICLE VI
MEMBERSHIP

Each Owner of a Lot as defined in the Declaration shall be a Member of the Association. Any person or entity who holds any interest merely as a security for the performance of any obligation shall not be a Member. The Association membership of each such Owner shall be appurtenant to the Parcel giving rise to such membership and shall not be transferred except upon the transfer of title to said Parcel and then only to the transferee of title thereto. Any prohibited separate transfer shall be void. Any transfer of title shall operate automatically to transfer the membership in the Association appurtenant thereto to the new Owner thereof.

ARTICLE VII
BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board, elected as provided for in the by-laws of the Corporation, of not less than three (3), nor more than five (5) directors who need not be Members. The initial Board shall be comprised of three (3) people. Anything in these Articles to the contrary notwithstanding, until such time as Declarant has conveyed to purchasers not affiliated with Declarant all lands, or at such earlier date as may be selected by Declarant, Declarant shall be entitled to designate the Board of Directors of the Association. The names and address of persons who are to act in the capacity of director until appointment or election of their successors pursuant to these Articles are:

Name	Address
Jay Hutto	2404 NW 93rd St. Gainesville, FL 32606
Janie Hutto	2404 NW 93rd St. Gainesville, FL 32606
Mark Waldorff	P.O. Box 2 Evinston, FL 32633-0002

ARTICLE VIII
OFFICERS

The affairs of the Association shall be administered by the officers designated in the By-laws. The officers shall be elected by the Board of Directors at the first meeting, and they shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

Office	Name	Address
President	Jay Hutto	2404 NW 93rd St. Gainesville, FL 32606
Vice Pres/Secretary/Treasurer	Mark Waldorff	P.O. Box 2 Evinston, FL 32633-0002

ARTICLE IX
INDEMNIFICATION

9.1 Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding whether civil, criminal, administrative or investigative, or any settlement of any proceeding, or any appeal from such proceeding to which he may be a party or in which he may become involved by reason of his being or having been a director or officer of the Association, or having served at the Association 's request as a director or officer of any other corporation, whether or not he is a director or officer at the time such expenses are incurred, regardless of by whom the proceeding was brought, except in relation to matters as to which any such director or officer shall be adjudged liable for gross negligence or willful misconduct, provided that in the event of a settlement, the indemnification shall apply only when the Board of Directors of the Association approves such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

9.2 Expenses incurred in defending a suit or proceeding whether civil, criminal, administrative or investigative may be paid by the Association in advance of the final disposition of such action, suit or proceeding if authorized by all of the non-interested directors upon receipt of an undertaking by or on behalf of the director or officer to repay such amount if it shall ultimately be determined that he is not to be indemnified by the Association as authorized by these Articles of Incorporation.

9.3 The Association shall have the power to purchase at its expense and maintain insurance on behalf of any person who is or was a director or officer of the Association, or is or was serving at the request of the Association as a director or officer of another association, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of these Articles.

ARTICLE X
BY-LAWS

The By-laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the By-laws.

ARTICLE XI
AMENDMENTS

Amendments to these Articles of Incorporation shall be made in the following manner:

11.1 **Resolution**. The Board of Directors shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of Members, which may be either the annual or a special meeting.

11.2 **Notice**. Within the time and in the manner provided in the By-laws for the giving of notice of meetings of Members, written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each Member of record entitled to vote thereon. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

11.3 **Vote**. At such meeting, a vote of the Members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving both the affirmative vote of a majority of the votes of Members of each class entitled to vote thereon as a class and the affirmative vote of a majority of the votes of all Members entitled to vote thereon.

11.4 **Multiple Amendments**. Any number of amendments may be submitted to the Members and voted upon by them at one meeting.

11.5 **Agreement**. If all of the Directors and all of the Members eligible to vote sign a written statement manifesting their intention that an amendment to these Articles be adopted, then the amendment shall thereby be adopted as though subsections 11.1 through 11.3 had been satisfied.

11.6 **Action Without Directors**. The Members may amend these Articles without an act of the Directors at a meeting for which notice of the changes to be made is given.

11.7 **Limitations**. No amendment shall make any changes in the qualifications for Members nor the voting rights of Members without approval in writing by all Members. No amendment shall be made that is in conflict with the Declaration. So long as Declarant shall own any lands within the Development Plan, no Declarant related amendment shall be made to the Declaration, or to the Articles or By-laws of the Association unless such amendment is first approved in writing by Declarant. Any amendment shall be deemed to be Declarant related if it does any of the following:

a. Directly or indirectly by its provisions or in practical application relates to Declarant in a manner difference from the manner in which it relates to other Owners;

b. Modifies the definitions provided for by Article I of the Declaration in a manner which alters Declarant's rights or status;

c. Modifies or repeals any provision of Article II of the Declaration;

d. Alters the character and rights or membership as provided for by Article III of the Declaration or affects or modifies in any manner whatsoever the rights of Declarant as a Member of the Association;

e. Alters any previously recorded or written agreement with any public or quasi-public agencies, utility company, political subdivision, public authorities or other similar agencies or bodies, respecting zoning, streets, roads, drives, easements or facilities;

f. Denies the right of Declarant to convey to the Association Multi-Use Site Common Property;

g. Modifies the basis or manner of assessment as applicable to Declarant or any lands owned by Declarant;

h. Alters or repeals any of Declarant's rights or any provision applicable to Declarant's right as provided for by any such provision of the Declaration.

11.8 **Filing.** A copy of each amendment shall be certified by the Secretary of State, State of Florida.

ARTICLE XII
INCORPORATOR

The name and street address of the incorporator is: Ryan C. Curtis, 175 NW 138th Terrace, Suite 100, Newberry, FL 32669.

ARTICLE XIII
NON-STOCK CORPORATION

The Association is organized on a non-stock basis and shall not issue shares of stock evidencing membership in the Owner's Association; provided, however, that membership in the Association may be evidenced by a certificate of membership which shall contain a statement that the Association is a corporation not for profit.

NO FURTHER TEXT ON THIS PAGE. EXECUTION PAGE TO FOLLOW

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, I, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation this 8th day of June, 2021.

Ryan C. Curtis

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing Articles of Incorporation were acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 8th day of June, 2021, by Ryan C. Curtis, who is ☑ personally known to me or ☐ produced _____ as identification.

(Seal)

Notary Public State of Florida
William Herbert Futch
My Commission GG 254630
Expires 09/28/2022

Notary Public
My Commission Expires: _____

CERTIFICATE DESIGNATING REGISTERED AGENT
FOR THE SERVICE OF PROCESS WITHIN THIS STATE

ALACHUA CROSSINGS ASSOCIATION, INC. desiring to organize under the laws of the State of Florida has named Curtis Law Firm, LLC, located at 175 NW 138th Terrace, Suite 100, Newberry, FL 32669, as its registered agent to accept service of process within this state.

ACKNOWLEDGEMENT:

Having been named as registered agent to accept service of process for the above stated corporation at the place designated in this certificate, I am familiar with and herby accept the duties and responsibilities as registered agent for this corporation.

Curtis Law Firm, LLC

By:_____
Ryan C. Curtis, Manager

Registered Agent

EXHIBIT "E"

INSERT OR ATTACH BYLAWS

BYLAWS OF

ALACHUA CROSSINGS ASSOCIATION, INC.

1. **Definitions.** When used in these Bylaws, the terms defined in the articles of ALACHUA CROSSINGS ASSOCIATION, INC., ("the Articles") shall have the same meanings as in the Articles. "Declaration" shall refer to that certain Declaration of Covenants and Restrictions for Alachua Crossings to be recorded in the public records of Alachua County, Florida.

2. **Identity**. These are the Bylaws of Alachua Crossings Association, Inc., a Florida not-for-profit corporation organized pursuant to Chapter 617, Florida Statutes (the "Association").

2.1 Office. The office of the Association shall be located at 2404 NW 93rd St., Gainesville, Florida 32606, or at such other place as may be designated from time to time by the Board of Directors.

2.2 Fiscal Year. The fiscal year of the Association shall be the calendar year.

2.3 Seal. The seal of the Association shall bear the name of the corporation, the word "Florida," the words "Corporation not for profit" and the year of incorporation.

3. **Members**.

3.1 Qualification. The Members of the Association shall consist of every Owner and in the case of multiple Owners, every group of record owners of a Parcel. The foregoing is not intended to include persons or entities who hold an interest merely as security for performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of a Parcel.

3.2 Change of Membership. Change of membership in the Association shall be established by recording in the Public Records of Alachua County, Florida, a deed or other instrument establishing record title to a Parcel or such portion thereof. The Owner designated as grantee by such instrument thus becomes a Member of the Association, and the membership of the prior Owner is terminated or reduced if a partial conveyance. The new Owner shall notify the Association of such property transfer and furnish the Association a copy of the recorded deed, the new Owner's address and the Owner's local agent, if any, in the event the Owner is located outside the State of Florida. Any notice requirements set out in these Bylaws and in the Articles shall be deemed to be complied with if notice to an Owner is directed to the address of said Owner as then reflected in the Association's records.

3.3 Voting Rights. Voting rights of each Member of the Association shall be as set forth in the Declaration and the Articles, and the manner of exercising such voting rights shall be as set forth in these Bylaws.

3.4 Designation of Voting Representative. If a Parcel is owned by one person or entity, its rights to vote shall be established by the record title to the Parcel. If a Parcel is owned by more than one person or entity, the person entitled to cast the votes for the Parcel shall be designated by a certificate signed by all the record Owners of the Parcel and filed with the Secretary of the Association. If a Parcel is owned by a general or limited partnership, the person entitled to cast votes for the Parcel shall be Secretary of the Association. If a Parcel is owned by a corporation, the person entitled to cast votes for the Parcel shall be designated by a certificate of appointment signed by the President or Vice President of the corporation and filed with the Secretary of the Association. If a Parcel is owned in trust, the person entitled to vote for the Parcel shall be designated by a certificate of appointment signed by the trustee of record for the trust and filed with the Secretary of the Association. Such certificates shall be valid until revoked or until superseded by a subsequent certificate or until a change in ownership of the Parcel. A certificate designating the person entitled to cast votes of a Parcel may be revoked in writing by an Owner thereof.

3.5 Approval or Disapproval of Matters. Whenever the decision of an Owner is required upon any matter, whether or not the subject of an Association meeting, such decision shall be expressed by the same person who would cast the votes of such Owner if at an Association meeting, unless the joinder of record Owner is specifically required by the Declaration, the Articles or by these Bylaws.

3.6 Restraint Upon Assignment of Shares in Assets. The share of a Member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to that Owner's Parcel.

4. **Members' Meetings.**

4.1 Annual Members' Meetings. The annual Members' meeting shall be held at the office of the Association at 5:00 p.m. on the third Wednesday of December of each year for the purpose of electing directors and for transacting any other business authorized to be transacted by the members; provided, however, if that day is a legal or religious holiday, the meeting shall be held at the same hour on the next day which is not a legal or religious holiday. Provided, however, the Board of Directors shall have the discretion to hold the annual meeting at any other time or during the month of December which they may deem to be more convenient to the Members of the Association.

4.2 Special Members' Meetings. Special meetings of the Members may be called by any one of the following persons or groups:

(a) The Board of Directors, or
(b) The holders of not less than one-fourth (1/4) of all the votes entitled to be voted at the meeting.

4.3 Notice of All Meetings of Members. Written notice stating the place, day and hour of the meeting and, in the case of a special meeting, the purpose or purposes for which the meeting is called shall be delivered to each Member entitled to vote at such meeting not less than ten (10) or more than sixty (60) days before the date of the meeting, either personally or by first-class mail, by or at the direction of the President, the Secretary or the officer or persons calling the meeting.

4.4 Quorum. A quorum at Members' meetings shall consist of sixty percent (60%) of all votes in the Association, whether represented in person or by proxy. If a quorum is present, the affirmative vote of a majority of votes represented at a meeting and entitled to vote on the subject matter shall constitute the acts of the Members except when approval by a greater number of Members is required by the Declaration, these Bylaws or the Articles. When a specified item of business is required to be voted upon by a particular class of Members, a majority of the votes of such class of Members shall constitute a quorum for the transaction of such item of business by that class. After a quorum has been established at a Members' meeting, the subsequent withdrawal of Members so as to reduce the number of votes at the meeting below the number required for a quorum shall not affect the validity of any action taken at the meeting or any adjournment thereof.

4.5 Proxies. Every Member entitled to vote at a meeting of members or to express consent or dissent without a meeting or that Member's duly authorized attorney-in-fact may authorize another person or persons to act for that Member by proxy. Every proxy must be signed by the Member or that Member's attorney-in-fact. No proxy shall be valid after the expiration of eleven (11) months from the date thereof unless otherwise provided in the proxy. Every proxy shall be revocable at the pleasure of the Member executing it and shall expire upon the transfer of title to the Parcel giving rise to the voting rights to which the proxy pertains. The authority of the holder of a proxy to act shall not be revoked by the incompetence or death of the Member who executed the proxy unless, before the authority is exercised, written notice of an adjudication of such incompetence or of such death is received by the Association officer responsible for maintaining the list of Members.

4.6 Adjourned Meetings. When a meeting is adjourned to another time or place, it shall not be necessary to give any notice of the adjourned meeting if the time and place to which the meeting is adjourned are announced at the meeting at which the adjournment is taken, and any business may be transacted at the adjourned meeting that might have been transacted on the original date of the meeting. If, however, after the adjournment the Board fixes a new record date for the adjourned meeting, a notice of the adjourned meeting shall be given in compliance with these Bylaws to each Member on the new record date entitled to vote at such meeting.

4.7 Order of Business. The order of business at annual Members' meetings, and as far as practical at all other Members' meetings, shall be as follows:

(a) calling of the roll and certifying of proxies.
(b) Proof of notice of meeting or waiver of notice.
(c) Reading and disposing of any unapproved minutes.
(d) Reports of officers.
(e) Reports of committees.
(f) Appointment of directors.
(g) Appointment of nominating committee.
(h) Unfinished business.
(i) New business.
(j) Adjournment.

4.8 Minutes of Meetings. The Association shall maintain minutes of each meeting of the

membership and of the Board of Directors in a businesslike manner. The minutes shall be kept in a book available for inspection by members or their authorized representatives at any reasonable time. The Association shall retain these minutes for a period of not less than three (3) years.

5. **Board of Directors**.

5.1 Number. The affairs of the Association shall be managed by a Board of not less than three (3) nor more than five (5) directors. The initial Board shall be comprised of three (3) directors. The number of directors may be increased from time to time by amendment to the Articles to a maximum of five (5) directors. In the event that the number of directors is changed, such change in number shall be implemented in such a manner as to have as nearly equal in number as possible the number of directors whose terms expire in any given year. Anything in these Bylaws to the contrary notwithstanding, the Declarant shall be entitled to designate the Board of Directors of the Association as set forth in the Declaration.

5.2 Term of Office. Once the Declarant has relinquished the power to designate the Board of Directors, the Members shall elect the directors for a term of two (2) years each as provided in the Articles. Each director shall hold office for the term for which said director is elected and until said director's successor shall have been elected and qualified or until the director's resignation, removal from office or death.

5.3 Removal. Except for the Declarant-appointed directors who may only be removed by the Declarant, any director may be removed from the Board, with or without cause, by a majority vote of the Members of each class. In the event of the death, resignation or removal of a director, the director's successor shall be selected by the remaining directors and shall serve the unexpired term of the director's predecessor except in the case of a Declarant-appointed Director, in which case Declarant shall appoint the successor.

5.4 Directors' Fees. Directors shall serve without compensation or fees; provided, however, nothing herein shall be deemed to prevent reimbursement of out-of-pocket expenses approved by the Board and incurred on behalf of the Association.

5.5 Election. Except for appointed directors as set forth in the Declaration, election to the Board of Directors shall be by written ballot as hereinafter provided. At such election, the Members or their proxies may cast, in respect of each vacancy, as many votes as they are entitled to cast under the provisions of the Articles. The persons receiving the largest number of votes for each vacancy shall be elected.

5.6 Nominations. Nominations for election to the Board of Directors shall be made by a Nominating Committee, which shall be one of the standing committees of the Association.

5.7 Nominating Committee. The Nominating Committee shall consist of a Chairman, who shall be a director, and two or more Members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the Members to serve from the close of such annual meeting until the close of the next annual meeting, and such appointment shall be announced at each annual meeting.

5.8 Duties of Nominating Committee. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine but not less than the number of vacancies that is to be filled. Such nominations may be made from among Members or officers, directors or agents of the Declarant, as the Committee in its discretion shall determine. Separate nominations shall be made for each vacancy to be filled. Nominations shall be placed on a written ballot as provided in Section 5.9 and shall be made in advance of the time fixed in Section 5.9 for the mailing of such ballots to Members.

5.9 Ballots. All elections to the Board of Directors shall be made by ballot which shall (a) describe the vacancies to be filled; and (b) set forth the names of those nominated by the Nominating Committee for each such vacancy. Such ballots shall be prepared and provided by the Secretary or its designee to the Members in advance of the date set forth therein (which shall be a date not later than the day before the meeting at which the vote is to be taken).

5.10 Number of Ballots. Each Member shall be entitled to multiple ballots and multiple votes based on the square feet contained in the parcel that they own.

6. **Meetings of Directors**.

6.1 Regular Meetings. Regular meetings of the Board of Directors shall be held at least annually without notice at such place and hour as may be fixed from time to time by resolution of the Board. If the day for such regular meeting is a legal holiday, the meeting shall be held at the same time on the next day that is not a legal holiday. Notice of such regular meeting is hereby dispensed with. Regular meetings of the Board of Directors shall be open to

the Members.

6.2 Special Meetings. Special meetings of the Directors may be called by the Chairman of the Board, by the President of the Association or by any two (2) directors. No less than two (2) days' notice of the special meeting shall be given to each director personally or by fax, first-class mail, telegram or cablegram, which notice shall state the time, place and purpose of the meeting.

6.3 Action Taken Without a Meeting. The transaction of any business at any meeting of the Board of Directors, however called and noticed, or wherever held, shall be as valid as though made at a meeting duly held after regular call and notice if a quorum is present and, if either before or after the meeting, each of the directors not present signs a written waiver of notice, or a consent to the holdings of such meeting or an approval of the minutes thereof. All such waivers, consents or approvals shall be filed with the Association's records and made a part of the minutes of the meeting. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the Board of Directors need be specified in the notice or waiver of notice of such meeting.

6.4 Defects in Notice, etc., Waived by Attendance. Attendance of a director at a meeting shall constitute a waiver of notice of such meeting and a waiver of any and all objections to the place of the meeting, the time of the meeting or the manner in which it has been called or convened except when a director states, at the beginning of the meeting, any objection to the transaction of business because the meeting is not lawfully called or convened. Directors may participate in a meeting of such Board by means of a conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other at the same time. Participation by such means shall constitute presence in person at a meeting.

6.5 Quorum. A quorum at a directors' meeting shall consist of a majority of all votes of the entire Board of Directors. The acts approved by a majority of those votes represented at a meeting at which a quorum is present shall constitute the act of the Board of Directors except where approval by a greater number of directors is required by the Declaration, a Supplemental Declaration, the Articles or these Bylaws.

6.6 Adjourned Meetings. A majority of the Directors present, whether or not a quorum exists, may adjourn any meeting of the Board of Directors to another time and place. Notice of any such adjourned meeting shall be given to the directors who were not present at the time of the adjournment and, unless the time and place of the adjourned meeting are announced at the time of the adjournment, to the other directors.

6.7 Action by Directors Without a Meeting. Any action required to be taken at a meeting of the directors or a committee thereof may be taken without a meeting if a consent in writing setting forth the action to be taken signed by all the directors or all the members of the committee, as the case may be, is filed in the minutes of the proceedings of the Board or of the committee. Such consent shall have the same effect as a unanimous vote.

6.8 Presiding Officer. The presiding officer of directors' meetings shall be the President. In the absence of the President, the Vice President shall preside, and in the absence of both, the directors present shall designate one of their number to preside.

6.9 Powers and Duties of Board of Directors. All of the powers and duties of the Association existing under Chapter 720, Florida Statutes. the Declaration, the Articles and these Bylaws shall be exercised by the Board of Directors, subject only to approval by Members when such is specifically required.

7. **Officers.**

7.1 Officers and Election. The executive officers of the Association shall be a President, who shall be selected from the Board of Directors; a Vice-President, who also shall be selected from the Board of Directors; a Treasurer; and a Secretary, all of whom shall be elected annually by the Board of Directors and who may be peremptorily removed by vote of the directors at any meeting. Any person may hold two or more offices except that the President shall not also be the Secretary. The Board of Directors shall from time to time elect such other officers and designate their powers and duties as the Board shall find necessary or convenient to manage properly the affairs of the Association.

7.2 President. The President shall be the chief executive officer of the Association. The President shall have all the powers and duties which are usually vested in the office of President of an association, including but not limited to, the power to appoint committees from among the Members from time to time as the President may in his discretion determine appropriate to assist in conducting the affairs of the Association. The President shall serve as chairman of all Board and Members' meetings.

7.3 Vice President. The Vice President shall, in the absence or disability of the President, exercise the powers and perform the duties of the President. The Vice President shall also generally assist the President and exercise such other powers and perform such other duties as shall be prescribed by the directors.

7.4 Secretary. The Secretary shall keep the minutes of all proceedings of the directors and the Members. The Secretary shall attend to the giving and serving of all notices to the Members and directors and other notices required by law. The Secretary shall keep the records of the Association, except those of the Treasurer, and shall perform all other duties incident to the office of Secretary of an association and as may be required by the directors or the President. The duties of the Secretary may be fulfilled by a manager employed by the Association.

7.5 Treasurer. The Treasurer shall have custody of all property of the Association, including funds, securities and evidence of indebtedness; the Treasurer shall keep the books of the Association in accordance with good accounting practices and provide for collection of assessments; and the Treasurer shall perform all other duties incident to the office of Treasurer. The duties of the Treasurer may be fulfilled by a manager employed by the Association.

7.6 Compensation. Directors will not receive compensation for their services unless approved by the Members.

8. **Books and Records**. The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any Member. The Declaration, the Articles and the Bylaws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at a reasonable cost.

9. **Fiscal Management**. The provisions for fiscal management of the Association set forth in the Declaration shall be supplemented by the following provisions.

9.1 Accounts. The receipts and expenditures of the Association shall be credited and charged to accounts under the following classifications and any other classifications as shall be appropriate, when authorized and approved by the Board of Directors. The receipts shall be entered by their amounts, by accounts and receipt classifications. Expenses shall be entered by their amounts, by accounts and expense classifications.

(a) Current Expense. The current expense account shall include all receipts and expenditures to be made within the year and may include a reasonable allowance for contingencies and working funds. The balance in this fund at the end of each year shall be applied to reduce the assessments for current expense for the succeeding year or to fund reserves. This may include, but not be limited to, in any order:

(1) Professional, administration and management fees and expenses;
(2) Taxes on Common Property;
(3) Expenses for utility services and maintenance expenses relating to the Common Property;
(4) Contributions for the Roadways.
(5) Insurance costs;
(6) Administrative and salary expenses; and,
(7) Operating capital; and
(8) Other expenses.

(b) Reserve for Deferred Maintenance. If required by the Board of Directors, there shall be established a reserve account for deferred maintenance which shall include funds for major maintenance items which are the obligation of the Association and which occur less frequently than annually.

(c) Reserve for Replacement. If required by the Board of Directors, there shall be established a reserve account for replacement which shall include funds for repairs or replacements which the Association is obligated to make resulting from damage, depreciation or obsolescence.

9.2 Budget. The Board of Directors shall adopt an operating budget for the Property in advance for each calendar year which shall include the estimated funds required to defray the current expenses and shall provide funds for the foregoing reserves.

9.3 Depository. The depository of the Association will be such banks in Alachua County, Florida, as shall be designated from time to time by the directors. The withdrawal of monies from such accounts shall be only by checks signed by such persons as authorized by the directors; provided, however, that the provisions of a management agreement between the Association and a manager relative to the subject matter of this section shall supersede the provisions hereof.

10. **Parliamentary Rules**. Roberts' Rules of Order (late edition) shall govern the conduct of Association meetings when not in conflict with these Bylaws.

11. **Amendment**. Amendments to these Bylaws shall be proposed and adopted in the following

manner:

11.1 Resolution. The Board of Directors shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of Members, which may be either the annual meeting or a special meeting.

11.2 Notice. Within the time and in the manner provided in these Bylaws for giving notice of meetings to Members, written notice setting forth the proposed amendment or a summary of the changes to be affected thereby shall be given to each Member of record entitled to vote thereon. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

11.3 Vote. At such meeting, a vote of the Members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving both the affirmative vote of a majority of the votes of Members of each class entitled to vote thereon as a class and the affirmative vote of a majority of the votes of all Members entitled to vote thereon. So long as the Declarant shall own any lands within the Development Plan, no Declarant-related amendment shall be made to the Declaration, to the Articles or to the Bylaws of the Association unless such amendment is first approved in writing by the Declarant. Any amendment shall be deemed to be Declarant-related if it does any of the following:

(a) Directly or indirectly by its provisions or in practical application relates to the Declarant in a manner different from the manner in which it relates to other owners;

(b) Modifies the definitions provided for by Article I of the Declaration in a manner which alters the Declarant's rights or status;

(c) Modifies or repeals any provision of Article III of the Declaration; Alters the character and rights of membership as provided for by Article V of the Declaration or affects or modifies in any manner whatsoever the rights of Declarant as a Member of the Association;

(d) Alters any previously recorded or written agreement with any public or quasi-public agencies, utility companies, political subdivisions, public authorities or other similar agencies or bodies, respecting zoning, streets, roads, drives, easements or facilities;

(e) Denies the right of the Declarant to convey Association Common Property; or,

(f) Modifies the basis or manner of assessment as applicable to the Declarant or any lands owned by the Declarant.

11.4 Multiple Amendments. Any number of amendments may be submitted to the Members and voted upon by them at one meeting.

11.5 Agreement. If all the directors and all the Members eligible to vote sign a written statement manifesting their intention that an amendment to these Bylaws be adopted, and the same do not violate the prohibitions of 11.3 relative to the Declarant, the amendment shall thereby be adopted as though Subsections 11.1 through 11.3 had been satisfied.

11.6 Recording. A copy of each amendment shall be recorded in the Public Records of Alachua County, Florida, as soon as possible after adoption.

11.7 Provisions. No amendment shall make any changes in the qualifications for membership nor the voting rights of Members without approval in writing by all Members. No amendment shall be made that is in conflict with Chapter 720, Florida Statutes, or with the Declaration or Articles of Incorporation.

12. **Pronouns**. Whenever the context permits, the singular shall include the plural, and one gender shall include all.

The foregoing were adopted as the Bylaws of Alachua Crossings Association, Inc., a not-for-profit corporation established under the laws of the State of Florida, at the first meeting of the Board of Directors on the 31st day of August, 2021.

Jay Hutto

Janie Hutto

Mark Waldorff

EXHIBIT "F"

INSERT RETENTION LAYOUT

ALACHUA CROSSINGS

LYING IN THE SW 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW
Professional Consultants
7980 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
FLORIDA CA-0000

MINOR SUBDIVISION
BOOK _, PAGE _
SHEET ONE OF TWO

PARENT PARCEL DESCRIPTION:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 2019-0000, DATED MAY 27, 2021)
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, AND RUN THENCE NORTH 89°29'03" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 661.21 FEET; THENCE SOUTH 01°17'44" EAST, 30.00 FEET; THENCE NORTH 89°29'03" EAST, 233.74 FEET; THENCE SOUTH 01°17'44" EAST, 1008.22 FEET; THENCE SOUTH 89°29'03" WEST, 233.74 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2364, PAGE 1619 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 01°17'44" EAST, ALONG THE WEST LINE OF SAID LANDS, 330.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2364, PAGE 1619; THENCE SOUTH 89°29'03" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 330.42 FEET; THENCE NORTH 00°30'57" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1344.22 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4247, PAGE 1844; THENCE NORTH 89°29'03" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 330.42 FEET TO THE NORTHEAST CORNER THEREOF; LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 (A 200' WIDE RIGHT-OF-WAY); THENCE NORTH 39°49'48" WEST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,109.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°00'00", AN ARC LENGTH OF 34.91 FEET, BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 34°49'48" WEST, 34.87 FEET; THENCE NORTH 29°49'48" WEST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°00'00", AN ARC LENGTH OF 34.91 FEET, BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 34°49'48" WEST, 34.87 FEET; THENCE NORTH 39°49'48" WEST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,344.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.02 ACRES, MORE OR LESS.

LOT 1 DESCRIPTION:

(BY THIS SURVEYOR)
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, AND RUN THENCE NORTH 89°29'03" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 661.21 FEET; THENCE SOUTH 01°17'44" EAST, 30.00 FEET; THENCE NORTH 89°29'03" EAST, 233.74 FEET; THENCE SOUTH 01°17'44" EAST, 1008.22 FEET; THENCE SOUTH 89°29'03" WEST, 233.74 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2364, PAGE 1619 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 01°17'44" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 330.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2364, PAGE 1619; THENCE SOUTH 89°29'03" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 330.42 FEET; THENCE NORTH 00°30'57" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1344.22 FEET TO THE NORTHEAST CORNER THEREOF; LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 (A 200' WIDE RIGHT-OF-WAY); THENCE NORTH 39°49'48" WEST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,109.37 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°00'00", AN ARC LENGTH OF 34.91 FEET, BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 34°49'48" WEST, 34.87 FEET; THENCE NORTH 29°49'48" WEST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 141.37 FEET, BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 74°49'48" WEST, 127.28 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 60°10'12" WEST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SE 16TH AVENUE, A DISTANCE OF 1,000.00 FEET; THENCE SOUTH 29°49'48" EAST, A DISTANCE OF 1,344.22 FEET TO THE SOUTH LINE OF SAID LANDS; THENCE NORTH 89°29'03" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,322.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.00 ACRES, MORE OR LESS.

LOT 2 DESCRIPTION:

(BY THIS SURVEYOR)
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, AND RUN THENCE NORTH 89°29'03" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 661.21 FEET; THENCE SOUTH 01°17'44" EAST, 30.00 FEET; THENCE NORTH 89°29'03" EAST, 233.74 FEET; THENCE SOUTH 01°17'44" EAST, 1008.22 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2364, PAGE 1619 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 01°17'44" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 330.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2364, PAGE 1619; THENCE SOUTH 89°29'03" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 330.42 FEET; THENCE NORTH 00°30'57" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1344.22 FEET TO THE NORTHEAST CORNER THEREOF; LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 (A 200' WIDE RIGHT-OF-WAY); THENCE NORTH 39°49'48" WEST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,109.37 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°00'00", AN ARC LENGTH OF 34.91 FEET, BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 34°49'48" WEST, 34.87 FEET; THENCE NORTH 29°49'48" WEST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 141.37 FEET, BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 74°49'48" WEST, 127.28 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 60°10'12" WEST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SE 16TH AVENUE, A DISTANCE OF 1,000.00 FEET; THENCE SOUTH 29°49'48" EAST, A DISTANCE OF 1,344.22 FEET TO THE SOUTH LINE OF SAID LANDS; THENCE NORTH 89°29'03" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,322.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.00 ACRES, MORE OR LESS.

COMMON AREA "A" / DRAINAGE EASEMENT DESCRIPTION:

(BY THIS SURVEYOR)
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, AND RUN THENCE NORTH 89°29'03" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 661.21 FEET; THENCE SOUTH 01°17'44" EAST, 30.00 FEET; THENCE NORTH 89°29'03" EAST, 233.74 FEET; THENCE SOUTH 01°17'44" EAST, 1008.22 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2364, PAGE 1619 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 01°17'44" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 330.00 FEET; THENCE SOUTH 89°29'03" WEST, ALONG THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4247, PAGE 1844, A DISTANCE OF 330.42 FEET; THENCE NORTH 00°30'57" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1344.22 FEET TO THE NORTHWEST CORNER THEREOF; LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 (A 200' WIDE RIGHT-OF-WAY); THENCE NORTH 39°49'48" WEST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,109.37 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°00'00", AN ARC LENGTH OF 34.91 FEET, BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 34°49'48" WEST, 34.87 FEET; THENCE NORTH 29°49'48" WEST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 141.37 FEET, BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 74°49'48" WEST, 127.28 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 60°10'12" WEST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SE 16TH AVENUE, A DISTANCE OF 1,000.00 FEET; THENCE SOUTH 29°49'48" EAST, A DISTANCE OF 1,344.22 FEET TO THE SOUTH LINE OF SAID LANDS; THENCE NORTH 89°29'03" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,322.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.00 ACRES, MORE OR LESS.

COMMON AREA "B" / INGRESS, EGRESS & UTILITY EASEMENT DESCRIPTION:

(BY THIS SURVEYOR)
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, AND RUN THENCE NORTH 89°29'03" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 661.21 FEET; THENCE SOUTH 01°17'44" EAST, 30.00 FEET; THENCE NORTH 89°29'03" EAST, 233.74 FEET; THENCE SOUTH 01°17'44" EAST, 1008.22 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2364, PAGE 1619 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 01°17'44" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 330.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2364, PAGE 1619; THENCE SOUTH 89°29'03" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 330.42 FEET; THENCE NORTH 00°30'57" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1344.22 FEET TO THE NORTHEAST CORNER THEREOF; LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 (A 200' WIDE RIGHT-OF-WAY); THENCE SOUTH 39°49'48" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,109.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°00'00", AN ARC LENGTH OF 34.91 FEET, BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 34°49'48" EAST, 34.87 FEET; THENCE SOUTH 29°49'48" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 141.37 FEET, BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 74°49'48" EAST, 127.28 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 60°10'12" WEST, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SE 16TH AVENUE, A DISTANCE OF 1,000.00 FEET; THENCE NORTH 29°49'48" WEST, A DISTANCE OF 1,344.22 FEET TO THE SOUTH LINE OF SAID LANDS; THENCE NORTH 89°29'03" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,322.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.00 ACRES, MORE OR LESS.

COMMON AREA "C" / DRAINAGE EASEMENT DESCRIPTION:

(BY THIS SURVEYOR)
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

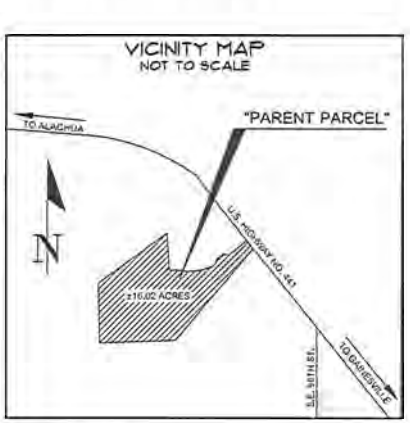
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, AND RUN THENCE NORTH 89°29'03" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 661.21 FEET; THENCE SOUTH 01°17'44" EAST, 30.00 FEET; THENCE NORTH 89°29'03" EAST, 233.74 FEET; THENCE SOUTH 01°17'44" EAST, 1008.22 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2364, PAGE 1619 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 01°17'44" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 330.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2364, PAGE 1619; THENCE SOUTH 89°29'03" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 330.42 FEET; THENCE NORTH 00°30'57" WEST, ALONG SAID EAST LINE, A DISTANCE OF 1344.22 FEET TO THE NORTHEAST CORNER THEREOF; LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 (A 200' WIDE RIGHT-OF-WAY); THENCE NORTH 39°49'48" WEST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,109.37 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°00'00", AN ARC LENGTH OF 34.91 FEET, BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 34°49'48" WEST, 34.87 FEET; THENCE NORTH 29°49'48" WEST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 141.37 FEET, BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 74°49'48" WEST, 127.28 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 60°10'12" WEST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SE 16TH AVENUE, A DISTANCE OF 1,000.00 FEET; THENCE SOUTH 29°49'48" EAST, A DISTANCE OF 1,344.22 FEET TO THE SOUTH LINE OF SAID LANDS; THENCE NORTH 89°29'03" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,322.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.00 ACRES, MORE OR LESS.

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO AN ASSUMED VALUE OF NORTH 60°10'12" EAST FOR THE EASTERLY LINE OF THE PARENT PARCEL, SAID BEARING IS IDENTICAL WITH THE DEED RECORDED IN OFFICIAL RECORDS BOOK 4421, PAGE 1702 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS MINOR SUBDIVISION DOES NOT EXCEED 1:5000.
3. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAPS: 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.
4. DEVELOPMENT STANDARDS FOR THE SUBJECT PROPERTY SHALL BE IN ACCORDANCE WITH THE CITY OF ALACHUA, (I) ZONING DISTRICT.
5. ALL DISTANCES SHOWN HEREON ARE IN FEET AND INTENDED TO BE ACCURATE TO THE HUNDREDTH OR A FOOT.
6. LOT CORNERS SHALL BE SET IN CONFORMANCE WITH CHAPTER 177.091 (8) OF FLORIDA STATUES.
7. MUNICIPAL WATER AND SEWER ARE AVAILABLE TO THIS SITE VIA U.S. HIGHWAY NO 441.
8. THIS MINOR SUBDIVISION IS SUBJECT TO A DEVELOPER AGREEMENT AS RECORDED IN O.R.B. 4442 PG. 1183, DESCRIPTION IS BLANKET IN NATURE AND COVERS THE PLAT.
9. THIS MINOR SUBDIVISION IS SUBJECT TO A EASEMENT AS RECORDED IN O.R.B. 3629 PG. 163, DESCRIPTION IS BLANKET IN NATURE AND COVERS THE PLAT.
10. THIS MINOR SUBDIVISION MAY OR MAY NOT BE SUBJECT TO A AGREEMENT CONCERNING WATER AND WASTEWATER SERVICES AS RECORDED IN O.R.B. 1826 PG. 1161, DESCRIPTION IS BLANKET IN NATURE AND COVERS THE SUBJECT PARCEL.
11. THIS PLAT CONSISTS OF TWO SHEETS AND IS NOT COMPLETE WITHOUT BOTH SHEETS. SEE SHEET ONE FOR VICINITY MAP, PARCEL DESCRIPTIONS, OWNERS CERTIFICATE AND SURVEYOR'S CERTIFICATE AND COMPLETE SURVEYOR'S NOTES. SEE SHEET TWO FOR DETAILED SUBDIVISION INFORMATION.

VICINITY MAP
NOT TO SCALE



CURRENT ZONING: CI

THIS MINOR SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CURRENT LAND DEVELOPMENT REGULATIONS WITHIN THE CI ZONING DISTRICT.

SETBACK REQUIREMENTS:
FRONT: 25'
SIDE: 0'
REAR: 10'

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FLEMA FLOOD ZONE "X (SHADED)", FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; AND IN FLOOD ZONE "X" (AREA DETERMINED NOT TO BE SUBJECT TO THE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NO. 12001C0705D WITH AN EFFECTIVE DATE OF 06/16/2006.

FLOOD HAZARD WARNING:

THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT THE CITY OF ALACHUA FOR FLOOD ELEVATIONS AND OBTAIN THE LATEST INFORMATION ABOUT FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR THE USE OF THIS LAND.

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

ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

OWNER'S CERTIFICATION AND CONSENT

ALACHUA CROSSINGS, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE HEREIN-DESCRIBED LANDS AND DOES CONSENT TO THIS MINOR SUBDIVISION.

_____ WITNESS #1

_____ WITNESS #2

_____
JAY MOTTO - MANAGING MEMBER

MORTGAGEE DEDICATION AND CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT AMERIS BANK, THE HOLDER OF THAT CERTAIN MORTGAGE (RECEIPT FOR RECORD IN OFFICIAL RECORDS BOOK 4421, PAGE 1439 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA), DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE DEDICATION SHOWN HEREON.

AMERIS BANK _____
WITNESS

_____
WITNESS

ACKNOWLEDGEMENT
(STATE OF FLORIDA-COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, JAY MOTTO, AS MANAGING MEMBER OF ALACHUA CROSSINGS, LLC, WHO SAID THAT (HE/SHE) WAS DULY VESTED AND WHO FURNISHED A FLORIDA DRIVER'S LICENSE AS IDENTIFICATION AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE HEREIN EXPRESSED, AND SAID TIME AS DATE.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., 2021

MY COMMISSION EXPIRES: _____
_____
NOTARY PUBLIC-STATE OF FLORIDA

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

THIS IS TO CERTIFY THAT ON _____ THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

_____
MAYOR

ATTEST:

_____ _____
CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

_____
EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

_____
CITY ATTORNEY

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE PLATTING REQUIREMENTS PURSUANT TO CHAPTER 177, PART 1, FLORIDA STATUES AND THAT THE PLAT COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENTS OF SAID PART 1 PLATTING CHAPTER, HOWEVER NO REVIEW AND CERTIFICATION EXIST NOT INCLUDE COMPILATION OF FIELD MONUMENTATION OF ANY POINTS OR MEASUREMENTS.

_____ _____
DATE TADD WRIGHT
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7215
MASON P.W. PROFESSIONAL GROUP INC.
LICENSED BUSINESS NO. 8021

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THE PLAT ENTITLED ALACHUA CROSSINGS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SAID LANDS HAVE BEEN PLATTED AND DEDICATED AS SHOWN ON SAID PLAT; AND THAT SAID PLAT AND SURVEY CONFORMS WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

_____ _____
DATE CHAD A. COLLEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7342
SURVEYING HEARTS, A WHOLLY OWNED, INC.
LICENSED BUSINESS NO. 8376

ALACHUA CROSSINGS

LYING IN THE SW 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
7901 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
LC. 1999 FLORIDA
CA-0007L

MINOR SUBDIVISION
BOOK _, PAGE _
SHEET TWO OF TWO

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUME VALUE OF NORTH 00°10'00" EAST FOR THE EASTERLY LINE OF THE PARENT PARCEL. SAID BEARING IS IDENTICAL WITH THE DEED RECORDED IN OFFICIAL RECORDS BOOK 4321, PAGE 1845, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS MINOR SUBDIVISION DOES NOT EXCEED 1:5000.
3. 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.
4. DEVELOPMENT STANDARDS FOR THE SUBJECT PROPERTY SHALL BE IN ACCORDANCE WITH THE CITY OF ALACHUA, CI ZONING DISTRICT.
5. ALL DISTANCES SHOWN HEREON ARE IN FEET AND INTENDED TO BE ACCURATE TO THE HUNDREDTH OF A FOOT.
6. LOT CORNERS SHALL BE SET IN CONFORMANCE WITH CHAPTER 177.091 (8) OF FLORIDA STATUTES.
7. MUNICIPAL WATER AND SEWER ARE AVAILABLE TO THIS SITE VIA U.S. HIGHWAY 441.
8. THIS MINOR SUBDIVISION IS SUBJECT TO A DEVELOPER AGREEMENT AS RECORDED IN O.R.B. 3440, PG. 1549, DESCRIPTION IS BLANKET IN NATURE AND COVERS THE PLAT.
9. THIS MINOR SUBDIVISION IS SUBJECT TO A EASEMENT AS RECORDED BY O.R.B. 3473, PG. 192, DESCRIPTION IS BLANKET IN NATURE AND COVERS THE PLAT.
10. THIS MINOR SUBDIVISION MAY OR MAY NOT BE SUBJECT TO A AGREEMENT CONCERNING WATER AND WASTEWATER SERVICES AS RECORDED IN O.R.B. 1838, PG. 2561, DESCRIPTION IS BLANKET IN NATURE AND COVERS THE SUBJECT PARCEL.
11. THIS PLAT CONSISTS OF TWO SHEETS AND IS NOT COMPLETE WITHOUT BOTH SHEETS. SEE SHEET ONE FOR VICINITY MAP, PARCEL DESCRIPTIONS, OWNERS DEDICATION, COUNTY APPROVALS, SURVEYOR'S CERTIFICATE AND COMPLETE SURVEYOR'S NOTES. SEE SHEET TWO FOR DETAILED SUBDIVISION INFORMATION.

GRAPHIC SCALE
0 25 50 100

POINT OF COMMENCEMENT
N 89°09'37" E 667.27'
S 01°10'00" E 1,319.04'
N 89°09'37" E 333.73'
POINT OF BEGINNING
S 89°09'37" E 123.01'
S 57°45'17" W 790.07'
N 01°10'00" W 1,319.04'
COMMON AREA "A" / DRAINAGE EASEMENT
COMMON AREA "B" / INGRESS, EGRESS & UTILITY EASEMENT
COMMON AREA "B" / INGRESS, EGRESS & UTILITY EASEMENT
N 53°19'04" E 440.97'
N 53°19'04" E 640.73'
N 53°19'04" E 179.10'
N 53°19'04" E 179.10'
POINT OF BEGINNING
POINT OF BEGINNING
POINT OF BEGINNING
COMMON AREA "C" / DRAINAGE EASEMENT
LOT 1
LOT 2
S 01°10'00" E 534.31'
N 01°10'00" W 439.91'
S 89°09'37" E 149.99'
S 89°09'37" E 179.99'
S 01°10'00" W 1,319.04'
N 89°09'37" W 1,319.04'
N 89°09'37" W 333.73'
N 89°09'37" W 667.27'
S 89°18'11" W 307.77'
N 89°18'11" E 334.42'
S 89°34'41" W 334.99'
N 89°34'41" E 334.99'
N 45°10'00" W 309.46'
N 44°50'00" E 309.46'
S 45°10'00" W 1,050.67'
N 45°10'00" E 1,050.67'
(BASIS OF BEARINGS)

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 01°10'00" W	1319.04'
L2	S 89°09'37" E	123.01'
L3	S 01°10'00" E	1319.04'
L4	N 89°09'37" W	333.73'
L5	N 89°09'37" W	667.27'
L6	N 53°19'04" E	179.10'
L7	S 89°09'37" E	149.99'
L8	S 01°10'00" E	534.31'
L9	S 89°09'37" E	179.99'
L10	N 01°10'00" W	439.91'
L11	S 89°09'37" E	179.99'
L12	S 01°10'00" E	1319.04'
L13	N 89°09'37" W	333.73'
L14	N 89°09'37" W	667.27'
L15	N 53°19'04" E	640.73'
L16	N 53°19'04" E	440.97'
L17	S 89°09'37" E	179.99'
L18	S 01°10'00" E	1319.04'
L19	N 89°09'37" W	333.73'
L20	N 89°09'37" W	667.27'
L21	N 53°19'04" E	640.73'
L22	N 53°19'04" E	440.97'
L23	S 89°09'37" E	179.99'
L24	S 01°10'00" E	1319.04'
L25	N 89°09'37" W	333.73'
L26	N 89°09'37" W	667.27'
L27	N 53°19'04" E	640.73'
L28	N 53°19'04" E	440.97'
L29	S 89°09'37" E	179.99'
L30	S 01°10'00" E	1319.04'
L31	N 89°09'37" W	333.73'
L32	N 89°09'37" W	667.27'
L33	N 53°19'04" E	640.73'
L34	N 53°19'04" E	440.97'
L35	S 89°09'37" E	179.99'
L36	S 01°10'00" E	1319.04'
L37	N 89°09'37" W	333.73'
L38	N 89°09'37" W	667.27'
L39	N 53°19'04" E	640.73'
L40	N 53°19'04" E	440.97'
L41	S 89°09'37" E	179.99'
L42	S 01°10'00" E	1319.04'
L43	N 89°09'37" W	333.73'
L44	N 89°09'37" W	667.27'
L45	N 53°19'04" E	640.73'
L46	N 53°19'04" E	440.97'
L47	S 89°09'37" E	179.99'
L48	S 01°10'00" E	1319.04'
L49	N 89°09'37" W	333.73'
L50	N 89°09'37" W	667.27'
L51	N 53°19'04" E	640.73'
L52	N 53°19'04" E	440.97'
L53	S 89°09'37" E	179.99'
L54	S 01°10'00" E	1319.04'
L55	N 89°09'37" W	333.73'
L56	N 89°09'37" W	667.27'
L57	N 53°19'04" E	640.73'
L58	N 53°19'04" E	440.97'
L59	S 89°09'37" E	179.99'
L60	S 01°10'00" E	1319.04'
L61	N 89°09'37" W	333.73'
L62	N 89°09'37" W	667.27'
L63	N 53°19'04" E	640.73'
L64	N 53°19'04" E	440.97'
L65	S 89°09'37" E	179.99'
L66	S 01°10'00" E	1319.04'
L67	N 89°09'37" W	333.73'
L68	N 89°09'37" W	667.27'
L69	N 53°19'04" E	640.73'
L70	N 53°19'04" E	440.97'
L71	S 89°09'37" E	179.99'
L72	S 01°10'00" E	1319.04'
L73	N 89°09'37" W	333.73'
L74	N 89°09'37" W	667.27'
L75	N 53°19'04" E	640.73'
L76	N 53°19'04" E	440.97'
L77	S 89°09'37" E	179.99'
L78	S 01°10'00" E	1319.04'
L79	N 89°09'37" W	333.73'
L80	N 89°09'37" W	667.27'
L81	N 53°19'04" E	640.73'
L82	N 53°19'04" E	440.97'
L83	S 89°09'37" E	179.99'
L84	S 01°10'00" E	1319.04'
L85	N 89°09'37" W	333.73'
L86	N 89°09'37" W	667.27'
L87	N 53°19'04" E	640.73'
L88	N 53°19'04" E	440.97'
L89	S 89°09'37" E	179.99'
L90	S 01°10'00" E	1319.04'
L91	N 89°09'37" W	333.73'
L92	N 89°09'37" W	667.27'
L93	N 53°19'04" E	640.73'
L94	N 53°19'04" E	440.97'
L95	S 89°09'37" E	179.99'
L96	S 01°10'00" E	1319.04'
L97	N 89°09'37" W	333.73'
L98	N 89°09'37" W	667.27'
L99	N 53°19'04" E	640.73'
L100	N 53°19'04" E	440.97'
L101	S 89°09'37" E	179.99'
L102	S 01°10'00" E	1319.04'
L103	N 89°09'37" W	333.73'
L104	N 89°09'37" W	667.27'
L105	N 53°19'04" E	640.73'
L106	N 53°19'04" E	440.97'
L107	S 89°09'37" E	179.99'
L108	S 01°10'00" E	1319.04'
L109	N 89°09'37" W	333.73'
L110	N 89°09'37" W	667.27'
L111	N 53°19'04" E	640.73'
L112	N 53°19'04" E	440.97'
L113	S 89°09'37" E	179.99'
L114	S 01°10'00" E	1319.04'
L115	N 89°09'37" W	333.73'
L116	N 89°09'37" W	667.27'
L117	N 53°19'04" E	640.73'
L118	N 53°19'04" E	440.97'
L119	S 89°09'37" E	179.99'
L120	S 01°10'00" E	1319.04'
L121	N 89°09'37" W	333.73'
L122	N 89°09'37" W	667.27'
L123	N 53°19'04" E	640.73'
L124	N 53°19'04" E	440.97'
L125	S 89°09'37" E	179.99'
L126	S 01°10'00" E	1319.04'
L127	N 89°09'37" W	333.73'
L128	N 89°09'37" W	667.27'
L129	N 53°19'04" E	640.73'
L130	N 53°19'04" E	440.97'
L131	S 89°09'37" E	179.99'
L132	S 01°10'00" E	1319.04'
L133	N 89°09'37" W	333.73'
L134	N 89°09'37" W	667.27'
L135	N 53°19'04" E	640.73'
L136	N 53°19'04" E	440.97'
L137	S 89°09'37" E	179.99'
L138	S 01°10'00" E	1319.04'
L139	N 89°09'37" W	333.73'
L140	N 89°09'37" W	667.27'
L141	N 53°19'04" E	640.73'
L142	N 53°19'04" E	440.97'
L143	S 89°09'37" E	179.99'
L144	S 01°10'00" E	1319.04'
L145	N 89°09'37" W	333.73'
L146	N 89°09'37" W	667.27'
L147	N 53°19'04" E	640.73'
L148	N 53°19'04" E	440.97'
L149	S 89°09'37" E	179.99'
L150	S 01°10'00" E	1319.04'
L151	N 89°09'37" W	333.73'
L152	N 89°09'37" W	667.27'
L153	N 53°19'04" E	640.73'
L154	N 53°19'04" E	440.97'
L155	S 89°09'37" E	179.99'
L156	S 01°10'00" E	1319.04'
L157	N 89°09'37" W	333.73'
L158	N 89°09'37" W	667.27'
L159	N 53°19'04" E	640.73'
L160	N 53°19'04" E	440.97'
L161	S 89°09'37" E	179.99'
L162	S 01°10'00" E	1319.04'
L163	N 89°09'37" W	333.73'
L164	N 89°09'37" W	667.27'
L165	N 53°19'04" E	640.73'
L166	N 53°19'04" E	440.97'
L167	S 89°09'37" E	179.99'
L168	S 01°10'00" E	1319.04'
L169	N 89°09'37" W	333.73'
L170	N 89°09'37" W	667.27'
L171	N 53°19'04" E	640.73'
L172	N 53°19'04" E	440.97'
L173	S 89°09'37" E	179.99'
L174	S 01°10'00" E	1319.04'
L175	N 89°09'37" W	333.73'
L176	N 89°09'37" W	667.27'
L177	N 53°19'04" E	640.73'
L178	N 53°19'04" E	440.97'
L179	S 89°09'37" E	179.99'
L180	S 01°10'00" E	1319.04'
L181	N 89°09'37" W	333.73'
L182	N 89°09'37" W	667.27'
L183	N 53°19'04" E	640.73'
L184	N 53°19'04" E	440.97'
L185	S 89°09'37" E	179.99'
L186	S 01°10'00" E	1319.04'
L187	N 89°09'37" W	333.73'
L188	N 89°09'37" W	667.27'
L189	N 53°19'04" E	640.73'
L190	N 53°19'04" E	440.97'
L191	S 89°09'37" E	179.99'
L192	S 01°10'00" E	1319.04'
L193	N 89°09'37" W	333.73'
L194	N 89°09'37" W	667.27'
L195	N 53°19'04" E	640.73'
L196	N 53°19'04" E	440.97'
L197	S 89°09'37" E	179.99'
L198	S 01°10'00" E	1319.04'
L199	N 89°09'37" W	333.73'
L200	N 89°09'37" W	667.27'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 44°10'00" E
C2	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°50'00" W
C3	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 44°10'00" W
C4	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°50'00" E
C5	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 44°10'00" E
C6	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°50'00" W
C7	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 44°10'00" W
C8	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°50'00" E
C9	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 44°10'00" E
C10	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°50'00" W
C11	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 44°10'00" W
C12	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°50'00" E
C13	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 44°10'00" E
C14	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°50'00" W
C15	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 44°10'00" W
C16	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°50'00" E
C17	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 44°10'00" E
C18	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°50'00" W
C19	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 44°10'00" W
C20	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°50'00" E
C21	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 44°10'00" E
C22	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°50'00" W
C23	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 44°10'00" W
C24	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°50'00" E
C25	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 44°10'00" E
C26	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°50'00" W
C27	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 44°10'00" W
C28	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°50'00" E
C29	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 44°10'00" E
C30	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°50'00" W
C31	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 44°10'00" W
C32	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°50'00" E
C33	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 44°10'00" E
C34	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°50'00" W
C35	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 44°10'00" W
C36	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°50'00" E
C37	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 44°10'00" E
C38	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°50'00" W
C39	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 44°10'00" W
C40	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°50'00" E
C41	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 44°10'00" E
C42	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°50'00" W
C43	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 44°10'00" W
C44	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°50'00" E
C45	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 44°10'00" E
C46	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°50'00" W
C47	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 44°10'00" W
C48	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°50'00" E
C49	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 44°10'00" E
C50	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°50'00" W
C51	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 44°10'00" W
C52	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°50'00" E
C53	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 44°10'00" E
C54	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°50'00" W
C55	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 44°10'00" W
C56	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°50'00" E
C57	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 44°10'00" E
C58	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°50'00" W
C59	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 44°10'00" W
C60	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°50'00" E
C61	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 44°10'00" E
C62	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°50'00" W
C63	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 44°10'00" W
C64	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°50'00" E
C65	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 44°10'00" E
C66	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°50'00" W
C67	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 44°10'00" W
C68	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°50'00" E
C69	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 44°10'00" E
C70	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°50'00" W
C71	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 44°10'00" W
C72	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°50'00" E
C73	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 44°10'00" E
C74	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°50'00" W
C75	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 44°10'00" W
C76	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°50'00" E
C77	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 44°10'00" E
C78	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°50'00" W
C79	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 44°10'00" W
C80	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°50'00" E
C81	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 44°10'00" E
C82	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°50'00" W
C83	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 44°10'00" W
C84	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°50'00" E
C85	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 44°10'00" E
C86	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°50'00" W
C87	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 44°10'00" W
C88	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°50'00" E
C89	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 44°10'00" E
C90	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°50'00" W
C91	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 44°10'00" W
C92	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°50'00" E
C93	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 44°10'00" E
C94	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°50'00" W
C95	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 44°10'00" W
C96	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°50'00" E
C97	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 44°10'00" E
C98	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°50'00" W
C99	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 44°10'00" W
C100	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°50'00" E

LEGEND:
O.R.B. = OFFICIAL RECORDS BOOK
R/W = RIGHT OF WAY
LB = LICENSED BUSINESS
N = NORTH
E = EAST
S = SOUTH
W = WEST
B.S.L. = BUILDING SETBACK LINE
□ = FOUND 4"x4" CONCRETE MONUMENT MARKED AS NOTED
● = FOUND 5/8" IRON ROD AND CAP NO IDENTIFICATION
● = FOUND 5/8" STEEL REBAR & CAP MARKED AS NOTED
● = SET 5/8" STEEL REBAR AND CAP MARKED "CHW INC LB 1177"
= SUBJECT PARCEL LINE
= ADJOINER BOUNDARY LINE
= LOT LINE
= APPROXIMATE FLOOD ZONE LINE
= RIGHT OF WAY LINE
= BUILDING SETBACK LINE
= EASEMENT LINE

ILLUSTRATION 1B:
AERIAL MAP

SRWMD Permit No. 207202-2

NORTH

CHW
Professional Consultants

Prepared by: Employee 534
Date: 3/10/2021

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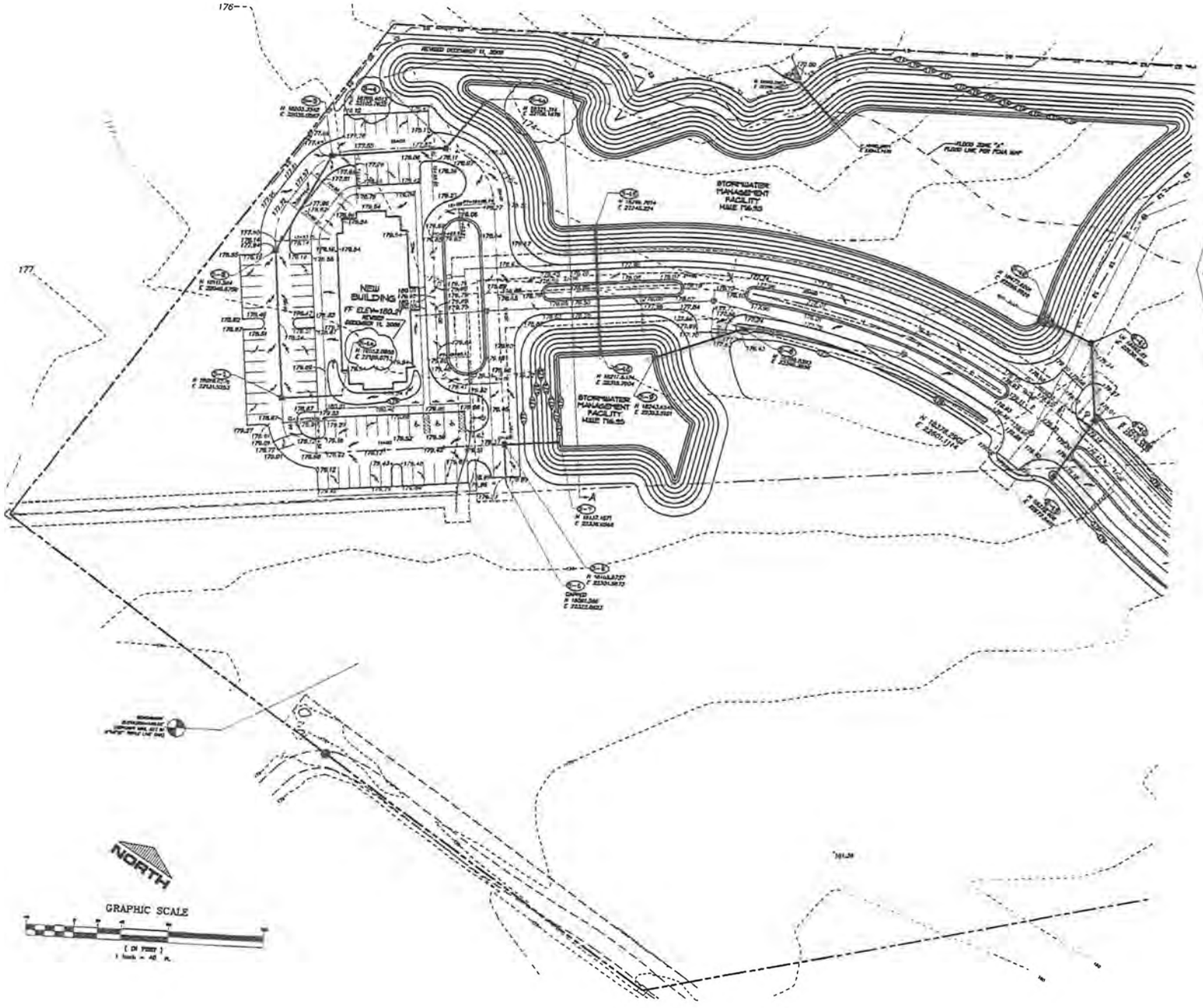

STORMWATER STRUCTURE SCHEDULE

REVISED DECEMBER 11, 2006

REVISED JANUARY 30, 2007

STRUCTURE TYPE	DESCRIPTION
C	TYPE "C" INLET WITH STEEL GRATE PER FDOT INDEX NO. 232
F	TYPE "F" SURFACE INLET WITH STEEL GRATE PER FDOT INDEX NO. 233
G	TYPE "G" SURFACE INLET WITH STEEL GRATE PER FDOT INDEX NO. 233
FES	FES PER FDOT
MES	MES PER FDOT INDEX NO. 279
AD	18" ARCH GRATE SEE SHEET C5.0 FOR DETAILS

Caussaux & Ellington, Inc.
Engineering • Surveying • Planning

Application Attachments
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1. Authorized Agent Affidavit
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10. Proof of Payment of Taxes
11. Environmental Resource Permit
12. Access Management Permit from Florida Department of Transportation

CONCURRENCY IMPACT ANALYSIS

Alachua Crossings – Minor Subdivision

19-0170.05

To:	Adam Hall, AICP, City of Alachua Planning & Community Principal Planner
From:	Chad Colson, PSM, Senior Project Manager
Date:	~~July 19, 2021~~ Resubmitted September 28, 2021
RE:	Alachua Crossings – Concurrency Impact Analysis

This application is for a Minor Subdivision of Tax Parcel 05885-101-003 (±16.02-acres). The project is for dividing up the lands with an existing commercial building on the project. The project is located on the west side of US 441, just west of NW 146th Terrace. The onsite Future Land Use (FLU) category is Recreation and the Zoning District classification is (CI).

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed Minor Subdivision if lot 2 of the minor subdivision was developed with the maximum allowable square footage of (179,685 ft^2) office space for that lot.

Roadways / Transportation

Table 1: Projected Trip Generation

Land Use	ITE LU Code	Variable (Dwelling units)	Daily Total	AM Peak			PM Peak		
				Total	In	Out	Total	In	Out
Office Space	710	179.685	1,873	195	168	27	199	32	167

ITE Trip Generation Manual, 10th Edition

Conclusion: Approval of this application may generate **1,873** daily vehicle trips. This is not anticipated to negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Table 2.

Per City LDR §2.4.14(H)(2), affected roadways for developments generating greater than 1,000 external average daily trips (ADT) are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and the study area shall include all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection, whichever is greater.

Per city staff, the only affected roadways are Segment 3, US 441, from MPO Boundary to CR 25A, and Segment 4, US 441, from CR 25A East intersection to SR 235.

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t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

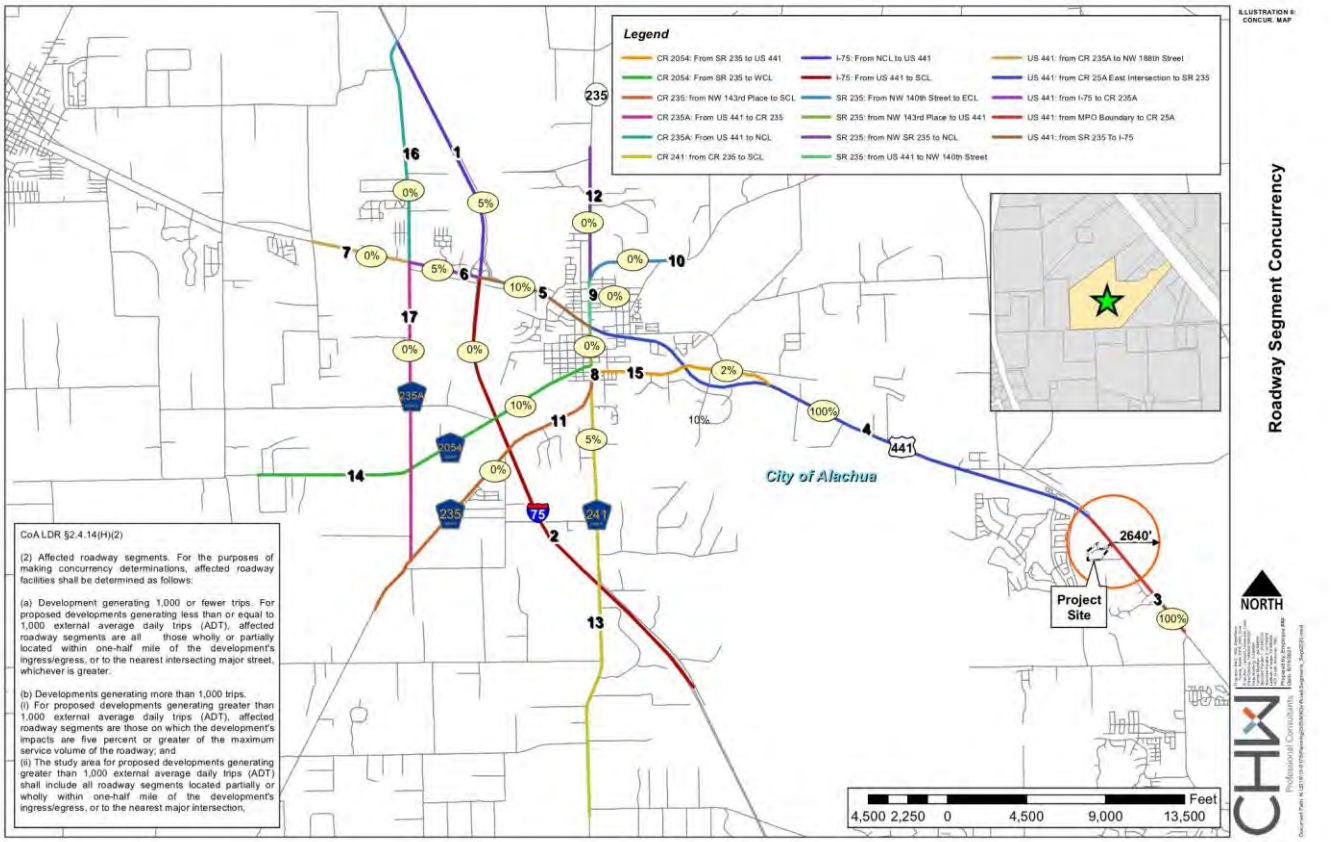

Figure 1: Anticipated Trip Distribution by Roadway Segment

Figure 1 illustrates the anticipated trip distribution. The project site is near the intersection of County Road 25A and the Metropolitan Planning Organization (MPO) Boundary. The center point used for the one-half mile radius measurement is the approximate ingress/egress to the subdivision. Trips to and from the subdivision are anticipated to be generated predominately by office personnel.

Table 2: Projected Impacts on Roadways

	AADT	PM	AADT	PM
Traffic System Category	Segment 3		Segment 4	
	US 441 from MPO Boundary to CR 25A		US 441 from CR 25A East intersection to SR 235	
Maximum service volume[1]	43,000	3,870	45,700	4,110
Existing Traffic[1]	23,536	2,118	20,435	1,941
Reserved Trips[1]	2,317	196	5,375	509
Available Capacity	17,147	1,556	19,890	1,660
Projected Trip Generation[2]	1,873	199	1,873	199
Available Capacity with Application Approval	15,274	1,357	18,017	1,461

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *Note: Projected trip distribution percentage is estimated by 100% for Segment 3; and 100% for Segment 4.*

Conclusion: There is available capacity with this application's approval. Therefore, this development *will not* cause the roadway segments to fall below the LOS standards.

Potable Water/Sanitary Sewer

Based on 179,685 square feet * (15 gallons / 100 sf of floor space) = 26,952.75 gallons

Table 4.2: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
Reserved Capacity[2]	146,101
Residual Capacity[1]	853,649
Percentage of Permitted Design Capacity Utilized[1]	62.88%
Projected Potable Water Demand from Proposed Project[2]	26,952.75
Residual Capacity after Proposed Project	**826,696**

1. *Source: City of Alachua May 2021 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.*
   Formula used: square feet x 0.15 gallons = # of gallons

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's potable water facilities to fall below LOS standards.

Table 4.3: Projected Wastewater Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less Actual Treatment Plant Flows[2]	677,000
Reserved Capacity[2]	127,140
Residual Capacity	695,860
Percentage of Permitted Design Capacity Utilized	53.61%
Projected Wastewater from Proposed Project[2]	26,952.75
Residual Capacity after Proposed Project	**668,908**

1. *Source: City of Alachua May 2021 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.*
   Formula used: square feet x 0.15 gallons = # of gallons

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's wastewater facilities to fall below LOS standards.

Solid Waste

Table 5: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	41,960.00	7,657.70
Reserved Capacity[1]	15,609.14	2,848.67
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]		393.51

1. *Source: City of Alachua June 2021 Development Monitoring Report.*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.*
   *Formula used: (((12 lbs. / 1,000 ft2/day x **179,685 sq. ft.**) x 365)/2,000)*

Conclusion: There is available capacity with this application's approval. Therefore, the proposed development *will not* cause the City's solid waste facilities to fall below LOS standards.

MEMORANDUM

Minor Subdivision

19-0170.05

To:	Adam Hall, AICP, City of Alachua Planning & Community Principal Planner
From:	Chad Colson PSM, Senior Project Manager
Date:	~~June 25, 2021~~ Resubmitted September 2, 2021
RE:	City of Alachua Minor Subdivision Application – Consistency with Comprehensive Plan and Land Development Regulations

This memorandum identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies, as well as specific Land Development Regulations, and explains how this application is consistent. The Comprehensive Plan and Land Development Regulation language is provided in normal font; the consistency statements are provided in **bold font**.

CONSISTENCY WITH THE CITY OF ALACHUA COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

The parcels created by this Minor Subdivision will be used for purposes consistent with the spirit and intent of the Commercial Future Land Use classification.

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

Lot 1 in the Minor Subdivision is already connected to the City of Alachua's potable water and wastewater system.

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t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

CONSISTENCY WITH THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS

Article 2: Administration

2.4.10 Subdivision.

(F)Minor subdivision.

(1)Generally. Excluding subdivisions exempted by Subsection 2.4.10(B)(3) of this section, Exemptions, minor subdivisions constitute:

(a)The subdivision of land into six or fewer lots, provided that:

(i)No new streets, alleys, or other public ways are created;

(ii)No changes are made to the existing rights-of-way of any streets, alleys or other public ways;

(iii)No new utilities are required to serve the subdivided land;

(iv)The division of land complies with the standards of Article 7, Subdivision Standards;

(v)No flag lot is created; and

(vi)The lots have direct access onto an improved street that has been accepted for maintenance by the appropriate jurisdiction or is maintained by a Property Owners Association.

(b)Revisions of single lots within an existing platted subdivision.

(c)The subdivision of land into 50 or fewer single-family detached or attached lots where a minimum of 25 percent of the lots are restricted for affordable housing for low-income residents.

This application is for a Minor Subdivision creating 5 lots; No new streets are being created, nor changes to existing right of ways; Utilities are already serving lot 1; Minor Subdivision complies with Article 7 (See section on Article 7 below); No flag lots are created; Lots have access to US 441 through Common Area "B"; The Minor Subdivision is not located in an existing subdivision.

Article 3: Zone Districts

3.5.2 Business district specific purposes.

(E) CI, Commercial Intensive District. The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange.

The project site is located along US 441. The proposed Minor Subdivision will assist in better facilitating high public visibility and accessibility for the site.

Article 5 - DENSITY, INTENSITY, AND DIMENSIONAL STANDARDS

Table 5.1-3. Table of Dimensional Standards in the Business Zoning Districts

District and use	Lots		Minimum Yards and Setbacks				Max. Height (ft)	Max. Lot Coverage (incl. accessory structures)	Max. FAR [2]	Max. Gross Residential Density (DU/ Acre)
	Min. Area (sq. ft.)	Min. Width (ft.)	Front (ft.)[5]	Side (ft.)	Rear (ft.)	Wetland and Water-course (ft.)				
CI, All uses	None	None	20	None	15	Sec. 5.2.2(B)	65 see note [8]	None	See note [2]	None

Notes:
[2] The building square footage occupied by upper story dwelling units that are deed-restricted as affordable housing for low income residents shall not be counted towards the maximum FAR. Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; 0.75 FAR for parcels less than five acres, but greater than one acre; 1.0 FAR for parcels one acre or less.
[5] Front setbacks shall be consistent with the definition of "yard, front" as provided in Subsection 5.2.2(A)(7).
[8] The maximum height for structures in the CI and CP zoning districts may be increased up to a maximum of 200 feet using the Special Exception process consistent with the applicable standards found in Sections 2.4.4(D) and 5.2.3(B)).

The proposed Minor Subdivision is consistent with all lot dimensional standards for the Commercial Intensive zoning district, as can be seen on the attached sketch. Future development will comply with all pertinent standards.

Article 7: Subdivision

Sec. 7.1. Purpose and applicability.

7.1.1 Purpose. These subdivision standards are established:

(A) Economically sound community. To encourage the development of an economically sound and stable community.

This minor subdivision will enable the creation of more commercial uses in the City of Alachua, which will in turn create job opportunities and bring more money to the local economy.

(B) Provision of streets, utilities, and other facilities. To ensure the provision of required streets, utilities and other facilities and services for development.

All required streets, utilities, and other facilities and services are already in place for future development.

(C) Safe and convenient access and circulation. To ensure the adequate provision of safe and convenient access and circulation, both vehicular and pedestrian, and to help ensure that all lots will be accessible to firefighting equipment and other emergency and service vehicles.

Access to the site will be provided by US 441. Onsite circulation for vehicle drivers and for pedestrians will be designed to be safe and convenient. All lots will be accessible to firefighting equipment and other emergency and service vehicles. See attached boundary survey

(D) Provision of land for recreation, education, open space, and other public purposes. To ensure the provision of land for recreation facilities, education facilities, open space and related public purposes.

Land use requirements will be addressed in development of the lots.

(E) Protect and conserve natural and scenic resources. To ensure the protection and conservation of natural and scenic resources.

Protection and conservation of natural and scenic resources onsite will be addressed in development as relevant.

(F) Safe and healthy environment. To promote a safe and healthy environment.

The lots created by this minor subdivision will be developed in ways that promote a safe and healthy environment.

(G) Identification of land on public records. To ensure the adequate identification of land on the public records.

Land will be adequately identified on the public records.

(H) Development consistent with the Comprehensive Plan. To ensure the development of the community in ways that are consistent with the Comprehensive Plan.

Development that occurs on the newly-created lots will be done consistent with the Comprehensive Plan.

7.1.2 Applicability and other relevant provisions.

(B) Additional requirements. In addition to the standards for subdivision established in this article (Sections 7.2 to 7.8), all final plats for subdivision shall also comply with the following laws, rules, and regulations:

(1) Land development regulations. All relevant and appropriate provisions of these LDRs.

(2) Other City laws. All other relevant and appropriate City laws and regulations.

(3) Building code. The Florida Building Code, as amended.

(4) Comprehensive Plan. The Comprehensive Plan in effect at the time of submission.

(5) All other relevant State and Federal laws and regulations. Rules and regulations of the FDEP, FDOT, the Suwannee River Water Management District and other appropriate regional, State and Federal agencies and all other relevant Florida and Federal statutes and regulations.

The minor subdivision complies with the above-mentioned laws.

Sec. 7.2. Subdivision layout and design generally.

7.2.1 Layout and design generally. Where required by these LDRs, the subdivider shall grade and improve streets; install sidewalks, street name signs, streetlights, fire hydrants, curbs and gutters; place monuments and corner stakes and install sanitary sewer and water mains and stormwater facilities in accordance with the specifications of these LDRs and any other specifications established by ordinance or resolution of the City Commission. The City Commission may, if conditions warrant, coordinate with a owner/subdivider to construct public improvements that are capable of accommodating community or systemwide needs in accordance with the standards in Section 7.3.11(B), Oversizing and reimbursement.

Sidewalk, Street, curb and gutter, light poles, sanitary sewer, water lines, and telecommunications are already in place. see attached boundary survey.

7.2.2 Residential and nonresidential subdivisions; use of subdivided lots.

(A) *Use of lots comply with LDRs and Comprehensive Plan.* The proposed use of lots within a subdivision shall comply with the requirements of Article 4, Use Regulations, these LDRs, and shall be consistent with the Comprehensive Plan.

This use for the lots is to provide common areas, drainage areas, and two lots. One of the lots is already being used for a business. The land has Commercial, Intensive (CI) zoning and Commercial Future Land Use classification. Onsite uses will be in compliance with the requirements of Article 4 and consistent with the City of Alachua Comprehensive Plan.

(B) *Site outside floodprone area if alternative available.* Where other alternatives are available for the siting of residential dwellings within a subdivision, they shall not be located in a floodprone area as required by Section 6.9.4, Floodprone area standards.

Site is not a flood prone area, and a majority of the site is designated as flood zone "X" per FEMA flood maps. The area of the minor subdivision that is in flood zone "A" fall inside common/drainage area.

7.2.3 Block standards.

There are no blocks in the proposed minor subdivision, only lots.

7.2.4 Lot standards.

Lot sizes meet the standards. The proposed minor subdivision does not consist of double frontage lots.

(D) Access. Lots shall not access an existing street except in a minor subdivision.

This application is for a minor subdivision. There is already road access as shown on the boundary survey.

(E) Lot corners. The subdivision shall adhere to the requirements of F.S. ch. 177 regarding the placement of all lot corners.

Lot corners will be placed as shown on the proposed minor subdivision which complies with F.S. CH. 177.

7.2.5 Streets.

There is already a street in place that all lots have access to US 441.

Sec. 7.3. Required improvements.

7.3.1 *Streets.* Work performed involving road right-of-way clearing and grubbing, earthwork, stabilizing and construction of a base and surface course shall meet the minimum requirements of the American Association of State Highway and Transportation Official's (AASHTO), latest manual edition and amendments, where applicable, unless stated otherwise in this article. These specifications are intended to govern the equipment, materials, construction methods, and quality control of the work, unless otherwise provided. They are not intended to apply to the basis of payment provisions.

7.3.2 *Sidewalks.*

7.3.3 *Road and street signs.*

7.3.4 *Streetlights.* Installation of streetlights is required on all public streets. Streetlights shall be installed by the subdivider in accordance with the standards in the City's Electrical Service Policy Manual.

7.3.5 *Reserve strips.* The creation of reserve strips shall not be permitted adjacent to a proposed public street in such a manner as to deny access to such street from property adjacent to the proposed subdivision, or to landlock adjacent properties.

7.3.6 *Stormwater management and flood protection requirements.* Subdivider shall comply with all stormwater management requirements set forth in Section 6.9.3, Stormwater management standards.

7.3.7 *Sanitary sewer.*

7.3.8 *Water supply.*

7.3.9 *Fire protection improvements.* Fire protection improvements shall be provided when the subdivision is connected to a publicly owned water system and shall include the installation of fire hydrants to water mains with a minimum pipe size of six inches in diameter. If fire protection improvements are required, then:

7.3.10 *Water and sanitary sewer systems.* New potable water and sanitary sewer systems, where required by the Comprehensive Plan, shall be designed by a Florida registered engineer in accordance with all applicable regulations of the Florida Department of Environmental Protection.

7.3.11 *Utilities.*

7.3.12 *Adequate off-site facilities and services.* Where the City concludes that a proposed subdivision will create impacts on surrounding streets, utilities, or other facilities that cannot be adequately offset through the construction of on-site facilities, the construction of off-site facilities sufficient to offset the anticipated impacts of the proposed development may be required in no event, however, shall a subdivider be required to provide off-site facilities for purposes of granting a general public benefit beyond offsetting the impacts of the proposed subdivision.

7.3.13 *Monumentation and control points.* The subdivider shall comply with the requirements of F.S. ch. 177 regarding the placement of all monuments.

The proposed minor subdivision already has all the above-mentioned required improvements. See Boundary Survey.

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10. Proof of Payment of Taxes
11. Environmental Resource Permit
12. Access Management Permit from Florida Department of Transportation

LEGAL DESCRIPTION

DATE: 7/8/2021
CLIENT: ALACHUA CROSSINGS, LLC.
PROJECT NO: 19-0170.05
DESCRIPTION FOR: COMMON AREA "A" / DRAINAGE EASEMENT

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, AND RUN THENCE NORTH 88°39'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 667.27 FEET; THENCE SOUTH 01°12'44" EAST, 675.46 FEET; THENCE NORTH 88°28'31" EAST, 333.74 FEET, THENCE SOUTH 01°13'14" EAST, 150.00 FEET, TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 599 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND THE **POINT OF BEGINNING**; THENCE SOUTH 1°13'00" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 30.40 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 89°57'24" EAST, A DISTANCE OF 123.07 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 69.25 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 66°35'55" EAST, 54.92 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°42'59", AN ARC LENGTH OF 56.47 FEET; THENCE SOUTH 41°32'24" EAST, A DISTANCE OF 44.30 FEET; THENCE NORTH 48°17'03" EAST, A DISTANCE OF 102.83 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 533.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 68°09'22" EAST, 362.33 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°44'28", AN ARC LENGTH OF 369.70 FEET TO THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4821, PAGE 1904 OF SAID PUBLIC RECORDS; THENCE NORTH 3°17'41" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 69.94 FEET; THENCE NORTH 3°30'12" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 256.35 FEET TO THE NORTH LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 599; THENCE SOUTH 53°45'13" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 750.07 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED LANDS CONTAINING 2.879 ACRES, MORE OR LESS

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

LEGAL DESCRIPTION

DATE: 7/8/2021
CLIENT: ALACHUA CROSSINGS, LLC.
PROJECT NO: 19-0170.05
DESCRIPTION FOR: COMMON AREA "B" / DRAINAGE EASEMENT

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, AND RUN THENCE NORTH 88°39'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 667.27 FEET; THENCE SOUTH 01°12'44" EAST, 675.46 FEET; THENCE NORTH 88°28'31" EAST, 333.74 FEET, THENCE SOUTH 01°13'14" EAST, 150.00 FEET, TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 599 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 1°13'00" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 30.40 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 89°57'24" EAST, A DISTANCE OF 123.07 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 69.25 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 66°35'55" EAST, 54.92 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°42'59", AN ARC LENGTH OF 56.47 FEET; THENCE SOUTH 41°32'24" EAST, A DISTANCE OF 44.30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 48°17'03" EAST, A DISTANCE OF 102.83 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 533.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 73°58'51" EAST, 462.20 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°23'27", AN ARC LENGTH OF 478.07 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 467.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 81°45'02" EAST, 287.47 FEET, SAID POINT LYING ON THE SOUTHERLY BOUNDARY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4821, PAGE 1904 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID LANDS THROUGH THE FOLLOWING FIVE (5) COURSES: 1) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°51'05", AN ARC LENGTH OF 292.21 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 57.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 28°20'49" EAST, 66.16 FEET; 2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°57'21", AN ARC LENGTH OF 70.59 FEET; 3) THENCE NORTH 51°10'56" EAST, A DISTANCE OF 78.12 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 57.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 85°54'42" EAST, 64.95 FEET; 4) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 69°27'32", AN ARC LENGTH OF 69.10 FEET; 5) THENCE NORTH 51°10'56" EAST, A DISTANCE OF 179.09 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO 441; THENCE SOUTH 38°49'44" EAST, ALONG SAID SOUTHWESTERLY

RIGHT OF WAY LINE, A DISTANCE OF 66.00 FEET; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 51°10'56" WEST, A DISTANCE OF 179.10 FEET; THENCE SOUTH 26°04'35" WEST, A DISTANCE OF 36.55 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.55 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 10°27'14" WEST, 33.16 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°15'42", AN ARC LENGTH OF 34.16 FEET; THENCE SOUTH 51°10'56" WEST, A DISTANCE OF 67.02 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 60.47 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 83°20'05" WEST, 33.79 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°26'48", AN ARC LENGTH OF 34.24 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 234.94 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 76°18'46" WEST, 58.60 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°19'45", AN ARC LENGTH OF 58.76 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 533.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 81°28'44" WEST, 332.90 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°23'41", AN ARC LENGTH OF 338.57 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 467.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 73°58'51" WEST, 404.97 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°23'27", AN ARC LENGTH OF 418.87 FEET; THENCE SOUTH 48°17'03" WEST, A DISTANCE OF 103.03 FEET; THENCE NORTH 41°32'24" WEST, A DISTANCE OF 66.00 FEET THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAINING 2.076 ACRES, MORE OR LESS

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

LEGAL DESCRIPTION

DATE: 7/8/2021
CLIENT: ALACHUA CROSSINGS, LLC.
PROJECT NO: 19-0170.05
DESCRIPTION FOR: COMMON AREA "C" / DRAINAGE EASEMENT

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, AND RUN THENCE NORTH 88°39'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 667.27 FEET; THENCE SOUTH 01°12'44" EAST, 675.46 FEET; THENCE NORTH 88°28'31" EAST, 333.74 FEET, THENCE SOUTH 01°13'14" EAST, 150.00 FEET, TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 599 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 1°13'00" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 30.40 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 89°57'24" EAST, A DISTANCE OF 123.07 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 69.25 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 66°35'55" EAST, 54.92 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°42'59", AN ARC LENGTH OF 56.47 FEET; THENCE SOUTH 41°32'24" EAST, A DISTANCE OF 110.30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 48°17'03" EAST, A DISTANCE OF 103.03 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 467.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 49°46'21" EAST, 24.24 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°58'26", AN ARC LENGTH OF 24.24 FEET; THENCE SOUTH 71°24'33" EAST, A DISTANCE OF 69.44 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 37°07'51" EAST, 78.85 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°33'24", AN ARC LENGTH OF 83.76 FEET; THENCE SOUTH 2°51'09" EAST, A DISTANCE OF 5.64 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 39.55 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 27°39'29" WEST, 40.15 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°01'17", AN ARC LENGTH OF 42.12 FEET; THENCE SOUTH 58°10'08" WEST, A DISTANCE OF 116.38 FEET; THENCE NORTH 41°32'24" WEST, A DISTANCE OF 138.11 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED LANDS CONTAINING 0.539 ACRES, MORE OR LESS

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

LEGAL DESCRIPTION

DATE: 7/8/2021
CLIENT: ALACHUA CROSSINGS, LLC.
PROJECT NO: 19-0170.05
DESCRIPTION FOR: LOT 1

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, AND RUN THENCE NORTH 88°39'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 667.27 FEET; THENCE SOUTH 01°12'44" EAST, 675.46 FEET; THENCE NORTH 88°28'31" EAST, 333.74 FEET, THENCE SOUTH 01°13'14" EAST, 150.00 FEET, TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 599 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 1°13'00" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 30.40 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID WEST LINE SOUTH 89°57'24" EAST, A DISTANCE OF 123.07 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 69.25 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 66°35'55" EAST, 54.92 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°42'59", AN ARC LENGTH OF 56.47 FEET; THENCE SOUTH 41°32'24" EAST, A DISTANCE OF 248.41 FEET; THENCE SOUTH 48°16'50" WEST, A DISTANCE OF 429.48 FEET TO THE SOUTH LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 599; THENCE SOUTH 88°16'11" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 7.15 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 1°13'00" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 493.97 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED LANDS CONTAINING 2.279 ACRES, MORE OR LESS

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

LEGAL DESCRIPTION

DATE: 7/8/2021
CLIENT: ALACHUA CROSSINGS, LLC.
PROJECT NO: 19-0170.05
DESCRIPTION FOR: LOT 2

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, AND RUN THENCE NORTH 88°39'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 667.27 FEET; THENCE SOUTH 01°12'44" EAST, 675.46 FEET; THENCE NORTH 88°28'31" EAST, 333.74 FEET, THENCE SOUTH 01°13'14" EAST, 150.00 FEET, TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 599 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 1°13'00" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 30.40 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 89°57'24" EAST, A DISTANCE OF 123.07 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 69.25 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 66°35'55" EAST, 54.92 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°42'59", AN ARC LENGTH OF 56.47 FEET; THENCE SOUTH 41°32'24" EAST, A DISTANCE OF 248.41 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 58°10'08" EAST, A DISTANCE OF 116.38 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 39.55 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 27°39'29" EAST, 40.15 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°01'17", AN ARC LENGTH OF 42.12 FEET; THENCE NORTH 2°51'09" WEST, A DISTANCE OF 5.64 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 70.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 37°07'51" WEST, 78.85 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°33'24", AN ARC LENGTH OF 83.76 FEET; THENCE NORTH 71°24'33" WEST, A DISTANCE OF 69.44 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 467.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 75°28'04" EAST, 382.99 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°25'01", AN ARC LENGTH OF 394.63 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 533.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 81°28'44" EAST, 332.90 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°23'41", AN ARC LENGTH OF 338.57 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 234.94 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 76°18'46" EAST, 58.60 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°19'45", AN ARC LENGTH OF 58.76 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY,

HAVING A RADIUS OF 60.47 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 83°20'05" EAST, 33.79 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°26'48", AN ARC LENGTH OF 34.24 FEET; THENCE NORTH 51°10'56" EAST, A DISTANCE OF 67.02 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 40.55 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 10°27'14" EAST, 33.16 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°15'42", AN ARC LENGTH OF 34.16 FEET; THENCE NORTH 26°04'35" EAST, A DISTANCE OF 36.55 FEET; THENCE NORTH 51°10'56" EAST, A DISTANCE OF 179.10 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF US HIGHWAY 441 (A 200' WIDE RIGHT OF WAY); THENCE SOUTH 38°49'44" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 24.78 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 599; THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 40°10'50" WEST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 1057.67 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE SOUTH 88°04'51" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 334.90 FEET; THENCE SOUTH 88°16'11" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 327.27 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 48°16'50" EAST, A DISTANCE OF 429.48 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED LANDS CONTAINING 8.252 ACRES, MORE OR LESS

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

LEGAL DESCRIPTION

DATE: 9/2/2021
CLIENT: ALACHUA CROSSINGS, LLC.
PROJECT NO: 19-0170.05
DESCRIPTION FOR: PARENT PARCEL

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, AND RUN THENCE NORTH 88°39'32" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 667.27 FEET; THENCE SOUTH 01°12'44" EAST, 675.46 FEET; THENCE NORTH 88°28'31" EAST, 333.74 FEET, THENCE SOUTH 01°13'14" EAST, 150.00 FEET, TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 599 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND THE **POINT OF BEGINNING**; THENCE SOUTH 01°13'00" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 524.37 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 597 OF SAID PUBLIC RECORDS; THENCE NORTH 88°16'11" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 334.42 FEET; THENCE NORTH 88°04'51" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 334.90 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 40°10'50" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 1057.67 FEET TO THE NORTHEAST CORNER THEREOF, LYING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF US HIGHWAY 441 (A 200' WIDE RIGHT OF WAY); THENCE NORTH 38°49'44" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 90.78 FEET; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 51°10'56" WEST, A DISTANCE OF 179.09 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 57.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 85°54'42" WEST, A DISTANCE OF 64.95 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°27'32", AN ARC LENGTH OF 69.10 FEET TO THE END OF SAID CURVE; THENCE SOUTH 51°10'56" WEST, A DISTANCE OF 78.12 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 57.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 28°20'49" WEST, A DISTANCE OF 66.16 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°57'21", AN ARC LENGTH OF 70.59 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 467.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 81°45'02" WEST, A DISTANCE OF 287.47 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°51'05", AN ARC LENGTH OF 292.21 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 533.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 86°08'55" WEST, A DISTANCE OF 108.19 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°38'59", AN ARC LENGTH OF 108.37 FEET TO THE END OF SAID CURVE; THENCE NORTH 03°17'41" EAST, A DISTANCE OF 69.94 FEET; THENCE NORTH

03°30'12" WEST, A DISTANCE OF 256.35 FEET MORE OR LESS TO A 5/8" REBAR AND CAP LABELED " LB 5075" WHICH IS ON THE NW CORNER OF SAID LANDS, SAID POINT LYING ON THE NORTH LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2304, PAGE 599; THENCE SOUTH 53°45'13" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 750.07 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 16.02 ACRES, MORE OR LESS

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

Application Attachments
Table of Contents

1. Authorized Agent Affidavit
2. Plat
3. Boundary Survey
4. Title Certification
5. Proposed Covenants and Restrictions.
6. Concurrency Impact Analysis
7. Legal Descriptions
8. **School Student Generation Form**
9. Proof of Ownership
10. Proof of Payment of Taxes
11. Environmental Resource Permit
12. Access Management Permit from Florida Department of Transportation
13. Fee

This minor subdivision is not for a residential subdivision. Student Generation Form is not needed.

Application Attachments
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12. Access Management Permit from Florida Department of Transportation

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3274812 2 PG(S)
August 04, 2020 04 33 17 PM
Book 4800 Page 928
J K JESS IRBY, ESQ. Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $1,683.50

PREPARED BY AND RETURN TO:
Kenneth R. Uncapher
Uncapher Law, P.A.
2869 Delaney Avenue
Orlando, Florida 32806

SPECIAL WARRANTY DEED

This Special Warranty Deed is executed effective the 3rd day of August, 2020, by **LAND HOLDING, LLC**, with an address c/o PNC Realty Services, Two PNC Plaza, 19th Floor, 620 Liberty Avenue, Pittsburgh, PA 15222 (hereinafter referred to as "Grantor"), to **ALACHUA CROSSINGS, LLC,** with an address of 4502 NW 13th Street, Gainesville, Florida 32609-1727 (hereinafter referred to as "Grantee").

Witnesseth, that the said Grantor, for and in consideration of the sum of $10.00, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee all of that certain real property situate in the **County of Alachua, State of Florida**, *to wit*:

A portion of the Southwest 1/4 of Section 27, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section and run thence North 88°39'32" East, along the North line of said Southwest 1/4 of the Southwest 1/4, a distance of 667.27 feet; thence South 01°12'44" East, 675.46 feet; thence North 88°28'31" East, 333.74 feet; thence South 01°13'14" East, 150.00 feet to the Northwest corner of lands described in Official Records Book 2304, Page 599, of the Public Records of Alachua County, Florida, and the Point of Beginning; thence south 01°13'00" East, along the West line of said lands, a distance of 524.37 feet to the Southwest corner of lands described in Official Records Book 2304, Page 597, of said Public Records; thence North 88°16'11" East, along the South line of said lands a distance of 334.42 feet; thence North 88°04'51" East, along said South line, a distance of 334.90 feet to the Southeast corner of said lands; thence North 40°10'50" East, along the Easterly line of said lands, a distance of 1057.67 feet to the Northeast corner thereof, lying on the Southwesterly right of way line of US Highway 441 (a 200' wide right of way); thence North 38°49'44" West, along said Southwesterly right of way line, a distance of 90.78 feet; thence departing said Southwesterly right of way line, South 51°10'56" West, a distance of 179.09 feet to the beginning of a curve concave Northerly, having a radius of 57.00 feet and being subtended by a chord having a bearing and distance of South 85°54'42" West a distance of 64.95 feet; thence Westerly along the arc of said curve through a central angle of 69°27'32", an arc length of 69.10 feet to the end of said curve; thence South 51°10'56" West a distance of 78.12 feet to the beginning of a curve concave Northwesterly, having a radius of 57.00 feet and being subtended by a chord having a bearing and distance of South 28°20'49" West a distance of 66.16 feet; thence Southwesterly along the arc of said curve through a central angle of 70°57'21", an arc length of 70.59 feet to the point of curvature of a compound curve concave Northerly, having a radius of 467.00 feet and being subtended by a chord having a bearing and distance of South 81°45'02" West a distance of 287.47 feet; thence Westerly along the arc of said curve through a central angle of 35°51'05", an arc length of 292.21 feet to the point of curvature of a reverse curve concave Southerly, having a radius of 533.00 feet and being subtended by a chord having a bearing and distance of North 85°42'12" West a distance of 99.94 feet; thence Westerly along the arc of said curve through a central angle of 10°45'33", an arc length of 100.09 feet to the end of said curve; thence North 03°30'12" West a distance of 326.09 feet to the North line of

aforementioned lands described in Official Records Book 2304, Page 597; thence South 53°45'13" West, along said North line, a distance of 750.07 feet to the Point of Beginning.

Together with all tenements, hereditaments, and appurtenances thereon.

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Deed, the heirs, legal representatives, and assigns of individuals, and the successors and assigns of any partnership, corporation, or limited liability company. The singular shall be deemed to include the plural, and vice versa, where the context so permits or requires.

Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said real property in fee simple; that Grantor has good right and lawful authority to sell and convey said real property; that Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but no other; and that said real property is free of all encumbrances, except taxes accruing subsequent to December 31, 2019, and except the matters and restrictions of record.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered
In the Presence of:

Witness #1
Diane DeCubellis
(Please Print or Type Name)

Witness #2
Kenneth R. Uncapher
(Please Print or Type Name)

LAND HOLDING, LLC

By: John R. Gassie
JOHN R. GASSIE, Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 3rd day of August, 2020, by JOHN R. GASSIE, as Vice President of LAND HOLDING, LLC, on behalf of the Company, who is personally known to me or has produced _____ as identification.

(SEAL) KENNETH R. UNCAPHER
Notary Public - State of Florida
Commission # GG 912364
My Comm. Expires Jan 9, 2024
Bonded through National Notary Assn.

(Signature of Notary Public-State of Florida)

Kenneth R. Uncapher
(Name of Notary Typed, Printed, or Stamped)

Application Attachments
Table of Contents

1. Authorized Agent Affidavit
2. Plat
3. Boundary Survey
4. Title Certification
5. Proposed Covenants and Restrictions.
6. Concurrency Impact Analysis
7. Legal Descriptions
8. School Student Generation Form
9. Proof of Ownership
10. **Proof of Payment of Taxes**
11. Environmental Resource Permit
12. Access Management Permit from Florida Department of Transportation

John Power TAX COLLECTOR Serving Alachua County

Account Summary

Real Estate Account #05885 010 003

Owner:
LAND HOLDING LLC

Situs:
5550 NW 111TH BLVD
GAINESVILLE 32653

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/20/2020** for **$30,988.31**. Print paid bill (PDF)

Apply for the 2021 installment payment plan

Account History

BILL	AMOUNT DUE
2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014	
2014 Annual Bill	$0.00 Print (PDF)
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
Certificate #1854	
	Paid $46,290.06
2013 ⓘ	
2013 Annual Bill	$0.00
	Print (PDF)
Certificate #1764	
	Paid $46,728.22
2012 ⓘ	
2012 Annual Bill	$0.00
	Print (PDF)
Certificate #1777	
	Paid $47,062.30
2011 ⓘ	
2011 Annual Bill	$0.00
	Print (PDF)
Certificate #2020	
	Paid $44,099.15
2010 ⓘ	
2010 Annual Bill	$0.00
	Print (PDF)
Certificate #2152	
	Paid $46,000.54
2009 Annual Bill ⓘ	$0.00
	Print (PDF)
2008 Annual Bill ⓘ	$0.00
	Print (PDF)
2007 Annual Bill ⓘ	$0.00
	Print (PDF)
2006 Annual Bill ⓘ	$0.00
	Print (PDF)
2005 Annual Bill ⓘ	$0.00
	Print (PDF)
2004 Annual Bill ⓘ	$0.00
	Print (PDF)
2003 Annual Bill ⓘ	$0.00
	Print (PDF)
2002 Annual Bill ⓘ	$0.00
	Print (PDF)
Total Amount Due	**$0.00**

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12. Access Management Permit from Florida Department of Transportation

Suwannee River Water Management District

Suwannee River Water Management District

ePermitePermitePermit

Project Information

Information as of 08-Jul-2021 12:23:11 AM

Project Number	207202 - 1	**Project Name**	ATM ALACHUA OFFICE PARK		
Sequence Type	New/Creation	**Permit Type**	ERP Standard General (40B)	**County**	Alachua ( )
Received	11/01/2005	**Decision**	11/17/2005	**Expiration**	11/17/2008
Description	Construction and operation of a surfacewater management system serving 10 acres of impervious surfaces on a total project area of 22.33 acres according to the plans certified by Donald L. Ellington, P.E. Causseaux & Ellington, Inc. on October 31, 2005 & November 11, 2005.				
Status	Issued	**Recommendation**	Approval	**Current Process Stage**	**Compliance**
Applicant	APPLIED TECHNOLOGY & MANAGEMENT, INC.	**Owner**		**Agent**	
Consultant	CAUSSEAUX & ELLINGTON, INC.	**Wetlands**	No		

Copy Link | District Map | Google Map | Contact Us

Documents (5)

Change View | Export

Group Name	Document Name	Date	Size	Link	Comments
Application	Application	11/01/2005	995189	Application	
Application	Additional Material	11/01/2005	251252	Additional Material	INSPECTION REPORT
Application	Additional Material:4	11/01/2005	1326766	Additional Material:4	MAPS & PLANS
Application	Additional Material:3	11/01/2005	2850121	Additional Material:3	CALCULATIONS
Application	Additional Material:2	11/01/2005	602711	Additional Material:2	STAFF REVIEW

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Minor Subdivision has access to state road 20/50 (US highway 441) through an existing driveway. See boundary survey.

City of ALACHUA

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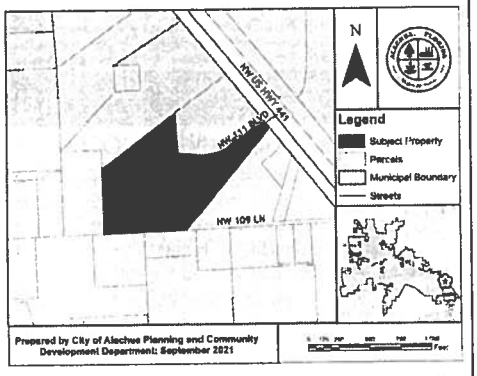
Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on October 12, 2021 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Chad Colson, of CHW, Inc., applicant and agent, for Alachua Crossings, LLC property owner, for consideration of the Final Plat of Alachua Crossings. The final plat proposes a minor subdivision to plat the ±16.02 acre subject property into two lots, along with common areas and an easement for ingress/egress. The subject property is located at 5550 NW 111th Boulevard. Tax Parcel Numbers 05885-010-003; Future Land Use Map (FLUM) Designation: Commercial; Zoning: Commercial Intensive (CI).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - September 30, 2021)

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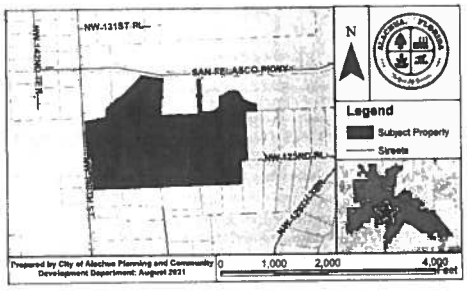

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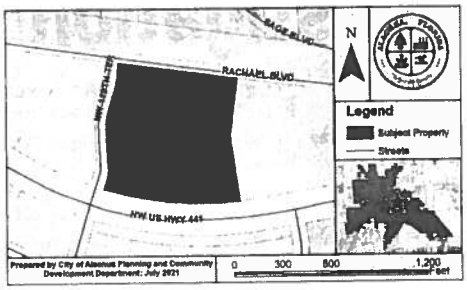

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(Published: Alachua County Today - September 30, 2021)

City of ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 9/27/21 KC

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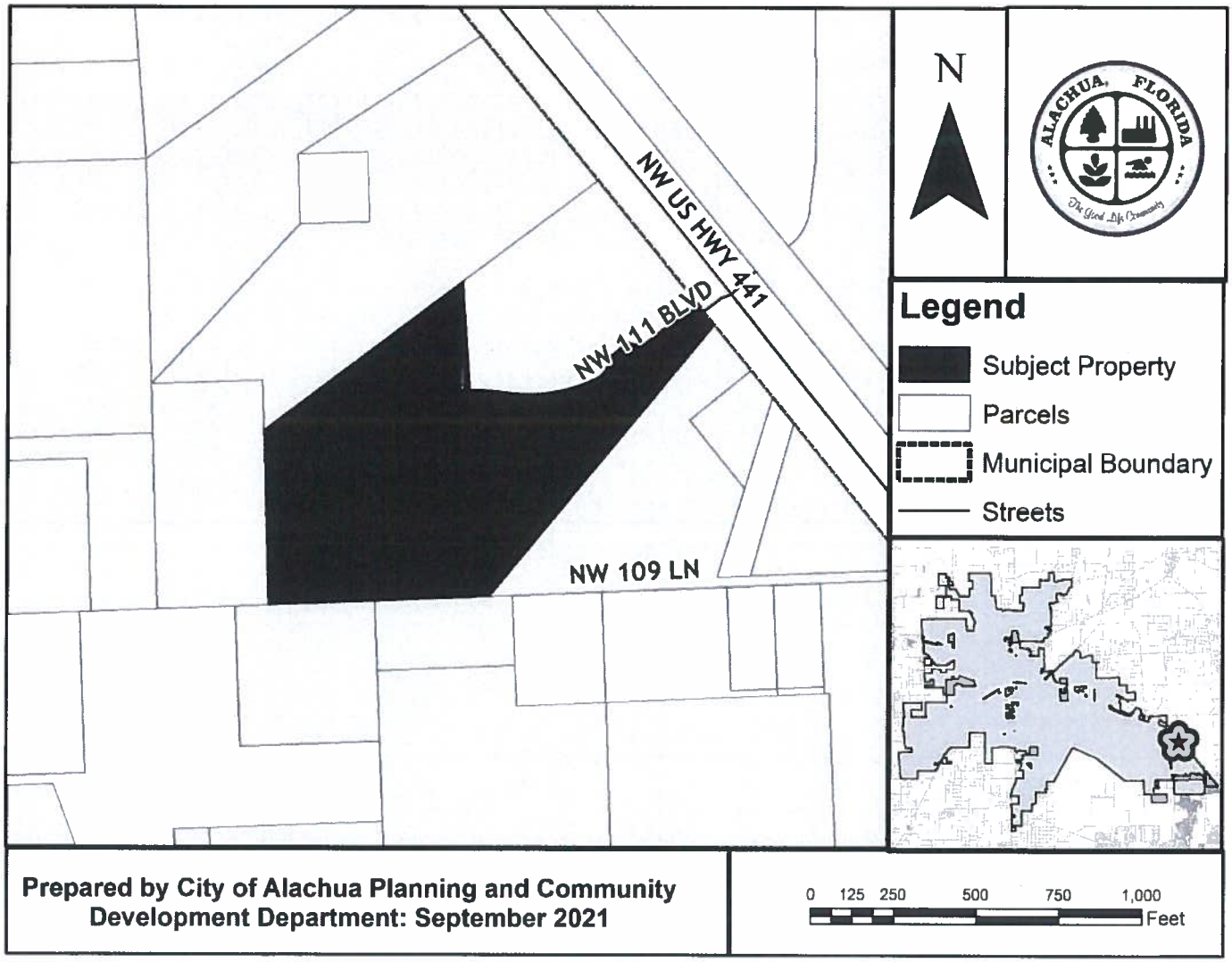

(continues)

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

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ALACHUA CROSSINGS LLC
2404 NW 93RD ST
GAINESVILLE, FL 32606

AMP FARMS LLC
2505 NW 71ST PL
GAINESVILLE, FL 32653

BRIGHTON BEACH CAR WASH LLC
1 DUNLIN SQ
GREENSBORO, NC 27455

BRIGHTON BEACH HOLDINGS LLC
1 DUNLIN SQ
GREENSBORO, NC 27455

BUTLER, ALTHEA
3534 SW 173RD TER
MIRAMAR, FL 33029

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

CITY OF GAINESVILLE
% LAND RIGHTS COORDINATOR
PO BOX 490 MS 58
GAINESVILLE, FL 32627

CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202

DICKINSON DANIEL S IV & THERESA A
10720 NW 53RD TER
GAINESVILLE, FL 32653

DIXON & DIXON
5200 NW 43RD ST #102-189
GAINESVILLE, FL 32606

GATORLAND KUBOTA EQUIPMENT COMI
4502 NW 13TH ST
GAINESVILLE, FL 32609

GREEN, BEULAH HEIRS
% BRENDA DIANE PERRY
445 WARREN DR #1
SAN FRANCISCO, CA 94131

GREEN, SHELIA D
25800 INDUSTRIAL BLVD APT 2267
HAYWARD, CA 94545

PEANUT STAND INVESTMENTS LLC
3535 N MAIN ST
GAINESVILLE, FL 32609

PHILLIPS, ELOISE P
PO BOX 175
ALACHUA, FL 32616

SMITH ISAIAH HEIRS
5215 NW 109TH LN
ALACHUA, FL 32615

SWANN STEPHEN C
332 3RD ST
ATLANTIC BEACH, FL 32233

TAYMER PROPERTIES LLC
C/O RYAN LLC
101 SW 140TH TER STE A
NEWBERRY, FL 32669

THOMPSON, COLON C & MARGARET Y
2509 W STATE ROAD 235
BROOKER, FL 32622

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Gainesville, FL 32653

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TCMOA
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Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

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

Tom Gorman
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Alachua, FL 32653

Craig Parenteau
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641

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16801 NW 166th Drive
Alachua, FL 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

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

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

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lisia Jenkins
P.O. Box 1071
Alachua, FL. 32616

David Forest
23 Turkey Creek
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

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AFFIDAVIT FOR POSTED LAND USE SIGN

I Shona Tickafoose, POSTED THE LAND USE
(Name)
SIGN ON 27 Sept 21 FOR THE Final Plat- Alachua Crossings Minor S/D
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

One (1)
(Number of signs)

Zimbra **ad_hall@cityofalachua.org**

Fwd: Property number 05931-000-000 NW 109 LN notice in reference to upcoming public hearing before the Planning and Zoning Board of the City of Alachua, Florida

From : Justin Tabor <jtabor@cityofalachua.org> Mon, Oct 04, 2021 01:07 PM

Subject : Fwd: Property number 05931-000-000 NW 109 LN notice in reference to upcoming public hearing before the Planning and Zoning Board of the City of Alachua, Florida

To : Adam Hall <ad_hall@cityofalachua.org>

FYI

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

City Hall Hours of Operation
Monday - Thursday, 7:30 AM - 6:00 PM

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: "Diane Perry" <brendadp415@yahoo.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Cc: brendadp415@yahoo.com
Sent: Monday, October 4, 2021 1:06:18 PM
Subject: Property number 05931-000-000 NW 109 LN notice in reference to upcoming public hearing before the Planning and Zoning Board of the City of Alachua, Florida

Dear Mr. Justin Tabor (Principle Planning Department Mgr / Director,

I am emailing you as a follow-up to you and I conversation in reference to my concern if, the development of Chad Colson of CHW, Inc. applicant and agent, for Alachua Crossings,.LLC property owner, for consideration of the Final Plat of Alachua Crossings development will in anyway affect our family land property number 05931-000-000, and your answer to me is that the development will not affect our property 05931-000-000 in anyway.

Thank you for clearing my up my concerns that, the development will not have any affect on property 05931-000-000. Also, I am requiring that Chad Colson and the property owner (s) he and / or his company or others relative to his development, he is representing is notified of my requirement that they do not enter onto property 05931-000-000 under no circumstances without my written permission.

Also, let this be know and entered into record at the Public Hearing before The Planning and Zoning Board of the City of Alachua, Florida on October 12, 2021 and all meetings relative to our property 05931-000-000.

Thank you in advance for your assistance,

Brenda Diane Perry
BrendaDP415@yahoo.com
(415) 730-4934

Sent from Yahoo Mail on Android

CAUTION: This email originated from outside the City.

DO NOT respond, click, or open attachments unless you recognize the sender **(name AND email address)** and know the content is safe.

Should there still be any question on the origin of this email, contact the IT Department immediately.

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 10/12/2021
SUBJECT: Site Plan - Foundation Park Phase 2: A request by Daniel Young, P.E., LEED AP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for HF Holdings Colorado LLC & the University of Florida Foundation, Inc., property owners, for consideration of a Site Plan which proposes to revise the development plan and construction phasing for three (3) ±42,466 square foot buildings, with associated site improvements on a ±14.53 acre subject property, located north of NW US Highway 441, south of County Road 2054 (also known as Rachael Boulevard) and east of NW 119th Terrace; Tax Parcel Numbers 03191-010-001 and 03191-011-001 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Site Plan for HF Holdings Colorado LLC and the University of Florida Foundation, Inc., subject to the four (4) conditions provided in Exhibit "A" and located on page 23 of the October 12, 2021 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 submitted by CHW, Inc. on behalf of HF Holdings Colorado LLC and the University of Florida Foundation, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the four (4) conditions provided in Exhibit "A" and located on page 23 of the October 12, 2021 Staff Report to the Planning & Zoning Board.

Summary

The proposed site plan is a request by Daniel Young, P.E., LEED AP, of CHW, applicant and agent for HF Holdings Colorado LLC, and the University of Florida Foundation, Inc., property owners, proposing to revise the development plan and construction phasing of the Foundation Park Phase 2 project, which consists of the construction of (3) ±42,460 square foot buildings, with associated site improvements. Future tenants of the proposed buildings are anticipated to be businesses operating in the research and development field. Such uses primarily consist of laboratory and office space.

The southwestern portion of the subject property is presently developed with a ±42,466 square foot building and associated site improvements. The Site Plan for this portion of the subject property was approved in December 2014, and at the time the development was known as "Alachua Research Park". The three (3) proposed buildings within Foundation Park Phase 2 will be architecturally similar to the existing building on the subject property, and the overall layout of the site will be similar to the layout of the developed portion of the site.

The Site Plan for Foundation Park Phase 2 was initially approved in December 2016. The Site Plan approved in December 2016 expired, and the project was resubmitted and approved in April 2019. The applicant now seeks to revise the development plan and construction phasing. The April 2019 Site Plan is comprised of three (3) development pods: Pod A, Pod B, and Pod C. The applicant now wishes to divide Pod A into two (2) separate phases: Pod A1 and Pod A2. One-half of the building previously permitted in Pod A would be constructed in Pod A1, and the remainder of this building would be

constructed in Pod A 2.

Development of each pod is proposed to occur sequentially (i.e., Pod A1, followed by Pod A2, followed by Pod B, followed by Pod C), with site improvements, including parking, landscaping, utilities, and other supporting improvements, to be provided for each pod at the time of its development. In accordance with Section 2.4.9(G) of the City's Land Development Regulations (LDRs), all proposed buildings will be required to obtain approval of a building permit for each building within three (3) years of the date of the approval of the Site Plan, unless otherwise extended.

The subject property is ±14.53 acres in area and is located northeast of the intersection of NW US Highway 441 and NW 119th Terrace, east of the Santa Fe College – Alachua Campus, south County Road 2054 (Rachel Boulevard), west of the State of Florida Building, and north of Progress Park. Access to Pods A1 and A2 will be provided by an existing connection to NW 119th Terrace. An additional street stub to NW 119th Terrace will be constructed as part of Pod B improvements. The stub will align with the northern ingress/egress to the Santa Fe College Perry Center, and will serve future development of the subject property that will occur at the time Pod B is developed.

The proposed development will convey the development's stormwater runoff to an existing stormwater basin located west of the Santa Fe College Perry Center. The stormwater basin was designed as a master system for Progress Technology Park, which consists of the Santa Fe College parcel, the subject property, and NW 119th Terrace. (NOTE: Temporary stormwater management facilities (SMFs) are proposed in Pods A1 and A2. These SMFs will be removed at the time of the development of Pods A2 and C.)

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Application & Supporting Materials
- Site Plan - Foundation Park Phase 2 - Part 1 of 3
- Site Plan - Foundation Park Phase 2 - Part 2 of 3
- Site Plan - Foundation Park Phase 2 - Part 3 of 3
- Public Notice Materials for the 10/12/2021 PZB Meeting

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: October 12, 2021
Quasi-Judicial Hearing

SUBJECT:	A request for a Site Plan to revise the development plan and construction phasing for three (3) ±42,466 square foot buildings, with associated site improvements
APPLICANT/AGENT:	Daniel Young, P.E., LEED AP, Causseaux, Hewett, & Walpole, Inc.
PROPERTY OWNERS:	HF Holdings Colorado LLC University of Florida Foundation, Inc.
LOCATION:	North of NW US Highway 441; south of CR 2054 (also known as Rachael Blvd.); and east of NW 119th Terrace
PARCEL ID NUMBERS:	03191-010-001 and 03191-011-001
FLUM DESIGNATION:	Industrial
ZONING:	Light & Warehouse Industrial (ILW)
OVERLAY:	N/A
ACREAGE:	±14.53 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan for HF Holdings Colorado LLC and the University of Florida Foundation, Inc., subject to the four (4) conditions provided in Exhibit "A" and located on page 23 of the October 12, 2021 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 submitted by CHW, Inc. on behalf of HF Holdings Colorado LLC and the University of Florida Foundation, Inc. to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the four (4) conditions provided in Exhibit "A" and located on page 23 of the October 12, 2021 Staff Report to the Planning & Zoning Board.*

SUMMARY

The proposed site plan is a request by Daniel Young, P.E., LEED AP, of CHW, applicant and agent for HF Holdings Colorado LLC, and the University of Florida Foundation, Inc., property owners, proposing to revise the development plan and construction phasing of the Foundation Park Phase 2 project, which consists of the construction of (3) ±42,460 square foot buildings, with associated site improvements. Future tenants of the proposed buildings are anticipated to be businesses operating in the research and development field. Such uses primarily consist of laboratory and office space.

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The Site Plan for Foundation Park Phase 2 was initially approved in December 2016. The Site Plan approved in December 2016 expired, and the project was resubmitted and approved in April 2019. The applicant now seeks to revise the development plan and construction phasing. The April 2019 Site Plan is comprised of three (3) development pods: Pod A, Pod B, and Pod C. The applicant now wishes to divide Pod A into two (2) separate phases: Pod A1 and Pod A2. One-half of the building previously permitted in Pod A would be constructed in Pod A1, and the remainder of this building would be constructed in Pod A 2.

Development of each pod is proposed to occur sequentially (i.e., Pod A1, followed by Pod A2, followed by Pod B, followed by Pod C), with site improvements, including parking, landscaping, utilities, and other supporting improvements, to be provided for each pod at the time of its development. In accordance with Section 2.4.9(G) of the City's Land Development Regulations (LDRs), all proposed buildings will be required to obtain approval of a building permit for each building within three (3) years of the date of the approval of the Site Plan, unless otherwise extended.

The subject property is ±14.53 acres in area and is located northeast of the intersection of NW US Highway 441 and NW 119th Terrace, east of the Santa Fe College – Alachua Campus, south County Road 2054 (Rachel Boulevard), west of the State of Florida Building, and north of Progress Park. Access to Pods A1 and A2 will be provided by an existing connection to NW 119th Terrace. An additional street stub to NW 119th Terrace will be constructed as part of Pod B improvements. The stub will align with the northern ingress/egress to the Santa Fe College Perry Center, and will serve future development of the subject property that will occur at the time Pod B is developed.

The proposed development will convey the development's stormwater runoff to an existing stormwater basin located west of the Santa Fe College Perry Center. The stormwater basin was designed as a master system for Progress Technology Park, which consists of the Santa Fe College parcel, the subject property, and NW 119th Terrace. (NOTE: Temporary stormwater management facilities (SMFs) are proposed in Pods A1 and A2. These SMFs will be removed at the time of the development of Pods A2 and C.)

Illustration 1. Foundation Park Phase 1 (f/k/a Alachua Research Park)

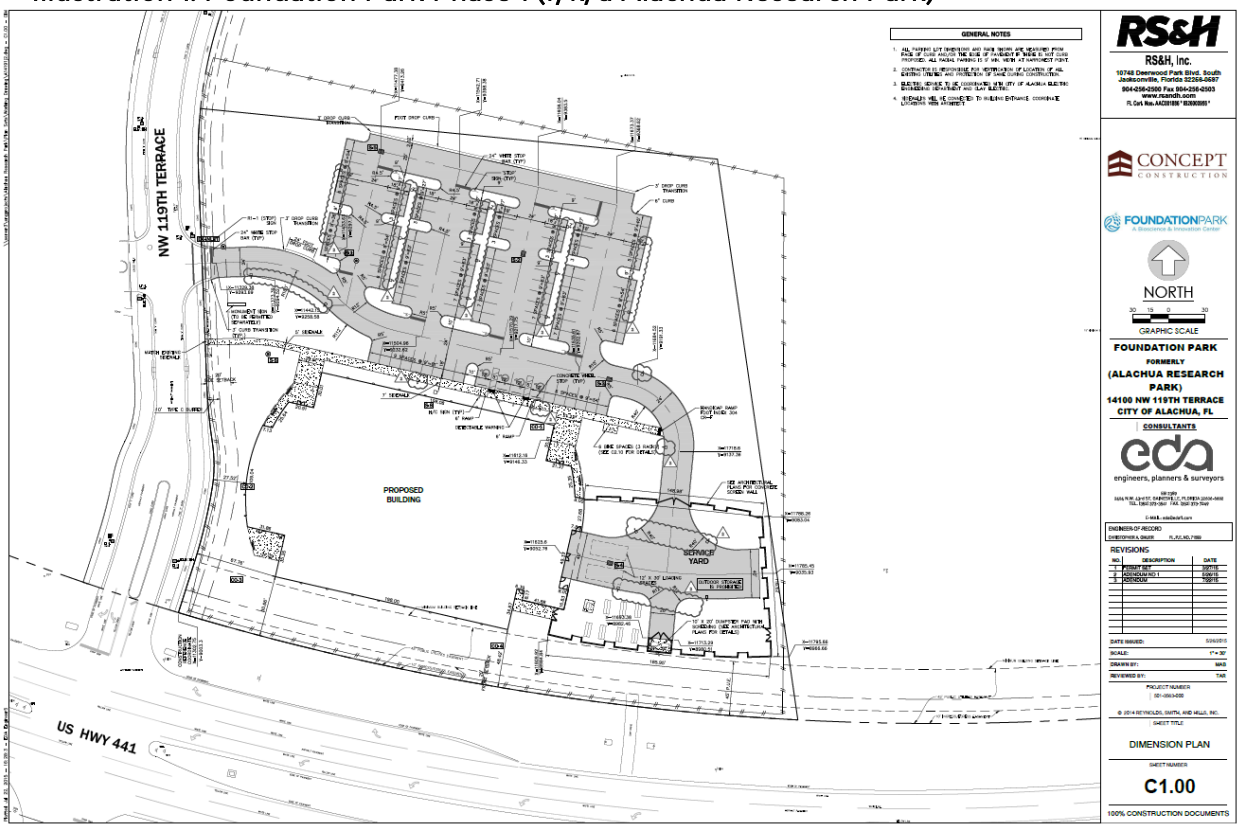
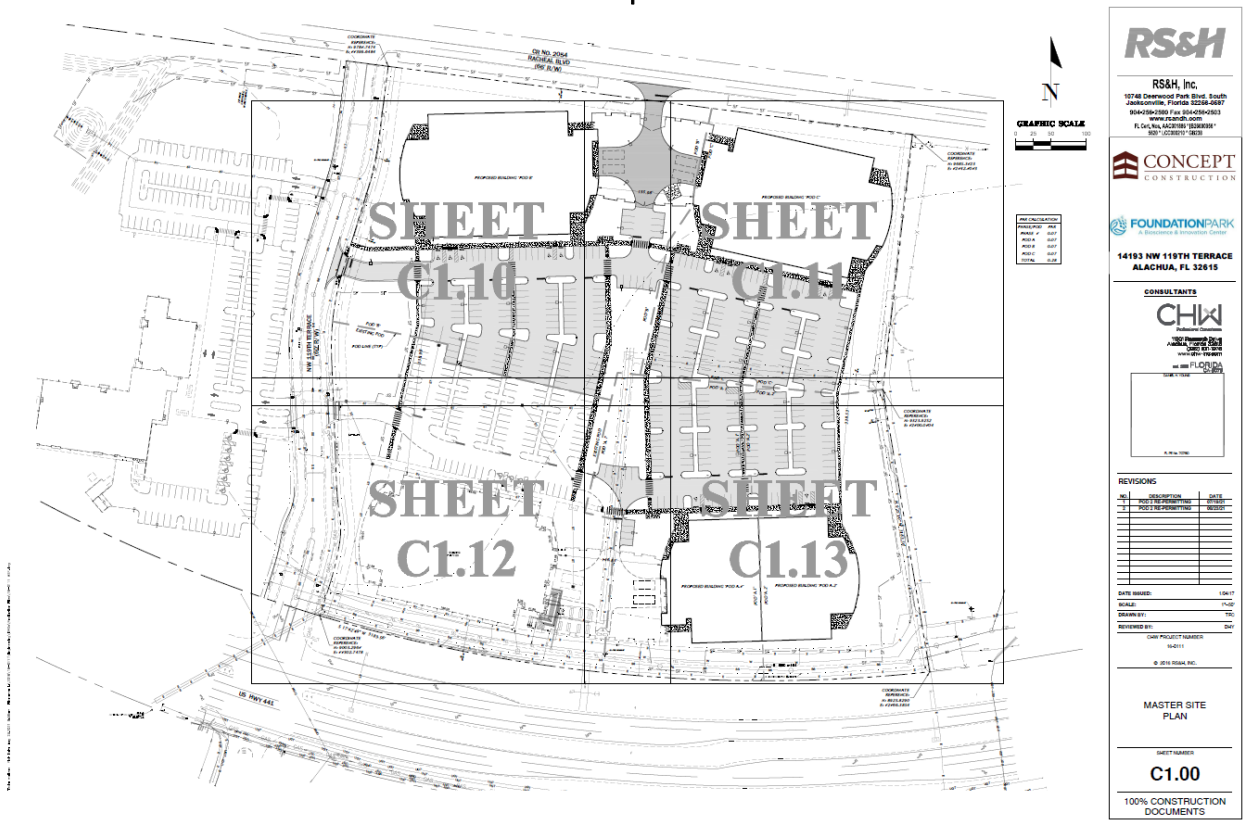


Illustration 2. Foundation Park Overall Development Plan



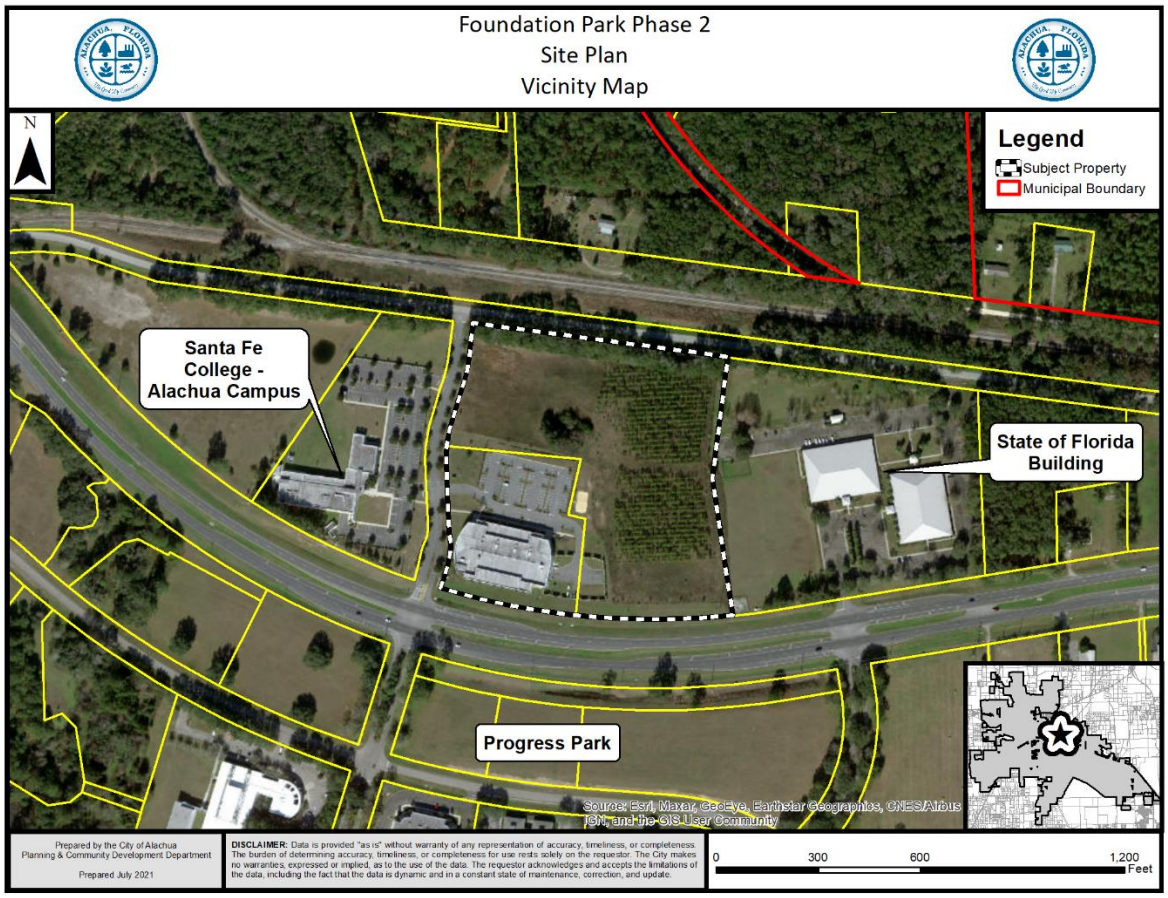
SURROUNDING USES

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	County Road 2054 (Rachel Blvd.); CSX Right of Way	N/A	N/A
South	NW US Highway 441; Progress Park	Industrial	Planned Unit Development (PUD)
East	State of Florida Building	Industrial	Light & Warehouse Industrial (ILW)
West	Santa Fe College – Alachua Campus (Perry Center)	Industrial	Light & Warehouse Industrial (ILW)

Map 1. Vicinity Map



NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held on August 12, 2021. The applicant was present and 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: 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 2035:

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

Objective 1.5: Industrial

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

Policy 1.5.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: The subject property has an Industrial FLUM Designation, which permits research and development uses. The proposed buildings will be consistent with the provisions of Policy 1.5.a.3., which states that buildings used for research and development cannot exceed 150,000 square feet in area.

Policy 1.5.d: The City shall develop performance standards for uses in the Industrial land use category in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking, layout, drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design; and,
11. Industrial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

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

Objective 2.4: Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as 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: The site plan includes a landscaping plan which demonstrates that each pod of 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 entire development (i.e., of all pods), approximately 36.3% of the subject property will consist of landscaped areas, which exceeds the minimum 10% area required by Policy 2.4.a.

Policy 2.4.c: *Tree Protection: Heritage Trees and Champion Trees* – The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.

Policy 2.4.d: *Tree Protection: Regulated Trees* – The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.

Policy 2.4.e: *Tree Protection: Removal and Mitigation* – Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, in public parks, and in road rights of way, where appropriate.

Evaluation and Findings: The Site Plan shows 44 regulated trees and 6 heritage trees along the north perimeter of the subject property that are proposed for removal. According to materials submitted by the project's landscape architect, the majority of the trees proposed for removal are of an undesirable species and present potential long-term safety and maintenance issues. Mitigation for trees proposed for removal is provided in accordance with the applicable provisions of the City's LDRs. For further analysis, please reference the section of this report below which further reviews compliance with the LDRs.

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: The site plan indicates that following completion of the entire development (i.e., of all pods), the subject property will include 5.28 acres of open space (36.3% of the site), exceeding 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: 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: 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: The proposed development will connect to potable water and wastewater facilities.

Transportation Element

Objective 1.1: Level of Service

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

Evaluation and Findings: 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: The site plan complies with the applicable standards of Section 6.1, Off-street parking and loading standards, of the City's Land Development Regulations. Required landscaping materials and pedestrian crossings and connections will be provided within parking areas. The site plan also provides all required bicycle parking facilities and the minimum number of required accessible parking spaces.

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: 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: The proposed development is located within the City's utility service area and will connect to the City's wastewater system.

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Evaluation and Findings: 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: 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: The proposed development will convey the development's stormwater runoff to an existing stormwater basin located west of Santa Fe College's building. The stormwater basin was designed as a master system for Progress Technology Park, which consists of the Santa Fe College parcel, the subject property, and NW 119th Terrace. (NOTE: A temporary stormwater management facility (SMF) is proposed north of the parking area within Pod A. This SMF will be removed at the time of the development of Pod C.)

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

3. A water main exists within 2,640 feet of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service is accessible through public utility easements or right of

ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings: The proposed development is located within the City's utility service area and will connect to the City's potable water system.

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

1. *Quality*: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. *Quantity*: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.
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: 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 provide for the protection of threatened and endangered species.

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

ENVIRONMENTAL CONDITIONS ANALYSIS

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.

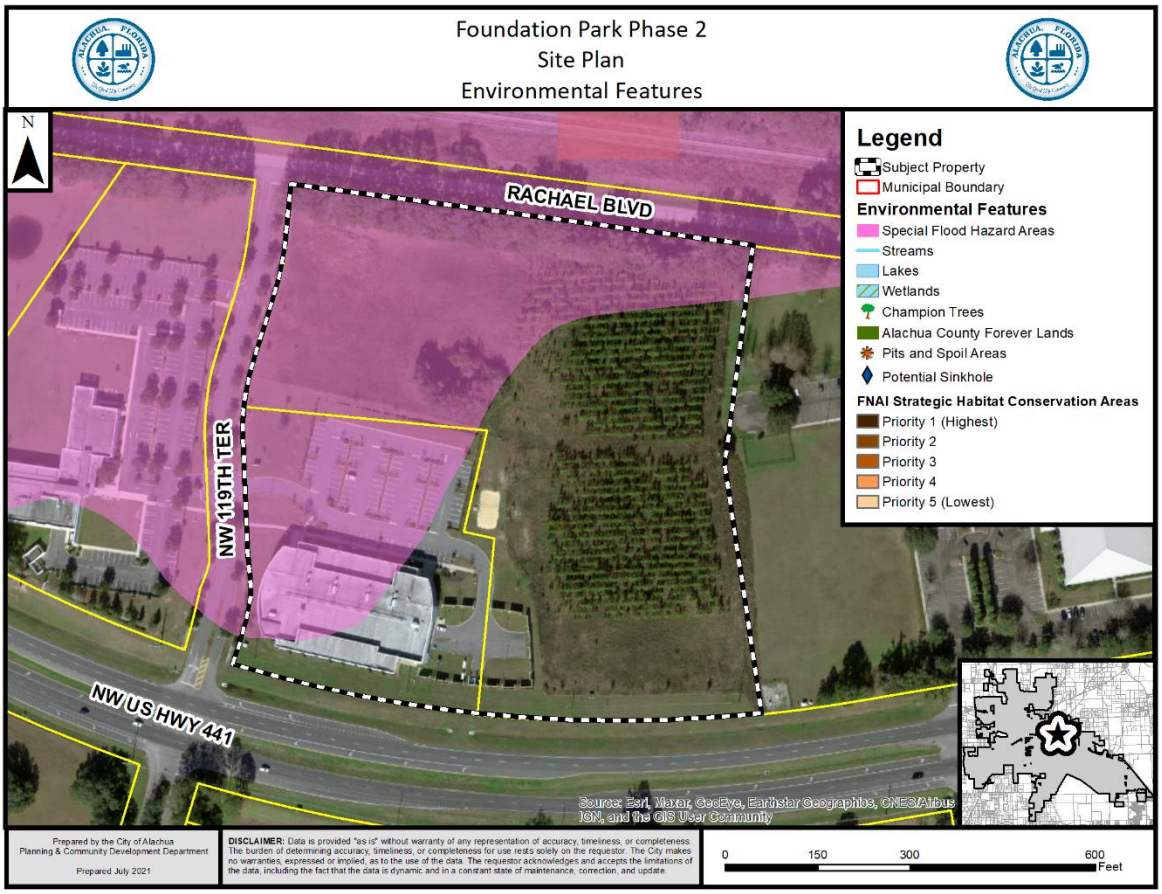
Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will not adversely impact any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. While the FNAI PNA data layer 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.

Map 4. Environmental Features



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.

Apopka Sand (0% – 5% slopes)
Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid in the sandy surface and subsurface layers and moderate in the loamy subsoil. This soil type is not identified as posing any limitations for small commercial buildings.

Norfolk Loamy Fine Sand (2% – 5% slopes)
Hydrologic Soil Group: B

This soil type is well drained and permeability is rapid in the surface layer, moderately slow to moderate in the upper part of the subsoil, and very slow to slow in the lower part. This soil type poses slight limitations as sites for small commercial buildings.

Evaluation: The soil types 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 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) and Flood Zone A (areas determined to be subject to flooding by the 1% annual chance flood [100-year flood], with no Base Flood Elevation [BFE] determined.)

To address Section 6.9.4 of the City's LDRs, which establishes standards for flood prone areas, the applicant has submitted a memorandum from Randall S. Olney, P.E., of CHW, dated October 5, 2016. The memorandum notes that the project site is served by an existing stormwater management facility, which was designed to accommodate development of the subject property. In addition, the memorandum references the approved plans for the modified flood plain, which were prepared by Eng, Denman, and Associates, Inc. (n/k/a EDA Engineers – Surveyors – Planners, Inc.) and the stormwater report for the existing stormwater management facility that will serve the proposed development. The memorandum provides a certification by the project engineer that any proposed fill and the proposed structures for the project will not increase the water surface elevation of the base flood plain by more than one foot at any point within the City.

The modified flood plain elevation, as shown on the approved plans of the modified flood plain and on Sheet C0.01 of the Site Plan, is 71.90 feet. Additionally, no portion of the modified flood plain is located within the subject property. The lowest finished floor elevation (FFE) of the proposed buildings is 75.0 feet, which is greater than one (1) foot above the elevation of the modified flood plain.

Evaluation: The proposed buildings are located outside of the modified flood plain, as established by the site development of Progress Technology Park, and the FFE of each building will be greater than one (1) foot above the elevation of the modified flood plain, in accordance with the requirements of Section 6.9.4. The requirements of Section 6.9.4., Flood Prone Area Standards, have therefore been sufficiently addressed.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

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

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

(1) ***Consistency with Comprehensive Plan***
The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.

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

(2) *Use Allowed in Zone District*

The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.

Evaluation & Findings: The subject property is zoned Light & Warehouse Industrial (ILW). The site plan proposes the construction of three (3) ±42,466 square foot buildings which are intended to be utilized for research and development. Article 10 of the City's LDRs defines "Light Manufacturing" as follows: "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.

The Site Plan shows 44 regulated trees and 6 heritage trees along the north perimeter of the subject property that are proposed for removal. According to materials submitted by the project's landscape architect, the majority of the trees proposed for removal are of an undesirable species and present potential long-term safety and maintenance issues. The number of trees proposed for removal requires 228 trees to be planted to mitigate for those proposed for removal.

The Site Plan proposes to provide a total of 116 replacement trees on-site to partially mitigate for those proposed for removal. The criteria for off-site tree mitigation is established in Section 6.2.1(D)(7) of the LDRs. This section allows for the consideration of off-site mitigation for those trees that cannot be accommodated through on-site mitigation due to the location of the proposed buildings, parking, and code-required tree plantings. Section 6.2.1(D)(7)(c) requires the fee for off-site mitigation to be adopted by the City Commission through resolution.

The request to provide off-site mitigation, and the fee to be paid for off-site mitigation, will be presented to the City Commission during its October 11, 2021 meeting. A draft of Resolution 22-01, which would authorize off-site mitigation for this project, is included within Exhibit "B", Staff Supporting Materials, to this Staff Report. In accordance with Section 6.2.1(D)(7)(d) of the City's LDRs, Resolution 22-01 would require the fee for off-site mitigation to be paid to the City prior to the issuance of a building permit for new construction approved by this Site Plan. Staff proposes a condition which will require the applicant to provide the payment for off-site mitigation in accordance with Resolution 22-01 prior to the issuance of a building permit.

(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 currently proposed nor is it required for the proposed development, therefore, compliance with this standard is not applicable.

(6) *Complies with All Other Relevant Laws and Ordinances*

The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

Evaluation & Findings: The application is consistent with all other relevant City ordinances and regulations.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
4 (106)	US 441 (from CR 25A East Intersection to SR 235)	4/D	Principle Arterial	Urban Trans	D
15	CR 2054 (from SR 235 to US 441)	2/U	Major Collector	Comm	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
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 Generation[1]

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)	1,508 (754/754)	53 (40/13)	58 (9/49)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: AADT -11.26 trips per 1,000 square feet x 127,380 square feet (50% entering/50% exiting); AM Peak Hour - 0.42 trips per 1,000 square feet x 127,380 square feet (75% entering/25% exiting); PM Peak Hour -0.49 trips per 1,000 square feet x 127,390 square feet (15% entering/85% exiting.)

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

Traffic System Category	Segment 4 US 441 (from CR 25A East Intersection to SR 235)[1]	Segment 15 CR 2054 (from SR 235 to US 441)[1]
Average Annual Daily Trips		
Maximum Service Volume[2]	45,700	15,120
Existing Traffic[3]	20,435	3,425
Reserved Trips[4]	5,375	2,157
Available Capacity[4]	19,890	9,538
Increase in Daily Trips Generated by Development[5]	1,131	377
Residual Capacity After Development's Impacts[6]	18,759	9,161

1 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 June 2021 Development Monitoring Report.
5 Trip Distribution: Segment 3/4 - 75%; CR 2054 East - 25%.
6 This application is for a Final Development Order. Concurrency will be reserved.

Table 4b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	Segment 4 US 441 (from CR 25A East Intersection to SR 235)[1]	Segment 15 CR 2054 (from SR 235 to US 441)[1]
PM Peak Hour Trips		
Maximum Service Volume[2]	4,110	1,359
Existing Traffic[3]	1,941	325
Reserved Trips[4]	509	158
Available Capacity[4]	1,660	876
Increase in PM Peak Hour Trips Generated by Development[5]	44	15
Residual Capacity After Development's Impacts[6]	1,616	861

1 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 June 2021 Development Monitoring Report.
5 Trip Distribution: Segment 3/4 – 75%; CR 2054 East – 25%.
6 This application is for a Final Development Order. Concurrency will be reserved.

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segments identified above. The impacts that will be generated by the development are acceptable.

Potable Water Impacts

Table 5. Potential Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,300,250
Reserved Capacity[2]	156,701
Available Capacity	843,049
Projected Potable Water Demand from Application[3]	19,107
Residual Capacity	**823,942**
Percentage of Permitted Design Capacity Utilized	**64.18%**

Sources:
1 City of Alachua Public Services Department, April 2021.
2 City of Alachua June 2021 Development Monitoring Report.
3 Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 127,380 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. The impacts that will be generated by the development are therefore acceptable.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	677,000
Reserved Capacity[2]	137,740
Available Capacity	685,260
Projected Sanitary Sewer Demand from Application[3]	19,107
Residual Capacity	**666,153**
Percentage of Permitted Design Capacity Utilized	**55.59%**

Sources:
1 City of Alachua Public Services Department, April 2021.
2 City of Alachua June 2021 Development Monitoring Report.
Source: Chapter 64E-6, Florida Administrative Code; 15 gallons per day per 100 square feet x 127,380 square feet.

Evaluation: The impacts to the sanitary sewer system that will be generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities. The impacts that will be generated by the development are therefore acceptable.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	41,880	7,643.10
Reserved Capacity[2]	17,139.34	3,127.93
Demand Generated by Application[3]	1,528.54	278.96
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, 2019; Policy 2.1.a, CFNGAR Element (Formula: 10,470 persons x 0.73 tons per person per year).
1 City of Alachua June 2021 Development Monitoring Report.
2 Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996
3 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

HF HOLDINGS COLORADO LLC / UNIVERSITY OF FLORIDA FOUNDATION, INC. [FOUNDATION PARK – PHASE 2 (2021)] SITE PLAN STAFF REPORT

CONDITIONS:

1. The applicant agrees to provide the payment for off-site tree mitigation in accordance with Resolution 22-01 of the City of Alachua. The payment for off-site mitigation shall be made to the City prior to the issuance of a building permit for any new construction for any development associated with this Site Plan and final development order.
2. The applicant agrees it shall obtain all required permits from Alachua County Public Works for the proposed connection to County Road 2054, and that such permits shall be obtained prior to applying for a building permit for the building located within Pod B.
3. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
4. The applicant agrees that Conditions 1 – 3 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 4 as stated herein.

EXHIBIT "B"

TO

HF HOLDINGS COLORADO LLC /
UNIVERSITY OF FLORIDA FOUNDATION, INC.
[FOUNDATION PARK – PHASE 2 (2021)]
SITE PLAN
STAFF REPORT

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

RESOLUTION 22-01

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; RELATING TO A REQUEST TO PROVIDE OFF-SITE MITIGATION FOR THE REMOVAL OF TREES IN ACCORDANCE WITH SECTION 6.2.1 OF THE CITY'S LAND DEVELOPMENT REGULATIONS; ESTABLISHING THE FEE FOR OFF-SITE MITIGATION FOR THE REQUEST; REQUIRING PAYMENT OF THE FEE FOR OFF-SITE MITIGATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR NEW CONSTRUCTION; ESTABLISHING THE PERIOD OF VALIDITY OF THE REQUEST; AND PROVIDING AN EFFECTIVE DATE.

R E C I T A L S

WHEREAS, Section 6.2.1 of the City's Land Development Regulations ("LDRs") establishes tree protection standards; and

WHEREAS, Section 6.2.1(D)(1) of the City's LDRs requires new trees to be installed to replace healthy regulated trees, and requires regulated trees to be replaced on a one-for-one basis, and for heritage and champion trees to be replaced on an inch-for-inch basis; and

WHEREAS, Section 6.2.1(D)(7) of the City's LDRs allows off-site mitigation for required tree replacement that cannot be accommodated through on-site mitigation by permitting off-site mitigation trees to be planted in City-owned properties and parks, City rights-of-way, preservation or conservation areas owned by the City, and within medians and rights-of-way of State and County roads where an interlocal agreement authorizes such plantings; and

WHEREAS, the formula for the calculation off-site mitigation is provided within Section 6.2.1(D)(7)(c) of the City's LDRs, and is equal to the cost of the replacement tree, plus installation (including labor and equipment), plus maintenance for one year, plus fund administration; and

WHEREAS, the City has received an application for a Site Plan prepared by Daniel H. Young, P.E., of Causseaux, Hewett, & Walpole, Inc., dated September 28, 2021 including any amendments thereto duly approved by the City (the "Site Plan") for proposed development on Tax Parcel Number 03191-010-001, as described in Exhibit "A" (the "Property"); and

WHEREAS, the owners of the Property have requested the City consider off-site mitigation for those trees that cannot be accommodated through on-site mitigation, due to the location of proposed structures, parking, and code-required tree plantings, in accordance with Section 6.2.1(D)(7) of the City's LDRs; and

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WHEREAS, the Site Plan is comprised of four (4) Development Pods (the "Pods") consisting of Pod A1, Pod A2, Pod B, and Pod C; and

WHEREAS, the Site Plan identifies 44 regulated trees and 6 heritage trees to be removed within Pod B and 17 regulated trees and 1 heritage tree to be removed within Pod C; and

WHEREAS, the applicant for the Site Plan contends that a majority of the trees proposed to be removed are of an undesirable species and present potential long-term safety and maintenance issues; and

WHEREAS, the number of trees proposed for removal would require 193 replacement trees to be planted for Pod B and 35 replacement trees to be planted for Pod C to mitigate for those proposed for removal; and

WHEREAS, the Site Plan proposes to provide a total of 88 replacement trees on-site for Pod B and 28 replacement trees on-site for Pod C to mitigate for those proposed for removal; and

WHEREAS, the applicant for the Site Plan has provided a memorandum and calculations within the Site Plan that establishes the payment required for off-site mitigation in accordance with the formula provided within Section 6.2.1(D)(7)(c) of the City's LDRs, attached hereto as Exhibit "B"; and

WHEREAS, the owners of the Property desire to proceed with consideration of the proposed Site Plan.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Findings.

The Commission finds, determines, and declares that the above recitals are true and correct and are hereby incorporated into this resolution by reference.

Section 2. Approval of Off-Site Mitigation

The Commission approves the request to provide payment for off-site mitigation for those trees that cannot be accommodated through on-site mitigation. The payment for off-site mitigation shall be in accordance with the calculation of the fee as provided within a memorandum from Caeli Tolar, PLA, of Causseaux, Hewett, & Walpole, Inc., dated June 29, 2021 and as shown on Sheets L-300 and L-400 of the Site Plan in the amount of $16,648.80 for Pod B and in the amount of $1,109.92 for Pod C.

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Section 3. Payment for Off-Site Mitigation

In accordance with Section 6.2.1(D)(7)(d) of the City's LDRs, the fee for off-site mitigation shall be paid to the City prior to the issuance of a building permit for new construction for the Property and approved by the Site Plan.

Section 4. Validity of Off-Site Mitigation

Off-site mitigation shall be a condition of any final development order for the Property associated with the Site Plan.

This Resolution shall take effect immediately upon passage and approval.

DULY ADOPTED in regular session, this 11th day of October, 2021.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor

SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

DRAFT

EXHIBIT "A"

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13 AND 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 6°38'36" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 363.83 FEET; THENCE SOUTH 9°25'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 405.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND TO A POINT ON A CURVE LYING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (200-FOOT RIGHT OF WAY) BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 2191.78 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 89°59'03" WEST, 468.69 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THE SOUTH LINE OF SAID LOT 1 AND ALONG SAID NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 12°16'32", AN ARC LENGTH OF 469.59 FEET TO SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4343, PAGE 2222 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES ALONG THE BOUNDARY OF SAID LANDS: (1) NORTH 5°35'16" EAST, A DISTANCE OF 286.19 FEET; (2) THENCE NORTH 77°10'09" WEST, A DISTANCE OF 50.95 FEET; (3) THENCE NORTH 12°49'51" EAST , A DISTANCE OF 168.13 FEET; (4) THENCE NORTH 84°24'33" WEST, A DISTANCE OF 394.02 FEET TO A POINT ON A CURVE LYING ON THE EAST RIGHT OF WAY LINE OF NORTHWESTERLY 119TH TERRACE (RIGHT OF WAY VARIES), AND LYING ON THE WEST LINE OF AFOREMENTIONED LOT 1, SAID CURVE IS CONCAVE EASTERLY, HAVING A RADIUS OF 370.42 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 11°31'19" EAST, 72.38 FEET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF LOT 1: (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°12'49", AN ARC LENGTH OF 72.50 FEET; (2) THENCE NORTH 17°07'56" EAST, A DISTANCE OF 119.59 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 12°15'59" EAST, 72.95 FEET; (3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°43'54", AN ARC LENGTH OF 73.03 FEET; (4) T HENCE NORTH 7°24'02" EAST, A DISTANCE OF 103.96 FEET TO NORTHWEST CORNER OF AFOREMENTIONED LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054 (66-FOOT RIGHT OF WAY); THENCE SOUTH 82°35'58" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 748.69 FEET TO THE **POINT OF BEGINNING.**

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CHW Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
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WWW.CHW-INC.COM

MEMORANDUM

To: **Justin Tabor, AICP**

From: **Caeli Tolar, PLA**

Date: **06/29/2021**

RE: **Foundation Park – Tree Mitigation Payment**

DRAFT

Good morning Justin,

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

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

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

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

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

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

Description of Project Mitigation

Within this project, there are several trees proposed to be removed along County Road 2054 along the northern perimeter of the site. The majority of the trees to be removed are undesirable species such as Laurel Oaks and Water Oaks. These trees present potential long-term safety and maintenance issues as they mature. Additionally, these trees present conflicts with proposed utilities along the northern portion of the site that are necessary to serve the proposed building. Therefore, all existing trees along the northern perimeter of the site are proposed for removal.

Replacement trees have been proposed within Pod B and within Pod C. After the placement of these mitigation trees, there is still a deficit of mitigation trees required for both Pods B & C. Due to the locations of proposed structures, parking, and code-required tree plantings, there is inadequate space on the site at the completion of Pod C's construction to provide all additional replacement trees for mitigation. Therefore, we are proposing a mitigation payment in lieu of on-site planting.

Determination of Replacement Tree Cost

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

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

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

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

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

Overall Average:
15 gal. $118.33

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

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

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PROJECT #1

I. LANDSCAPE MATERIALS					
KEY	**QUAN-TITY**	**COMMON NAME**	**SIZE**	**UNIT COST**	**AMOUNT**
		TREES			
AR	77	Florida Flame Red Maple - 11' Ht. x 3' Spr.; 2.5" Cal.	#30	149.00	11,473.00
BN	59	Dura Heat River Birch - 12' Ht. x 3.5' Spr.; 2.5" Cal.	#30	149.00	8,791.00
CC	5	Eastern Redbud - 10' Ht. x 4' Spr.; 2.5" Cal.	#30	149.00	745.00
CV	31	White Fringetree - 9' Ht. x 2.5' Spr.; 1.5" Cal.	#15	109.00	3,379.00
IC	25	Dahoon Holly - 7' Ht. x 3' Spr.; 2.5" Cal.	#30	149.00	3,725.00
LT	12	Tulip Tree - 11' Ht. x 3' Spr.; 2.5" Cal.	#30	149.00	1,788.00
MGB	54	Bracken's Brown Beauty Magnolia - 12' Ht. x 3.5' Spr.; 2.5" Cal.	#30	149.00	8,046.00
PA	29	Chickasaw Plum - 6' Ht. x 2.5' Spr.; 1.5" Cal.	#15	109.00	3,161.00
PO	7	Sycamore - 12' Ht. x 4.5' Spr.; 2.5" Cal.	#30	149.00	1,043.00
QN	39	Nuttall Oak - 12' Ht. x 3.5' Spr.; 2.5" Cal.	#30	149.00	5,811.00
QO	16	Basket Oak - 12' Ht. x 3.5' Spr.; 2.5" Cal.	#30	159.00	2,544.00
QS	15	Shumard Red Oak - 12' Ht. x 3.5' Spr.; 2.5" Cal.	#30	149.00	2,235.00
QV	44	Seedling Southern Live Oak - 12' Ht. x 4.5' Spr.; 2.5" Cal.	#30	179.00	7,876.00
QVC	34	Cathedral Live Oak - 14' Ht. x **5.**5' Spr.; 3.5" Cal.	#65	599.00	20,366.00
TD	129	Bald Cypress - 12' Ht. x 3.5' Spr.; 2.5" Cal.	#30	149.00	19,221.00
UA	33	Winged Elm - 12' Ht. x 6' Spr.; 3.5" Cal.	#65	599.00	19,767.00
VOW	78	Walter's Viburnum - 7' Ht. x 3' Spr.; 2.5" Cal.	#30	149.00	11,622.00
		SHRUBS			
HD	570	Cucumberleaf Sunflower – Full	#1	6.00	3,420.00
MU	3,262	Pink Muhly – Full	#1	6.00	19,572.00
SB	1,625	Sandcord Grass – Full	#1	6.00	9,750.00

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Item No.	Item	Qty	Unit	Unit Cost	Cost	Description
A.	**Trees**					
1	Betula nigra 'Dura Heat'- Dura Heat River Birch	8	Ea	790.00	$ 6,320.00	65 gallon
2	Magnolia grandiflora 'DD Blanchard'	12	Ea	950.00	$ 11,400.00	100 gallon
3	Quecus Geminata	16	Ea	179.00	$ 2,864.00	30 gallon
4	Quercus virginiana - Southern Live Oak Seedling	84	Ea	179.00	$ 15,036.00	30 gallon
5	Quercus virginiana - Boardwalk Live Oak	20	Ea	179.00	$ 3,580.00	30 gallon
6	Quercus virginiana - Southern Live Oak Seedling	18	Ea	950.00	$ 17,100.00	100 gallon
7	Ulmus alata- Winged Elm	63	Ea	179.00	$ 11,277.00	30 gallon
8	Ulmus Parvifolia 'Allee'	25	Ea	179.00	$ 4,475.00	30 gallon
				Trees Subtotal	$ 72,052.00	
B.	**Palm Trees**					
9	Sabal Palmetto	44	Ea	360.00	$ 15,840.00	C.T. Varies
				Palms Subtotal	$ 15,840.00	
B.	**Shrubs & Groundcovers**					
10	Galphimia Gracius	17	Ea	49.00	$ 833.00	7 gallon
11	Podocarpus Macrophyllus	86	Ea	139.00	$ 11,954.00	15 gallon
12	Viburnum obovatum 'Mrs. Shiller's Delight' - Mrs. Shillers Delight Viburnum	506	Ea	9.00	$ 4,554.00	3 gallon
				Shrubs & Groundcovers Subtotal	$ 17,341.00	
C.	**Sod**					
13	Empire Zoysia Sod	247,282	SF	.56	$ 138,477.92	weed free and sand grown sod
14	Argentine Bahia Sod	140,060	SF	.31	$ 43,418.60	weed free and sand grown sod
15	Bermuda Grass Sod	213,804	SF	.56	$ 119,730.24	weed free and sand grown sod
				Sod Subtotal	$ 301,626.76	
D.	**Irrigation**					
16	Irrigation		LS		158,391.40	
				Irrigation Subtotal	$ 158,391.40	
	Project Subtotal				$ 565,251.16	
					$	
	PROJECT GRAND TOTAL				$ 628,918.01	

DRAFT

I. LANDSCAPE MATERIALS					
KEY	QUAN-TITY	COMMON NAME	SIZE	UNIT COST	AMOUNT
		TREES			
AR	6	Florida Flame Red Maple - 11' ht. 4' spr. x 2.5" cal.	#30	149.00	894.00
BN	23	Dura Heat River Birch - 12' ht. 4' spr. x 5" cal., Multi-Trunk	#30	149.00	3,427.00
INS	12	Nellie R. Stevens Holly – 13.5' ht. 5' spr. x 3.5" cal.	#65	790.00	9,480.00
JS	3	Southern Red Oak - 12' ht. x 42" spr. x 2" cal.	#30	149.00	447.00
MGD	22	DD Blanchard Magnolia - 12' ht. x 4' spr. x 2.5" cal.	#30	179.00	3,938.00
QG	24	Sand Live Oak - 12' ht. x 54" spr. x 2" cal.	#30	179.00	4,296.00
QS	15	Shumard Red Oak - 12' ht. x 4' spr. x 2.5" cal.	#30	149.00	2,235.00
QVB	47	Boardwalk Live Oak - 22' ht. x 10' spr. x 6" cal.	#200	1,650.00	77,550.00
QVH	11	Highrise Live Oak - 17' ht. x 6.5' spr. x 4" cal.	#100	850.00	9,350.00
TD	15	Bald Cypress - 12' ht. x 42" spr. x 2.5" cal., Full to Base	#30	149.00	2,235.00
UPE	8	Allee Elm - 10' ht. x 4' spr. x 2" cal.	#30	179.00	1,432.00
VC	9	Chaste Tree - 12' ht. x 6' spr. x 3.5" cal.	#65	510.00	4,590.00
VOW	7	Walter's Viburnum - 7' ht. x 3' spr. x 2" cal.	#30	149.00	1,043.00
		PALM TREES			
SP12	14	Sabal Palm - 12" min. DBH 12'-18' c.t.	FG	360.00	5,040.00
SP14	26	Sabal Palm - 12" min. DBH 12'-18' c.t.	FG	360.00	9,360.00
SP16	13	Sabal Palm - 12" min. DBH 12'-18' c.t.	FG	360.00	4,680.00
SP18	14	Sabal Palm - 12" min. DBH 12'-18' c.t.	FG	360.00	5,040.00
		SHRUBS			
GG	6	Rain of Gold (Thryallis) - 18" ht. x 18" spr.	#7	49.00	294.00

DRAFT

EXHIBIT "B"

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
BN	2	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	1½" CALIPER, MIN.	UNDERSTORY
LIM	21	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	1½" CALIPER, MIN.	UNDERSTORY
LT	31	LIRIODENDRON TULIPIFERA	TULIP TREE	8' HEIGHT, MIN.	CANOPY
MGB	9	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	BRACKEN'S BROWN BEAUTY MAGNOLIA	8' HEIGHT, MIN.	CANOPY
PM	21	PODOCARPUS MACROPHYLLUS	PODOCARPUS	1½" CALIPER, MIN.	UNDERSTORY
QVC	13	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL LIVE OAK	8' HEIGHT, MIN.	CANOPY
TD	37	TAXODIUM DISTICHUM	BALD CYPRESS	8' HEIGHT, MIN.	CANOPY
UA	6	ULMUS ALATA	WINGED ELM	8' HEIGHT, MIN.	CANOPY
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	
BX	234	BUXUS MICROPHYLLA	BOXWOOD	3 GAL, 24" HT, 12" SPR	
IDB	387	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	3 GAL, 24" HT, 16" SPR	
RI	72	RHAPHIOLEPIS INDICA 'ELEANOR TABOR'	ELEANOR TABOR INDIAN HAWTHORN	3 GAL., 24" HT., X 16" SPR.	
VO	13	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL, 24" HT, 16" SPR	
VOS	130	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLER'S DELIGHT VIBURNUM	3 GAL., 24" HT. X 16" SPR.	
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	
LEM	124	LIRIOPE MUSCARI 'EMERALD GODDESS'	EMERALD GODDESS LIRIOPE	3 GAL., FULL	
SOD/SEED		**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	
SOD		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD	

LEGEND

1–QV — NEW TREES TO BE ADDED

EXISTING TREES TO REMAIN

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) 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. THIS REQUIREMENT IS MET BY THE CALCULATIONS FOR 30% LANDSCAPE, SHOWN ADJACENT, WHICH INCLUDE LANDSCAPED BUFFERS AND OTHER LANDSCAPED AREAS.

IRRIGATION

LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(B)(VI). SEE SHEET L–303 THROUGH L–304.

REQUIRED TREE MITIGATION

REGULATED TREE MITIGATION

REGULATED TREES REMOVED	44 TREES
TREES REQUIRED FOR MITIGATION (AT 1:1 REPLACEMENT)	44 TREES

HERITAGE TREE MITIGATION

HERITAGE TREES REMOVED	6 TREES
INCHES REQUIRED FOR MITIGATION (AT INCH–FOR–INCH REPLACEMENT)	223"
REPLACEMENT TREES REQUIRED	149 TREES

TOTAL TREE MITIGATION PAYMENT

TOTAL REPLACEMENT TREES REQUIRED	193 TREES
TOTAL REPLACEMENT TREES PROPOSED	88 TREES
TOTAL MITIGATION DEFICIT	105 TREES
ESTIMATED COST PER TREE**	$158.56
TOTAL MITIGATION PAYMENT REQUIRED	$16,648.8

*UTILIZED 25% OF THE 104 TOTAL SITE/BUFFER/PARKING TREES PROVIDED IN POD B (26) + 25% OF THE 64 TOTAL SITE/BUFFER/PARKING TREES PROVIDED IN POD A1 (16) + 25% OF THE TOTAL 42 TOTAL SITE/BUFFER/PARKING TREES PROVIDED IN POD A2 (11) + AN ADDITIONAL 36 MITIGATION TREES PROPOSED IN POD B (36)

**ESTIMATED COST OF REPLACEMENT TREE, SEE ATTACHED "TREE MITIGATION MEMO."

NOTE:
A MITIGATION PAYMENT SHALL BE PROVIDED IN LIEU OF ON–SITE REPLACEMENT TREES. FEES FOR TREE MITIGATION SHALL BE PAID TO THE CITY PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR NEW CONSTRUCTION WITH AN APPROVED SITE PLAN.

NOTE:
CALCULATIONS ON THIS SHEET INCLUDE EXISTING PHASE 1 PLANTINGS, POD A1 PLANTINGS, POD A2 PLANTINGS, AND PROPOSED POD B PLANTINGS. THE ENTIRE SITE AREA IS 14.50 ACRES AND INCLUDES PHASE 1, POD A, POD B, AND POD C (FUTURE DEVELOPMENT). POD CALCULATIONS BUILD ON EACH OTHER AS PODS ARE CONSTRUCTED. SEE SHEET L–200 FOR POD A1 CALCULATIONS, SHEET L–205 FOR POD A2 CALCULATIONS, AND SEE SHEET L–400 FOR POD C CALCULATIONS.

ARTERIAL FRONTAGE BUFFER [Sec. 6.2.3(E)]

FULL LENGTH OF SOUTHERN PROPERTY BOUNDARY ALONG U.S. HWY. 441

DESCRIPTION	LANDSCAPE REQUIREMENTS	LANDSCAPE PROVIDED
U.S. HWY. 441 (873 LIN. FT.)	5 CANOPY TREES PER 100 LIN. FT. REQUIRED = 44 CANOPY TREES REQUIRED 3 UNDERSTORY TREES PER 100 LIN. FT. REQUIRED = 26 UNDERSTORY TREES REQUIRED CONTINUOUS HEDGE REQUIRED	44 CANOPY TREES PROVIDED 26 UNDERSTORY TREES PROVIDED CONTINUOUS HEDGE PROVIDED

PARKING AREA LANDSCAPE REQUIREMENTS [Sec. 6.2.2(D)(2)(a) & (b)]

EXISTING PARKING IN POD 1, POD A, AND PROPOSED POD B PARKING AREA

DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE	PARKING PERIMETER = 1,903 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 77 CANOPY TREES REQUIRED 38 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	77 CANOPY TREES PROVIDED 38 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE	PARKING AREA = 115,451 S.F. 1 CANOPY TREE REQUIRED PER 2,000 S.F. 10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED 58 CANOPY TREES REQUIRED 578 SHRUBS REQUIRED	58 CANOPY TREES PROVIDED 578 SHRUBS PROVIDED

PERIMETER BUFFER LANDSCAPE REQUIREMENTS [Section 6.2.2(D)(3)]

FULL LENGTH OF SITE, FROM U.S. HWY. 441 TO C.R. 2054

LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
EASTERN PERIMETER	769 L.F. BUFFER TYPE 'C'	OPTION 1 1 CANOPY TREE / 30 LIN. FT. + EVERGREEN HEDGE	26 PROPOSED CANOPY TREES CONTINUOUS EVERGREEN HEDGE
WESTERN PERIMETER	793 L.F. BUFFER TYPE 'C'	OPTION 1 1 CANOPY TREE / 30 LIN. FT. + EVERGREEN HEDGE	27 PROPOSED CANOPY TREES CONTINUOUS EVERGREEN HEDGE

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

ENTIRE SITE EXCEPT FOR PRIMARY SIDE CANOPY TREES AND SITE UNDERSTORY TREES FOR THE FRONT, WHICH ARE CALCULATED UTILIZING COMBINED ACREAGE FOR PODS B & C

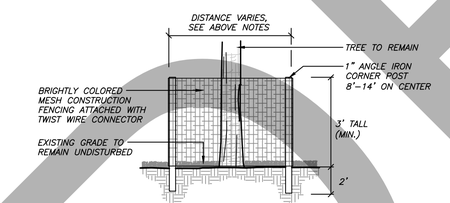
DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (NORTH SIDE)	3 TREES PER ACRE X 6.85 ACRES = 21 CANOPY TREES REQUIRED	21 CANOPY TREES PROVIDED
REAR SIDE CANOPY TREES (SOUTH SIDE)	2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED	29 CANOPY TREES PROVIDED
EAST SIDE CANOPY TREES	2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED	29 CANOPY TREES PROVIDED
WEST SIDE CANOPY TREES	2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED	29 CANOPY TREES PROVIDED
SITE UNDERSTORY TREES	6 UNDERSTORY TREES PER ACRE X 6.85 ACRES (POD B + POD C) X 50% IN FRONT = 21 TREES REQUIRED 6 UNDERSTORY TREES PER ACRE X 14.5 ACRES (ENTIRE SITE) X 25% ON EAST SIDE = 22 TREES REQUIRED 6 UNDERSTORY TREES PER ACRE X 14.5 ACRES (ENTIRE SITE) X 25% ON WEST SIDE = 22 TREES REQUIRED	FRONT SIDE 21 UNDERSTORY TREES PROVIDED EAST SIDE 22 UNDERSTORY TREES PROVIDED WEST SIDE 22 UNDERSTORY TREES PROVIDED
BUILDING FACADE (POD B)	349 LINEAR FEET 4 CANOPY TREES PER 100 LIN. FT. REQUIRED = 14 CANOPY TREES REQUIRED + ROW OF SHRUBS	14 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED

10% LANDSCAPED AREA REQUIREMENT

Per City of Alachua Comprehensive Plan Future Land Use Element, Objective 2.4, Policy 2.4.a

ENTIRE SITE

TOTAL SITE AREA	633,271 S.F.
TOTAL PROPOSED LANDSCAPED AREA	317,261 S.F.
LANDSCAPED AREA % OF TOTAL SITE AREA (MIN. 10%)	50.1%



1 TREE PROTECTION DETAIL
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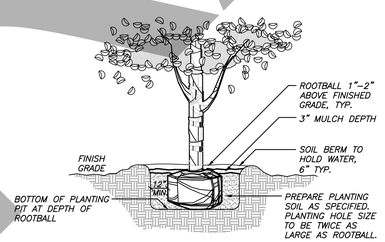
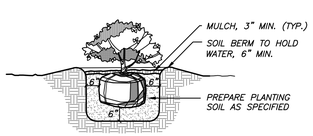
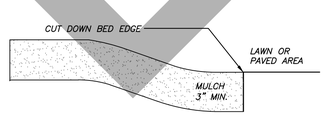


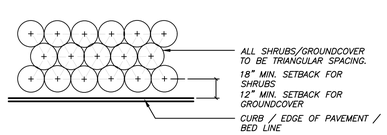
2 TREE PLANTING DETAIL
SCALE: N.T.S.



3 SHRUB PLANTING DETAIL
N.T.S.



4 MULCH DETAIL
N.T.S.

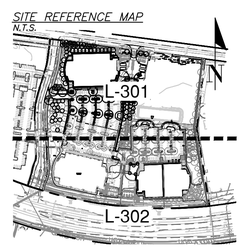


NOTE: THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

5 PLANT SPACING DETAIL
N.T.S.

811 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

SITE REFERENCE MAP
N.T.S.



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5620 * LCC000210 * GB238

CONCEPT CONSTRUCTION

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REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21

DATE ISSUED:	06/30/16
SCALE:	N/A
DRAWN BY:	CMT
REVIEWED BY:	LFH

CHW PROJECT NUMBER
16-0111

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LANDSCAPE NOTES, DETAILS, & CALCULATIONS - POD B

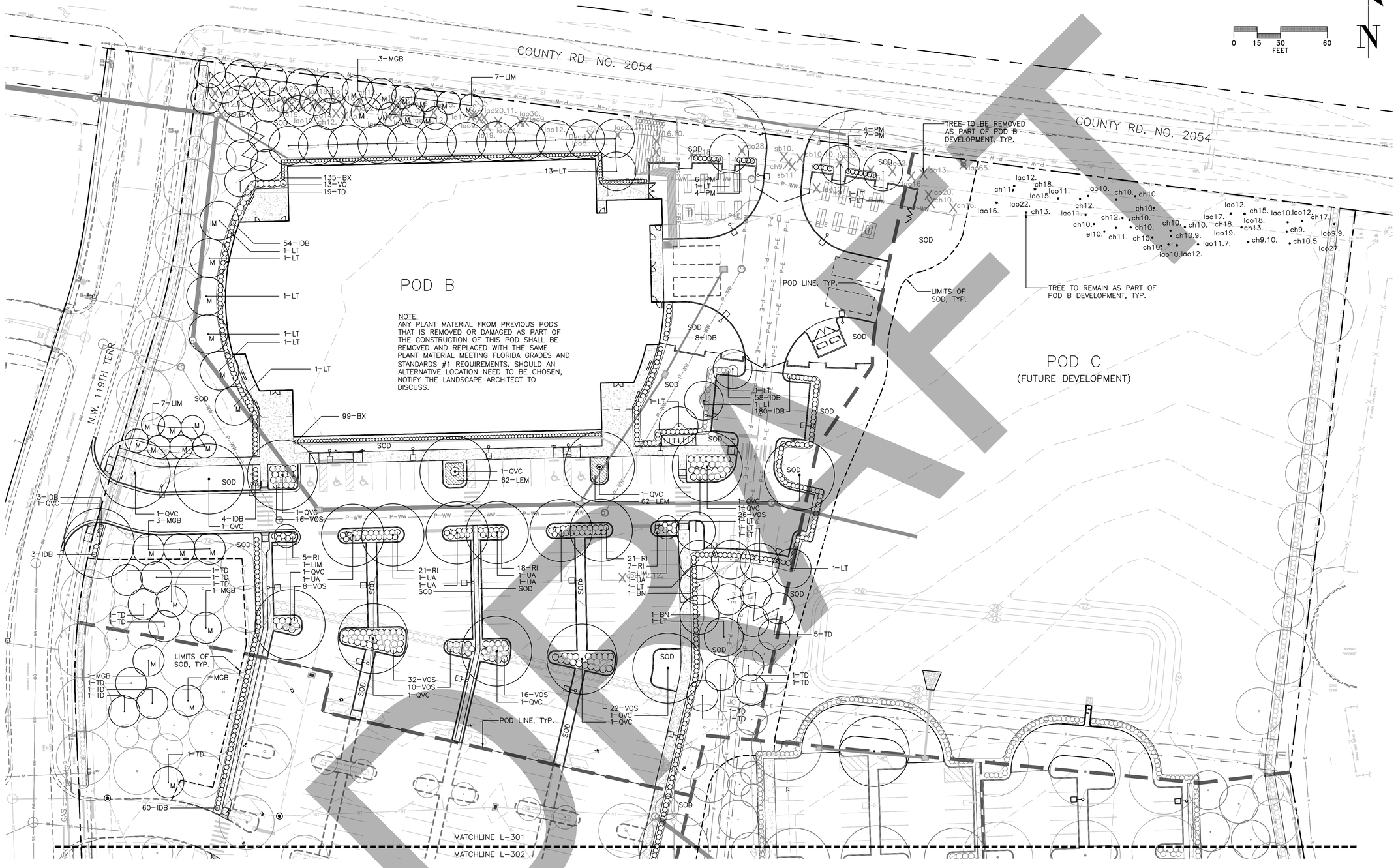
SHEET NUMBER
L-300

CITY SUBMITTAL

DRAFT

Tech: cswH Plot Date: Aug 23,2021 12:12pm Filename: L:\2016\16-0111\Design\03_Production\02_SPR\03_Current\16-0111_design_base-POD B.dwg

EXHIBIT "B"



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SITE REFERENCE MAP
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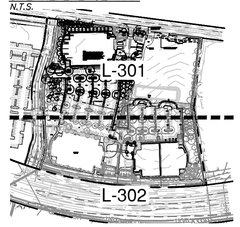

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5620 * LCC000210 * GB238

CONCEPT CONSTRUCTION

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www.chw-inc.com
est. 1988 FLORIDA LA0001683

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21

DATE ISSUED:	06/30/16
SCALE:	1" = 30'-0"
DRAWN BY:	CMT
REVIEWED BY:	LFH

CHW PROJECT NUMBER
16-0111

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LANDSCAPE PLAN
- POD B

SHEET NUMBER

L-301

CITY
SUBMITTAL

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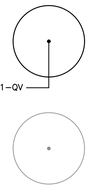
EXHIBIT "B"

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
LIM	8	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	1 ½" CALIPER MIN.	UNDERSTORY
LT	16	LIRIODENDRON TULIPIFERA	TULIP TREE	8' HEIGHT, MIN.	CANOPY
MGB	5	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	BRACKEN'S BROWN BEAUTY MAGNOLIA	8' HEIGHT, MIN.	CANOPY
QA	5	QUERCUS AUSTRINA	BLUFF OAK	8' HEIGHT, MIN.	CANOPY
QS	3	QUERCUS SHUMARDII	SHUMARD OAK	8' HEIGHT, MIN.	CANOPY
QVC	13	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL LIVE OAK	8' HEIGHT, MIN.	CANOPY
TD	14	TAXODIUM DISTICHUM	BALD CYPRESS	8' HEIGHT, MIN.	CANOPY
UA	6	ULMUS ALATA	WINGED ELM	8' HEIGHT, MIN.	CANOPY
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	
BX	230	BUXUS MICROPHYLLA	BOXWOOD	3 GAL, 24" HT, 12" SPR	
IDB	317	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	3 GAL, 24" HT, 16" SPR	
RI	116	RHAPHIOLEPIS INDICA 'ELEANOR TABOR'	ELEANOR TABOR INDIAN HAWTHORN	3 GAL., 24" HT., X 16" SPR.	
VO	11	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL, 24" HT, 16" SPR	
VOS	74	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLER'S DELIGHT VIBURNUM	3 GAL., 24" HT. X 16" SPR.	
SOD/SEED		**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	
SOD		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD	

LEGEND



NEW TREES TO BE ADDED

EXISTING TREES TO REMAIN

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. THIS REQUIREMENT IS MET BY THE CALCULATIONS FOR 30% LANDSCAPE, SHOWN BELOW, WHICH INCLUDE LANDSCAPED BUFFERS AND OTHER LANDSCAPED AREAS.

IRRIGATION

LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(B)(VI). SEE SHEETS L–403 THROUGH L–404 FOR POD C IRRIGATION PLANS.

NOTE:
CALCULATIONS ON THIS SHEET INCLUDE EXISTING PHASE 1 PLANTINGS, POD A1 PLANTINGS, POD A2 PLANTINGS, POD B PLANTINGS, AND PROPOSED POD C PLANTINGS. THE ENTIRE SITE AREA IS 14.50 ACRES AND INCLUDES PHASE 1, POD A, POD B, AND POD C. POD CALCULATIONS BUILD ON EACH OTHER AS PODS ARE CONSTRUCTED. SEE SHEET L–200 FOR POD A1 CALCULATIONS, SHEET L–205 FOR POD A2 CALCULATIONS, & SHEET L–300 FOR POD B CALCULATIONS.

REQUIRED TREE MITIGATION

REGULATED TREE MITIGATION	
REGULATED TREES REMOVED	17 TREES
TREES REQUIRED FOR MITIGATION (AT 1:1 REPLACEMENT)	17 TREES
HERITAGE TREE MITIGATION	
HERITAGE TREES REMOVED	1 TREES
INCHES REQUIRED FOR MITIGATION (AT INCH–FOR–INCH REPLACEMENT)	27"
REPLACEMENT TREES REQUIRED	18 TREES
TOTAL TREE MITIGATION PAYMENT	
TOTAL REPLACEMENT TREES REQUIRED	35 TREES
TOTAL REPLACEMENT TREES PROPOSED*	28 TREES
TOTAL MITIGATION DEFICIT	7 TREES
ESTIMATED COST PER TREE**	$158.56
TOTAL MITIGATION PAYMENT REQUIRED	$1,109.92

*UTILIZED 25% OF THE TOTAL 54 TOTAL SITE/BUFFER/PARKING TREES PROVIDED PLUS AN ADDITIONAL 15 MITIGATION TREES PROPOSED

**ESTIMATED COST OF REPLACEMENT TREE, SEE ATTACHED "TREE MITIGATION MEMO."

NOTE:
A MITIGATION PAYMENT SHALL BE PROVIDED IN LIEU OF ON–SITE REPLACEMENT TREES. FEES FOR TREE MITIGATION SHALL BE PAID TO THE CITY PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR NEW CONSTRUCTION WITH AN APPROVED SITE PLAN.

ARTERIAL FRONTAGE BUFFER [Sec. 6.2.3(E)]

FULL LENGTH OF SOUTHERN PROPERTY BOUNDARY ALONG U.S. HWY. 441

DESCRIPTION	LANDSCAPE REQUIREMENTS	LANDSCAPE PROVIDED
U.S. HWY. 441 (873 LIN. FT.)	5 CANOPY TREES PER 100 LIN. FT. REQUIRED = 44 CANOPY TREES REQUIRED 3 UNDERSTORY TREES PER 100 LIN. FT. REQUIRED = 26 UNDERSTORY TREES REQUIRED CONTINUOUS HEDGE REQUIRED	44 CANOPY TREES PROVIDED 26 UNDERSTORY TREES PROVIDED CONTINUOUS HEDGE PROVIDED

PARKING AREA LANDSCAPE REQUIREMENTS [Sec. 6.2.2(D)(2)(a) & (b)]

EXISTING PARKING IN POD 1, POD A1, POD A2, POD B, AND PROPOSED POD C PARKING AREA

DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE	PARKING PERIMETER = 2,468 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 99 CANOPY TREES REQUIRED 50 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	99 CANOPY TREES PROVIDED 50 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE	PARKING AREA = 152,020 S.F. 1 CANOPY TREE REQUIRED PER 2,000 S.F. 10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED 76 CANOPY TREES REQUIRED 760 SHRUBS REQUIRED	76 CANOPY TREES PROVIDED 760 SHRUBS PROVIDED

PERIMETER BUFFER LANDSCAPE REQUIREMENTS [Section 6.2.2(D)(3)]

FULL LENGTH OF SITE, FROM U.S. HWY. 441 TO C.R. 2054

LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
EASTERN PERIMETER	769 L.F. BUFFER TYPE 'C'	OPTION 1 1 CANOPY TREE / 30 LIN. FT. + EVERGREEN HEDGE	26 PROPOSED CANOPY TREES CONTINUOUS EVERGREEN HEDGE
WESTERN PERIMETER	793 L.F. BUFFER TYPE 'C'	OPTION 1 1 CANOPY TREE / 30 LIN. FT. + EVERGREEN HEDGE	27 PROPOSED CANOPY TREES CONTINUOUS EVERGREEN HEDGE

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

ENTIRE SITE EXCEPT FOR PRIMARY SIDE CANOPY TREES AND SITE UNDERSTORY TREES FOR THE FRONT, WHICH ARE CALCULATED UTILIZING COMBINED ACREAGE FOR PODS B & C

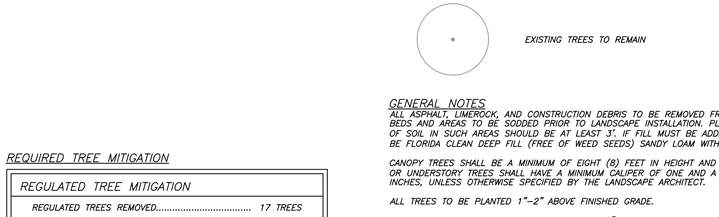
DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (NORTH SIDE)	3 TREES PER ACRE X 6.85 ACRES = 21 CANOPY TREES REQUIRED	21 CANOPY TREES PROVIDED
REAR SIDE CANOPY TREES (SOUTH SIDE)	2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED	29 CANOPY TREES PROVIDED
EAST SIDE CANOPY TREES	2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED	29 CANOPY TREES PROVIDED
WEST SIDE CANOPY TREES	2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED	29 CANOPY TREES PROVIDED
SITE UNDERSTORY TREES	6 UNDERSTORY TREES PER ACRE X 6.85 ACRES (POD B + POD C) X 50% IN FRONT = 21 TREES REQUIRED 6 UNDERSTORY TREES PER ACRE X 14.5 ACRES (ENTIRE SITE) X 25% ON EAST SIDE = 22 TREES REQUIRED 6 UNDERSTORY TREES PER ACRE X 14.5 ACRES (ENTIRE SITE) X 25% ON WEST SIDE = 22 TREES REQUIRED	FRONT SIDE 21 UNDERSTORY TREES PROVIDED EAST SIDE 22 UNDERSTORY TREES PROVIDED WEST SIDE 22 UNDERSTORY TREES PROVIDED
BUILDING FACADE (POD C)	349 LINEAR FEET 4 CANOPY TREES PER 100 LIN. FT. REQUIRED = 14 CANOPY TREES REQUIRED + ROW OF SHRUBS	14 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED

30% LANDSCAPED AREA REQUIREMENT

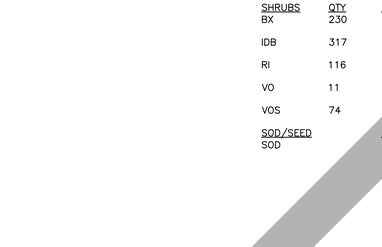
Per City of Alachua Comprehensive Plan Future Land Use Element, Objective 2.4, Policy 2.4.a

ENTIRE SITE

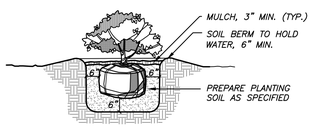
TOTAL SITE AREA	633,271 S.F.
TOTAL PROPOSED LANDSCAPED AREA	403,424 S.F.
LANDSCAPED AREA % OF TOTAL SITE AREA (MIN. 30%)	63.7%



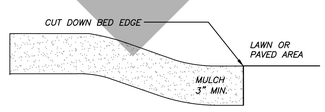
1 TREE PROTECTION DETAIL
SCALE: N.T.S.



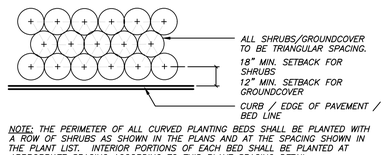
2 TREE PLANTING DETAIL
SCALE: N.T.S.



3 SHRUB PLANTING DETAIL
N.T.S.



4 MULCH DETAIL
N.T.S.

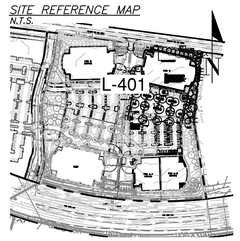


NOTE: THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

5 PLANT SPACING DETAIL
N.T.S.

811 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

SITE REFERENCE MAP
N.T.S.



DRAFT

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www.rsandh.com
FL Cert. Nos. AAC001886 * IB26000956 *
5620 * LCC000210 * GB238

CONCEPT CONSTRUCTION

FOUNDATIONPARK
A Bioscience & Innovation Center

14193 NW 119TH TERRACE
ALACHUA, FL 32615

CONSULTANTS

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

est. 1988 FLORIDA LA0001683

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21

DATE ISSUED:	06/30/16
SCALE:	N/A
DRAWN BY:	CMT
REVIEWED BY:	LFH

CHW PROJECT NUMBER
16-0111

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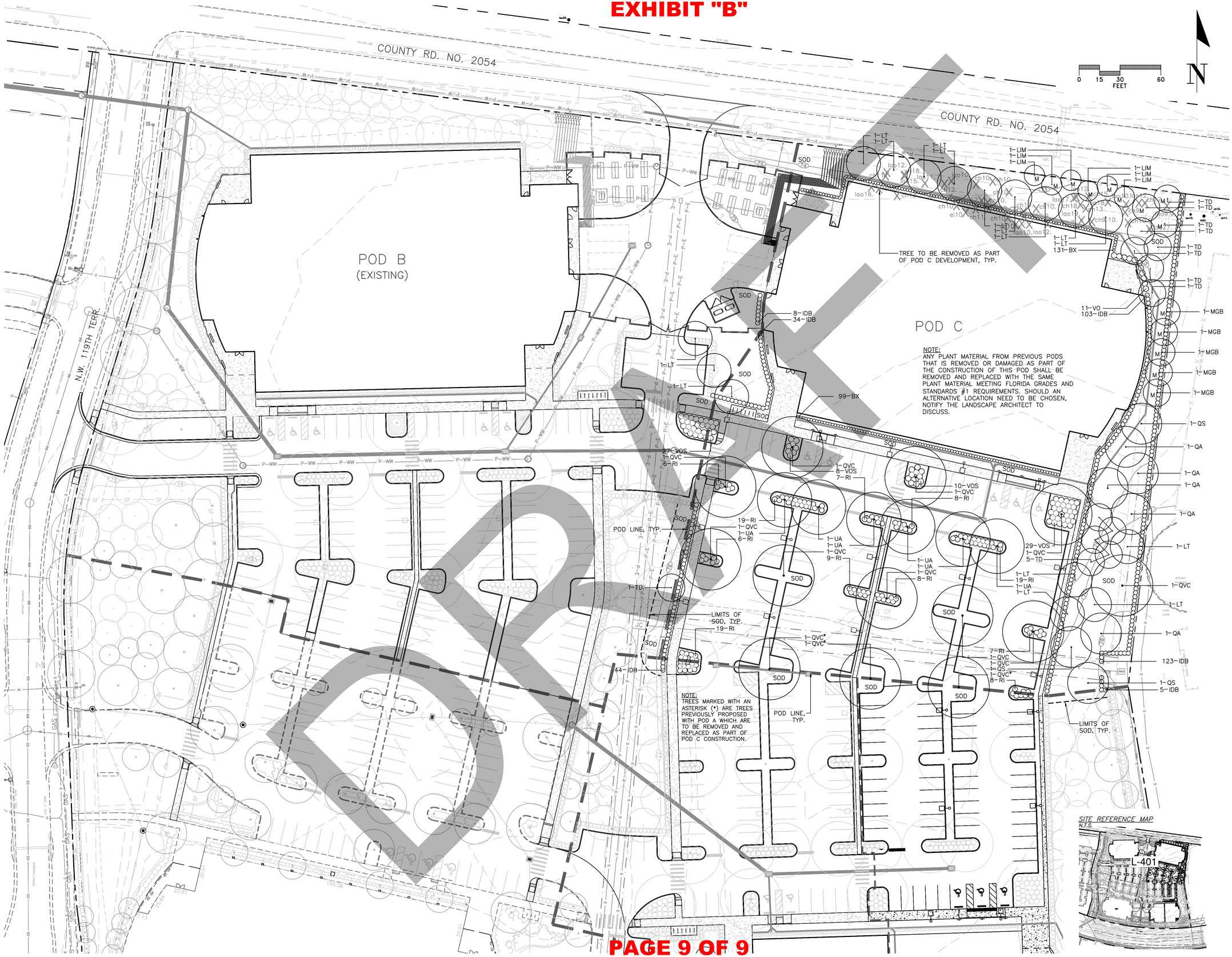
LANDSCAPE NOTES, DETAILS, & CALCULATIONS - POD C

SHEET NUMBER
L-400

CITY SUBMITTAL

Tech: cswill Plot Date: Aug 23,2021 11:57am Filename: L:\2016\16-0111\Design\03_Production\02_SPR\03_Current\16-0111_design_base-POD C.dwg

EXHIBIT "B"



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est. 1988 FLORIDA
LA0001683

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21

DATE ISSUED:	06/30/16
SCALE:	1" = 30'-0"
DRAWN BY:	CMT
REVIEWED BY:	LFH

CHW PROJECT NUMBER
16-0111

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LANDSCAPE PLAN
- POD C

SHEET NUMBER

L-401

CITY
SUBMITTAL

DRAFT

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City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 22, 2021

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

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

RE: Planning & Zoning Board (PZB) Public Hearing: Foundation Park Phase 2 Site Plan Application

Dear Mr. Young:

On September 15, 2021, the City of Alachua received your revised application for a Site Plan submitted on behalf of the University of Florida Foundation, Inc for the Foundation Park Phase 2 project. 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 12, 2021** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, September 28, 2021.*** 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 ***Tuesday, September 28, 2021***. 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 11, 2021***). 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 1602 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager (*by electronic mail*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROSA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Sept 23, 2021**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor TJR 9/23/2021

RE: **Foundation Park Phase 2 Developmental Plans-Revised Comments**

Public Services has reviewed the subject project (Sept 09 2021 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on July 2021 Plans** **Sheet C2.3X:** Please add the following CoA Standard Details to the plans. 103, 115, 118, 121, 127, 130, 139, 200, 307 See explanatory comments that follow. **Resubmit** applicable sheets. **Comment on Aug 10 2021 Plans** **Approved**
2.	**Comment on July 2021 Plans** **Sheet C 2.30** • Replace Reduced Pressure Zone Backflow Preventer with CoA Standard Detail 121, which has an environmental enclosure. • Inline Wastewater Service Lateral: Please add Note 4, as follows:

NO.	COMMENTS
	"Note 4: For cleanouts either in the Right-of-Way or where COA has maintenance responsibility, install as per Detail 127, including concrete collar. **Comment on Aug 10 2021 Plans** **Approved**
3	**Comment on July 2021 Plans** **Sheet C2.31:** • Water Valve Detail: Please add Note 3, as follows: "Note 3: For cleanouts either in the Right-of-Way or where COA has maintenance responsibility, install as per Detail 127, including concrete collar. • Please replace "Fire Double Detector Check Valve Backflow Preventer" with CoA Standard Detail 139, which has a bypass line. • Please replace "Water Meter Detail" with CoA Standard Detail 130. Note that the "Water Meter Detail" shows a 3-inch line, not permitted by CoA. Also, to the title of Detail 130, add "SIMILAR". • With CoA Standard Detail 130 being added, the reviewer sees no need for detail "5/8-INCH WATER METER DETAIL" and suggests that it be deleted. • Please replace "FIRE HYDRANT ASSEMBLY" with CoA Standard Detail 103. **Comment on Aug 10 2021 Plans** **Approved**
4	**Comment on July 2021 Plans** **Sheet C3.10:** • Please add "COA END OF MAINTENANCE, TYPICAL" in the INSET & have leader point to a water meter. • Wherever there is a wet tap to an existing CoA water line, please call-out" 'WET TAP SHALL BE DONE BY A SUB-CONTRATOR PRE-APPROVED BY THE CITY OF ALACHUA". • For fire lines, please clarify that the branch of the tap is ductile iron. The detail on C2.31 is for potable water, and shows the branch of the tap as PVC. • Inset – call out the DI/PVC transition for the buried fire-line pipe. **Comment on Aug 10 2021 Plans** CoA is aware that the CHW has limited design responsibility for the fire line. Please make the following changes as shown on attached markup of C3.10: • Add leader to show that the line between the tapped valve and the PIV. • Call out that the End of Maintenance Gate Valve is flanged. (Not having a flanged gate valve has resulted in restraint issues on past jobs.)

NO.	COMMENTS
	• Add "PIV" to the legend sheet. • Call out that existing "W" pipe near the hot tap needs to be restrained. This lack of restraint has caused past problems. Add Detail 149 to plan set. • See attached markups. Please **submit** by email a pdf of revised C3.10 for Public Services review and approval. **Conditionally Approved.** (The construction plans will be approved only after this comment has been addressed.) **Comment on Sept 09 Submittal** Upon further review, CoA is of the opinion that the fire line backflow preventer and bypass valve is required & should be shown on both the plan view and inset. Please show this assembly on both plan view and inset. Suggested text is "INSTALL BACKFLOW PREVENTER & BYPASS VALVE AS PER DETAIL 139". Please submit by email a pdf of revised C3.10 for Public Services review and approval. Conditionally Approved. (The construction plans will be approved only after this comment has been addressed.) Subsequently, CHW noted that the backflow preventer will be located in the building. There is a note indicating such on the sheet C3.10. CoA concurs – the comment rating has been changed to **Approved**
5	**Comment on July 2021 Plans** **Sheet C3.11:** • Please add "COA END OF MAINTENANCE, TYPICAL" to each gang of water meter assemblies. • Wherever there is a wet tap to an existing CoA water line, please call-out" 'WET TAP SHALL BE DONE BY A SUB-CONTRATOR PRE-APPROVED BY THE CITY OF ALACHUA". • For fire lines, please clarify that the branch of the tap is ductile iron. The detail on C2.31 is for potable water, and shows the branch of the tap as PVC. • Call out the DI/PVC transition for the buried fire-line pipe. **Comment on Aug 10 2021 Plans** • For both fire line segments, please clarify that(1) the tapped valve shall be a flanged gate valve, and (2) the line from the tapped valve to the PIV shall be 4-inch DIP. • See attached markups. Please **submit** by email a pdf of revised C3.11 for Public Services review and approval. **Conditionally Approved.** (The construction plans will be approved only after this

NO.	COMMENTS
	comment has been addressed.) **Comment on Sept 09 Submittal** Upon further review, CoA is of the opinion that the fire line backflow preventer and bypass valve is required & should be shown on the plan view, two instances. Please show each assembly on the plan view. Suggested text is "INSTALL BACKFLOW PREVENTER & BYPASS VALVE AS PER DETAIL 139". Also call out that the lines between the tapping valve, the backflow preventer and post-indicator valve are DI. Please submit by email a pdf of revised C3.11 for Public Services review and approval. Conditionally Approved. (The construction plans will be approved only after this comment has been addressed.) Subsequently, CHW noted that the backflow preventers will be located in buildings. There is a note indicating such on the sheet C3.11. Also, CHW did add the note indicating that the pipe segment between the tapping valve and the PIV is DI. CHW has addressed this comment – accordingly its rating has been changed to **Approved.**
6.	**Comment on July 2021 Plans** **Sheet E101:** Please add the attached insert, which delineates the combined work of Contractor and CoA in providing electrical service to the primary side of the transformer. **Comment on Aug 10 2021 Plans** Engineer response is that this insert will be added to construction drawings that in progress for Bldg 2 (Is this Bldg A?) . The CoA assumes that the insert will be added to Sheet E101. After the insert has been added, please forward via email the PDF of Sheet E101 for Public Services to review and approve. **Conditional Approval.** (The construction plans will be approved only after this comment has been addressed.) **Comment on Sept 09 Submittal** **Approved**
7.	**Comment on July 2021 Plans** **Sheet E101:** Please **submit** a load schedule, which CoA needs in order to size the transformer. **Comment on Aug 10 2021 Plans** The suggested course of action proposed by the Engineer is acceptable. Please coordinate

NO.	COMMENTS
	so CoA receives the load schedule ASAP. **Approved as Noted**
8.	**Comment on July 2021 Plans** **Sheet E101:** Please review the depiction of the existing conduit. It may not match as-built conditions. Modify this sheet as necessary. **Comment on Aug 10 2021 Plans** Accurate as-builts will greatly facilitate the construction process. CoA has strong reason to believe that the existing as-builts are not accurate. Engineer's response is that (existing) conduits for building 2 will be reviewed. CoA opines that this review of the existing conduits shall be expanded to include all conduits, both directly and indirectly, that provide electrical service to Building 2. (Note: Bldg 2 is not shown on the plans. Is it Bldg A?) Suggest that the following text be added to Sheet E101: " EARLY FIELD INSPECTION TO VERIFY AND CORRECT EXISTING AS-BUILTS" AS-BUILTS OF THE EXISTING CONDUIT ARE KNOWN TO BE INACCURATE. AT THE BEGINNING OF THE CONSTRUCTION PERIOD, CONTRACTOR SHALL FIELD INSPECT ALL CONDUIT, BOTH DIRECTLY AND INDIRECTLY, THAT PROVIDE ELECTRICAL SERVICE TO BLDG A. CONTRACTOR SHALL COORDINATE WITH COA DURING THIS FIELD INSPECTION. CONTRACTOR SHALL FORWARD MARKED-UP AS-BUILTS TO ENGINEER FOR REVIEW, WHO SHALL THEN FORWARD THEN AS-BUILTS TO COA. THE CORRECTED AS-BUILTS SHALL BE DELIVERED TO COA NO LATER THAN TWO MONTHS AFTER NOTICE TO PROCEED. " After the text has been added, please forward via email the PDF of Sheet E101 for Public Services to review and approve. Also as per Engineer's response, it can be interpreted that the electrical infrastructure for this project will only include Proposed Bldg A. Yet Sheet E101clearly shows that the electric infrastructure is being provided for Bldgs, A, B & C as part of this project. Please evaluate. If this project only includes electrical infrastructure work for proposed Bldg A, that should be so indicated on Sheet E101. **Conditional Approval.** (The construction plans will be approved only after this comment has been addressed.) Although not part of the conditional approval, CoA strongly suggests a meeting be held among the Contractor, Engineer and CoA to review the as-built inaccuracies and the implications if these inaccuracies are not addressed. **Comment on Sept 09 Submittal**

NO.	COMMENTS
	Approved
9.	**Comment on July 2021 Plans** **Sheet E101:** CoA has a specific comment on Keyed Note 11. Please coordinate. **Comment on Aug 10 2021 Plans** Please continue to coordinate with CoA staff; namely Andy Lindsey. **Approved as Noted**
10.	**Comment on July 2021 Plans** **Sheet E101:** Please **submit** the power metering scheme. This comment is prompted by the previous Foundation Park project in which entire power to the bldg must be de-energized in order to replace or repair just one meter. **Comment on Aug 10 2021 Plans** Please continue to coordinate with CoA staff; namely Andy Lindsey. **Approved as Noted**
11.	**Comment on July 2021 Plans** **Sheet E101:** CoA suggests comments 6-10 be discussed with CoA electrical staff. CoAs point of contact is Andy Lindsey, whose cell phone # is (352) 258-8915. **Comment on Aug 10 2021 Plans** Please continue to coordinate with CoA staff; namely Andy Lindsey. **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 Principal Planner
Harry Dillard – Lead Engineering Technician

City of ALACHUA
the good life community

City of Alachua

MIKE DAROSA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Sept 22, 2021**

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

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

TR 9/22/2021

RE: **Foundation Park Phase 2 Developmental Plans**

Public Services has reviewed the subject project (Sept 09 2021 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on July 2021 Plans** **Sheet C2.3X:** Please add the following CoA Standard Details to the plans. 103, 115, 118, 121, 127, 130, 139, 200, 307 See explanatory comments that follow. **Resubmit** applicable sheets. **Comment on Aug 10 2021 Plans** **Approved**
2.	**Comment on July 2021 Plans** **Sheet C 2.30** • Replace Reduced Pressure Zone Backflow Preventer with CoA Standard Detail 121, which has an environmental enclosure. • Inline Wastewater Service Lateral: Please add Note 4, as follows:

NO.	COMMENTS
	"Note 4: For cleanouts either in the Right-of-Way or where COA has maintenance responsibility, install as per Detail 127, including concrete collar. **Comment on Aug 10 2021 Plans** **Approved**
3	**Comment on July 2021 Plans** **Sheet C2.31:** • Water Valve Detail: Please add Note 3, as follows: "Note 3: For cleanouts either in the Right-of-Way or where COA has maintenance responsibility, install as per Detail 127, including concrete collar. • Please replace "Fire Double Detector Check Valve Backflow Preventer" with CoA Standard Detail 139, which has a bypass line. • Please replace "Water Meter Detail" with CoA Standard Detail 130. Note that the "Water Meter Detail" shows a 3-inch line, not permitted by CoA. Also, to the title of Detail 130, add "SIMILAR". • With CoA Standard Detail 130 being added, the reviewer sees no need for detail "5/8-INCH WATER METER DETAIL" and suggests that it be deleted. • Please replace "FIRE HYDRANT ASSEMBLY" with CoA Standard Detail 103. **Comment on Aug 10 2021 Plans** **Approved**
4	**Comment on July 2021 Plans** **Sheet C3.10:** • Please add "COA END OF MAINTENANCE, TYPICAL" in the INSET & have leader point to a water meter. • Wherever there is a wet tap to an existing CoA water line, please call-out" 'WET TAP SHALL BE DONE BY A SUB-CONTRATOR PRE-APPROVED BY THE CITY OF ALACHUA". • For fire lines, please clarify that the branch of the tap is ductile iron. The detail on C2.31 is for potable water, and shows the branch of the tap as PVC. • Inset – call out the DI/PVC transition for the buried fire-line pipe. **Comment on Aug 10 2021 Plans** CoA is aware that the CHW has limited design responsibility for the fire line. Please make the following changes as shown on attached markup of C3.10: • Add leader to show that the line between the tapped valve and the PIV. • Call out that the End of Maintenance Gate Valve is flanged. (Not having a flanged gate valve has resulted in restraint issues on past jobs.)

NO.	COMMENTS
	• Add "PIV" to the legend sheet. • Call out that existing "W" pipe near the hot tap needs to be restrained. This lack of restraint has caused past problems. Add Detail 149 to plan set. • See attached markups. Please **submit** by email a pdf of revised C3.10 for Public Services review and approval. **Conditionally Approved.** (The construction plans will be approved only after this comment has been addressed.) **Comment on Sept 09 Submittal** Upon further review, CoA is of the opinion that the fire line backflow preventer and bypass valve is required & should be shown on both the plan view and inset. Please show this assembly on both plan view and inset. Suggested text is "INSTALL BACKFLOW PREVENTER & BYPASS VALVE AS PER DETAIL 139". Please **submit** by email a pdf of revised C3.10 for Public Services review and approval. **Conditionally Approved.** (The construction plans will be approved only after this comment has been addressed.)
5	**Comment on July 2021 Plans** **Sheet C3.11:** • Please add "COA END OF MAINTENANCE, TYPICAL" to each gang of water meter assemblies. • Wherever there is a wet tap to an existing CoA water line, please call-out" 'WET TAP SHALL BE DONE BY A SUB-CONTRATOR PRE-APPROVED BY THE CITY OF ALACHUA". • For fire lines, please clarify that the branch of the tap is ductile iron. The detail on C2.31 is for potable water, and shows the branch of the tap as PVC. • Call out the DI/PVC transition for the buried fire-line pipe. **Comment on Aug 10 2021 Plans** • For both fire line segments, please clarify that(1) the tapped valve shall be a flanged gate valve, and (2) the line from the tapped valve to the PIV shall be 4-inch DIP. • See attached markups. Please **submit** by email a pdf of revised C3.11 for Public Services review and approval. **Conditionally Approved.** (The construction plans will be approved only after this comment has been addressed.) **Comment on Sept 09 Submittal** Upon further review, CoA is of the opinion that the fire line backflow preventer and bypass

NO.	COMMENTS
	valve is required & should be shown on the plan view, two instances. Please show each assembly on the plan view. Suggested text is "INSTALL BACKFLOW PREVENTER & BYPASS VALVE AS PER DETAIL 139". Also call out that the lines between the tapping valve, the backflow preventer and post-indicator valve are DI. Please **submit** by email a pdf of revised C3.11 for Public Services review and approval. **Conditionally Approved.** (The construction plans will be approved only after this comment has been addressed.)
6.	**Comment on July 2021 Plans** **Sheet E101:** Please add the attached insert, which delineates the combined work of Contractor and CoA in providing electrical service to the primary side of the transformer. **Comment on Aug 10 2021 Plans** Engineer response is that this insert will be added to construction drawings that in progress for Bldg 2 (Is this Bldg A?) . The CoA assumes that the insert will be added to Sheet E101. After the insert has been added, please forward via email the PDF of Sheet E101 for Public Services to review and approve. **Conditional Approval.** (The construction plans will be approved only after this comment has been addressed.) **Comment on Sept 09 Submittal** **Approved**
7.	**Comment on July 2021 Plans** **Sheet E101:** Please **submit** a load schedule, which CoA needs in order to size the transformer. **Comment on Aug 10 2021 Plans** The suggested course of action proposed by the Engineer is acceptable. Please coordinate so CoA receives the load schedule ASAP. **Approved as Noted**
8.	**Comment on July 2021 Plans** **Sheet E101:** Please review the depiction of the existing conduit. It may not match as-built conditions. Modify this sheet as necessary. **Comment on Aug 10 2021 Plans** Accurate as-builts will greatly facilitate the construction process. CoA has strong reason to believe that the existing as-builts are not accurate.

NO.	COMMENTS
	Engineer's response is that (existing) conduits for building 2 will be reviewed. CoA opines that this review of the existing conduits shall be expanded to include all conduits, both directly and indirectly, that provide electrical service to Building 2. (Note: Bldg 2 is not shown on the plans. Is it Bldg A?) Suggest that the following text be added to Sheet E101: " EARLY FIELD INSPECTION TO VERIFY AND CORRECT EXISTING AS-BUILTS" AS-BUILTS OF THE EXISTING CONDUIT ARE KNOWN TO BE INACCURATE. AT THE BEGINNING OF THE CONSTRUCTION PERIOD, CONTRACTOR SHALL FIELD INSPECT ALL CONDUIT, BOTH DIRECTLY AND INDIRECTLY, THAT PROVIDE ELECTRICAL SERVICE TO BLDG A. CONTRACTOR SHALL COORDINATE WITH COA DURING THIS FIELD INSPECTION. CONTRACTOR SHALL FORWARD MARKED-UP AS-BUILTS TO ENGINEER FOR REVIEW, WHO SHALL THEN FORWARD THEN AS-BUILTS TO COA. THE CORRECTED AS-BUILTS SHALL BE DELIVERED TO COA NO LATER THAN TWO MONTHS AFTER NOTICE TO PROCEED. " After the text has been added, please forward via email the PDF of Sheet E101 for Public Services to review and approve. Also as per Engineer's response, it can be interpreted that the electrical infrastructure for this project will only include Proposed Bldg A. Yet Sheet E101clearly shows that the electric infrastructure is being provided for Bldgs, A, B & C as part of this project. Please evaluate. If this project only includes electrical infrastructure work for proposed Bldg A, that should be so indicated on Sheet E101. **Conditional Approval.** (The construction plans will be approved only after this comment has been addressed.) Although not part of the conditional approval, CoA strongly suggests a meeting be held among the Contractor, Engineer and CoA to review the as-built inaccuracies and the implications if these inaccuracies are not addressed. **Comment on Sept 09 Submittal** **Approved**
9.	**Comment on July 2021 Plans** **Sheet E101:** CoA has a specific comment on Keyed Note 11. Please coordinate. **Comment on Aug 10 2021 Plans** Please continue to coordinate with CoA staff; namely Andy Lindsey. **Approved as Noted**

NO.	COMMENTS
10.	**Comment on July 2021 Plans** **Sheet E101:** Please **submit** the power metering scheme. This comment is prompted by the previous Foundation Park project in which entire power to the bldg must be de-energized in order to replace or repair just one meter. **Comment on Aug 10 2021 Plans** Please continue to coordinate with CoA staff; namely Andy Lindsey. **Approved as Noted**
11.	**Comment on July 2021 Plans** **Sheet E101:** CoA suggests comments 6-10 be discussed with CoA electrical staff. CoAs point of contact is Andy Lindsey, whose cell phone # is (352) 258-8915. **Comment on Aug 10 2021 Plans** Please continue to coordinate with CoA staff; namely Andy Lindsey. **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 Principal Planner
Harry Dillard – Lead Engineering Technician

September 14, 2021

Kathy Winburn
City of Alachua
PO Box 9,
Alachua, Florida 32616-0009

RE: Foundation Park Phase 2 Development Plans
July 2021 Documents

Dear Kathy:

Please find attached four (4) copies of the following items to address your comments from September 2, 2021:

- Authorized Agent Affidavit;
- Site Plan Application;
- Alachua County Wetland Self Certification;
- Concurrency Impact Analysis;
- Analysis of Consistency with the City of Alachua Comprehensive Plan
- Proof of 2020 Tax Payment;
- Division of Corporations Information;
- Property Appraiser Information for Tax Parcel 03191-010-001;
- Warranty Deed;
- Tree Mitigation Memo;
- Legal Description;
- Neighborhood Workshop Materials;
- SRWMD Permit Extension Comments;
- Reciprocal Easement and Maintenance Agreement;
- Drainage Easement;
- Public Utility Easement;
- Signed and Sealed Fire Flow Calculations; and
- Signed and Sealed Revised Construction Plans.

Sheet C3.10:

1. Add leader to show that the line between the tapped valve and the PIV.
   - **Plans have been updated. See Sheet C3.10.**

2. Call out that the End of Maintenance Gate Valve is flanged. (Not having a flanged gate valve has resulted in restraint issues on past jobs.
   - **Plans have been updated. See Sheet C3.10.**

3. Add “PIV” to the legend sheet.
   - **Plans have been updated. See Sheet C0.11.**

4. Call out that existing “W” pipe near the hot tap needs to be restrained. This lack of restraint has caused past problems. Add Detail 149 to plan set.
   - **Note has been added. See Sheet C3.10. Detail 149 has been added to Sheet C2.33.**

5. See attached markups.
   - **Notes based on markups have been added. See Sheet C3.10.**

Sheet C3.11:

6. For both fire line segments, please clarify that (1) the tapped valve shall be a flanged gate valve, and (2) the line from the tapped valve to the PIV shall be 4-inch DIP.
   - **Plans have been updated. See Sheet C3.11.**

7. See attached markups.
   - **Plans have been updated based on markups. See Sheet C3.11.**

Sheet E101:

8. Engineer response is that this insert will be added to construction drawings that in progress for Bldg 2 (Is this Bldg A?). The CoA assumes that the insert will be added to Sheet E101.
   After this insert has been added, please forward via email the PDF of Sheet E101 for Public Services to review and approve.
   - **Insert will be added. See Sheet E101.**

9. Accurate as-builts will greatly facilitate the construction process. CoA has strong reason to believe that the existing as-builts are not accurate.
   Engineer's response is that (existing) conduits for building 2 will be reviewed. CoA opines that this review of the existing conduits shall be expanded to include all conduits, both directly and indirectly, that provide electrical service to Building 2. (Note: Bldg 2 is not shown on the plans. Is it Bldg A?)
   Suggest that the following text be added to Sheet E101:
   "EARLY FIELD INSPECTION TO VERIFY AND CORRECT EXISTING AS-BUILTS"

   AS-BUILTS OF THE EXITING CONDUIT ARE KNOWN TO BE INACCURATE. AT THE BEGINNING OF THE CONSTRUCTION PERIOD, CONTRACTOR SHALL FIELD INSPECT ALL CONDUIT, BOTH DIRECTLY AND INDIRECTLY, THAT PROVIDE ELECTRICAL SERVICE TO BLDG A. CONTRACTOR SHALL COORDINATE WITH COA DURING THIS FIELD INSPECTION.

   CONTRACTOR SHALL FORWARD MARKED-UP AS-BUILTS TO ENGINEER FOR REVIEW, WHO SHALL THEN FORWARD THEN AS-BUILTS TO COA.

   THE CORRECTED AS-BUILTS SHALL BE DELIVERED TO COA NO LATER THAN TWO MONTHS AFTER NOTICE TO PROCEED."

   After the text has been added, please forward via email the PDF of Sheet E101 for Public Services to review and approve.
   Also as per Engineer's response, it can be interpreted that the electrical infrastructure for this project will only include Proposed Bldg A. Yet Sheet E101 clearly shows that the electrical infrastructure is being provided for Bldgs, A, B & C as part of this project.
   Please evaluate. If this project only includes electrical infrastructure work for proposed Bldg A, that should be so indicated on Sheet E101.
   - **Text has been added. See Sheet E101.**

10. Although not part of the conditional approval, CoA strongly suggests a meeting be held among the Contractor, Engineer and CoA to review the as-builts inaccuracies and the implications if these inaccuracies are not addressed.
    - **Noted.**

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.
Vice President

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 7, 2021

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

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

RE: Planning Assistance Team (PAT) Resubmittal #1: Foundation Park Phase 2 Site Plan Application

Dear Mr. Young:

On August 24, 2021, the City of Alachua received your revised application for a Site Plan submitted on behalf of the University of Florida Foundation, Inc. The application proposes to revise the development plan and construction phasing of the Foundation Park Phase 2 project, which consists of the construction of (3) ±42,460 square foot buildings, with associated site improvements on a ±14.53 acre subject property, located on Tax Parcel Numbers 03191-010-001 and 03191-011-001. The revised application received on August 24, 2021 was submitted to address the PAT review comments issued to you in a letter dated August 11, 2021 and as discussed during a PAT meeting on August 12, 2021.

Upon review of the application and materials, the following insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, September 14, 2021**. 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.

Please address the following:

Previous Comments

1. *Section 6.8, Design Standards for Business Uses*
   a. Architectural plans do not provide glazing calculations for facades where required (north and south elevations of all buildings) or an identification of façade massing alterative selected for front/street-facing facades. Revise architectural plans to provide this information.

      Remaining Issues: (1) Glazing calculations were provided for Pod A.1 building. Glazing calculations not provided for Pod A.2, B, or C buildings. (2) Identification of façade massing alternative not provided for Pod A.1., A.2, B, or C buildings.

New Comments

2. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated September 1, 2021.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachment: Memorandum from Thomas Ridgik, P.E., Engineering Supervisor, dated September 1, 2021

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

City of ALACHUA
the good life community

City of Alachua

MIKE DAROSA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Sept 1, 2021**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor TR 9/2/2021

RE: **Foundation Park Phase 2 Developmental Plans**

Public Services has reviewed the subject project (August 10 2021 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on July 2021 Plans** **Sheet C2.3X:** Please add the following CoA Standard Details to the plans. 103, 115, 118, 121, 127, 130, 139, 200, 307 See explanatory comments that follow. **Resubmit** applicable sheets. **Comment on Aug 10 2021 Plans** **Approved**
2.	**Comment on July 2021 Plans** **Sheet C 2.30** • Replace Reduced Pressure Zone Backflow Preventer with CoA Standard Detail 121, which has an environmental enclosure. • Inline Wastewater Service Lateral: Please add Note 4, as follows:

NO.	COMMENTS
	"Note 4: For cleanouts either in the Right-of-Way or where COA has maintenance responsibility, install as per Detail 127, including concrete collar. **Comment on Aug 10 2021 Plans** **Approved**
3	**Comment on July 2021 Plans** **Sheet C2.31:** • Water Valve Detail: Please add Note 3, as follows: "Note 3: For cleanouts either in the Right-of-Way or where COA has maintenance responsibility, install as per Detail 127, including concrete collar. • Please replace "Fire Double Detector Check Valve Backflow Preventer" with CoA Standard Detail 139, which has a bypass line. • Please replace "Water Meter Detail" with CoA Standard Detail 130. Note that the "Water Meter Detail" shows a 3-inch line, not permitted by CoA. Also, to the title of Detail 130, add "SIMILAR". • With CoA Standard Detail 130 being added, the reviewer sees no need for detail "5/8-INCH WATER METER DETAIL" and suggests that it be deleted. • Please replace "FIRE HYDRANT ASSEMBLY" with CoA Standard Detail 103. **Comment on Aug 10 2021 Plans** **Approved**
4	**Comment on July 2021 Plans** **Sheet C3.10:** • Please add "COA END OF MAINTENANCE, TYPICAL" in the INSET & have leader point to a water meter. • Wherever there is a wet tap to an existing CoA water line, please call-out" 'WET TAP SHALL BE DONE BY A SUB-CONTRATOR PRE-APPROVED BY THE CITY OF ALACHUA". • For fire lines, please clarify that the branch of the tap is ductile iron. The detail on C2.31 is for potable water, and shows the branch of the tap as PVC. • Inset – call out the DI/PVC transition for the buried fire-line pipe. **Comment on Aug 10 2021 Plans** CoA is aware that the CHW has limited design responsibility for the fire line. Please make the following changes as shown on attached markup of C3.10: • Add leader to show that the line between the tapped valve and the PIV. • Call out that the End of Maintenance Gate Valve is flanged. (Not having a flanged gate valve has resulted in restraint issues on past jobs.)

NO.	COMMENTS
	• Add "PIV" to the legend sheet. • Call out that existing "W" pipe near the hot tap needs to be restrained. This lack of restraint has caused past problems. Add Detail 149 to plan set. • See attached markups. Please **submit** by email a pdf of revised C3.10 for Public Services review and approval. **Conditionally Approved.** (The construction plans will be approved only after this comment has been addressed.)
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	has been addressed.)
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NO.	COMMENTS
	Please evaluate. If this project only includes electrical infrastructure work for proposed Bldg A, that should be so indicated on Sheet E101. **Conditional Approval.** (The construction plans will be approved only after this comment has been addressed.) Although not part of the conditional approval, CoA strongly suggests a meeting be held among the Contractor, Engineer and CoA to review the as-built inaccuracies and the implications if these inaccuracies are not addressed.
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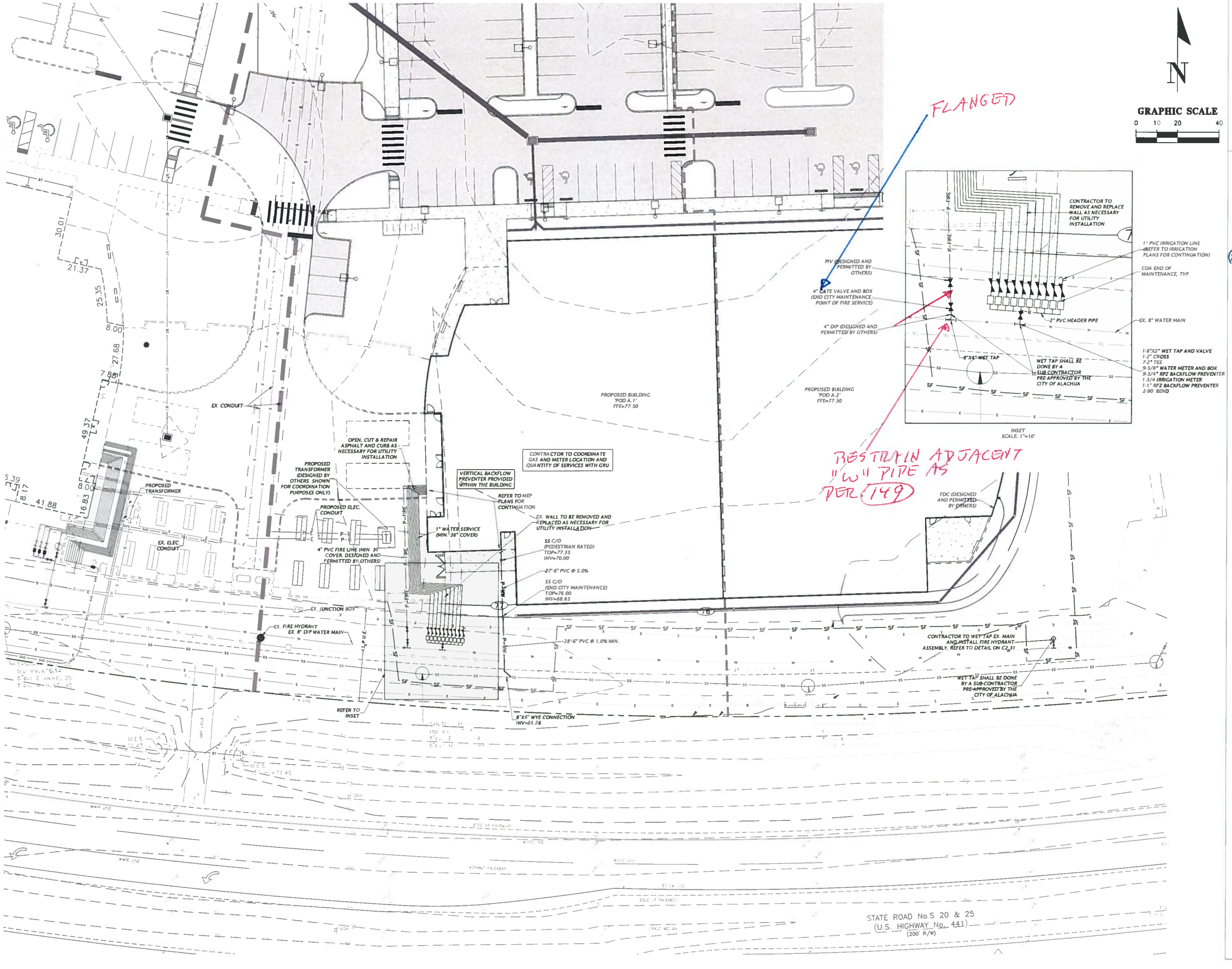
END OF COMMENTS	

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

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



RS&H

RS&H, Inc.
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5620 * LCC000210 * GB236

CONCEPT CONSTRUCTION

FOUNDATIONPARK
A Bioscience & Innovation Center

14193 NW 119TH TERRACE
ALACHUA, FL 32615

CONSULTANTS

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Professional Consultants
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www.chw-inc.com
est. 1958 FLORIDA CA-5075

DANIEL H. YOUNG LICENSE No. 70780 Aug 23 2021 STATE OF FLORIDA PROFESSIONAL ENGINEER
FL PE No. 70780

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21

DATE ISSUED:	1/04/17
SCALE:	1"=20'
DRAWN BY:	TFC
REVIEWED BY:	DHY

CHW PROJECT NUMBER
16-0111

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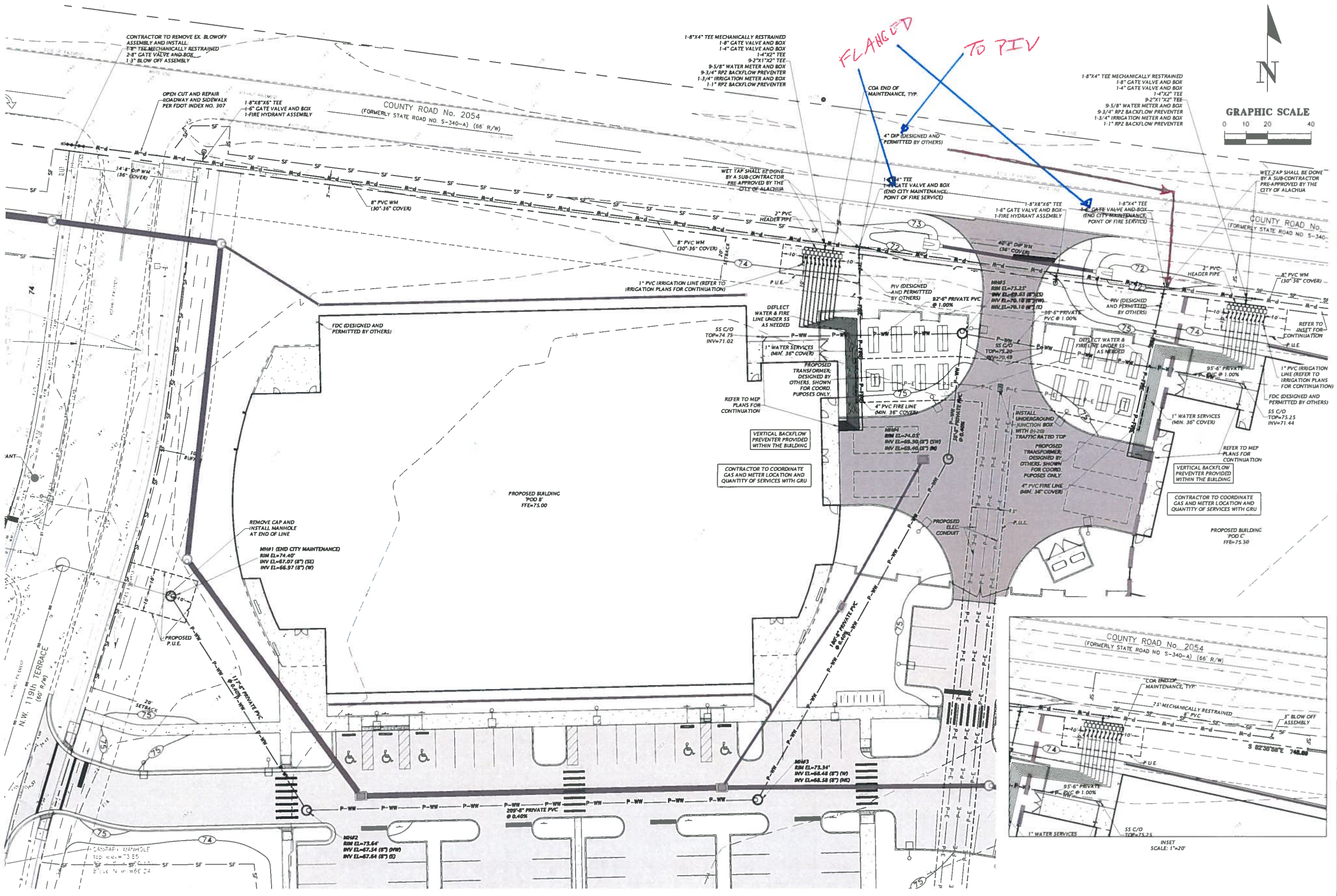
DETAILED UTILITY PLAN

SHEET NUMBER

C3.10

100% CONSTRUCTION DOCUMENTS

Tools: wpBase Plot Date: Aug 23,2021 8:41am Filename: L:\2016\16-0111\Engineering\DWGs\Production Files\16-0111 WS.dwg



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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

CONCEPT CONSTRUCTION

FOUNDATIONPARK
A Bioscience & Innovation Center

14193 NW 119TH TERRACE
ALACHUA, FL 32615

CONSULTANTS

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

est. 1968 FLORIDA CA-5075

DANIEL H. YOUNG LICENSE No. 70780 STATE OF FLORIDA PROFESSIONAL ENGINEER Aug 23 2021
FL PE No. 70780

REVISIONS

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DETAILED UTILITY PLAN

SHEET NUMBER

C3.11

100% CONSTRUCTION DOCUMENTS

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

August 30, 2021

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

Re: Foundation Park Phase 2 Pod 2 Re-Permitting

Dear Mr. Tabor:

As you requested, we have reviewed the Foundation Park Phase 2 Pod 2 re-permitting drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by CHW. These latest plans have addressed all of our comments, and we find the project approvable from an engineering review standpoint.

Sincerely,

Christopher Potts, P.E.
Director of Engineering, JBrown Professional Group Inc.

Cc: Daniel Young

August 19, 2021

Justin Tabor
City of Alachua
PO Box 9,
Alachua, Florida 32616-0009

RE: Planning Assistance Team (PAT) Summary: Foundation Park Phase 2 Site Plan Application

Dear Justin:

Please find attached four (4) copies of the following items to address your comments from August 11, 2021:

- Drainage Easement;
- Public Utility Easement;
- Neighborhood Workshop Materials; and
- Revised Construction Plans.

Section 6.1, Off-Street Parking and Loading:

1. Proposed parking areas within Pod A.1 should be connected via a drive aisle to provide for adequate vehicular circulation.
   - **Adding no parking sign and striping to select parking spots to ensure they remain unoccupied during Phase A1 only. Striping and signage will be removed in subsequent phases. See Sheets C2.10, C2.10.1, C2.11, and C2.12.**

Section 6.8, Design Standards for Business Uses:

2. Architectural plans do not provide glazing calculations for facades where required (north and south elevations of all buildings) or an identification of façade massing alterative selected for front/street-facing facades. Revise architectural plans to provide this information.
   - **See revised Sheet A200A for glazing calculations.**

3. Pod C building elevations shown on Sheet A201 vary from Pod A/B building elevations shown on Sheet A200. Verify Sheet A201 is current.
   - **The prototypical elevations shown for Pod C on A201 show the full buildout intent of Pods A.1 + A.2, please see attached sheet A200A for the elevations of the Pod A.1 scope currently under consideration for construction.**

Land Rights:

4. Please include a copy of the Public Utility Easement as recorded in OR Book 4477, Page 190 and the Non-Exclusive Grant of Drainage Easement as recorded in OR Book 4477, Page 1555 with application materials.
   - **See attached.**

Public Services / Fire Rescue / Engineering Review Comments:

5. The applicant must address all comments provided by the Public Services Department in a memorandum dated August 10, 2021.
   - **All comments have been addressed. See responses to memo dated August 10th.**

6. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a memorandum dated August 10, 2021.
    - **All comments have been addressed. See responses to memo dated August 10th.**

Miscellaneous:

7. Please provide documentation from Alachua County Public Works indicating the driveway connection permit previously issued in September 2016 remains valid, or proof that a new permit has been submitted to Alachua County Public Works for review.
    - **Driveway will be permitted with the county when Pod B will be constructed. Note will be added to site plan. See Sheet C1.10.**

Minor Revisions:

8. Sheet C0.00: Pod A.1 Parking Calculations – 70 spaces are proposed for this pod. Revise parking calculations accordingly.
    - **Parking count has been updated. See Sheet C0.00.**

9. Sheet C0.00: Pods B/C Bicycle Parking – 32 total spaces provided for Existing + Pods A & B; 44 for Existing + Pods A, B, & C.
    - **Parking count has been updated. See Sheet C0.00.**

10. Sheet A200A: Please label as "Overall Exterior Elevations: Pod A.1".
    - **Please see updated sheet A200A for label updates.**

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.
Vice President

August 19, 2021

Kathy Winburn
City of Alachua
PO Box 9,
Alachua, Florida 32616-0009

RE: Foundation Park Phase 2 Development Plans
July 2021 Documents

Dear Kathy:

Please find attached the following items to address your comments from August 10, 2021:

Sheet C2.3X:

1. Please add the following CoA Standard Details to the plans.
   103, 115, 118, 121, 127, 130, 139, 200, 307
   See explanatory comments that follow.
   Resubmit applicable sheets.
   - **Details have been updated as requested. See Sheets C2.32 and C2.33.**

Sheet C2.30:

2. Replace Reduced Pressure Zone Backflow Preventer with CoA Standard Detail 121, which has an environmental enclosure.
   - **Detail has been replaced and plans updated. See Sheet C2.32.**

3. Inline Wastewater Service Lateral: Please add Note 4, as follows:
   "Note 4: For cleanouts either in the Right-of-Way or where COA has maintenance responsibility, install as per Detail 127, including concrete collar.
   - **Detail has been replaced by CoA Standard Detail 200. See Sheet C2.33.**

Sheet C2.31:

4. Water Valve Detail: Please add Note 3, as follows:
   "Note 3: For cleanouts either in the Right-of-Way or where COA has maintenance responsibility, install as per Detail 127, including concrete collar.
   - **Note has been added to utility sheets. See Sheet C2.31.**

5. Please replace "Fire Double Detector Check Valve Backflow Preventer" with CoA Standard Detail 139, which has a bypass line.
   - **Detail has been replaced and plans updated. See Sheet C2.33.**

6. Please replace "Water Meter Detail" with CoA Standard Detail 130. Note that the "Water Meter Detail" shows a 3-inch line, not permitted by CoA. Also, to the title of Detail 130, add "SIMILAR".
   - **Detail has been replaced and plans updated. See Sheet C2.32.**

7. With CoA Standard Detail 130 being added, the reviewer sees no need for detail "5/8-INCH WATER METER DETAIL" and suggests that it be deleted.
   - **Detail has been deleted. See Sheet C2.31.**

8. Please replace “FIRE HYDRANT ASSEMBLY” with CoA Standard Detail 103.
    - **Detail has been replaced and plans updated. See Sheet C2.32.**

Sheet C3.10:

9. Please add “COA END OF MAINTENANCE, TYPICAL” in the INSET & have leader point to a water meter.
    - **Plans have been updated. See Sheet C3.10.**

10. Wherever there is a wet tap to an existing CoA water line, please call-out “WET TAP SHALL BE DONE BY A SUB-CONTRATOR PRE-APPROVED BY THE CITY OF ALACHUA”.
    - **Plans have been updated. See Sheet C3.10.**

11. For fire lines, please clarify that the branch of the tap is ductile iron. The detail on C2.31 is for potable water, and shows the branch of the tap as PVC.
    - **Clarification has been made on the plans. See Tapping Valve detail on Sheet C2.31 and inset on Sheet C3.10.**

12. Inset - call out the DI/PVC transition for the buried fire-line pipe.
    - **Note has been added. See Sheet C3.10.**

Sheet C3.11:

13. Please add “COA END OF MAINTENANCE, TYPICAL” to each gang of water meter assemblies.
    - **Plans have been updated. See Sheet C3.11.**

14. Whenever there is a wet tap to an existing CoA water line, please call-out “WET TAP SHALL BE DONE BY A SUB-CONTRATOR PRE-APPROVED BY THE CITY OF ALACHUA”.
    - **Plans have been updated. See Sheet C3.11.**

15. For fire lines, please clarify that the branch of the tap is ductile iron. The detail on C2.31 is for potable water, and shows the branch of the tap as PVC.
    - **Clarification has been made on the plans. See Tapping Valve detail on Sheet C2.31 and inset on Sheet C3.10.**

16. Call out the DI/PVC transition for the buried fire-line pipe.
    - **Note has been added. See Sheet C3.11.**

Sheet E101:

17. Please add the attached insert, which delineates the combined work of Contractor and CoA in providing electrical service to the primary side of the transformer.
    - **Notes from the attachment will be added to construction drawings that are in progress for Building 2.**

18. Please submit a load schedule, which CoA needs in order to size the transformer.
    - **Loads are being developed now, can presume similar loads as the existing Building 1.**

19. Please review the depiction of the existing conduit. It may not match as-built conditions. Modify this sheet as necessary.
    - **Entire site is not being developed but conduits for Building 2 will be reviewed.**

20. CoA has a specific comment on Keyed Note 11. Please coordinate.
    - **Conduit for medium voltage primary connection to new transformer will be reviewed with CoA.**

21. Please submit the power metering scheme. This comment is prompted by the previous Foundation Park project in which entire power to the bldg must be de-energized in order to replace of repair just one meter.
    - **Metering concerns from the existing building have been discussed with Andy Lindsey. New metering scheme will ensure no hot bus at meter stack.**

22. CoA suggests comments 6-10 be discussed with CoA electrical staff. CoAs point of contact is Andy Lindsey, whose cell phone # is (352) 258 8915.
    - **Comments will be further reviewed and discussed as the electrical design progresses to satisfy CoA requirements and concerns.**

Attachment 1 – Suggested COA Electrical Work Scope – Foundation Park:

23. Scope of CoA electrical work: at no cost to the city, the CoA will perform certain work elements to assist the contractor in providing complete and operating electrical system(s) as shown on the drawings and specified herein.
    - **23-28 will be added to the site electrical plan.**

24. The work to extend the existing primary service and to provide the transformer shall be a joint effort between the contractor and CoA.
    - **23-28 will be added to the site electrical plan.**

25. The contractor shall be fully responsible for all electrical work required to provide secondary (load-side) service from the transformer.
    - **23-28 will be added to the site electrical plan.**

26. CoA will order the following products, which shall be paid for by the contractor: all primary cables, all transformers and all make-up materials. Once on site, these products will be installed by the City of Alachua. All primary makeup, connections and testing will be completed by the City of Alachua. All work performed by the CoA will be backcharged to the contractor.
    - **23-28 will be added to the site electrical plan.**

27. The contractor shall furnish and install all other materials, including, but not limited to all conduit, enclosures, poles, luminaires, transformer pads and switchgear bases.
    - **23-28 will be added to the site electrical plan.**

28. The contractor shall schedule an electrical coordination meeting at start of project. Required attendees include the contractor, the electrical sub-contractor, the engineer of record, the CoA project manager and CoA electrical staff.
    - **23-28 will be added to the site electrical plan.**

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.
Vice President

August 19, 2021

Christopher Potts
JB Pro
3530 NW 43rd St,
Gainesville, Florida 32606

RE: Foundation Park Phase 2 Pod 2 Re-Permitting

Dear Christopher:

Please find attached the following items to address your comments from August 10, 2021:

Sheet C2.10:

1. What is reasoning for constructing "Temporary SMF Pod A.1" at the proposed location? Suggest construction basin at the proposed location of Temporary SMF Pond A.2 to save future cost.
   - **The developer does not own the property in the location of Pod C at this time, therefore the SMF must be constructed in the proposed location.**

2. The pipe from S-2B to the MES travels under the pavement for Building Pod A.1. Please re-route this pipe so that the pavement will not have to be torn up to remove it.
   - **Pipe is to be grouted and abandoned in place for remaining phases. Note has been added to plans. See Sheet C2.10.**

Sheet C2.10.1

3. The spot at the top of the spillway in plan view does not match that of the detail on Sheet C2.10.1.
   - **Plans have been updated to be consistent. See Sheet C2.10.1.**

Sheet C2.12

4. Please provide additional detail on the sequencing of the demolition of the Pod A.1 and A.2 improvements. It appears that the inlets and pipes will be removed during construction of Pod C.
   - **When Pod A.2 is constructed, the MES in the temp SMF will be removed, and the pipe traveling from S-2B to the MES will be grouted and abandoned in place.**
   - **When Pod C is constructed, Inlets S-2A & S-2B & the MES in the temp SMF will be removed. The pipe from S-2B to the MES will be grouted and abandoned in place.**

5. Pod A.1 and A.2 show that the low points of the parking lots will be at inlets S-2A and S-2B. How will this be regraded to alter grading patterns during construction of Pod C.? Please provide additional grading detail.
   - **The grading will continue to fall away to the north when Pod C is constructed, so the location of S-2A and S-2B will not be in a localized low point. See Sheet C2.12 for grading information in the fully built-out condition.**

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.
Vice President

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 11, 2021

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

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

RE: Planning Assistance Team (PAT) Summary: Foundation Park Phase 2 Site Plan Application

Dear Mr. Young:

On July 20, 2021, the City of Alachua received your application for a Site Plan submitted on behalf of the University of Florida Foundation, Inc. The application proposes to revise the development plan and construction phasing of the Foundation Park Phase 2 project, which consists of the construction of (3) ±42,460 square foot buildings, with associated site improvements on a ±14.53 acre subject property, located on Tax Parcel Numbers 03191-010-001 and 03191-011-001. A completeness review was performed on July 22, 2021 and the application was determined to be complete on the same date.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **2:00 PM** on **Thursday, August 12, 2021** 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, August 26, 2021**. A total of four (4) copies of the application package 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 12, 2021 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. *Section 6.1, Off-Street Parking and Loading*
   a. Proposed parking areas within Pod A.1 should be connected via a drive aisle to provide for adequate vehicular circulation.

2. *Section 6.8, Design Standards for Business Uses*
   a. Architectural plans do not provide glazing calculations for facades where required (north and south elevations of all buildings) or an identification of façade massing alterative selected for front/street-facing facades. Revise architectural plans to provide this information.
   b. Pod C building elevations shown on Sheet A201 vary from Pod A/B building elevations shown on Sheet A200. Verify Sheet A201 is current.

3. *Land Rights*
   a. Please include a copy of the Public Utility Easement as recorded in OR Book 4477, Page 190 and the Non-Exclusive Grant of Drainage Easement as recorded in OR Book 4477, Page 1555 with application materials.

4. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated August 10, 2021.
   b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a memorandum dated August 10, 2021.

5. *Miscellaneous*
   a. Please provide documentation from Alachua County Public Works indicating the driveway connection permit previously issued in September 2016 remains valid, or proof that a new permit has been submitted to Alachua County Public Works for review.

6. *Minor Revisions*
   a. Sheet C0.00: Pod A.1 Parking Calculations – 70 spaces are proposed for this pod. Revise parking calculations accordingly.
   b. Sheet C0.00: Pods B/C Bicycle Parking – 32 total spaces provided for Existing + Pods A & B; 44 for Existing + Pods A, B, & C.
   c. Sheet A200A: Please label as "Overall Exterior Elevations: Pod A.1".

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Aug 10, 2021**

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

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

TR 8/10/2021

RE: **Foundation Park Phase 2 Developmental Plans**

Public Services has reviewed the subject project (July 2021 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on July 2021 Plans** **Sheet C2.3X:** Please add the following CoA Standard Details to the plans. 103, 115, 118, 121, 127, 130, 139, 200, 307 See explanatory comments that follow. **Resubmit** applicable sheets.
2.	**Comment on July 2021 Plans** **Sheet C 2.30** • Replace Reduced Pressure Zone Backflow Preventer with CoA Standard Detail 121, which has an environmental enclosure. • Inline Wastewater Service Lateral: Please add Note 4, as follows: "Note 4: For cleanouts either in the Right-of-Way or where COA has maintenance responsibility, install as per Detail 127, including concrete collar.

NO.	COMMENTS
3	**Comment on July 2021 Plans** **Sheet C2.31:** • Water Valve Detail: Please add Note 3, as follows: "Note 3: For cleanouts either in the Right-of-Way or where COA has maintenance responsibility, install as per Detail 127, including concrete collar. • Please replace "Fire Double Detector Check Valve Backflow Preventer" with CoA Standard Detail 139, which has a bypass line. • Please replace "Water Meter Detail" with CoA Standard Detail 130. Note that the "Water Meter Detail" shows a 3-inch line, not permitted by CoA. Also, to the title of Detail 130, add "SIMILAR". • With CoA Standard Detail 130 being added, the reviewer sees no need for detail "5/8-INCH WATER METER DETAIL" and suggests that it be deleted. • Please replace "FIRE HYDRANT ASSEMBLY" with CoA Standard Detail 103.
4	**Comment on July 2021 Plans** **Sheet C3.10:** • Please add "COA END OF MAINTENANCE, TYPICAL" in the INSET & have leader point to a water meter. • Wherever there is a wet tap to an existing CoA water line, please call-out" 'WET TAP SHALL BE DONE BY A SUB-CONTRATOR PRE-APPROVED BY THE CITY OF ALACHUA". • For fire lines, please clarify that the branch of the tap is ductile iron. The detail on C2.31 is for potable water, and shows the branch of the tap as PVC. • Inset – call out the DI/PVC transition for the buried fire-line pipe.
5	**Comment on July 2021 Plans** **Sheet C3.11:** • Please add "COA END OF MAINTENANCE, TYPICAL" to each gang of water meter assemblies. • Wherever there is a wet tap to an existing CoA water line, please call-out" 'WET TAP SHALL BE DONE BY A SUB-CONTRATOR PRE-APPROVED BY THE CITY OF ALACHUA". • For fire lines, please clarify that the branch of the tap is ductile iron. The detail on

NO.	COMMENTS
	C2.31 is for potable water, and shows the branch of the tap as PVC. • Call out the DI/PVC transition for the buried fire-line pipe.
6.	**Comment on July 2021 Plans** **Sheet E101:** Please add the attached insert, which delineates the combined work of Contractor and CoA in providing electrical service to the primary side of the transformer.
7.	**Comment on July 2021 Plans** **Sheet E101:** Please **submit** a load schedule, which CoA needs in order to size the transformer.
8.	**Comment on July 2021 Plans** **Sheet E101:** Please review the depiction of the existing conduit. It may not match as-built conditions. Modify this sheet as necessary.
9.	**Comment on July 2021 Plans** **Sheet E101:** CoA has a specific comment on Keyed Note 11. Please coordinate.
10.	**Comment on July 2021 Plans** **Sheet E101:** Please **submit** the power metering scheme. This comment is prompted by the previous Foundation Park project in which entire power to the bldg must be de-energized in order to replace or repair just one meter.
11.	**Comment on July 2021 Plans** **Sheet E101:** CoA suggests comments 6-10 be discussed with CoA electrical staff. CoAs point of contact is Andy Lindsey, whose cell phone # is (352) 258-8915.
END OF COMMENTS	

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

Adam Hall – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

ATTACHMENT 1

SUGGESTED COA ELECTRICAL WORK SCOPE – FOUNDATION PARK

1.1 SCOPE OF COA ELECTRICAL WORK: AT NO COST TO THE CITY, THE COA WILL PERFORM CERTAIN WORK ELEMENTS TO ASSIST THE CONTRACTOR IN PROVIDING COMPLETE AND OPERATING ELECTRICAL SYSTEM(S) AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

1.2 THE WORK TO EXTEND THE EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A JOINT EFFORT BETWEEN THE CONTRACTOR AND COA.

1.3 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY (LOAD-SIDE) SERVICE FROM THE TRANSFORMER.

1.4 COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH SHALL BE PAID FOR BY THE CONTRACTOR: ALL PRIMARY CABLES, ALL TRANSFORMERS AND ALL MAKE-UP MATERIALS. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALLED BY THE CITY OF ALACHUA. ALL PRIMARY MAKEUP, CONNECTIONS AND TESTING WILL BE COMPLETED BY THE CITY OF ALACHUA. ALL WORK PERFORMED BY THE COA WILL BE BACKCHARGED TO THE CONTRACTOR.

1.5 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINAIRES, TRANSFORMER PADS AND SWITCHGEAR BASES.

1.6 THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT START OF PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB-CONTRACTOR, THE ENGINEER OF RECORD, THE COA PROJECT MANAGER AND COA ELECTRICAL STAFF.

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

August 10, 2021

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

Re: Foundation Park Phase 2 Pod 2 Re-Permitting

Dear Mr. Tabor:

As you requested, we have reviewed the Foundation Park Phase 2 Pod 2 re-permitting drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by CHW. Our review generated a few minor comments and recommendations that are outlined below.

Sheet C2.10

1. What is reasoning for constructing "Temporary SMF Pod A.1" at the proposed location? Suggest construction basin at the proposed location of Temporary SMF Pond A.2 to save future cost.
2. The pipe from S-2B to the MES travels under the pavement for Building Pod A.1. Please re-route this pipe so that the pavement will not have to be torn up to remove it.

Sheet C2.10.1

1. The spot at the top of the spillway in plan view does not match that of the detail on Sheet C2.10.1

Sheet C2.12

2. Please provide additional detail on the sequencing of the demolition of the Pod A.1 and A.2 improvements. It appears that the inlets and pipes will be removed during construction of Pod C.
3. Pod A.1 and A.2 show that the low points of the parking lots will be at inlets S-2A and S-2B. How will this be regraded to alter grading patterns during construction of Pod C.? Please provide additional grading detail.

Sincerely,

Christopher Potts, P.E.
Director of Engineering, JBrown Professional Group Inc.

Cc: Daniel Young

PROJECT ASSISTANCE TEAM SUMMARY

PROJECT NAME: Foundation Park Phase 2

APPLICATION TYPE: Site Plan

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

PROPERTY OWNER: HF Holdings Colorado LLC; University of Florida Foundation, Inc.

PAT MEETING DATE: August 11, 2021

FLUM DESIGNATION: Industrial

ZONING: Light & Warehouse Industrial (ILW)

OVERLAY: N/A

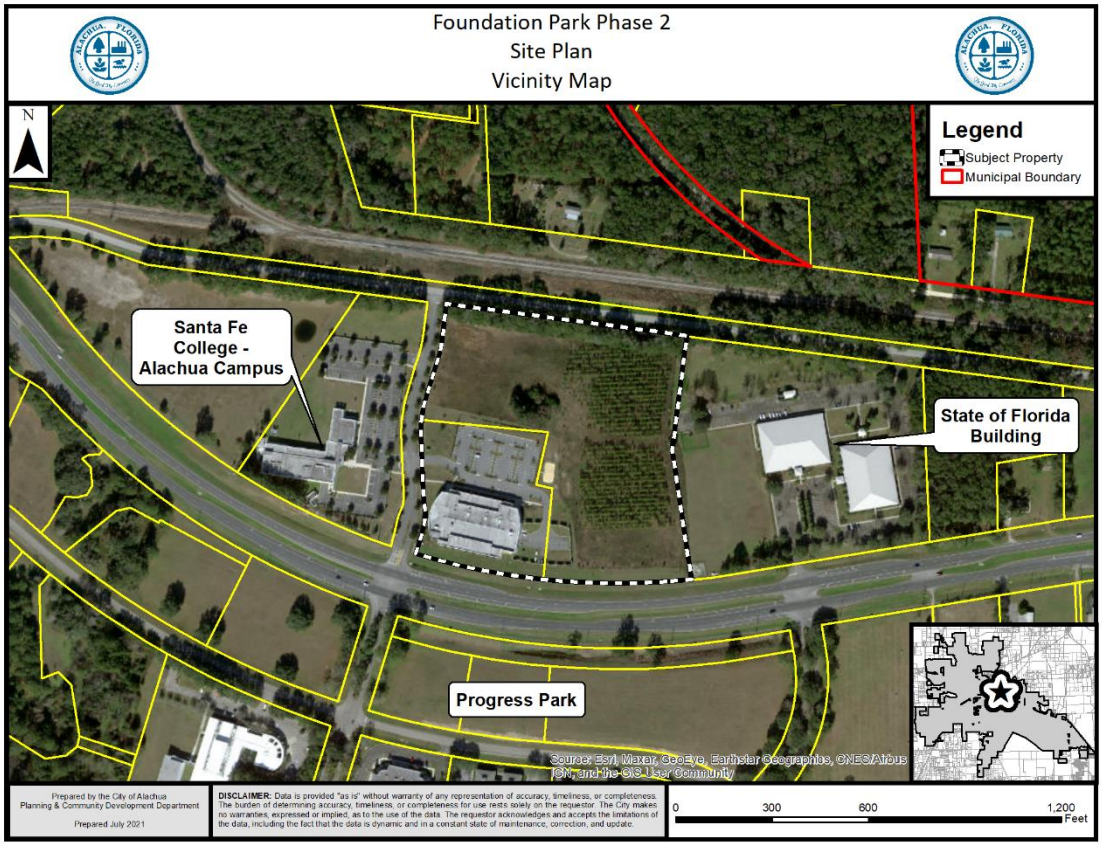
ACREAGE: ±14.53 acres

PARCEL(S): 0585503191-010-001; 03191-011-001

PROJECT SUMMARY: A Site Plan proposing parking lot to revise the development plan and construction phasing of the Foundation Park Phase 2 project, which consists of the construction of (3) ±42,460 square foot buildings, with associated 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, August 26, 2021**

TENTATIVE PZB DATE: If all comments are addressed by the resubmission date above, the application may be scheduled for the **October 12, 2021 PZB Meeting.**



Deficiencies to be Addressed

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

1. *Section 6.1, Off-Street Parking and Loading*
   a. Proposed parking areas within Pod A.1 should be connected via a drive aisle to provide for adequate vehicular circulation.

2. *Section 6.8, Design Standards for Business Uses*
   a. Architectural plans do not provide glazing calculations for facades where required (north and south elevations of all buildings) or an identification of façade massing alterative selected for front/street-facing facades. Revise architectural plans to provide this information.
   b. Pod C building elevations shown on Sheet A201 vary from Pod A/B building elevations shown on Sheet A200. Verify Sheet A201 is current.

3. *Land Rights*
   a. Please include a copy of the Public Utility Easement as recorded in OR Book 4477, Page 190 and the Non-Exclusive Grant of Drainage Easement as recorded in OR Book 4477, Page 1555 with application materials.

4. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated August 10, 2021.
   b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a memorandum dated August 10, 2021.

5. *Miscellaneous*
   a. Please provide documentation from Alachua County Public Works indicating the driveway connection permit previously issued in September 2016 remains valid, or proof that a new permit has been submitted to Alachua County Public Works for review.

6. *Minor Revisions*
   a. Sheet C0.00: Pod A.1 Parking Calculations – 70 spaces are proposed for this pod. Revise parking calculations accordingly.
   b. Sheet C0.00: Pods B/C Bicycle Parking – 32 total spaces provided for Existing + Pods A & B; 44 for Existing + Pods A, B, & C.
   c. Sheet A200A: Please label as "Overall Exterior Elevations: Pod A.1".

City of
ALACHUA
the good life community

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Aug 10, 2021**

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

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

TR 8/10/2021

RE: **Foundation Park Phase 2 Developmental Plans**

Public Services has reviewed the subject project (July 2021 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on July 2021 Plans** **Sheet C2.3X:** Please add the following CoA Standard Details to the plans. 103, 115, 118, 121, 127, 130, 139, 200, 307 See explanatory comments that follow. **Resubmit** applicable sheets.
2.	**Comment on July 2021 Plans** **Sheet C 2.30** • Replace Reduced Pressure Zone Backflow Preventer with CoA Standard Detail 121, which has an environmental enclosure. • Inline Wastewater Service Lateral: Please add Note 4, as follows: "Note 4: For cleanouts either in the Right-of-Way or where COA has maintenance responsibility, install as per Detail 127, including concrete collar.

NO.	COMMENTS
3	**Comment on July 2021 Plans** **Sheet C2.31:** • Water Valve Detail: Please add Note 3, as follows: "Note 3: For cleanouts either in the Right-of-Way or where COA has maintenance responsibility, install as per Detail 127, including concrete collar. • Please replace "Fire Double Detector Check Valve Backflow Preventer" with CoA Standard Detail 139, which has a bypass line. • Please replace "Water Meter Detail" with CoA Standard Detail 130. Note that the "Water Meter Detail" shows a 3-inch line, not permitted by CoA. Also, to the title of Detail 130, add "SIMILAR". • With CoA Standard Detail 130 being added, the reviewer sees no need for detail "5/8-INCH WATER METER DETAIL" and suggests that it be deleted. • Please replace "FIRE HYDRANT ASSEMBLY" with CoA Standard Detail 103.
4	**Comment on July 2021 Plans** **Sheet C3.10:** • Please add "COA END OF MAINTENANCE, TYPICAL" in the INSET & have leader point to a water meter. • Wherever there is a wet tap to an existing CoA water line, please call-out" 'WET TAP SHALL BE DONE BY A SUB-CONTRATOR PRE-APPROVED BY THE CITY OF ALACHUA". • For fire lines, please clarify that the branch of the tap is ductile iron. The detail on C2.31 is for potable water, and shows the branch of the tap as PVC. • Inset – call out the DI/PVC transition for the buried fire-line pipe.
5	**Comment on July 2021 Plans** **Sheet C3.11:** • Please add "COA END OF MAINTENANCE, TYPICAL" to each gang of water meter assemblies. • Wherever there is a wet tap to an existing CoA water line, please call-out" 'WET TAP SHALL BE DONE BY A SUB-CONTRATOR PRE-APPROVED BY THE CITY OF ALACHUA". • For fire lines, please clarify that the branch of the tap is ductile iron. The detail on

NO.	COMMENTS
	C2.31 is for potable water, and shows the branch of the tap as PVC. • Call out the DI/PVC transition for the buried fire-line pipe.
6.	**Comment on July 2021 Plans** **Sheet E101:** Please add the attached insert, which delineates the combined work of Contractor and CoA in providing electrical service to the primary side of the transformer.
7.	**Comment on July 2021 Plans** **Sheet E101:** Please **submit** a load schedule, which CoA needs in order to size the transformer.
8.	**Comment on July 2021 Plans** **Sheet E101:** Please review the depiction of the existing conduit. It may not match as-built conditions. Modify this sheet as necessary.
9.	**Comment on July 2021 Plans** **Sheet E101:** CoA has a specific comment on Keyed Note 11. Please coordinate.
10.	**Comment on July 2021 Plans** **Sheet E101:** Please **submit** the power metering scheme. This comment is prompted by the previous Foundation Park project in which entire power to the bldg must be de-energized in order to replace or repair just one meter.
11.	**Comment on July 2021 Plans** **Sheet E101:** CoA suggests comments 6-10 be discussed with CoA electrical staff. CoAs point of contact is Andy Lindsey, whose cell phone # is (352) 258-8915.
END OF COMMENTS	

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

Adam Hall – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

ATTACHMENT 1

SUGGESTED COA ELECTRICAL WORK SCOPE – FOUNDATION PARK

1.1 SCOPE OF COA ELECTRICAL WORK: AT NO COST TO THE CITY, THE COA WILL PERFORM CERTAIN WORK ELEMENTS TO ASSIST THE CONTRACTOR IN PROVIDING COMPLETE AND OPERATING ELECTRICAL SYSTEM(S) AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

1.2 THE WORK TO EXTEND THE EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A JOINT EFFORT BETWEEN THE CONTRACTOR AND COA.

1.3 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY (LOAD-SIDE) SERVICE FROM THE TRANSFORMER.

1.4 COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH SHALL BE PAID FOR BY THE CONTRACTOR: ALL PRIMARY CABLES, ALL TRANSFORMERS AND ALL MAKE-UP MATERIALS. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALLED BY THE CITY OF ALACHUA. ALL PRIMARY MAKEUP, CONNECTIONS AND TESTING WILL BE COMPLETED BY THE CITY OF ALACHUA. ALL WORK PERFORMED BY THE COA WILL BE BACKCHARGED TO THE CONTRACTOR.

1.5 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINAIRES, TRANSFORMER PADS AND SWITCHGEAR BASES.

1.6 THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT START OF PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB-CONTRACTOR, THE ENGINEER OF RECORD, THE COA PROJECT MANAGER AND COA ELECTRICAL STAFF.

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SUGGESTED COA ELECTRICAL WORK SCOPE – FOUNDATION PARK

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JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

Gainesville | St. Augustine
3530 NW 43rd Street
Gainesville, FL 32606

August 10, 2021

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

Re: Foundation Park Phase 2 Pod 2 Re-Permitting

Dear Mr. Tabor:

As you requested, we have reviewed the Foundation Park Phase 2 Pod 2 re-permitting drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by CHW. Our review generated a few minor comments and recommendations that are outlined below.

Sheet C2.10

1. What is reasoning for constructing "Temporary SMF Pod A.1" at the proposed location? Suggest construction basin at the proposed location of Temporary SMF Pond A.2 to save future cost.
2. The pipe from S-2B to the MES travels under the pavement for Building Pod A.1. Please re-route this pipe so that the pavement will not have to be torn up to remove it.

Sheet C2.10.1

1. The spot at the top of the spillway in plan view does not match that of the detail on Sheet C2.10.1

Sheet C2.12

2. Please provide additional detail on the sequencing of the demolition of the Pod A.1 and A.2 improvements. It appears that the inlets and pipes will be removed during construction of Pod C.
3. Pod A.1 and A.2 show that the low points of the parking lots will be at inlets S-2A and S-2B. How will this be regraded to alter grading patterns during construction of Pod C.? Please provide additional grading detail.

Sincerely,

Christopher Potts, P.E.
Director of Engineering, JBrown Professional Group Inc.

Cc: Daniel Young

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 22, 2021

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

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

RE: Completeness Review: Foundation Park Phase 2 Site Plan Application

Dear Mr. Young:

On July 20, 2021, the City of Alachua received your application for a Site Plan submitted on behalf of the University of Florida Foundation, Inc. The application proposes to revise the development plan and construction phasing of the Foundation Park Phase 2 project, which consists of the construction of (3) ±42,460 square foot buildings, with associated site improvements on a ±14.53 acre subject property, located on Tax Parcel Numbers 03191-010-001 and 03191-011-001.

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 Thursday, July 29, 2021**.

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.

Please address the following:

1. **Agent Authorization.**
   a. Authorized Agent Affidavit provided for University of Florida Foundation, Inc. was signed on October 30, 2018. Authorization to submit the current Site Plan application must be provided.
   b. Pod A will connect to the existing parking lot on Tax Parcel 03191-011-001, which is owned by HF Holdings of Colorado, LLC. Provide either an Authorized Agent Affidavit executed by HF Holdings of Colorado, LLC or other legal authorization to submit the application. Alternatively, an ingress/egress easement or other easement/agreement permitting access through the property may be provided.

2. **Site Plan Application.**
   a. Section A., #3: Please provide date of neighborhood meeting.
   b. Section A., #5: Overall project area also includes Tax Parcel 03191-011-001.
   c. Section A., #9: Update acreage to reflect overall project area.
   d. Section A., #10: Confirm the correct square footage is provided for existing building area.
   e. Section A., #12: Confirm the correct square footage is provided for proposed building area.

3. **Site Plan Attachment #3, Fire Department Access and Supply.** Hydrant flow test report is dated November 1, 2018. A current flow test is required to verify current conditions.

4. **Site Plan Attachment #6, Mailing Labels.** One (1) set of mailing labels for all property owners within 400 feet of the subject property and of all persons/organizations registered with the City to receive notices has not been provided. Ensure that owner information for parcel 03191-011-001 is updated from the previous application for this project and that the current registered notification list is utilized.

5. **Site Plan Attachment #7, Neighborhood Meeting Materials.** Please contact City Staff to discuss the neighborhood meeting.

6. **Site Plan Attachment #13, Environmental Resource Permit (ERP).** It appears the previously approved ERP expires on August 4, 2021. Please submit materials which indicate a permit extension is being requested or a new application has been submitted to the Suwannee River Water Management District.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kamal Latham, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

July 20, 2021

City of Alachua
Justin Tabor, AICP
P.O. Box 9
Alachua, Florida 32615

RE: Foundation Park Phase II – Site Plan Revision

Dear Justin:

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

- Check #0011062 in the amount of $2,700.00
- Four (4) copies of the following:
  - Site Plan Application;
  - Authorized Agent Affidavit;
  - Alachua County Wetland Self Certification;
  - Concurrency Impact Analysis;
  - Analysis of Consistency with the City of Alachua Comprehensive Plan;
  - Neighborhood Meeting Advertisement;
  - Neighborhood Meeting Notice;
  - Neighborhood Meeting Sign-In Sheet;
  - Neighborhood Meeting Summary;
  - Proof of 2020 Tax Payment;
  - Division of Corporations Information;
  - Property Appraiser Information for Tax Parcel 03191-010-001;
  - Warranty Deed;
  - Tree Mitigation Memo;
  - Legal Description;
  - Letter of Exemption to SRWMD for Permit ERP08-0041;
  - Signed and Sealed Fire Flow Calculations;
  - Signed and Sealed Development Plans; and
- One (1) CD of all PDFs.

The project consists of the construction of ± 127,380 SF of research and development facilities split into 3 pods: A, B, & C. Pod A is to be subdivided into Pod A.1 and Pod A.2. The project is to be constructe4d in sequence as follows A.1-A.2-B-C. Alco included in the project scope is associated parking and associated utility infrastructure.

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.
Vice President

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Site Plan Application

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

A. PROJECT

1. Project Name: Foundation Park Phase 2
2. Pre-Application Conference Date: June 2, 2021
3. Neighborhood Meeting Date: August 12, 2021
4. Address of Subject Property: 14193 NW 119th Terrace, Alachua, Florida 32615
5. Parcel ID Number(s): 03191-010-001 & 03191-011-001
6. Existing Use of Property: Industrial
7. Future Land Use Map Designation: Industrial
8. Zoning Designation: ILW (Light Industrial and Warehouse Industrial)
9. Acreage: ± 14.53
10. Total Existing Building Square Footage, if applicable: 66,111
11. Total Existing Impervious Area (not including existing building area), if applicable: 149,133
12. Total Building Square Footage Proposed: 21,100
13. Total New Impervious Area Proposed (not including building area): 20,629

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Daniel Young, P.E. Title: Vice President
   Company (if applicable): CHW
   Mailing address: 11801 Research Drive
   City: Alachua State: Florida ZIP: 32615
   Telephone: (352) 331-1976 FAX: _____ e-mail: daniely@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): University of Florida Foundation, Inc.
   Mailing Address: Post Office Box 14425
   City: Gainesville State: Florida ZIP: 32604

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

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ■ No
   If yes, list names of all parties involved: _____
2. Has the applicant discussed possible utility/infrastructure fees with the Public Services Department?
   If no, contact the Public Services Department at 386-418-6140. ☐ Yes ■ No

D. ATTACHMENTS

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

   Site Plan shall include:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10. Proof of payment of taxes.

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

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

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

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

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

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

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

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

Signature of Applicant

Daniel Young, Vice President

Typed or printed name *and title* of applicant

Signature of Co-applicant

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

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 20th day of July, 2021, by Daniel Young who executed the same and has ____ produced _____ as identification or ☑ is personally known to me.

Signature of Notary

Print Name: Trina Lemnah

Notary Public, State of Florida

My Commission Expires: _____

TRINA LEMNAH
Notary Public - State of Florida
Commission # GG 314838
My Comm. Expires Mar 21, 2023
Bonded through National Notary Assn.

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: TBD - NW 119th Terrace, Alachua, Florida

Parcel ID Number(s): 03191-010-001

Acreage: ± 10.56

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Karen Rice Title: Associate Vice President

Company (if applicable): University of Florida Foundation, Inc.

Mailing Address: Post Office Box 14425

City: Gainesville State: Florida ZIP: 32604-2425

Telephone: Contact Agent FAX: e-mail: Contact Agent

C. AUTHORIZED AGENT

Name: Daniel Young, P.E. Title: Vice President

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 Foundation Park Phase 2 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

Karen Rice, Associate Vice President, U of F Foundation, Inc.

Typed or printed name and title of applicant

Signature of Co-applicant

Reviewed
UFF Legal Counsel

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 29th day of July, 2021, by Karen Rice as Associate Vice President, U of F Foundation, Inc., who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida

Tonya J. Burningham
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG119766
Expires 9/29/2021

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Not For Profit Corporation

UNIVERSITY OF FLORIDA FOUNDATION, INC.

Filing Information

Document Number	706676
FEI/EIN Number	59-0974739
Date Filed	01/09/1964
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Last Event	AMENDED AND RESTATED ARTICLES
Event Date Filed	05/02/2016
Event Effective Date	NONE

Principal Address

UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Changed: 01/18/2005

Mailing Address

UNIVERSITY OF FLORIDA FOUNDATION, INC.
P O BOX 14425
GAINESVILLE, FL 32604

Changed: 02/06/2001

Registered Agent Name & Address

GOFFMAN, SUSAN G
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Name Changed: 02/20/2014

Address Changed: 03/24/2015

Officer/Director Detail

Name & Address

Title Secretary

Rice, Karen
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Executive Vice President

MITCHELL, THOMAS J
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Vice Chair

McCague, Beth
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Chair

Hawkins, Scott G
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Treasurer

Christie, David M
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Associate Vice President

Nias, Danita
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Annual Reports

Report Year	Filed Date
2015	03/24/2015
2015	10/23/2015
2016	01/06/2016

Document Images

05/02/2016 -- Amended and Restated Articles	View image in PDF format
01/06/2016 -- ANNUAL REPORT	View image in PDF format
10/23/2015 -- AMENDED ANNUAL REPORT	View image in PDF format

03/24/2015 -- ANNUAL REPORT	View image in PDF format
02/20/2014 -- Reg. Agent Change	View image in PDF format
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10/09/1997 -- AMENDED AND RESTATED ARTICL	View image in PDF format
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02/15/1996 -- ANNUAL REPORT	View image in PDF format
04/27/1995 -- ANNUAL REPORT	View image in PDF format

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MEMORANDUM

Foundation Park Phase 2

16-0111

To:	City of Alachua
From:	Daniel H. Young, P.E.
Date:	September 2, 2021
RE:	Fire Flow Calculations for Foundation Park Phase 2

The Foundation Park Phase 2 site is located on the northeast corner of NW 119th Terrace and SR 441 in the City of Alachua. The project site is ±14.53 acres and proposes the construction of a three (3) ± 40,000 sf research buildings along with associated parking, outdoor storage area, stormwater, utilities, and related site improvements. The associated building types are II (222) and all buildings include an automatic sprinkler system.

The attached fire flow calculations were calculated for Foundation Park Phase 2. 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.

NFPA Table 18.4.5.1.2

Building Type = II (222)
Building Square Footage = ±40,000 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 = 2,000 gpm

Daniel H. Young
FL PE #70780

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Table 18.4.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings

Fire Flow Area ft² (× 0.0929 for m²)					Fire Flow gpm† (× 3.785 for L/min)	Flow Duration (hours)
I(443), I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0–22,700	0–12,700	0–8200	0–5900	0–3600	1500	
22,701–30,200	12,701–17,000	8201–10,900	5901–7900	3601–4800	1750	
30,201–38,700	17,001–21,800	10,901–12,900	7901–9800	4801–6200	2000	
38,701–48,300	21,801–24,200	12,901–17,400	9801–12,600	6201–7700	2250	2
48,301–59,000	24,201–33,200	17,401–21,300	12,601–15,400	7701–9400	2500	
59,001–70,900	33,201–39,700	21,301–25,500	15,401–18,400	9401–11,300	2750	
70,901–83,700	39,701–47,100	25,501–30,100	18,401–21,800	11,301–13,400	3000	
83,701–97,700	47,101–54,900	30,101–35,200	21,801–25,900	13,401–15,600	3250	3
97,701–112,700	54,901–63,400	35,201–40,600	25,901–29,300	15,601–18,000	3500	
112,701–128,700	63,401–72,400	40,601–46,400	29,301–33,500	18,001–20,600	3750	
128,701–145,900	72,401–82,100	46,401–52,500	33,501–37,900	20,601–23,300	4000	
145,901–164,200	82,101–92,400	52,501–59,100	37,901–42,700	23,301–26,300	4250	
164,201–183,400	92,401–103,100	59,101–66,000	42,701–47,700	26,301–29,300	4500	
183,401–203,700	103,101–114,600	66,001–73,300	47,701–53,000	29,301–32,600	4750	
203,701–225,200	114,601–126,700	73,301–81,100	53,001–58,600	32,601–36,000	5000	
225,201–247,700	126,701–139,400	81,101–89,200	58,601–65,400	36,001–39,600	5250	
247,701–271,200	139,401–152,600	89,201–97,700	65,401–70,600	39,601–43,400	5500	
271,201–295,900	152,601–166,500	97,701–106,500	70,601–77,000	43,401–47,400	5750	
Greater than 295,900	Greater than 166,500	106,501–115,800	77,001–83,700	47,401–51,500	6000	4
		115,801–125,500	83,701–90,600	51,501–55,700	6250	
		125,501–135,500	90,601–97,900	55,701–60,200	6500	
		135,501–145,800	97,901–106,800	60,201–64,800	6750	
		145,801–156,700	106,801–113,200	64,801–69,600	7000	
		156,701–167,900	113,201–121,300	69,601–74,600	7250	
		167,901–179,400	121,301–129,600	74,601–79,800	7500	
		179,401–191,400	129,601–138,300	79,801–85,100	7750	
		Greater than 191,400	Greater than 138,300	Greater than 85,100	8000	

*Types of construction are based on NFPA 220.

†Measured at 20 psi (139.9 kPa).

18.4.5.3 Buildings Other Than One- and Two-Family Dwellings.

18.4.5.3.1 The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table 18.4.5.2.1.

18.4.5.3.2 Required fire flow shall be reduced by 75 percent 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).

18.4.5.3.3 Required fire flow shall be reduced by 75 percent 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).

18.4.5.3.4* Required fire flow for buildings protected by an approved automatic sprinkler system shall not exceed 2000 gpm (7571 L/min) for 2 hours.

18.4.5.3.5 Required fire flow for open parking structures that are not protected throughout by an approved automatic sprinkler system shall be reduced by 75 percent where all of the following conditions are met:

(1) The structure complies with the building code.
(2) The structure is of Type I or Type II construction.
(3) The structure is provided with a Class I standpipe system in accordance with NFPA 14. Class I standpipe systems of the manual dry type shall be permitted.
(4) The resulting fire flow is not less than 1000 gpm (3785 L/min).

18.4.5.4* Required Fire Flow and Automatic Sprinkler System Demand. For a building with an approved fire sprinkler system, the fire flow demand and the fire sprinkler system demand shall not be required to be added together. The water supply shall be capable of delivering the larger of the individual demands.

ISO Needed Fire Flow (NFF) Worksheet

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

Petition Number:	16-0111	**Date:**	**6/30/2016**
Project:	Foundation Park Phase 2	**Engineer:**	**D. Cueva, E.I.**
		Checked By:	**R. Olney, P.E.**
Location:	1190 NW US 441		
	Alachua, FL		

Subject Building

Construction Class (p. 4): Fire Resistive Construction **construction coefficient (F) (p. 2):** 0.6

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 42,466 **sq.ft.**

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

Effective Area (A_i) (p. 9) : 42,466 **sq. ft.** **(Show calculations below)**

Ai=42,466+ 0/2 = 42,466 sf

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): **2225.586269**

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

Type of Occupancy: Limited-combustible (C-2) **Occupancy Factor (O_i) (p. 11):** 0.85

Exposures (p. 16)

Front:
construction of facing wall of exposure building (p. 4): Fire Resistive Construction
Distance (ft.) to the exposure building: 61 - 100 **Length of exposure wall:** 200
Number of stories of exposure wall: 1 **Length x number of stories:** 200
Opening Protection in exposure wall: Unprotected
Factor for exposure (X_i) from Table 330.A (p. 17): 0.07

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

Left:
construction of facing wall of exposure building (p. 4): Fire Resistive Construction
Distance (ft.) to the exposure building: 61 - 100 **Length of exposure wall:** 120
Number of stories of exposure wall: 1 **Length x number of stories:** 120
Opening Protection in exposure wall: Unprotected
Factor for exposure (X_i) from Table 330.A (p. 17): 0.07

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

Communications (p. 18)

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

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

Calculation of Needed Fire Flow (p. 1)

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

NFF= 2250 x 0.85 x [1 + (0.07 + 0)

NFF= 2046.375 gpm

NFF= 2000 gpm (rounded to nearest 250 gpm per ISO requirements)

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

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

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

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

Hydrant Flow Test Report

Test Date 11/1/2018 **Test Time** 9:15 am

Location

Future Concept Site @ Foundation Park
between Rachael Blvd. & US HWY 441
Alachua, FL

Tested by

Gator Fire Equipment
1032 S. Main Street
Gaineville, FL 32601
352-373-1738
TESTED BY: L. Ashby
WITNESSED BY: B. Gourly

Notes

Flowing hydrant located on Rachael Blvd, East of NW 119th Terr.
Static/residual pressure readings taken from hydrant located on NW 119the Terr.

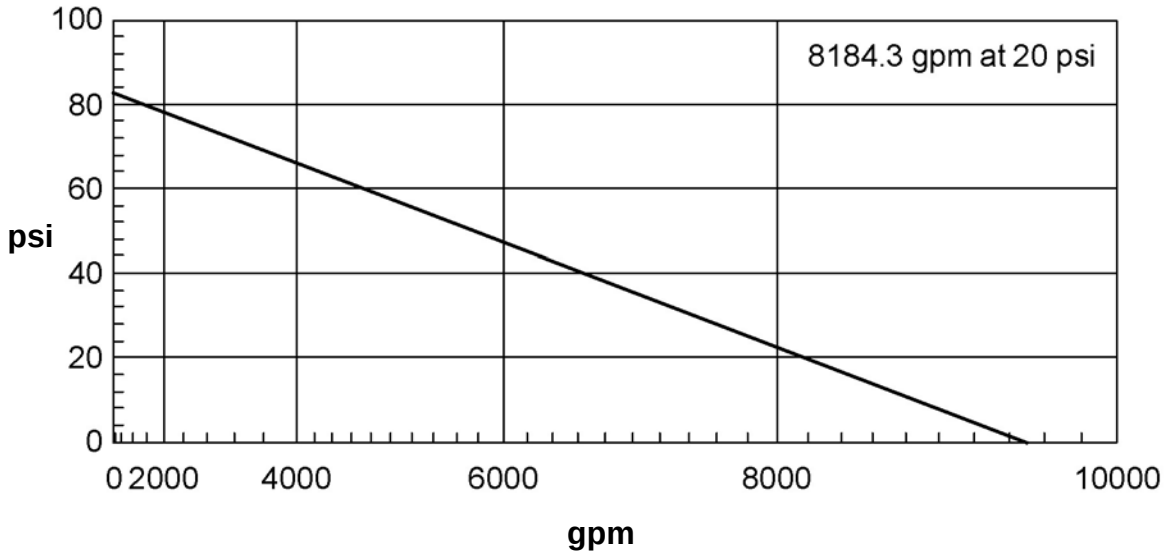
Read Hydrant

83 psi **static pressure**
58 psi **residual pressure**
1 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	5.25	.9	45	4966 gpm

Flow Graph



Created with the free hydrant flow test program from www.igneusinc.com

Hydrant Flow Test Report

Test Date 08/05/2021 **Test Time** 9:00 AM

Location

Alachua County Tax Parcel 3191-10-1
NW US Hwy 441/ NW 119th Terrace
Alachua Fl, 32615

Tested by

GATOR FIRE EQUIPMENT CO.
TESTED BY: J. Mallard & R. Weaver

WITNESSED BY: City of Alachua

Notes

Reading Hydrant on NW US HWY 441
Flowing Hydrant on NW 119th Terrace

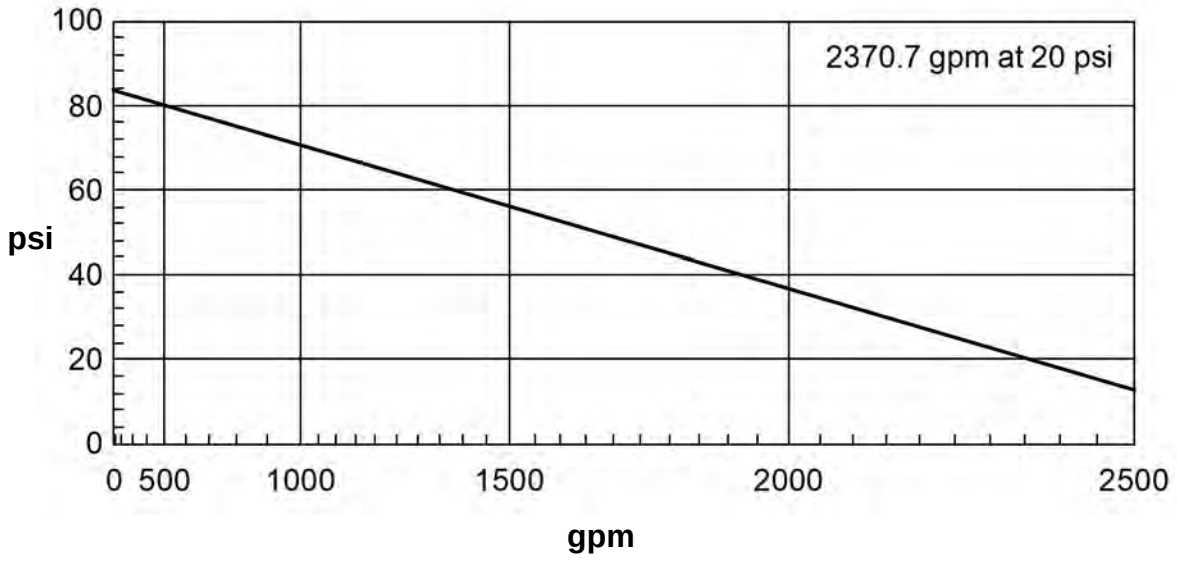
Read Hydrant

84 psi **static pressure**
54 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.9	23	805 gpm
#2	0	2.5	.9	21	769 gpm
				Total	1574 gpm

Flow Graph



Created with the free hydrant flow test program from www.igneusinc.com

MEMORANDUM

Foundation Park

16-0111

Professional Consultants

To: City of Alachua Planning & Zoning

From: Seth Wood, Project Planner

Date: ~~June 30, 2016 REVISED October 9, 2018~~ REVISED July 20, 2021

RE: Foundation Park Development Plans – Comprehensive Plan Consistency Analysis

The Concurrency Impact Analysis calculations have been performed for the proposed ±127,380 square feet of Research and Development facilities. Public facility capacities are based on the June 2021 Development Monitoring Report supplied by the City's Planning and Zoning staff. The proposed non-residential FLU designations will not impact schools or recreation facilities.

Table 1: Trip Generation

Land Use	ITE Code	Variable Used	Am Peak			PM Peak			Daily
			Total	In	Out	Total	In	out	
Research and Development Center	760	127,380 sq. ft.	53	40	13	58	9	49	1508

Source: ITE Trip Generation Manual, 10th Edition.

Conclusion: Approval of this application may generate **1,508 daily vehicle trips.** The proposed development will not negatively impact the adopted LOS for adjacent and nearby roadways.

Per City LDR §2.4.14(H)(2), for developments generating more than 1,000 AADT, a one-half mile radius defines the affected roadway envelope as well as those roadway segments on which the development's impacts are 5% or greater of the maximum service volume of the roadway. The monitored roadway segments within the ½ mile radius include U.S. 441 (from NW 126th Ave. to SR 235) and CR 2054 East (East of SR 235), as shown in Figure 1. The proposed project will not contribute 5% or greater of the maximum service volumes to the City's other monitored roadway segments.

It is estimated that 75% of the AADT will utilize U.S. 441 and 25% of the AADT will utilize CR 2054 to access the site. Table 2 calculates projected impacts on City of Alachua Roadways.

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
www.chw-inc.com

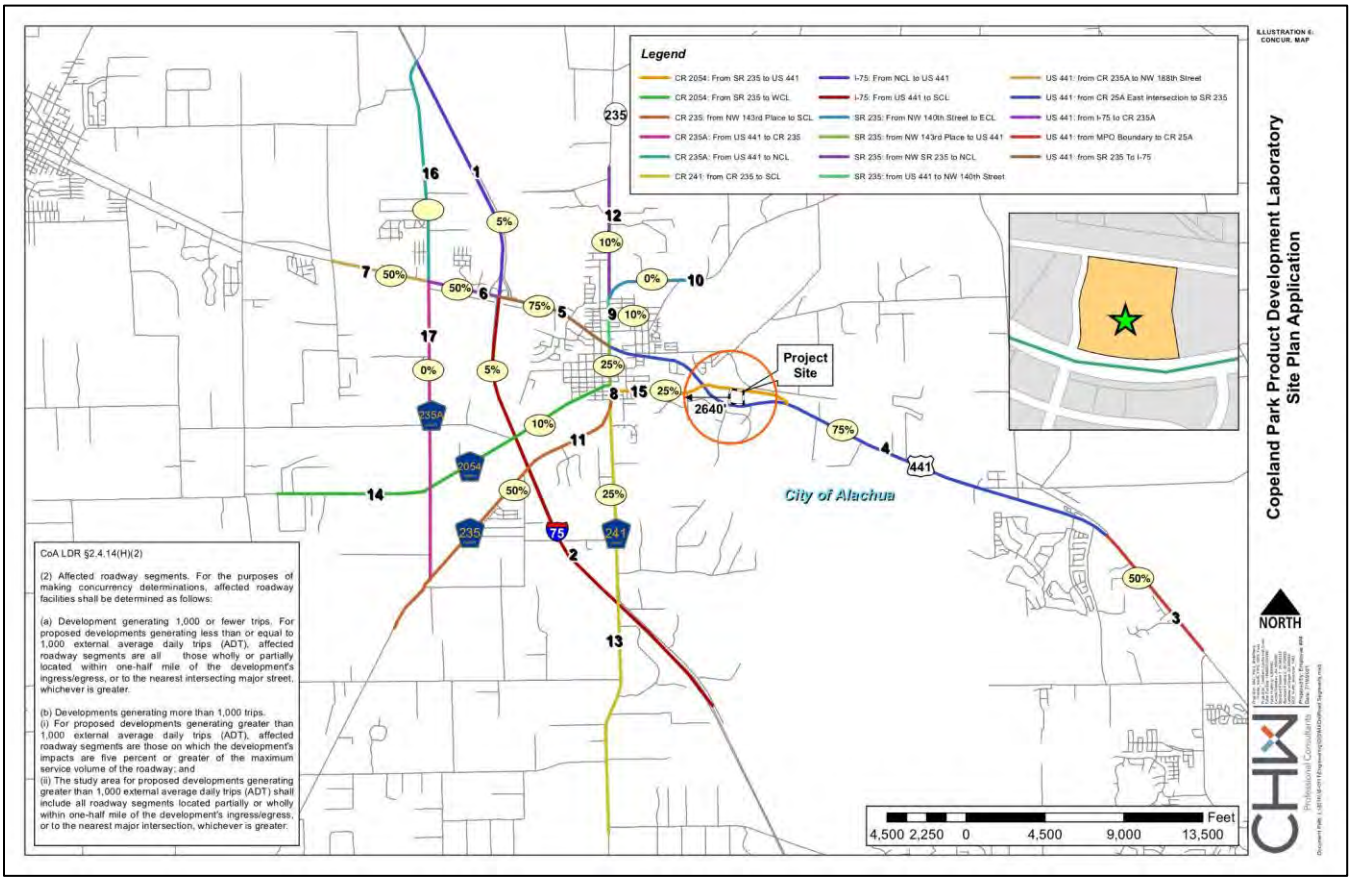


Figure 1: Anticipated Distribution by Road Segment

Table 2: Projected Impacts to Roadway Segments

Traffic System Category	AADT	PM	AADT	PM
	Segment 4: US HWY 441 From CR 25A East Intersection to SR 235		**Segment 15: CR 2054** From SR 235 and US 441	
Maximum Service Volume[1]	45,700	4,110	15,120	1,359
Existing Traffic[1]	20,435	1,941	3,425	325
Reserved Trips[1]	5,375	509	2,157	158
Available Capacity	19,890	1,660	9,538	876
Projected Trip Generation[2]	1,131	44	377	15
Available Capacity w/ Application approval	18,814	1,616	**9,161**	**861**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *Note: Projected trip distribution percentage is estimated by 75% for Segment 4 and 25% for Segment 15.*

Conclusion: The trips generated by the proposed research and development center will not exceed the adopted LOS standards. Capacity exists to handle the additional trips resulting from the proposed operations center and warehouse.

Table 3: Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
Reserved Capacity[1]	156,701
Residual Capacity[1]	843,049
Percentage of Permitted Design Capacity Utilized[1]	63.35%
Projected Potable Water Demand from Proposed Project[2]	19,107
Residual Capacity after Proposed Project	**823,942**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.*
   Formulas used: 127,380 sq. ft. x 15 gallons per 100 square feet of floor space

Conclusion: The demand generated by the proposed Research and Development Center will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed Research and Development Center.

Table 4: Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	677,000
Reserved Capacity[1]	137,740
Residual Capacity[1]	685,260
Percentage of Permitted Design Capacity Utilized[1]	54.32%
Projected Potable Water Demand from Proposed Project[2]	19,107
Residual Capacity after Proposed Project	**666,153**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.*
   Formulas used: 127,380 sq. ft. x 15 gallons per 100 square feet of floor space

Conclusion: The demand generated by the proposed Research and Development Center will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed Research and Development Center.

Table 5: Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	41,880.00	7,643.10
Reserved Capacity[1]	17,139.34	3,127.93
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]		**278.96**

1. *Source: City of Alachua June 2021 Development Monitoring Report.*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (((12 lbs. / 1,000 ft^2/day x 127,380 sq. ft.) x 365)/2,000)*

Conclusion: The demand generated by the proposed Research and Development Center will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed Research and Development Center.

MEMORANDUM

Foundation Park

16-0111

CHW Professional Consultants

To:	City of Alachua Planning & Zoning
From:	Seth Wood, Project Planner
Date:	~~June 30, 2016 REVISED October 9, 2018~~ REVISED July 20, 2021
RE:	Foundation Park Development Plans – Comprehensive Plan Consistency Analysis

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.

The proposed development plans total ±127,380 sq. ft. of Research and Development Center uses. These uses are consistent with the allowed uses within the Industrial Future Land Use district.

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: A 5' wide sidewalk currently exists along the east side of NW 119th Terrace. The proposed development plans provide a connection to the existing sidewalk and provide sidewalks throughout the development to enhance pedestrian connections between buildings. Vehicular access to the site is provided via NW 119th Terrace, which extends south to a major arterial, US Highway 441, and north to CR 2054 / Racheal Boulevard. Access is also provided via CR 2054 / Racheal Boulevard.

2. Buffering from adjacent existing/potential uses;

Response: All adjacent parcels are also designated as Industrial on the FLUM and ILW on the zoning atlas. Per LDR Table 6.2-2., a 5' Type A buffer or a 7.5' Type B buffer are required along the site's perimeter. Per the submitted Landscape Plan, a 10' Type C buffer will be provided along the sites eastern and western perimeters, from CR 2054 to US 441.

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
www.chw-inc.com

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

LDR Table 6.7-1. states that a minimum of 10% of the gross site area shall be designated as open space. As shown on the Cover Sheet, this percentage requirement is met in each Pod, as well as in the project as a whole.

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

A stormwater report has been submitted indicating that the proposed stormwater management facility has the capacity to accept runoff from the impervious surface of the entire site.

5. Placement of signage;

All on-site signage will be consistent with City of Alachua's LDR Section 6.5., which addresses 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 ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

The Photometric Site Plan shows lighting locations, luminaire schedule, and photometric statistics. Light placement and intensity 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;

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 to minimize conflicts vehicular circulation. Loading areas for delivery trucks are separated from the main parking areas. The loading area for the buildings to the north can be accessed off CR 2054 to further separate delivery truck traffic from other vehicles and pedestrians.

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

Per Comprehensive Plan policy 2.4.a, minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. The proposed Landscape Plan designates ±32.7% for landscaped area. As previously mentioned, perimeter buffers and canopy tree requirements have been met as shown on the Landscape 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

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

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 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.

The site's proposed floor area is ±127,380 square feet. The size of the parcel is ±14.53 acres. As such, the .50 floor area ratio requirement is met. The total FAR for the project will be 0.28. 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 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.

The submitted Landscape Plan includes ±32.7% of total site area designated as landscaped area.

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.

The proposed Research and Development Center will not result in a degradation of transportation Level of Service (LOS) standards. The proposed development will result in 1,508 daily trips and 58 PM Peak trips. Per LDR section 2.4.14(H)(2)(b), affected roadway segments are those that fall within one-half (½) mile of the parcel's boundaries as well as those roadway segments on which the development's impacts are 5% or greater of the maximum service volume of the roadway. This includes a segment of US 441 and CR 2054.

According to the most recent Development Monitoring Report made available by City staff, there is adequate capacity on the affected roadway segment to handle the potential 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 ELEMENT

Policy 1.1.d: The City hereby establishes the following Level of Service standards for sanitary sewer facilities:

b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be reevaluated one year from the adoption date for the amended Plan.

The proposed development will allow a net increase of ±127,380 square feet of non-residential uses, resulting in an increased demand of 19,107 gallons per day on the City's sanitary sewer system. Currently, there is a residual capacity of 685,260 gallons per day.

Objective 2.1: Solid Waste Level of Service Standards and Implementation
The City shall continue to ensure satisfactory and economical solid waste service for all City residents with an emphasis on reuse and recycling.

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

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

The proposed development will allow a net increase of ±127,380 square feet of non-residential uses, resulting in an increased demand of 278.96 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: Water System Level of Service Standards.
The City shall 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. Plant expansion shall be planned in accordance with Florida Administrative Code.

The proposed development will allow a net increase of ±127,380 square feet of non-residential uses, resulting in an increased demand of 19,107 gallons per day on the City's potable water system. Currently, there is a residual capacity of 843,049 gallons per day.

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

16-0111

To:	Neighbors of Progress Boulevard / US 441 Intersection
From:	Walker Owner, EI
Date:	July 29, 2021
RE:	Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a site plan application on ±14.53 acres in the City of Alachua (Alachua County Tax Parcels 03191-010-001 and 03191-011-001). The project includes ±127,380 square feet of research and development facilities split across three pods, as well as one existing ±44,751-square-foot facility. The project also includes associated utility infrastructure, and associated parking. The site is located on NW 19th Terrace, between US 441 and Rachael Boulevard / CR 2054.

Date:	August 12, 2021
Time:	6:00 p.m.
Location:	11801 Research Drive, Alachua, FL, 32615
Contact:	Walker Owen, EI 11801 Research Drive Alachua, FL 32615 (352) 331-1976 Live@CHW-inc.com

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

If you are unable to attend the meeting, please contact CHW using the information above and we will provide materials upon request after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

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Mailing Labels

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TUMWATER, WA 98501

MARKHAM BRENNA E
11707 SAGE BLVD
ALACHUA, FL 32615

PONCE INLET GROUP LLC
PO BOX 1420
ALACHUA, FL 32616

PROGRESS CENTER PROPERTY OWNEI
PO BOX 969
ALACHUA, FL 32616

TEMPLE OF THE UNIVERSE INC
15808 NW 90TH ST
ALACHUA, FL 32615

TOMPKINS DARRYL J & CINDY P
PO BOX 519
ALACHUA, FL 32616

TOMPKINS DARRYL J
PO BOX 519
ALACHUA, FL 32616

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

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ALACHUA, FL 32616

TOMPKINS DARRYL J
PO BOX 519
ALACHUA, FL 32616

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

PROPERTY OCCUPANT
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ALACHUA FL 32615

PROPERTY OCCUPANT
14192 NW US HWY 441
ALACHUA FL 32615

PROPERTY OCCUPANT
14193 NW 119TH TER STE 90
ALACHUA FL 32615

PROPERTY OCCUPANT
14193 NW 119TH TER
ALACHUA FL 32615

PROPERTY OCCUPANT
14209 NW 119TH TER
ALACHUA FL 32615

PROPERTY OCCUPANT
14005 PROGRESS BLVD
ALACHUA FL 32615

PROPERTY OCCUPANT
14193 NW 119TH TER STE 10
ALACHUA FL 32615

PROPERTY OCCUPANT
14219 NW 119TH TER
ALACHUA FL 32615

PROPERTY OCCUPANT
14107 NW US HWY 441
ALACHUA FL 32615

PROPERTY OCCUPANT
14193 NW 119TH TER STE 20
ALACHUA FL 32615

PROPERTY OCCUPANT
14229 NW 119TH TER
ALACHUA FL 32615

PROPERTY OCCUPANT
14108 NW US HWY 441
ALACHUA FL 32615

PROPERTY OCCUPANT
14193 NW 119TH TER STE 30
ALACHUA FL 32615

PROPERTY OCCUPANT
14117 NW US HWY 441
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14193 NW 119TH TER STE 40
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PROPERTY OCCUPANT
14180 NW 119TH TER
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PROPERTY OCCUPANT
14193 NW 119TH TER STE 80
ALACHUA FL 32615

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

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
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Linda Dixon, AICP
Assistant Director Planning
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Jeannette Hinsdale
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Alachua FL 32616

Lynn Coullias
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Alachua FL 32615

Lynda Coon
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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

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Newspaper Advertisement

PUBLIC NOTICE

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Time: 6:00 p.m. on August 12th, 2021
Location: 11801 Research Drive, Alachua, FL, 32615

Contact: Walker Owen, EI
Address: 11801 Research Drive
Alachua, FL 32615
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

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LOCAL&STATE

Historic John Wright home to be preserved

Levy County landmark left standing after the Rosewood massacre will be maintained by Real Rosewood Foundation

Jack Prator
Special to Gainesville Sun
USA TODAY NETWORK

A 166-year-old piece of history sought after by activists will finally be preserved as a place to teach the community about an overlooked and bloody massacre in nearby Levy County.

On July 14, the Real Rosewood Foundation announced it will soon own the John Wright House, the only building to withstand an angry Ku Klux Klan mob that set fire to the mostly Black town of Rosewood almost 100 years ago.

The foundation works to locate Rosewood survivors and descendants while preserving the history of the massacre.

Lizzie Jenkins, the group's CEO, said it was her enthusiasm for the Wright House's history that secured the donation.

See HOME, Page 6A

A photo on display at the Thomas Center in Gainesville in January 2009 shows a burning cabin from the Rosewood community. ERICA BROUGHTON/THE GAINESVILLE SUN

Top: Lizzie Jenkins stands in front of the John Wright home, where she has given many tours. The two-story structure was once the home of John Wright, a general store owner at the time of the 1923 massacre, which was the focus of the film "Rosewood." JON M. FLETCHER, THE GAINESVILLE SUN

Bosshardt fires back in court at ex-agents who say he misled police

John Henderson
Gainesville Sun
USA TODAY NETWORK

A Gainesville real estate broker wants a judge to toss a lawsuit in which two of the broker's former agents say he cooked up a bogus criminal trade secrets case against them.

The case led to a controversial SWAT team raid of Colliers International's Gainesville office at 107 SW Seventh St. on June 2.

That morning, SWAT team members charged into the office with assault weapons and took three employees outside, zip-tied their wrists and held them as they scoured the office for electronic equipment and other property.

Some in the community — including members of a citizens' police advisory board — question whether that degree of force was necessary. Police officials have said state law prevents them from discussing how they handled the search.

Last week, broker Aaron Bosshardt, owner of Bosshardt Realty Services, filed a motion in Circuit Court in Alachua County to dismiss an earlier lawsuit filed against Bosshardt by Colliers International real estate agents Mike Ryals and Dan Drotos.

Ryals and Drotos had previously worked as independent contractors for Bosshardt in a high-producing commercial sales division known as the "The Drotos Ryals Group." In April 2019, they left to work for Colliers International.

Since then, they've been battling in court over commissions on properties they listed when they worked with Bosshardt that sold after they left.

In his motion, Bosshardt said the lawsuit the men filed against him violated a state law that prohibits what are known as "Strategic Lawsuits

See LAWSUIT, Page 7A

GRU to pay $2.7M to offset pumping from aquifer, part of Black Creek plan

Jack Prator
Special to Gainesville Sun
USA TODAY NETWORK

Gainesville city leaders voted to have taxpayers pitch in on a recovery plan for a local lake system.

Lakes Brooklyn and Geneva are in recovery, meaning that the water flow is not strong enough to support its ecosystem. Pumping water out of nearby aquifers is partly to blame for this harm, and is a practice GRU routinely engages in.

To combat this decline, the St. Johns River Water Management District approved a $43.3 million recovery project which involves diverting 10 million gallons a day from Black Creek to the endangered lakes. The diversion will occur only during periods of high water flow.

The project calls for using Black Creek as an alternative water supply to meet the region's future water needs by helping replenish the Floridan aquifer, the state's main water source. It is the first attempt in Northeast Florida to use water from a creek or river to recharge the aquifer.

A major tributary of the St. Johns River, the 13-mile long creek is split into north and south prongs that merge in Clay County's Middleburg.

The water board also created a new minimum flow and level for the lakes. MFLs set "the limit at which further withdrawals would be significantly harmful to the water resources or the ecology of the area," according to Florida law.

Tuesday night, the city commission committed $2.71 million to the project.

Gainesville Mayor Lauren Poe said the amount is the result of negotiating down to nearly half the water board's initial request.

"We just want to make sure when there are multiple responsible parties that our part of the solution is truly representative of our impact," he said.

Earlier this month, the Gainesville utility advisory board voted to advise the commission to lend a hand.

"We were always happy to participate," Poe said. "We know that it's a priority and a really, really big deal."

The city has two years to pay for its share of the project, and Poe expects the money to come from GRU's wastewater management budget.

Middleburg's Black Creek, which water management officials hope to use to recharge the Floridan aquifer; it supplies much of the state's drinking water. EMILY FELTS/FIRST COAST NEWS

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Contact: Walker Owen, EI
Address: 11801 Research Drive
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Phone Number: (352) 331-1976
Email: Live@CHW-Inc.com

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Workshop Presentation

Foundation Park Phase 2

Development Plan Application

CHW Professional Consultants

City of Alachua
Neighborhood Meeting
August 12, 2021

1

The purpose of the neighborhood meeting:

The City of Alachua requires applicants to host a neighborhood meeting.

The purpose is to inform neighbors of the proposed action's nature and to get feedback early in the process.

This meeting provides the applicant with an opportunity to mitigate concerns.

2

PUBLIC NOTIFICATION

NEIGHBORHOOD MEETING NOTIFICATION

CHW

To: Neighbors of Progress Boulevard / US 441 Intersection
From: Walker Owen, EI
Date: July 29, 2021
RE: Neighborhood Meeting Public Notice

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LOCAL & STATE

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NO PROBLEM

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Email: Live@CHW-inc.com

CHW

CHW

16-0111:Foundation Park Phase 2

3

REQUEST:

- Development Plan Application

16-0111:Foundation Park Phase 2

4

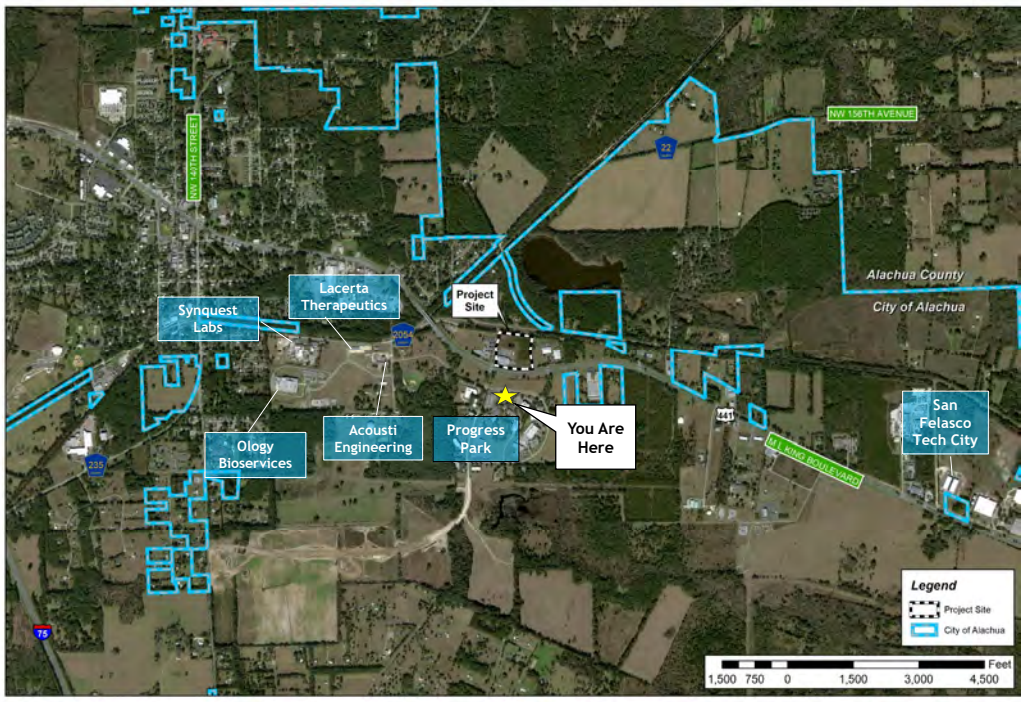
INTENT:

Obtain Site Plan approval for ±127,380 square feet of new Research and Development Facilities and associated infrastructure and parking in Foundation Park.

16-0111:Foundation Park Phase 2

5

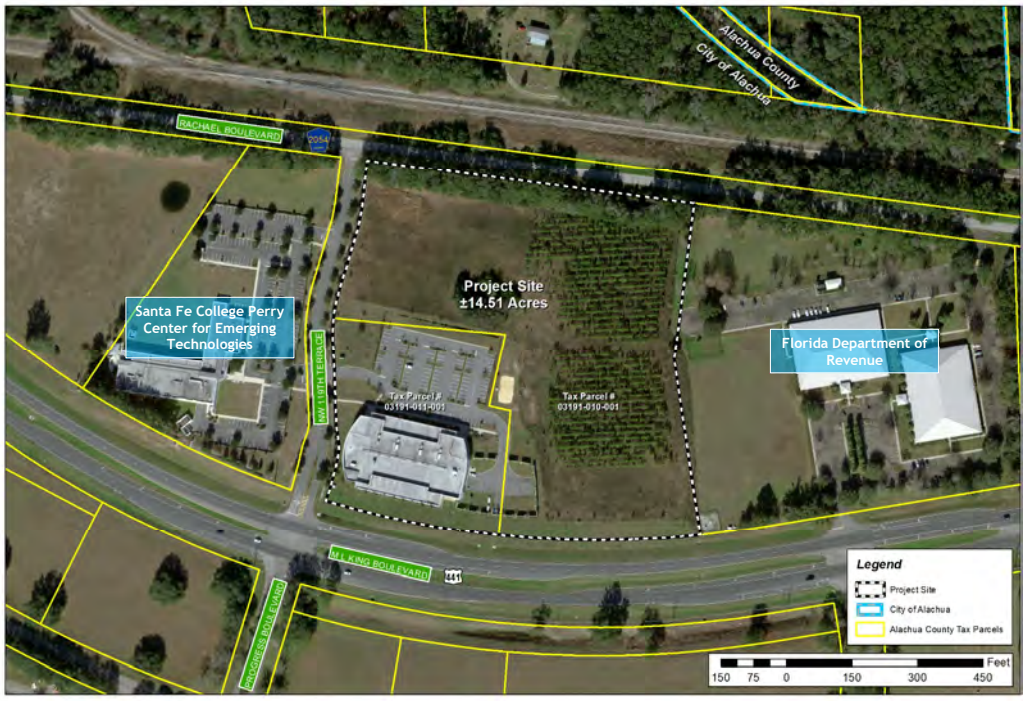
Context Map



CHW

6

Aerial Map



CHW

7

Future Land Use Map

FLU: Industrial

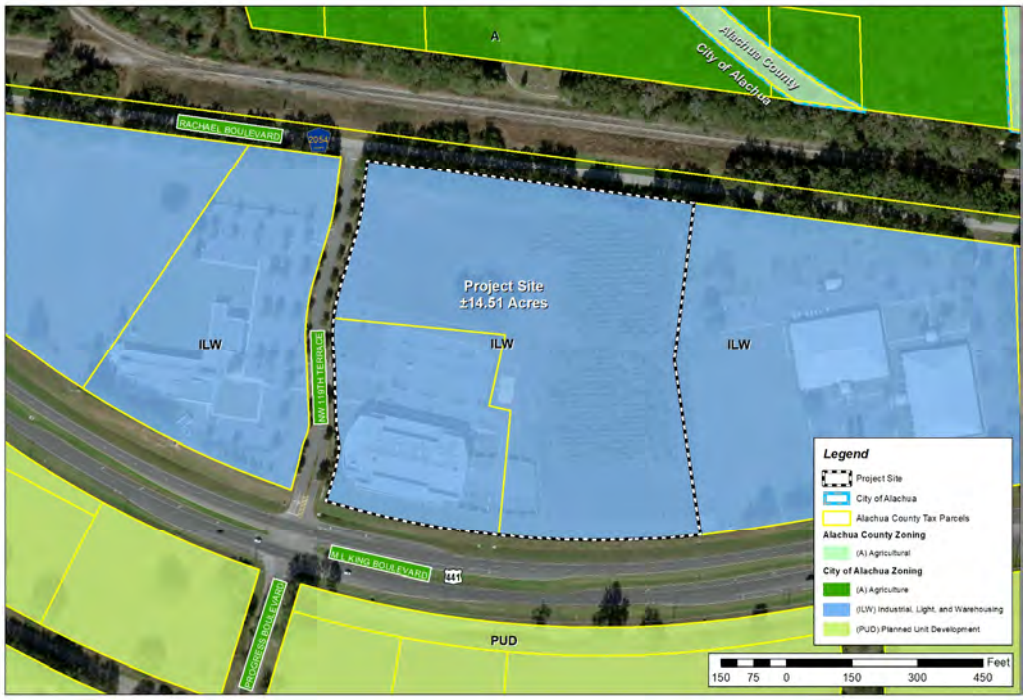
CHW

8

Zoning Map

Zoning: Industrial, Light, and Warehousing (ILW)

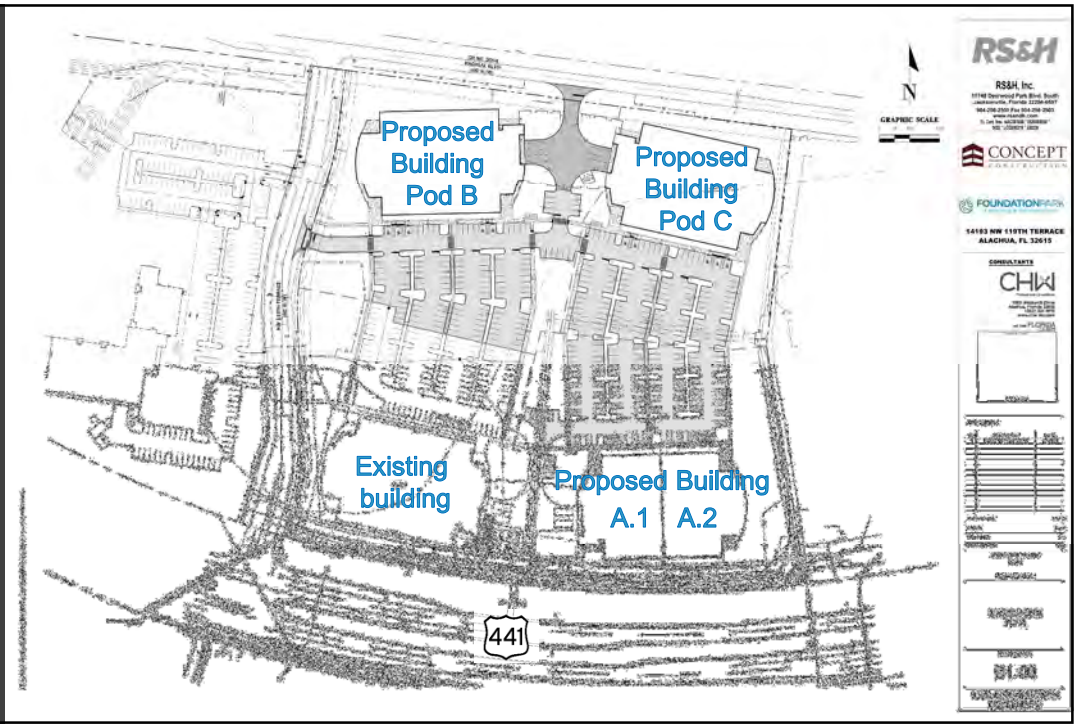
Intended to accommodate a wide range of office, institutional, R&D, and light manufacturing uses



9

Development Plan

Divided into 4 pods



10

11

Sign-in Sheet

SIGN-IN SHEET

Foundation Park Phase 2

16-0111

Professional Consultants

Event: Foundation Park Phase 2 Neighborhood Meeting

Date/Time: August 12, 2021, 6:00 PM

Place: 11801 Research Drive, Alachua, FL, 32615

Re: Foundation Park Phase 2 Development Plan

	Print Name	**Street Address**	**Signature**
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

Meeting Minutes

NEIGHBORHOOD MEETING MINUTES

Foundation Park Phase 2

16-0111

Event:	Neighborhood Meeting
Date/Time:	August 12, 2021 @ 6:00 PM
Place:	11801 Research Drive, Alachua, FL, 32615
Re:	Foundation Park Phase 2 Development Plan

CHW (Agent) Attendees: Daniel Young, PE; Seth Wood
Public Attendees: 0

CHW hosted the required Neighborhood Meeting and prepared a presentation with the following information: the meeting's purpose; the application's request and intent; the opportunities presented by the project; maps illustrating the site's regulatory and physical characteristics; and an illustration showing the planned site layout. In attendance were two (2) agents for the applicant. No members of the public were in attendance, and thus, the presentation materials were not presented.

The meeting was adjourned at approximately 6:20 p.m.

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
www.chw-inc.com

CHW Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

DESCRIPTION

DATE: October 6, 2016
PROJECT NAME: Foundation Park
PROJECT NO: 16-0111.01
DESCRIPTION FOR: Tax Parcel 03191-010-001

University of Florida Foundation Property:

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13 AND 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 6°38'36" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 363.83 FEET; THENCE SOUTH 9°25'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 405.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND TO A POINT ON A CURVE LYING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (200-FOOT RIGHT OF WAY) BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 2191.78 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 89°59'03" WEST, 468.69 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THE SOUTH LINE OF SAID LOT 1 AND ALONG SAID NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 12°16'32", AN ARC LENGTH OF 469.59 FEET TO SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4343, PAGE 2222 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES ALONG THE BOUNDARY OF SAID LANDS: (1) NORTH 5°35'16" EAST, A DISTANCE OF 286.19 FEET; (2) THENCE NORTH 77°10'09" WEST, A DISTANCE OF 50.95 FEET; (3) THENCE NORTH 12°49'51" EAST , A DISTANCE OF 168.13 FEET; (4) THENCE NORTH 84°24'33" WEST, A DISTANCE OF 394.02 FEET TO A POINT ON A CURVE LYING ON THE EAST RIGHT OF WAY LINE OF NORTHWESTERLY 119TH TERRACE (RIGHT OF WAY VARIES), AND LYING ON THE WEST LINE OF AFOREMENTIONED LOT 1, SAID CURVE IS CONCAVE EASTERLY, HAVING A RADIUS OF 370.42 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 11°31'19" EAST, 72.38 FEET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF LOT 1: (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°12'49", AN ARC LENGTH OF 72.50 FEET; (2) THENCE NORTH 17°07'56" EAST, A DISTANCE OF 119.59 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 12°15'59" EAST, 72.95 FEET; (3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°43'54", AN ARC LENGTH OF 73.03 FEET; (4) THENCE NORTH 7°24'02" EAST, A DISTANCE OF 103.96 FEET TO NORTHWEST

CORNER OF AFOREMENTIONED LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054 (66-FOOT RIGHT OF WAY); THENCE SOUTH 82°35’58” EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 748.69 FEET TO THE **POINT OF BEGINNING.**

FILED
1983 FEB 24 PM 1:26
CLERK CIRCUIT COURT
ALACHUA COUNTY, FLA.

This instrument prepared by
W. Henry Barber, Jr.
Dell, Graham, Wilcox, Barber,
Henderson, Monaco & Cates, P.A.
203 N.E. First Street
Gainesville, Florida 32601

WARRANTY DEED

THIS INDENTURE, made this 24th day of February, 1983, between CONTEXT DEVELOPMENT CO., a Delaware corporation, Grantor, and UNIVERSITY OF FLORIDA FOUNDATION, INC., a Florida corporation, whose post office address is Post Office Box 14425, Gainesville, Florida 32604, Grantee,

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's successors and assigns, forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

A part of Sections 13, 14, 23 and 24, Fractional Sections 25 and 26, the F. R. Sanchez Grant, and the Fernandez Grant in Township 8 South, Range 18 East, together with a part of Fractional Sections 19, 20 and 29, the J. S. Sanchez Grant, the John Sanchez Grant and the Fernandez Grant in Township 8 South, Range 19 East, all in Alachua County, Florida, being more particularly described as follows:

Commence at the northwest corner of said Fractional Section 26 and run thence North 89 deg. 11 min. 05 sec. East along the North boundary thereof, 40.11 feet to the easterly right-of-way line of County Road No. 241 (80 foot R/W) and the Point of Beginning; thence run South 01 deg. 06 min. 36 sec. East, along said right-of-way line, 333.27 feet to the beginning of a curve, concave easterly, and having a radius of 11,419.20 feet, thence southeasterly along and with the arc of said curve and along said right-of-way line, through a central angle of 03 deg. 07 min. 37 sec., an arc distance of 623.21 feet to the end of said curve, thence South 04 deg. 22 min. 27 sec. East, along said right-of-way line, 370.99 feet to the South boundary of the North one-half (N½) of the Northwest quarter (NW¼) of said Fractional Section 26, thence North 89 deg. 21 min. 05 sec. East along said south boundary, 583.29 feet to a Permanent Reference Monument (PRM) at the northwesternmost corner of Shaw Farms of Alachua, according to a plat thereof recorded in Plat Book L, Page 64 of the public records of Alachua County, Florida, thence continue North 89 deg. 21 min. 05 sec. East along said south boundary of North one-half (N½) of Northwest quarter (NW¼) and along the north boundary of said Shaw Farms of Alachua, 2397.15 feet to a PRM at the northeast corner of Lot 6 of said Shaw Farms of Alachua and the southeast corner of said North one-half (N½) of Northwest quarter (NW¼), thence North 01 deg. 07 min. 32 sec. West, along the east boundary of said North one-half (N½) of Northwest quarter (NW¼) and along the west boundary of said Shaw Farms of Alachua, 1335.02 feet to the northwest corner of Lot 22 of said Shaw Farms of Alachua and the northeast corner of said North one-half (N½) of Northwest quarter (NW¼), said point also being the southwest corner of Government Lot 2 of said Section 23, thence North 89 deg. 11 min. 53 sec. East, along the north boundary of said Shaw Farms of Alachua and

DOC. ST. - AMT $ 1950.00
A. CURTIS POWERS, Clerk of Circuit Court
Alachua County - by Jeanne Collins

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the south boundary of said Section 23, a distance of 1637.45 feet, to an intersection with the northerly boundary of the F. R. Sanchez Grant, thence South 65 deg. 00 min. 32 sec. East, along the northerly boundary of said Shaw Farms and the northerly boundary of the F. R. Sanchez Grant, 3132.95 feet to the northeasterly corner of said Shaw Farms of Alachua; thence continue South 65 deg. 00 min. 32 sec. East along said northerly boundary of the Sanchez Grant, 2113.89 feet to the northwest corner of Lot 1 of Haile Estates in the F. R. Sanchez Grant according to a plat thereof recorded in Plat Book A, Page 56, of the public records of Alachua County, Florida; thence South 25 deg. 29 min. 34 sec. West, along the west boundary of said Lot 1, a distance of 1638.16 feet to the northwest corner of Lot 9 of said Haile Estates, said point also being the northeasterly corner of Alachua Highlands, Unit No. 1, according to a plat thereof recorded in Plat Book K, Page 56, of the public records of Alachua County, Florida; thence South 25 deg. 22 min. 48 sec. West, along the westerly boundary of said Lot 9 and the easterly boundary of Lots 1, 2 and 3 of said Alachua Highlands, Unit No. 1, a distance of 949.80 feet to the northerly boundary of the Hammock Lands conveyed to the State of Florida and recorded in Official Records Book 908 at pages 858 through 860, thence North 81 deg. 31 min. 14 sec. East, along said northerly boundary, 4009.08 feet, thence North 86 deg. 31 min. 58 sec. East, along said northerly boundary, 3610.46 feet, thence South 81 deg. 38 min. 52 sec. East, along said northerly boundary, 1949.33 feet, thence North 06 deg. 47 min. 16 sec. East, 1404.87 feet, thence South 71 deg. 05 min. 04 sec. East, 92.64 feet, thence North 34 deg. 13 min. 59 sec. East, 1476.82 feet, thence North 88 deg. 22 sec. 53 sec. East, 1252.57 feet, thence North 00 deg. 38 min. 14 sec. East, 1301.36 feet to the southerly right-of-way line of State Road 25, U. S. 441 (200 foot R/W) thence North 72 deg. 58 min. 52 sec. West, along said southerly right-of-way line, 225.69 feet to the beginning of a curve concave northeasterly and having a radius of 11,609.20 feet, thence northwesterly along and with the arc of said curve and along said right-of-way line through a central angle of 06 deg. 52 min. 00 sec. an arc distance of 1391.32 feet to the end of said curve, thence North 66 deg. 03 min. 55 sec. West, along said right-of-way line, 345.63 feet, thence South 23 deg. 56 min. 05 sec. West, 607.82 feet, thence North 60 deg. 14 min. 54 sec. West, 160.83 feet, thence North 23 deg. 56 min. 05 sec. East, 591.52 feet to said southerly right-of-way line, thence North 66 deg. 03 min. 55 sec. West, along said southerly right-of-way line, 3888.56 feet to the beginning of a curve, concave northeasterly and having a radius of 5896.58 feet, thence northwesterly along and with the arc of said curve and along said right-of-way line through a central angle of 04 deg. 05 min. 00 sec. an arc distance of 420.24 feet to the end of said curve, thence North 61 deg. 57 min. 50 sec. West, along said southerly right-of-way line 1681.47 feet, thence South 08 deg. 50 min. 07 sec. West, 1680.29 feet, thence North 81 deg. 10 min. 24 sec. West, 944.33 feet, thence North 08 deg. 49 min. 45 sec. East, 2008.91 feet to the aforementioned southerly right-of-way line of State Road No. 25, thence North 61 deg. 59 min. 14 sec. West,

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along said right-of-way line, 882.07 feet, thence South 00 deg. 35 min. 40 sec. East, 1523.91 feet, thence South 89 deg. 22 min. 03 sec. West, 399.61 feet to a point on the east boundary of Section 24, Township 8 South, Range 18 East, thence South 00 deg. 35 min. 54 sec. East along said east boundary, 1245.81 feet to the northeast corner of the Southeast quarter (SE¼) of Southeast quarter (SE¼) of said Section 24, thence North 89 deg. 46 min. 15 sec. West, along the north boundary of said Southeast quarter (SE¼) of Southeast quarter (SE¼), 1218.03 feet to the southeast corner of the South one-half (S½) of the Northwest quarter (NW¼) of Southeast quarter (SE¼) of said Section 24, thence North 01 deg. 01 min. 46 sec. West, along the east boundary of said South one-half (S½) of Northwest quarter (NW¼) of Southeast quarter (SE¼), 661.14 feet to the northeast corner of said South one-half (S½) of Northwest quarter (NW¼) of Southeast quarter (SE¼), thence North 89 deg. 43 min. 32 sec. West along the north boundary of said South one-half (S½) of Northwest quarter (NW¼) of Southeast quarter (SE¼), 1222.41 feet to the northwest corner of said South one-half (S½) of Northwest quarter (NW¼) of Southeast quarter (SE¼) and the East boundary of Government Lot 4 of said Section 24, thence North 01 deg. 27 min. 18 sec. West, along the east boundary of Government Lots 4 and 1, a distance of 2782.53 feet to the southerly right-of-way line of State Road No. 25 (U.S. Highway 441) thence continue North 01 deg. 27 min. 18 sec. West, along the east boundary of said Government Lot 1, a distance of 201.49 feet to the North right-of-way line of said State Road No. 25, thence continue North 01 deg. 27 min. 18 sec. West, along said east boundary, 294.67 feet to the southeast corner of the Southwest quarter (SW¼) of Section 13, Township 8 South, Range 18 East, thence North 00 deg. 53 min. 56 sec. West, along the east boundary of said Southwest quarter (SW¼), 245.86 feet to the southerly right-of-way line of County Road No. S-340-A (66 foot R/W) thence North 81 deg. 38 min. 13 sec. West, along said southerly right-of-way line, 2307.19 feet to the beginning of a curve, concave northeasterly and having a radius of 1178.92 feet, thence northwesterly along and with said curve and along said right-of-way line, through a central angle of 12 deg. 00 min. 00 sec., an arc distance of 246.91 feet to the end of said curve, thence North 69 deg. 38 min. 13 sec. West, along said southerly right-of-way line, 99.39 feet to the beginning of a curve, concave southerly and having a radius of 539.96 feet, thence northwesterly along and with the arc of said curve and along said right-of-way line through a central angle of 30 deg. 54 min. 45 sec. an arc distance of 291.32 feet to said northerly right-of-way line of State Road No. 25, said arc being subtended by a chord having a bearing and distance of North 85 deg. 05 min. 36 sec. West, 287.80 feet, thence South 76 deg. 57 min. 08 sec. West, 254.78 feet to said southerly right-of-way line of State Road No. 25 (the right-of-way of County Road No. S-340-A becomes 50 feet at this point and remains 50 feet to the west) said point being on the arc of a curve, concave southeasterly and having a radius of 547.96 feet, thence southwesterly along and with the arc of said curve and along said southerly right-of-way line through a central angle of 11 deg. 39 min. 42 sec. an arc

distance of 111.53 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 60 deg. 48 min. 38 sec. West, 111.34 feet, thence South 54 deg. 58 min. 47 sec. West, along said southerly right-of-way line of County Road S-340-A, 123.99 feet to the beginning of a curve, concave northwesterly and having a radius of 843.51 feet, thence southwesterly along and with the arc of said curve and along said southerly right-of-way line, through a central angle of 14 deg. 48 min. 00 sec., an arc distance of 217.88 feet to the end of said curve, thence South 69 deg. 46 min. 47 sec. West, along said southerly right-of-way line, 248.93 feet to the beginning of a curve, concave northwesterly and having a radius of 1934.86 feet, thence southwesterly along and with the arc of said curve and along said southerly right-of-way line through a central angle of 05 deg. 50 min. 26 sec., an arc distance of 197.23 feet, said arc being subtended by a chord having a bearing and distance of South 72 deg. 42 min. 00 sec. West, 197.15 feet to the west boundary of the Southeast quarter (SE¼) of Southeast quarter (SE¼) of Section 14, Township 8 South, Range 18 East, thence South 01 deg. 35 min. 12 sec. East, along said west boundary of Southeast quarter (SE¼) of Southeast quarter (SE¼), 84.01 feet to the intersection with the easterly right-of-way line of an 80 foot right-of-way owned by the City of Alachua and recorded in Official Records Book 1279 at pages 840 through 841 of the public records of Alachua County, Florida; thence South 47 deg. 28 min. 41 sec. East, along said easterly right-of-way line 55.70 feet, thence South 01 deg. 35 min. 12 sec. East, 40.00 feet from and parallel to said west boundary of Southeast quarter (SE¼) of Southeast quarter (SE¼), 121.89 feet to the north boundary of the Northeast quarter (NE¼) of Northeast quarter (NE¼) of Section 23, Township 8 South, Range 18 East, thence North 89 deg. 31 min. 38 sec. East, along said north boundary, 191.44 feet, thence South 77 deg. 25 min. 05 sec. East, 833.14 feet, thence South 01 deg. 24 min. 55 sec. East, 465.34 feet, thence South 89 deg. 31 min. 38 sec. West, parallel to said north boundary, 1000.11 feet to said east right-of-way line, thence South 01 deg. 24 min. 04 sec. East, 40 feet from and parallel to the west boundary of said Northeast quarter (NE¼) of Northeast quarter (NE¼), 678.82 feet to the south boundary of said Northeast quarter (NE¼) of Northeast quarter (NE¼), thence North 89 deg. 14 min. 54 sec. East, along said south boundary, 1280.72 feet to the west boundary of the aforementioned Section 24, thence South 01 deg. 24 min. 48 sec. East, along said west boundary, 1959.51 feet to the southeast corner of property owned by the City of Alachua and recorded in Official Records Book 908 at pages 844 through 845 of the public records of Alachua County, Florida; thence South 88 deg. 57 min. 05 sec. West, along the south boundary of said City of Alachua property, 4165.85 feet; thence South 01 deg. 27 min. 01 sec. East, 659.40 feet to the north boundary of the South one-half (S½) of the Southwest quarter (SW¼) of said Section 23, thence South 89 deg. 20 min. 34 sec. West, along said north boundary, 1502.00 feet to the east right-of-way line of County Road No. 241 (80 foot R/W) thence South 01 deg. 06 min. 36 sec. East, along said east right-of-way line, 1334.44 feet to the Point of Beginning. Less the rights-of-way of U. S. Highway 441 and State Road 25.

Containing 2124.36 acres more or less excluding the area lying within the right-of-way of State Road No. 25.

ALSO:

Lots 5, 6, 9, 14, and the East 1/2 of Lot 13 of Haile Estates in Fractional Section 35, Township 8 South, Range 18 East, Alachua County, Florida, according to a plat thereof recorded in Plat Book "A", Page 56, of the public records of Alachua County, Florida; less rights of way for Interstate Highway No. I-75 (State Road 93) and a County Graded Road; and being more particularly described as follows:

Commence at the Southwest Corner of said Fractional Section 35 and run thence South 89 deg. 16 min. 33 sec. East, along the South boundary of said Fractional Section, 1984.75 feet to the Southwest Corner of said East Half (E-1/2) of Lot 13, and the Point of Beginning; thence continue South 89 deg. 16 min. 33 sec. East, along said South boundary, 1831.80 feet, to a point on the Southwesterly right of way line of said Interstate Highway No. I-75 (State Road No. 93), said point lying on the arc of a curve concave Southwesterly and having a radius of 14,217.94 feet; thence Northwesterly along the arc of said curve and along said right of way line through a central angle of 07 deg. 19 min. 25 sec., an arc distance of 1817.39 feet, said arc being subtended by a chord having a bearing and distance of North 41 deg. 08 min. 24 sec. West, 1816.15 feet, to the end of said curve; thence North 44 deg. 48 min. 07 sec. West, along said Southwesterly right of way line, 15.28 feet, to a point on the West boundary of said Lot 9; thence South 01 deg. 29 min. 15 sec. East, along said West boundary of Lot 9, a distance of 18.24 feet, to the Northeast Corner of said East Half (E-1/2) of Lot 13; thence North 89 deg. 40 min. 56 sec. West, along the North boundary of said East Half (E-1/2) of Lot 13, a distance of 659.66 feet, to the Northwest Corner of said East Half (E-1/2) of Lot 13; thence South 01 deg. 24 min. 44 sec. East, along the West boundary of said East Half (E-1/2) of Lot 13, a distance of 1341.28 feet to the point of beginning. Containing 39.51 acres, more or less.

ALSO:

Commence at the Southwest Corner of said Fractional Section 35, and run thence North 01 deg. 11 min. 18 sec. West, along the West boundary of said Fractional Section, 2654.12 feet, to the Southwest Corner of the Northwest Quarter (NW-1/4) of said Fractional Section; thence South 89 deg. 43 min. 54 sec. East, 1315.86 feet, to the Southwest Corner of said Lot 5 and the Point of Beginning; thence continue South 89 deg. 43 min. 54 sec. East, along the South boundary of said Lot 5, a distance of 42.13 feet, to a point on the Southwesterly right of way line of said Interstate Highway No. I-75 (State Road No. 93); thence North 44 deg. 48 min. 07 sec. West, along said right of way line 61.49 feet; to a point on the West boundary of said Lot 5; thence South 01 deg. 34 min. 27 sec. East, along said West boundary 43.45 feet to the point of beginning. Containing 0.02 of an acre, more or less.

ALSO:

Commence at the Southwest Corner of said Fractional Section 35 and run thence North 01 deg. 11 min. 18 sec. West, along the West boundary of said Fractional Section 2654.12 feet to the Southwest Corner of the Northwest Quarter (NW-1/4) of said Fractional Section; thence South 89 deg. 43 min. 54 sec. East, 1876.24 feet, to the intersection of the South boundary of said Lot 5 and the Northeasterly right of way line of said County Graded Road (66 foot right of way) and the Point of Beginning; thence continue South 89 deg. 43 min. 54 sec. East, along said South boundary of Lot 5, a distance of 755.48 feet, to the Northwest Corner of said Lot 9; thence South 01 deg. 29 min. 15 sec. East, along the West boundary of said Lot 9, a distance of 777.77 feet, to a point on said Northeasterly right of way line; thence South 44 deg. 48 min. 07 sec. East, along said right of way line, 1563.68 feet, to the beginning of a curve concave Southwesterly and having a radius of 7855.44 feet, thence Southeasterly along the arc of said curve and along said right of way line through a central angle of 02 deg. 44 min. 52 sec., an arc distance of 376.73 feet, said arc being subtended by a chord having a bearing and distance of South 43 deg. 25 min. 41 sec. East, 376.69 feet, to a point on the East boundary of said Lot 14; thence North 01 deg. 30 min. 45 sec. West, along the East boundary of said Lots 14, 9 and 6, a distance of 3515.19 feet, to the Northeast Corner of said Lot 6; thence North 89 deg. 59 min. 25 sec. West, along the North boundary of said Lots 6 and 5, a distance of 2641.10 feet to the Northwest Corner of said Lot 5; thence South 01 deg. 34 min. 27 sec. East, along the West boundary of said Lot 5, a distance of 770.34 feet to a point on said Northeasterly right of way line; thence South 44 deg. 48 min. 07 sec. East, along said right of way line, 817.76 feet to the Point of Beginning. Containing 122.72 acres, more or less.

SUBJECT TO THE FOLLOWING:

That certain oil and gas lease dated 29 March 1923, and recorded 24 April 1923, in Miscellaneous Records Book 11, Page 125, to Florida Mineral Oil and Sulphur Company.

Easement from H. C. Edwards and his wife, Susie S. Edwards, to Florida Power Corporation to construct, operate and maintain a single pole H-Frame tower line for the transmission and distribution of electricity, etc., over Lot 18 of L. L. Dell Estates, dated 3 February 1959, and recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida.

Special Warranty Deed from H. C. Edwards and wife, Susie S. Edwards, to the State of Florida for road right-of-way SE-93, over Lots 9, 14 and E-1/2 of Lot 13 of John Haile Estates Subdivision varying in width from 106 feet to 216 feet dated 23 February 1962, and recorded in Official Records Book 180, Page 594, together with a drainage easement covering the same lands recorded in Official Records Book 180, Page 596, of the public records of Alachua County, Florida.

Easement from H. C. Edwards and his wife, Susie S. Edwards, to Florida Power Corporation as in Easement recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida, dated 27 December 1962, and recorded in Official Records Book 219, Page 565, of the public records of Alachua County, Florida.

Easement from Donald M. Hough and his wife, Susie Mae Hough, to Florida Power Corporation as in Easement given by H. C. Edwards and his wife, Susie S. Edwards and recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida, dated 3 February 1959, covering Lot 18 of L. L. Dell Estates Subdivision and recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida.

Easement and right-of-way for construction, operation and maintenance of a pole line for transmission and distribution of electricity dated 4 October 1926, and recorded in Deed Book 226, Page 131, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 27 January 1927, and recorded in Deed Book 226, Page 201, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 6 November 1926, and recorded in Deed Book 226, at Page 280, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 2 November 1926, and recorded in Deed Book 226, at Page 281, of the public records of Alachua County, Florida.

Easement to Florida Power Corporation dated 4 March 1963, and recorded in Official Records Book 221, Page 219, of the public records of Alachua County, Florida.

Easement to Florida Power Corporation dated 11 April 1963, and recorded in Official Records Book 227, Page 391, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 29 November 1926, and recorded 25 July 1946, in Deed Book 226, Page 156, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 1 December 1926, and recorded 25 July 1946, in Deed Book 226, Page 222, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 29 November 1926, and recorded 25 July 1946, in Deed Book 226, Page 155, of the public records of Alachua County, Florida.

O.R. 1466 PAGE 383

Easement to Florida Power Corporation dated 5 October 1959, and recorded in Official Records Book 73, Page 517, of the public records of Alachua County, Florida.

Reservation of an undivided one-half (1/2) interest of all petroleum and petroleum products and title to an undivided three-fourths (3/4) of all other minerals as to the East Half (E-1/2) of the Southeast Quarter (SE-1/4) of the Southeast Quarter (SE-1/4) of Section 24, Township 8 South, Range 18 East, reserved to State of Florida in Deed recorded in Deed Book 320, at Page 186, of the public records of Alachua County, Florida.

Easement to City of Alachua dated 12 March 1974, and filed 16 October 1979, in Official Records Book 1241, Page 113, of the public records of Alachua County, Florida.

Easement condemned by the City of Gainesville in Case Number 82-1735-CA in the Circuit Court of Alachua County, Florida.

An outstanding one-half (1/2) interest in oil, gas and minerals on the East Half (E-1/2) of Lot 16, of L. L. Dell Estates according to plat thereof recorded in Plat Book "A", Page 47, of the public records of Alachua County, Florida.

Easement to City of Alachua dated the 30th day of March 1979, filed for record 12 April 1979, in Official Records Book 1201, at Page 430, of the public records of Alachua County, Florida.

Taxes for the year 1983 and subsequent years.

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

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed in its name by its duly authorized officers and its corporate seal to be affixed, the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

CONTEXT DEVELOPMENT CO.

As to Grantor

By: _____
Wallace M. Dill, As its
President

ATTEST:

By: _____
R. Diane Arch, As its
Secretary

(WITH CORPORATE SEAL)

O.R. Book 1466 PAGE 384

STATE OF FLORIDA
COUNTY OF ALACHUA

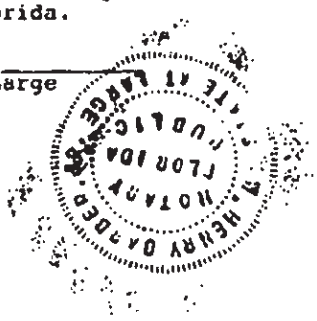
BEFORE ME, the undersigned authority, personally appeared WALLACE M. DILL, and R. DIANE ARCH, as President and Secretary respectively, of CONTEXT DEVELOPMENT CO., a Delaware corporation, who, being first identified and duly sworn, acknowledged that as such officers, and pursuant to authority from said corporation they executed the foregoing Warranty Deed and affixed the corporate seal, all for and on behalf of said corporation, as its act and deed, and for the uses and purposes set forth and contained in said instrument.

WITNESS my hand and official seal this 24th day of February, 1983, at Gainesville, Alachua County, Florida.

W. H. Reed
Notary Public, State of Florida at Large

My Commission expires:

6-30-1985



OR 1466 PAGE 385

Search Criteria

Parcel From:	03191-010-001
Parcel Thru:	03191-010-001
Search Date:	8/8/2016 at 2:55:10 PM

Parcel: 03191-010-001 GIS Map

Taxpayer:	U OF F FOUNDATION INC	Legal:	PROGRESS TECHNOLOGY PARK PB 28 PG 86 LOT 1 (LESS COM SW COR OF LOT 1 POB SELY ALG CURVE 402.89 FT N 05 DEG E 286.19 FT - N 77 DEG W 50.95 FT N 12 DEG E 168.13 FT N 84 DEG W 394.02 FT SLY ALG CURVE 52.69 FT S 02 DEG E 176.16 FT SLY ALG CURVE - 49.60 FT SLY ALG CURVE 37.72 FT SLY ALG CURVE 64.13 FT S 17 DEG W 42.77 FT POB PER OR 4343/2222)
Mailing:	PO BOX 14425 GAINESVILLE, FL 32604-2425		
Location:			
Sec-Twn-Rng:	13-08-18		
Property Use:	05400 - Tmbr Si 90+		
Tax Jurisdiction:	Alachua 1700		
Area:	Alachua Industrial		
Subdivision:	Progress Technology Park		

There was 1 parcel found in this search.

Create download file of selected parcels

Property Owner Lookup

Search Any Property By Address. Find Owner, Value, Taxes, and More.

The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

Alachua County Property Appraiser • 515 N Main Street Suite 200 • Gainesville, FL 32601 • 352-374-5230 (FAX) 352-374-5278

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2020 PAID REAL ESTATE

13245

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03191 010 001		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

14209 NW 119TH TER

PROGRESS TECHNOLOGY PARK PB 28 PG 86 LOT 1 (LESS COM SW C
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	7.8935	4,500	0	4,500	35.52
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	4,500	0	4,500	5.08
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	4,500	0	4,500	6.75
SCHL DISCRNRY & CN (S01)	0.7480	4,500	0	4,500	3.37
SCHL GENERAL	3.6670	4,500	0	4,500	16.50
SCHOOL VOTED (S01)	1.0000	4,500	0	4,500	4.50
SUWANNEE RIVER WATER MGT DIST	0.3696	4,500	0	4,500	1.66
17 CITY OF ALACHUA	5.3900	4,500	0	4,500	24.26
CHILDREN'S TRUST	0.5000	4,500	0	4,500	2.25

TOTAL MILLAGE 22.1970 AD VALOREM TAXES $99.89

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 $99.89

If Paid By	Dec 31, 2020				
Please Pay	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE

13245

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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
03191 010 001	14209 NW 119TH TER	

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

IF PAID BY	PLEASE PAY
☐ Dec 31, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0065801 $96.89 Paid 12/18/2020

SUWANNEE RIVER
WATER MANAGEMENT DISTRICT

Virginia Johns, Chair
Charles Keith, Secretary/Treasurer
Hugh Thomas, Executive Director

July 16, 2021

Brian Crawford
Alachua Foundation Park Holding Company, LLC
3917 NW 97th Boulevard
Gainesville, FL 32606

Subject: Request for Additional Information (RAI) for Foundation Park Phase II, ERP-001-212192-5, Alachua County

Dear Brian Crawford,

The item(s) discussed below must be provided before project review can be completed as per Chapters 40B- 400 and 62-330, Florida Administrative Code (F.A.C.). Please submit the following items to the Suwannee River Water Management District (District) by October 14, 2021.

1. Please submit a signed application and provide reasonable assurance that the individual signing has real property interest. [See ERP Applicant's Handbook Volume I Section 6.2.1].
2. Please provide an agent authorization letter signed by the property owner in addition to the signed application. [See ERP Applicant's Handbook Volume I Section 6.2.1].
3. Please provide clarification on the proposed project area. [See section 40B-1.706(2), F.A.C.].
4. Please provide the application fee for this project. The fee for a minor modification with a project area less than 40 acres but more than 10 acres is $527.50. [See section 40B-1.706(2), F.A.C.].
5. Please schedule a site inspection with SRWMD District staff. Please note that additional permitting questions may occur due to the results of this site inspection. [See 62-330.020(2)(a) F.A.C. and 62-330.201 F.A.C.].
6. Please note: your project may require a Generic Permit for Stormwater Discharge for Large and Small Construction Activities, as part of the Florida NPDES stormwater program regulated by the Florida Department of Environmental Protection (FDEP). This permit is separate from the Environmental Resource Permit for which you are applying. Please refer to FDEP's program website, http://www.dep.state.fl.us/water/stormwater/npdes/, for more information.

This letter constitutes a request for additional information pursuant to Chapters 40B-1 and 40B-400 or 62-330, F.A.C., and Chapters 120 and 373, Florida Statutes. It is a violation of District rules to begin any work on the project before a permit is issued.

When submitting requested information, please use the E-permitting system as the District prefers electronic submittals to paper submittals. You can access the E-permitting system from our website, www.mysuwanneeriver.com

If you have any questions, you may contact me by phone at 386.647.3146 or by email at Monica.Schott@srwmd.org.

Sincerely,

Monica Schott, E.I.
Engineer I
Division of Resource Management

Cc: Daniel Young, P.E.

CHW Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

MEMORANDUM

To: **Justin Tabor, AICP**

From: **Caeli Tolar, PLA**

Date: **06/29/2021**

RE: **Foundation Park – Tree Mitigation Payment**

Good morning Justin,

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

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

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

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

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

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

Description of Project Mitigation

Within this project, there are several trees proposed to be removed along County Road 2054 along the northern perimeter of the site. The majority of the trees to be removed are undesirable species such as Laurel Oaks and Water Oaks. These trees present potential long-term safety and maintenance issues as they mature. Additionally, these trees present conflicts with proposed utilities along the northern portion of the site that are necessary to serve the proposed building. Therefore, all existing trees along the northern perimeter of the site are proposed for removal.

Replacement trees have been proposed within Pod B and within Pod C. After the placement of these mitigation trees, there is still a deficit of mitigation trees required for both Pods B & C. Due to the locations of proposed structures, parking, and code-required tree plantings, there is inadequate space on the site at the completion of Pod C's construction to provide all additional replacement trees for mitigation. Therefore, we are proposing a mitigation payment in lieu of on-site planting.

Determination of Replacement Tree Cost

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

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

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

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

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

Overall Average:
15 gal. $118.33

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

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

PROJECT #1

I. LANDSCAPE MATERIALS					
KEY	**QUAN-TITY**	**COMMON NAME**	**SIZE**	**UNIT COST**	**AMOUNT**
		TREES			
AR	77	Florida Flame Red Maple - 11' Ht. x 3' Spr.; 2.5" Cal.	#30	149.00	11,473.00
BN	59	Dura Heat River Birch - 12' Ht. x 3.5' Spr.; 2.5" Cal.	#30	149.00	8,791.00
CC	5	Eastern Redbud - 10' Ht. x 4' Spr.; 2.5" Cal.	#30	149.00	745.00
CV	31	White Fringetree - 9' Ht. x 2.5' Spr.; 1.5" Cal.	#15	109.00	3,379.00
IC	25	Dahoon Holly - 7' Ht. x 3' Spr.; 2.5" Cal.	#30	149.00	3,725.00
LT	12	Tulip Tree - 11' Ht. x 3' Spr.; 2.5" Cal.	#30	149.00	1,788.00
MGB	54	Bracken's Brown Beauty Magnolia - 12' Ht. x 3.5' Spr.; 2.5" Cal.	#30	149.00	8,046.00
PA	29	Chickasaw Plum - 6' Ht. x 2.5' Spr.; 1.5" Cal.	#15	109.00	3,161.00
PO	7	Sycamore - 12' Ht. x 4.5' Spr.; 2.5" Cal.	#30	149.00	1,043.00
QN	39	Nuttall Oak - 12' Ht. x 3.5' Spr.; 2.5" Cal.	#30	149.00	5,811.00
QO	16	Basket Oak - 12' Ht. x 3.5' Spr.; 2.5" Cal.	#30	159.00	2,544.00
QS	15	Shumard Red Oak - 12' Ht. x 3.5' Spr.; 2.5" Cal.	#30	149.00	2,235.00
QV	44	Seedling Southern Live Oak - 12' Ht. x 4.5' Spr.; 2.5" Cal.	#30	179.00	7,876.00
QVC	34	Cathedral Live Oak - 14' Ht. x **5.**5' Spr.; 3.5" Cal.	#65	599.00	20,366.00
TD	129	Bald Cypress - 12' Ht. x 3.5' Spr.; 2.5" Cal.	#30	149.00	19,221.00
UA	33	Winged Elm - 12' Ht. x 6' Spr.; 3.5" Cal.	#65	599.00	19,767.00
VOW	78	Walter's Viburnum - 7' Ht. x 3' Spr.; 2.5" Cal.	#30	149.00	11,622.00
		SHRUBS			
HD	570	Cucumberleaf Sunflower – Full	#1	6.00	3,420.00
MU	3,262	Pink Muhly – Full	#1	6.00	19,572.00
SB	1,625	Sandcord Grass – Full	#1	6.00	9,750.00

PROJECT #2

Item No.	Item	Qty	Unit	Unit Cost	Cost	Description
A.	**Trees**					
1	Betula nigra 'Dura Heat'- Dura Heat River Birch	8	Ea	790.00	$ 6,320.00	65 gallon
2	Magnolia grandiflora 'DD Blanchard'	12	Ea	950.00	$ 11,400.00	100 gallon
3	Quecus Geminata	16	Ea	179.00	$ 2,864.00	30 gallon
4	Quercus virginiana - Southern Live Oak Seedling	84	Ea	179.00	$ 15,036.00	30 gallon
5	Quercus virginiana - Boardwalk Live Oak	20	Ea	179.00	$ 3,580.00	30 gallon
6	Quercus virginiana - Southern Live Oak Seedling	18	Ea	950.00	$ 17,100.00	100 gallon
7	Ulmus alata- Winged Elm	63	Ea	179.00	$ 11,277.00	30 gallon
8	Ulmus Parvifolia 'Allee'	25	Ea	179.00	$ 4,475.00	30 gallon
				Trees Subtotal	$ 72,052.00	
B.	**Palm Trees**					
9	Sabal Palmetto	44	Ea	360.00	$ 15,840.00	C.T. Varies
				Palms Subtotal	$ 15,840.00	
B.	**Shrubs & Groundcovers**					
10	Galphimia Gracius	17	Ea	49.00	$ 833.00	7 gallon
11	Podocarpus Macrophyllus	86	Ea	139.00	$ 11,954.00	15 gallon
12	Viburnum obovatum 'Mrs. Shiller's Delight' - Mrs. Shillers Delight Viburnum	506	Ea	9.00	$ 4,554.00	3 gallon
				Shrubs & Groundcovers Subtotal	$ 17,341.00	
C.	**Sod**					
13	Empire Zoysia Sod	247,282	SF	.56	$ 138,477.92	weed free and sand grown sod
14	Argentine Bahia Sod	140,060	SF	.31	$ 43,418.60	weed free and sand grown sod
15	Bermuda Grass Sod	213,804	SF	.56	$ 119,730.24	weed free and sand grown sod
				Sod Subtotal	$ 301,626.76	
D.	**Irrigation**					
16	Irrigation		LS		158,391.40	
				Irrigation Subtotal	$ 158,391.40	
	Project Subtotal				$ 565,251.16	
					$	
	PROJECT GRAND TOTAL				$ 628,918.01	

PROJECT #3

I. LANDSCAPE MATERIALS					
KEY	**QUAN-TITY**	**COMMON NAME**	**SIZE**	**UNIT COST**	**AMOUNT**
		TREES			
AR	6	Florida Flame Red Maple - 11' ht. 4' spr. x 2.5" cal.	#30	149.00	894.00
BN	23	Dura Heat River Birch - 12' ht. 4' spr. x 5" cal., Multi-Trunk	#30	149.00	3,427.00
INS	12	Nellie R. Stevens Holly – 13.5' ht. 5' spr. x 3.5" cal.	#65	790.00	9,480.00
JS	3	Southern Red Oak - 12' ht. x 42" spr. x 2" cal.	#30	149.00	447.00
MGD	22	DD Blanchard Magnolia - 12' ht. x 4' spr. x 2.5" cal.	#30	179.00	3,938.00
QG	24	Sand Live Oak - 12' ht. x 54" spr. x 2" cal.	#30	179.00	4,296.00
QS	15	Shumard Red Oak - 12' ht. x 4' spr. x 2.5" cal.	#30	149.00	2,235.00
QVB	47	Boardwalk Live Oak - 22' ht. x 10' spr. x 6" cal.	#200	1,650.00	77,550.00
QVH	11	Highrise Live Oak - 17' ht. x 6.5' spr. x 4" cal.	#100	850.00	9,350.00
TD	15	Bald Cypress - 12' ht. x 42" spr. x 2.5" cal., Full to Base	#30	149.00	2,235.00
UPE	8	Allee Elm - 10' ht. x 4' spr. x 2" cal.	#30	179.00	1,432.00
VC	9	Chaste Tree - 12' ht. x 6' spr. x 3.5" cal.	#65	510.00	4,590.00
VOW	7	Walter's Viburnum - 7' ht. x 3' spr. x 2" cal.	#30	149.00	1,043.00
		PALM TREES			
SP12	14	Sabal Palm - 12" min. DBH 12'-18' c.t.	FG	360.00	5,040.00
SP14	26	Sabal Palm - 12" min. DBH 12'-18' c.t.	FG	360.00	9,360.00
SP16	13	Sabal Palm - 12" min. DBH 12'-18' c.t.	FG	360.00	4,680.00
SP18	14	Sabal Palm - 12" min. DBH 12'-18' c.t.	FG	360.00	5,040.00
		SHRUBS			
GG	6	Rain of Gold (Thryallis) - 18" ht. x 18" spr.	#7	49.00	294.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3028909 7 PG(S)
November 28, 2016 11:51:18 AM
Book 4477 Page 1555
J. K. IRBY Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Prepared by and return to:
Darryl J. Tompkins, P.A.
Post Office Box 519
Alachua, Florida 32616

Doc Stamp-Deed: $0.70

Tax Parcel No.: 03191-010-002

NON-EXCLUSIVE GRANT OF DRAINAGE EASEMENT

THIS NON-EXCLUSIVE GRANT OF DRAINAGE EASEMENT, made this 15th day of November, 2016, by and between **THE DISTRICT BOARD OF TRUSTEES OF SANTA FE COLLEGE, FLORIDA**, whose address is 3000 NW 83rd Street, Gainesville, Florida 32606 (the "Grantor"), and **UNIVERSITY OF FLORIDA FOUNDATION, INC.,** a Florida not for profit corporation, whose address is 1938 W. University Avenue, Gainesville, Florida 32603 (the "Grantee").

WITNESSETH that Grantor, for and in consideration of the sum of Ten and 00/100 dollars ($10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successors and assigns forever, a non-exclusive drainage easement with the right, privilege, and authority to said Grantee, its successors and assigns, to construct, operate, lay, maintain, improve, and/or repair, below the surface of the ground, facilities and associated equipment for stormwater drainage facilities in order to connect to a stormwater management facility owned by the City of Alachua and located west of Grantor's property, no above ground structures shall be permitted (collectively the "Improvements"), under the following described land situate in Alachua County, Florida, to wit (the "Easement Property"):

See EXHIBIT "A" attached hereto and incorporated herein.

TOGETHER with the right of said Grantee, its successors and assigns, of ingress and egress to and over said Easement Property, and for doing anything necessary or useful or convenient, or removing at any time any and all of said Improvements under or in said Easement Property, together also with the right and easements, privileges and appurtenances in and to said land which may be required for the enjoyment of the rights herein granted. Grantee shall provide Grantor with a complete set of plans at least fourteen (14) days prior to commencing any construction within the Easement Property which plans are subject to Grantor's prior approval which shall not be unreasonably withheld. In addition, Grantee agrees to provide Grantor with at least five (5) days written notice prior to commencing any construction within the Easement Property other than routine maintenance.

The lands which this Easement is intended to benefit (the dominant estate) is described in EXHIBIT "B" attached hereto. The land which this Easement is intended to burden (the servient estate) is presently owned by Grantor.

The Easement granted herein is an Easement appurtenant to and shall run with the land in favor of Grantee and Grantees' heirs, successors and assigns, and it shall be binding upon Grantor and Grantor's heirs, successors and assigns. The Easement is perpetual and will inure to the benefit of all present and future owners of the dominant estate unless and until terminated by mutual agreement by the then owners of the fee simple of both the servient and dominant estates by an instrument in writing and recorded in the Official Records of Alachua County, Florida.

GRANTOR represents and warrants that it is the true owner of record of the Easement Property and that it has full power and authority to grant to Grantee the rights granted hereunder.

GRANTOR and its successors, heirs and/or assigns retain the right and may continue to use the Easement Property for any lawful purposes that do not directly interfere with Grantee's rights granted hereunder.

MANNER OF PERFORMING WORK Whenever Grantee shall enter upon the Easement Property pursuant to this Easement for the purposes of performing any construction, maintenance, repairs or replacements, such work shall be performed expeditiously and in a good and workmanlike manner and in accordance with all applicable laws, codes, statutes, permits and regulations of governmental authorities having jurisdiction thereof. Upon any event at any time Grantee enters upon the Easement Property to construct, install, maintain or repair any of the Improvements, the area affected thereby shall be promptly returned to the same condition as it existed prior to such work. If Grantee fails for any reason to restore said area in accordance herewith, then Grantor shall have the right to perform any and all work necessary to restore the areas to their prior condition and Grantee shall reimburse the Grantor for all costs associated with such restoration. Such work shall be carried out in such manner so as to (i) minimize interference with the normal business operations conducted on the Grantor's property; (ii) not block vehicular or pedestrian ingress and/or egress to parking, pedestrian walkways and other improvements located on the Grantor's Property; (iii) not render any portion of the Grantor's property necessary for the operation of the business conducted thereon unusable; and (iv) all work performed by Grantee shall be contained with the Easement Property, or within any temporary construction easement as may exist from time to time.

INDEMNITY Grantee shall defend, indemnify, and hold Grantor harmless of and from any and all losses, damages, claims, or expenses, including reasonable attorneys' fees, arising out of any claim asserted by any person for loss of, or damage or injury to, person or property caused by any act, fault or omission of Grantee or its officers, employees, agents, contractors or invitees in connection with its use or activities on or about the Easement Property.

MAINTENANCE OF EASEMENT PROPERTY At all times, Grantee and its successors and assigns forever shall maintain and otherwise keep the Easement Property in a first class condition, free from trash and debris and make any and all repairs to the Improvements as the same may require.

[Signatures on following Pages]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name the day and year first above written.

Signed and Sealed in Our Presence as Witnesses:

Sign _____
Print PATTI LOCASCIO

Sign _____
Print TINA CROSBY

GRANTOR:

The District Board of Trustees of Santa Fe College, Florida

By: _____
Print: Caridad E. Lee
Title: Board Chair

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 15 day of November 2016 by Caridad E. Lee, the Board Chair of The District Board of Trustees of Santa Fe College, Florida, on behalf of the Board. He/She is (check one) ✓ personally known to me or _____ has produced _____ as identification.

_____
Print Teri L. McClellan
Notary Public, State and County aforesaid
Commission No.: EE 881646
My commission expires: 6/26/2017

TERI L. MCCLELLAN
Notary Public - State of Florida
My Comm. Expires Jun 26, 2017
Commission # EE 881646
Bonded Through National Notary Assn.

Signed and Sealed in Our Presence as Witnesses:

Sign Tonya J. Burningham
Print Tonya J. Burningham

Sign Elizabeth Quackenbush
Print Elizabeth Quackenbush

GRANTEE:

University of Florida Foundation, Inc., a Florida corporation not for profit

By: _____
Print: David M. Christie
Title: Treasurer

Reviewed
_____
UFF Legal Counsel

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 9th day of Nov., 2016 by David M. Christie as Treasurer of the University of Florida Foundation, Inc., a Florida corporation not for profit, on behalf of the Corporation. He is (check one) ✓ personally known to me or _____ has produced _____ as identification.

TONYA J. BURNINGHAM
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF058316
Expires 9/29/2017

Tonya J. Burningham
Print Tonya J. Burningham
Notary Public, State and County aforesaid
Commission No.: FF058316
My commission expires: 9/29/2017

EXHIBIT "A"

DATE: September 30, 2016
PROJECT NAME: Foundation Park
PROJECT NO: 16-0111.02
DESCRIPTION FOR: 20'-Wide Drainage Easement

A 20-FOOT WIDE STRIP OF LAND BEING A PORTION OF LOT 2, PROGRESS TECHNOLOGY PARK, A PLAT THERE OF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 2, LYING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054 (66-FOOT RIGHT OF WAY) AND THE WEST RIGHT OF WAY LINE OF NORTHWEST 119TH TERRACE (RIGHT OF WAY WIDTH VARIES); THENCE SOUTH 7°24'02" WEST ALONG SAID WEST RIGHT OF WAY LINE AND THE EAST LINE OF SAID LOT 2, A DISTANCE OF 22.86 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 7°24'02" WEST, ALONG SAID WEST RIGHT OF WAY LINE AND SAID EAST LINE OF LOT 2, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID EAST LINE OF LOT 2 AND SAID WEST RIGHT OF WAY LINE, NORTH 82°50'31" WEST, A DISTANCE OF 234.98 FEET TO THE WEST LINE OF SAID LOT 2 AND THE EAST LINE OF THE STORM WATER MANAGEMENT FACILITY AS SHOWN ON AFOREMENTIONED PLAT OF PROGRESS TECHNOLOGY PARK; THENCE NORTH 34°23'07" EAST ALONG SAID WEST LINE AND SAID EAST LINE, A DISTANCE OF 22.49 FEET; THENCE DEPARTING SAID WEST LINE AND SAID EAST LINE, SOUTH 82°50'31" EAST, A DISTANCE OF 224.78 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL CONTAINS 4,598 SQUARE FEET, MORE OR LESS.

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

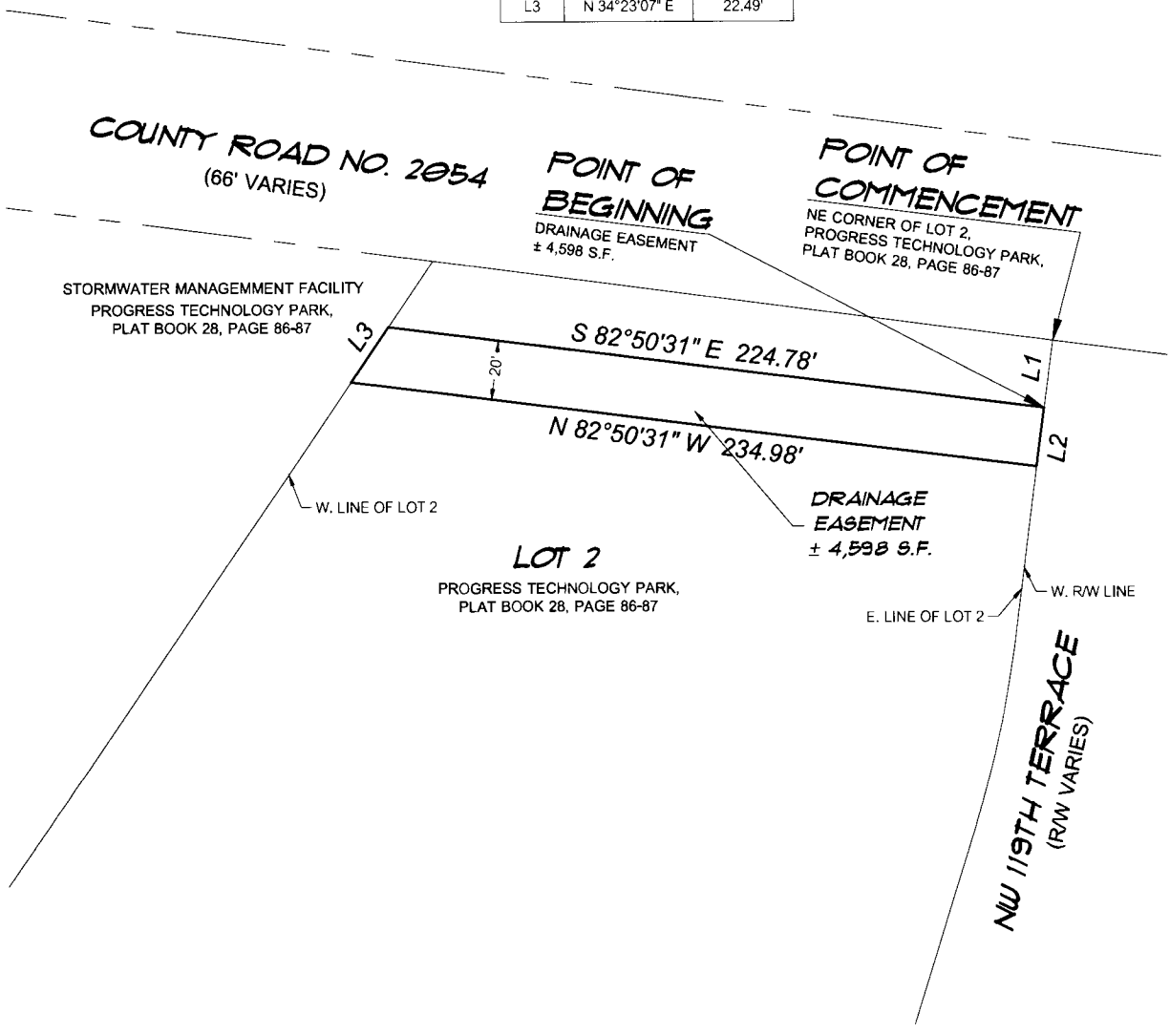
SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

GRAPHIC SCALE
0 5 10 20

N

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 7°24'02" W	22.86'
L2	S 7°24'02" W	20.00'
L3	N 34°23'07" E	22.49'



LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT OF WAY

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF PROGRESS TECHNOLOGY PARK, PLAT BOOK 28, PAGES 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

CITY OF ALACHUA

SHEET NO: 1 OF 1

This map prepared by:

Certificate of Authorization No. L.B. 5075

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

AARON H. HICKMAN

Professional Surveyor & Mapper Fla. License No. 6791

DATE: 9-30-2016
TECHNICIAN: JTT
CHECKED BY: AHH
PROJECT NUMBER: 16-0111.01

SCALE 1" = 20'

VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING

IF NOT ONE HALF INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

CHW Professional Consultants
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA
LB-5075

EXHIBIT "B"

DATE: October 6, 2016
PROJECT NAME: Foundation Park
PROJECT NO: 16-0111.01
DESCRIPTION FOR: Tax Parcel 03191-010-001

University of Florida Foundation Property:

A PORTION OF A PARCEL OF LAND BEING FORMERLY KNOWN AS LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13 AND 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 6°38'36" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 363.83 FEET; THENCE SOUTH 9°25'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 405.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND TO A POINT ON A CURVE LYING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (200-FOOT RIGHT OF WAY) BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 2191.78 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 89°59'03" WEST, 468.69 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THE SOUTH LINE OF SAID LOT 1 AND ALONG SAID NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 12°16'32", AN ARC LENGTH OF 469.59 FEET TO SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4343, PAGE 2222 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES ALONG THE BOUNDARY OF SAID LANDS: (1) NORTH 5°35'16" EAST, A DISTANCE OF 286.19 FEET; (2) THENCE NORTH 77°10'09" WEST, A DISTANCE OF 50.95 FEET; (3) THENCE NORTH 12°49'51" EAST , A DISTANCE OF 168.13 FEET; (4) THENCE NORTH 84°24'33" WEST, A DISTANCE OF 394.02 FEET TO A POINT ON A CURVE LYING ON THE EAST RIGHT OF WAY LINE OF NORTHWESTERLY 119TH TERRACE (RIGHT OF WAY VARIES), AND LYING ON THE WEST LINE OF AFOREMENTIONED LOT 1, SAID CURVE IS CONCAVE EASTERLY, HAVING A RADIUS OF 370.42 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 11°31'19" EAST, 72.38 FEET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF LOT 1: (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°12'49", AN ARC LENGTH OF 72.50 FEET; (2) THENCE NORTH 17°07'56" EAST, A DISTANCE OF 119.59 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 12°15'59" EAST, 72.95 FEET; (3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°43'54", AN ARC LENGTH OF 73.03 FEET; (4) THENCE NORTH 7°24'02" EAST, A DISTANCE OF 103.96 FEET TO NORTHWEST CORNER OF AFOREMENTIONED LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054 (66-FOOT RIGHT OF WAY); THENCE SOUTH 82°35'58" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 748.69 FEET TO THE **POINT OF BEGINNING.**

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3028473 11 PG(S)
11/22/2016 3:10 PM
BOOK 4477 PAGE 190
J. K. IRBY
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 744295
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $0.70
Intang. Tax: $0.00

This instrument prepared by or under the direction of and to be returned to:

Marian Rush
P.O. Box 9
Alachua, Florida, 32616

Tax Parcel No: 03191-010-001
Section 13, Township 8 South, Range 18

EASEMENT

THIS EASEMENT, made this 9th day of November, 2016, by UNVERSITY OF FLORIDA FOUNDATION, INC., GRANTORS, whose mailing address is P.O. Box 14425, Gainesville, Florida 32604, and the City of Alachua, GRANTEE, whose post office address is P.O. Box 9, Alachua, Florida 32616.

WITNESSETH:

That the said GRANTOR, pursuant to and in accordance with Section 38-32 of the City of Alachua Code and other good and valuable consideration, has given and granted, and by these presents does give and grant unto the GRANTEE, its successors and assigns, a perpetual easement for the purpose of constructing, operating and maintaining municipal public utility facilities including, but not limited to, electric, water, wastewater, reclaimed water utility facilities and related appurtenances over, under, upon and through the following described property in Alachua County, Florida, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The rights herein granted to GRANTEE by GRANTOR specifically include: (a) the right to construct, locate, operate, inspect, patrol, alter, improve, repair, rebuild, relocate and remove said facilities; (b) the right of ingress and egress to and from the Easement Area at all times; (c) the right to upgrade the quantity and type of facilities; (d) the right to clear the Easement area and keep it cleared of trees, limbs, undergrowth and other obstructions which, in the opinion of GRANTEE, endanger or interfere with the safe and efficient installation, operation or maintenance of said facilities; (e) the right to trim and cut and keep trimmed and cut any trees and undergrowth on GRANTOR's land adjacent to but outside the Easement Area which, in the opinion of GRANTEE, endanger or interfere with the safe and efficient installation, operation or maintenance of said facilities; and, (f) all other rights and privileges reasonably necessary for GRANTEE's safe and efficient installation, operation and maintenance of said facilities.

GRANTOR hereby covenants and agrees that, except as expressly provided herein, no buildings, structures or obstacles shall be located, constructed, growing, excavated or created within the Easement Area. All openings and excavations created by GRANTEE for the purpose of examining, repairing, replacing, altering or extending the facilities will be properly filled by GRANTEE, the surface restored and the Easement area left in good and safe condition. Moveable fences and shrubs are permitted on the Easement area provided they are placed so as to allow ready access to GRANTEE's facilities and provide a working space of not less than six feet (6') from fire hydrants and manhole centers, ten feet (10') from the opening side of any pad mounted transformer, three feet (3') from water meter and valve box centers and four feet (4') from the other three sides of any pad mounted transformer. GRANTOR assumes all risk of loss to any object placed in the easement area. Further, there must be unobstructed access to fire hydrants from the roadway or closest paved surface.

GRANTOR agrees not to call upon GRANTEE to relocate its facilities unless it is determined jointly by GRANTOR and GRANTEE that such relocation is necessary for the future orderly development of the premises and such development is in physical conflict with GRANTEE's facilities. In such event, said facilities will be relocated to another mutually agreed upon Easement Area within GRANTOR's premises, provided that GRANTOR executes and delivers to GRANTEE, at no cost to the GRANTEE, an acceptable and recordable easement to accommodate the relocated facilities. The cost of such relocation will be borne solely by GRANTOR unless otherwise agreed in writing by GRANTEE.

GRANTEE shall have quiet and peaceful possession, use and enjoyment of this easement. GRANTOR shall not utilize or permit to be utilized the Easement area in any way that will interfere with GRANTEE's rights, facilities and safe operation and maintenance.

GRANTOR hereby warrants and covenants that GRANTOR is the owner of fee simple title to the premises on which the above described Easement is located and has full right and lawful authority to grant and convey this easement.

TO HAVE AND TO HOLD the same unto the said GRANTEE, its successors and assigns forever.

Signed and delivered
in our presence as witnesses:

Witness Signature

Print Name: Tonya Burningham

Witness Signature

Print Name: Elizabeth Lauckenbush

UNIVERSITY OF FLORIDA
FOUNDATION, INC.

By: _____

Print Name: David M. Christie

Title: Treasurer

Reviewed

UFF Legal Counsel

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 9th day of November, 2016, by David M. Christie, Treasurer, who is/are personally known to me or produced _____ as identification.

Signature of Notary
Print Name: Tonya J. Burningham
Notary Public, State of Florida
My Commission Expires: 9/29/2017

TONYA J. BURNINGHAM
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF058316
Expires 9/29/2017

EXHIBIT A
PAGE 1 of 8

CHW
JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

DESCRIPTION

DATE: October 06, 2016
PROJECT NAME: Foundation Park
PROJECT NO: 16-0111.02
DESCRIPTION FOR #1

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054; THENCE NORTH 82°35'58" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 239.57 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 82°35'58" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 36.95 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 07°24'02" WEST, A DISTANCE OF 13.23 FEET; THENCE SOUTH 82°35'58" EAST, A DISTANCE OF 36.95 FEET; THENCE NORTH 07°24'02" EAST, A DISTANCE OF 13.23 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 489 SQUARE FEET, MORE OR LESS.

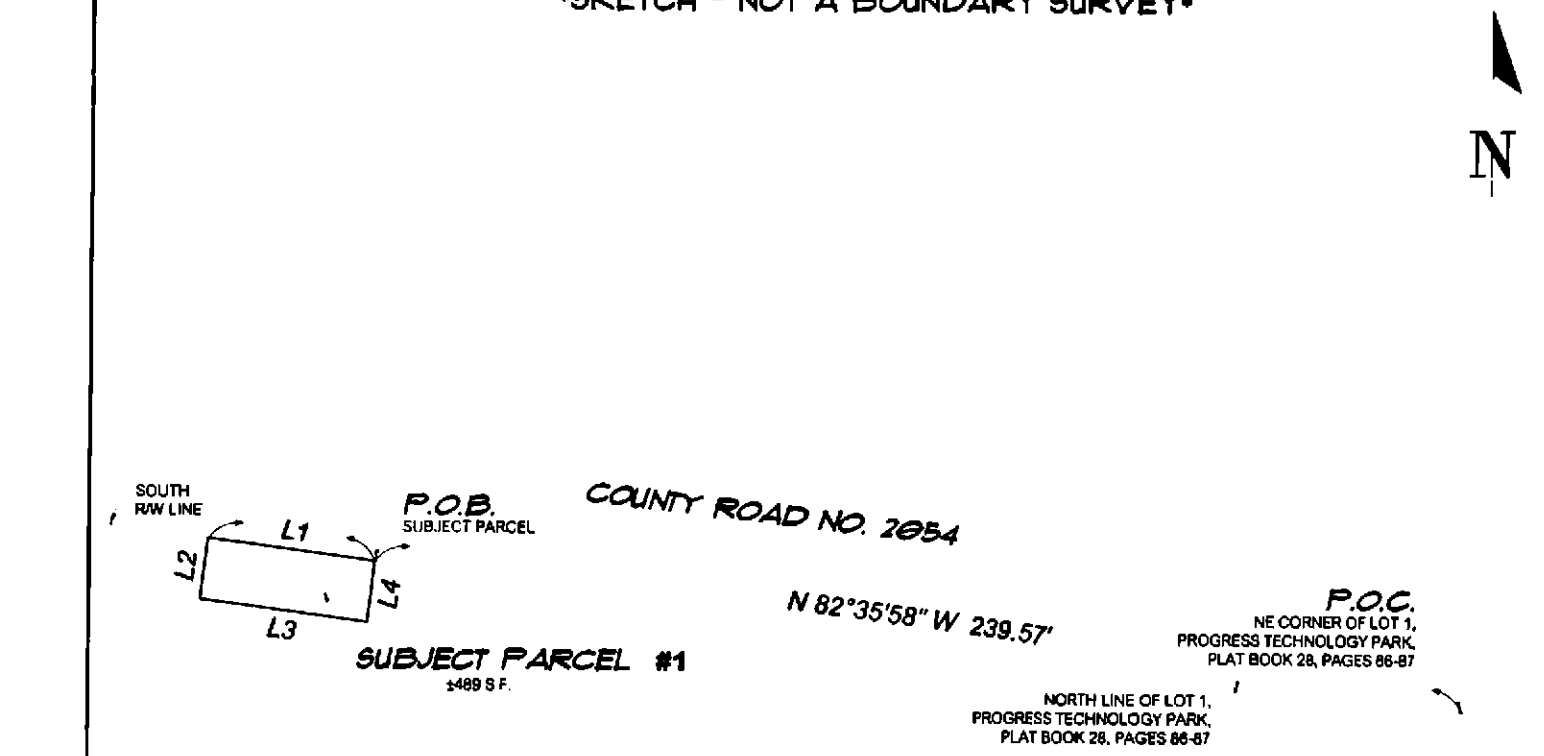
ALL AS SHOWN ON THE MAP ATTACHED HEREWITH AND MADE A PART HEREOF

EXHIBIT A
PAGE 2 of 8

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
SKETCH - NOT A BOUNDARY SURVEY

GRAPHIC SCALE
0 10 20 40



LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 82°35'58" W	36.95'
L2	S 7°24'02" W	13.23'
L3	S 82°35'58" E	36.95'
L4	N 7°24'02" E	13.23'

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT OF WAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF PROGRESS TECHNOLOGY PARK, PLAT BOOK 28, PAGES 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

DESCRIPTION:

(SEE ATTACHED)

1 OF 1	This map prepared by Certificate of Authorization No. L.B. 5075 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	THOMAS R. BON Professional Surveyor & Mapper Fla. License No. 6547	DATE TRB 16-0111.01	1" = 40'	CHW 132 NW 76th Drive Gainesville, Florida 32607 (352) 331-1976 / (352) 331-2476 www.chw-inc.com FLORIDA LB-5075

CHW

DESCRIPTION

DATE: October 06, 2016
PROJECT NAME: Foundation Park
PROJECT NO: 16-0111.02
DESCRIPTION FOR #2

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054; THENCE NORTH 82°35'58" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 438.02 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 82°35'58" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 36.95 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 07°24'02" WEST, A DISTANCE OF 13.23 FEET; THENCE SOUTH 82°35'58" EAST, A DISTANCE OF 36.95 FEET; THENCE NORTH 07°24'02" EAST, A DISTANCE OF 13.23 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 489 SQUARE FEET, MORE OR LESS.

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

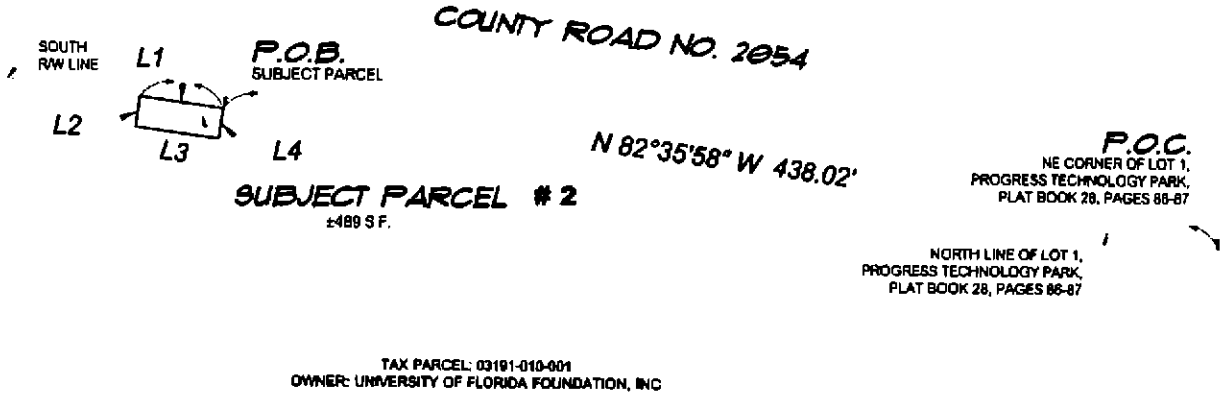
EXHIBIT A
Page 4 of 8

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
SKETCH - NOT A BOUNDARY SURVEY

GRAPHIC SCALE
0 20 40 60

N



LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 82°35'58" W	36.95'
L2	S 7°24'02" W	13.23'
L3	S 82°35'58" E	36.95'
L4	N 7°24'02" E	13.23'

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.U.E = PUBLIC UTILITIES EASEMENT
R/W = RIGHT OF WAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF PROGRESS TECHNOLOGY PARK, PLAT BOOK 28, PAGES 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO

1 OF 1

This map prepared by:
Certificate of Authorization No. LB 5075
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

THOMAS R BON
Professional Surveyor & Mapper Fla. License No. 6547

DATE 10/05/2016
TRB
16-0111.01

1" = 80'

CHW
132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1948 FLORIDA LB-5075

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

DESCRIPTION

DATE: October 12, 2016
PROJECT NAME: Foundation Park
PROJECT NO: 16-0111.03
DESCRIPTION FOR #3

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054; THENCE NORTH 82°35'58" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 298.65 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 7°24'02" WEST, A DISTANCE OF 43.75 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 12°29'02" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 77°30'58" WEST, A DISTANCE OF 45.58 FEET; THENCE NORTH 84°24'38" WEST, A DISTANCE OF 13.31 FEET; THENCE SOUTH 5°35'22" WEST, A DISTANCE OF 297.22 FEET; THENCE NORTH 84°24'33" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 5°35'22" EAST, A DISTANCE OF 297.22 FEET; THENCE NORTH 84°24'38" WEST, A DISTANCE OF 12.90 FEET; THENCE SOUTH 88°41'30" WEST, A DISTANCE OF 45.59 FEET; THENCE NORTH 1°18'30" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°41'30" EAST, A DISTANCE OF 46.79 FEET; THENCE SOUTH 84°24'38" EAST, A DISTANCE OF 43.61 FEET; THENCE SOUTH 77°30'58" EAST, A DISTANCE OF 46.78 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 7,153 SQUARE FEET, MORE OR LESS.

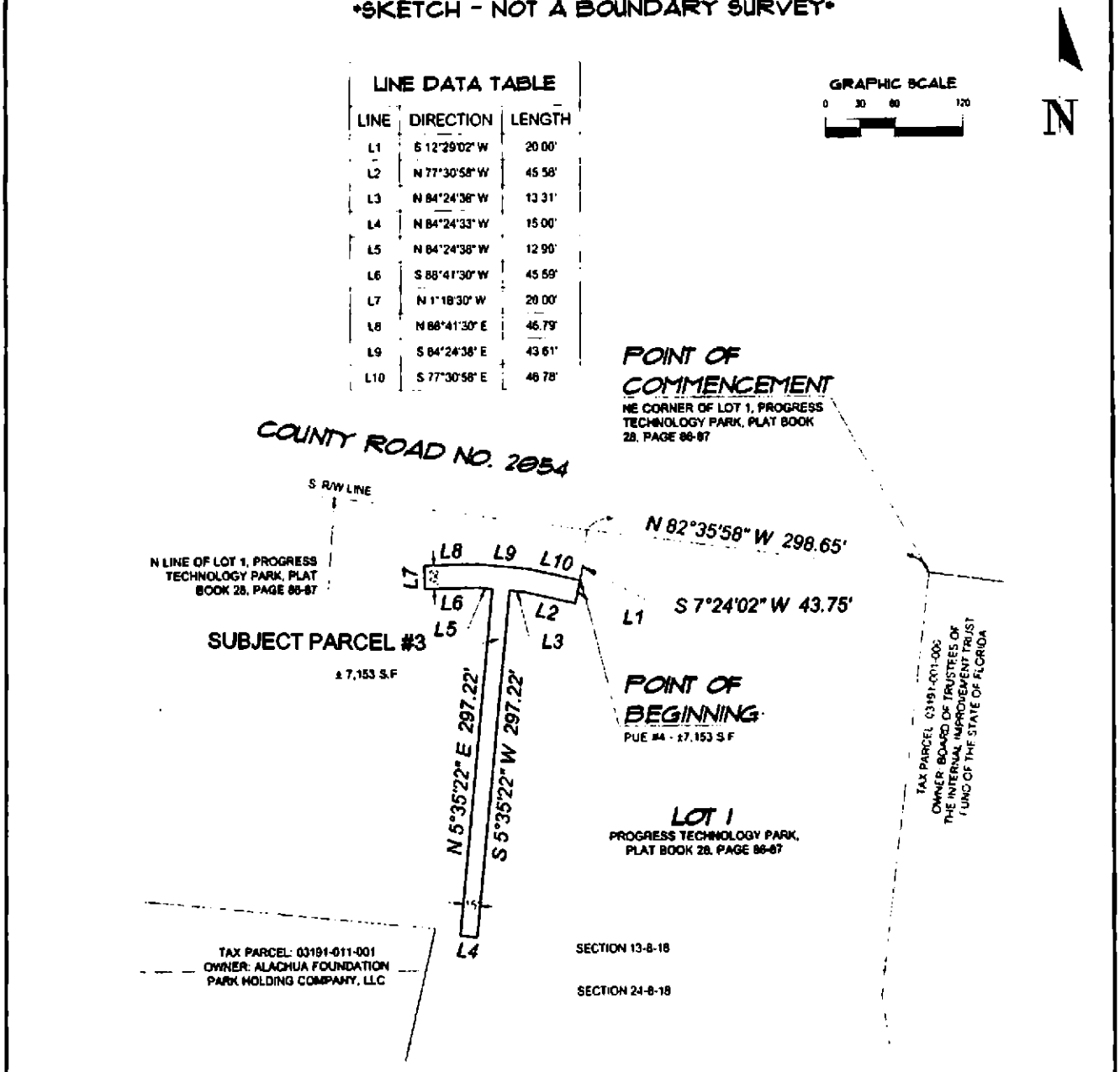
ALL AS SHOWN ON THE MAP ATTACHED HEREWITH AND MADE A PART HEREOF

EXHIBIT A
Page 6 of 8

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
SKETCH - NOT A BOUNDARY SURVEY

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 12°29'02" W	20.00'
L2	N 77°30'58" W	45.58'
L3	N 84°24'38" W	13.31'
L4	N 84°24'33" W	15.00'
L5	N 84°24'38" W	12.90'
L6	S 88°41'30" W	45.59'
L7	N 1°18'30" W	20.00'
L8	N 88°41'30" E	46.79'
L9	S 84°24'38" E	43.61'
L10	S 77°30'58" E	46.78'



LEGEND:
O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT OF WAY

SURVEYOR'S NOTES:
1) BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF PROGRESS TECHNOLOGY PARK, PLAT BOOK 28, PAGES 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

DESCRIPTION:
(SEE ATTACHED)

CITY OF ALACHUA

1 OF 1

This map prepared by

Licensed or Authorized No. LB 3075

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

THOMAS R. BON 10/17/16

16-0111.03

1" = 120'

CHW Professional Consultants

132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chwinc.com

FLORIDA LB 3075

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

DESCRIPTION

DATE: October 12, 2016
PROJECT NAME: Foundation Park
PROJECT NO: 16-0111.03
DESCRIPTION FOR #4

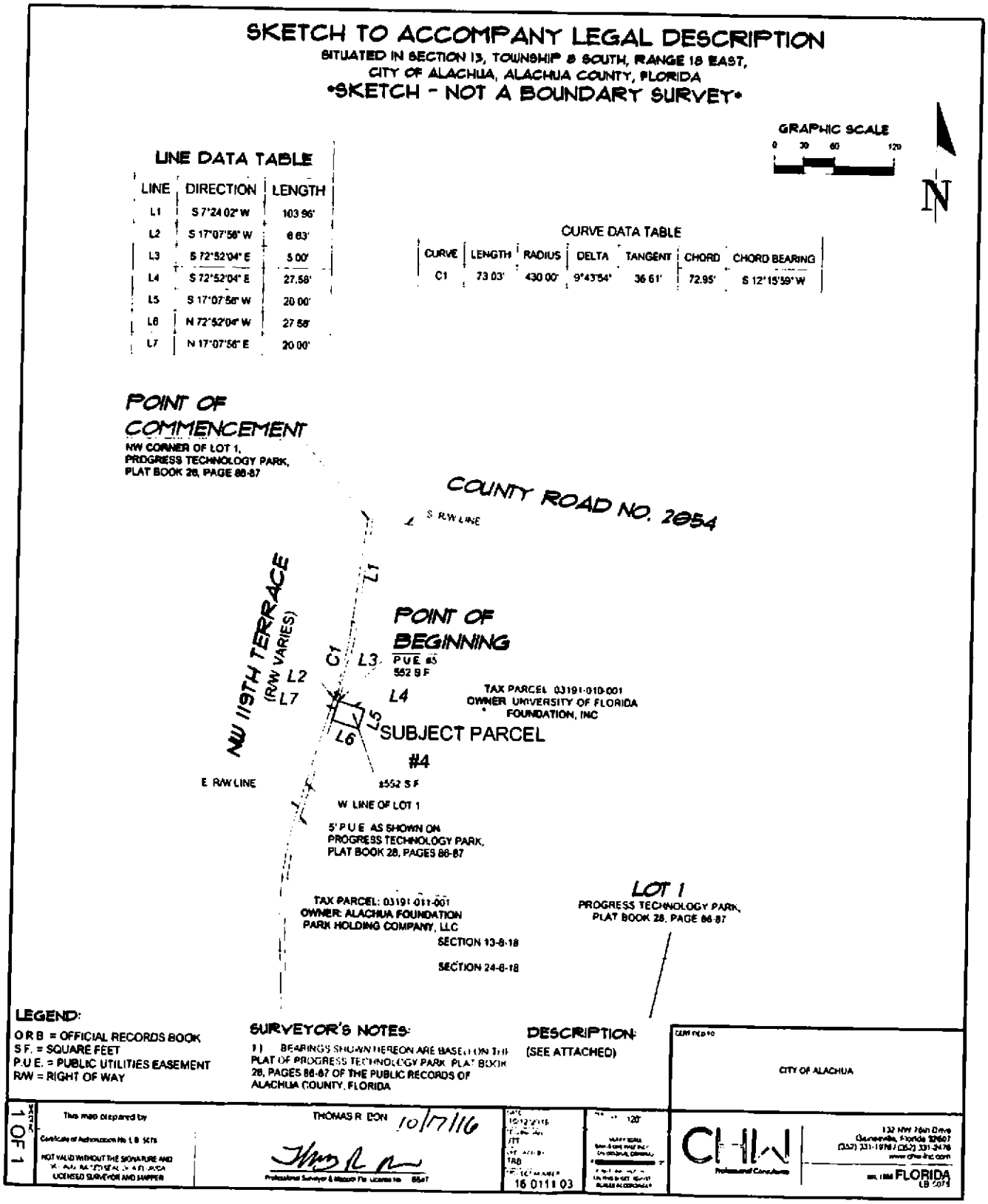
A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THERE OF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NW 119TH TERRACE (RIGHT OF WAY WIDTH VARIES) AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 2054; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID EAST RIGHT OF WAY LINE AND THE WEST LINE OF AFOREMENTIONED LOT 1: (1) SOUTH 7°24'02" WEST, A DISTANCE OF 103.96 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 12°15'59" WEST, 72.95 FEET; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°43'54", AN ARC LENGTH OF 73.03 FEET; (3) THENCE SOUTH 17°07'56" WEST, A DISTANCE OF 6.83 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF LOT 1, SOUTH 72°52'04" EAST, A DISTANCE OF 5.00 FEET TO THE EAST LINE OF A 5' PUBLIC UTILITIES EASEMENT AS SHOWN ON THE SAID PLAT OF PROGRESS TECHNOLOGY PARK AND THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 72°52'04" EAST, A DISTANCE OF 27.58 FEET; THENCE SOUTH 17°07'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 72°52'04" WEST, A DISTANCE OF 27.58 FEET TO THE AFOREMENTIONED EAST LINE OF A 5' PUBLIC UTILITIES EASEMENT; THENCE NORTH 17°07'56" EAST ALONG SAID EAST LINE, A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED PARCEL CONTAINS 552 SQUARE FEET, MORE OR LESS.

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

EXHIBIT A
Page 8 of 8



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2920637 9 PG(S)
4/20/2015 12:46 PM
BOOK 4343 PAGE 2227
J. K. IRBY
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 649565
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $0.70
Intang. Tax: $0.00

Prepared by & Return to:
Brian A. Block, Esq.
3917 NW 97th Blvd.
Gainesville, FL 32606
(352) 333-3233

RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this 15th day of April, 2015, by and between **Alachua Foundation Park Holding Company, Inc.**, a Florida corporation, whose billing address is 3917 NW 97th Blvd., Gainesville, FL 32606, ("AFPHC") and **The University of Florida Foundation, Inc.** a Florida non-profit corporation, whose address is 1938 W. University Avenue, Gainesville, FL 32603, ("UFF"). Wherever used herein the terms AFPHC and UFF include all the parties to this instrument and the successors and assigns of organizations. AFPHC and UFF may be collectively referred herein to as "Owners", "Current Owners", or individually as an "Owner".

WITNESSETH:

WHEREAS, AFPHC and UFF own adjacent parcels of real property located in Alachua County, Florida ("Parcel 1" and "Parcel 2", respectively) and desire to create perpetual, reciprocal, non-exclusive easements over a portion of their respective Parcels, (the "Access Easements"), which Access Easements are legally described in Exhibits A and B, respectively, and depicted together in Exhibit C, all attached hereto and made a part hereof by this reference; and

NOW, THEREFORE, the undersigned Current Owners, for themselves, their heirs, personal representatives, assigns, and successors in title to their respective parcels, for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, to each in hand paid by the other, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby covenant and agree as follows:

DEDICATION OF EASEMENT

AFPHC and UFF each do and by these presents hereby grant, bargain, sell and convey to the other Owner, their respective successors and assigns in interest, the lawful occupants of their respective parcels, their employees, agents, customers, contractors, subtenants, lenders, invitees and licensees (individually, a "Permittee" and collectively, "Permittees") and those furnishing delivery, pickup, and fire protection services, police and authorities of the law, United States Mail and parcel carriers, representatives of utilities authorized to service such property or any portion thereof, a non-exclusive and perpetual easement in common with others for the purpose of ingress and egress upon, over and across the Access Easements, and for maintenance and repair of the Access Easements. The easement rights granted by AFPHC are appurtenant to Parcel 2, and the rights granted by UFF are appurtenant to Parcel 1.

1. **Development.** At such time when AFPHC or its successor commences with construction of the improvements within the Access Easements AFPHC or its successor shall protect, indemnify and save harmless the Owner of Parcel 2, its tenants, occupants, and its Permittees from and against any and

all liabilities, obligations, claims, damages, penalties, causes of action, costs and expenses (including without limitation, reasonable attorneys' fees and expenses) imposed upon, incurred by or asserted against such persons or Parcel 2 resulting from or claims to have resulted from the use of the Access Easements by AFPHC, it successor or its Permittees, including damage to property or personal injury.

At such time as and when the then owner of Parcel 2 commences development of Parcel 2, the Owner of Parcel 2 shall protect, indemnify and save harmless AFPHC, its successors, its tenants, occupants, and its Permittees from and against any and all liabilities, obligations, claims, damages, penalties, causes of action, costs and expenses (including without limitation, reasonable attorneys' fees and expenses) imposed upon, incurred by or asserted against such persons or AFPHC or its successor resulting from or claims to have resulted from the use of the Access Easements by the Owner of Parcel 2 or its Permittees, including damage to property or personal injury.

2. **Access Easements Construction, Maintenance and Repair.** AFPHC agrees that it shall construct and maintain the improvements within Access Easements located on both Parcels related to the driveways, roads, curbs and associated infrastructure and shall keep them sufficiently free of potholes, dips, corrugations (washboard), and debris so that fire, police, postal service and rescue personnel as well as any Permittee and the general public can travel in a safe manner on the Access Easements.

3. **Manner of Performing Work.** AFPHC agrees to perform any construction, maintenance, repairs or replacements of the improvements contemplated in this agreement, or as otherwise permitted herein, expeditiously and in a good and workmanlike manner and in accordance with all applicable laws, codes, rules, statutes and regulations of governmental authorities having jurisdiction thereof. Such work shall be carried out in such manner so as to cause the least amount of disruption to any business operations being conducted on the surrounding land as is reasonably practicable.

4. **Self Help.** If, in the opinion of the Owner of Parcel 2, or in the opinion of applicable regulatory agency having jurisdiction, the Access Easements or any part or parts thereof requires maintenance or repair in order for it to meet applicable governmental requirements and/or this Agreement as set forth above, the Owner of Parcel 2 shall deliver written notice to the Owner of Parcel 1, and such work shall commence within ten (10) days after receiving said written notice. If, after the expiration of such ten (10) day period, the Owner of Parcel 1 has failed or refused to commence with the work as stated in the written notice, then the Owner of Parcel 2 may cause such maintenance and repairs to be made and thereafter demand payment for the cost thereof, together with interest thereon at the rate of eighteen percent (18%) per annum from the date such obligations are incurred and any other costs incidental thereto, including reasonable attorneys' fees. Should the Owner of Parcel 1 fail to reimburse the Owner of Parcel 2 for such costs, the Owner of Parcel 2 shall have the right to place a lien against Parcel 1. Upon full payment, the Owner of Parcel 1 shall be entitled to a recordable satisfaction of lien. Such liens may be foreclosed by suit brought in like manner as the foreclosure of a mortgage on real property. The Owner of Parcel 2 may also sue to recover a money judgment for all sums secured by the claim of lien without waiving the lien securing same. Such claim of lien shall be subordinate to the lien of any prior recorded mortgage. The foreclosure of any such mortgage or conveyance of title to the holder thereof by deed in lieu of foreclosure shall not affect or impair the existence, validity or priority of any such sum, but such mortgagee shall not be liable for unpaid assessments accruing prior to its acquisition of title.

5. **No Construction or Obstruction.** The work contemplated herein to take place within the Access Easements is intended to be performed by AFPHC, its successors or tenants; however, UFF

reserves the rights to make whatever improvements it deems fit on Parcel 2, provided that said work is not incompatible with those being constructed by AFPHC, and will not alter the access as planned and permitted.. Further, no buildings, vertical structures, vehicular parking or obstacles are permitted within the Access Easement areas.

6. **Binding Effect**. The rights and obligations granted or created herein shall be appurtenant to and shall pass with the title to each of the parcels. This Agreement shall inure to the benefit of and be binding upon all parties hereto, their successors, assigns, and successors in interest of the parcels and Permittees.

7. **Context/Terms**. Whenever the context herein so admits or requires, the singular shall include the plural and the plural shall include the singular.

8. **Specific Performance**. Each owner acknowledges that, in the event of any breach or default by an owner with respect to its covenants and obligations under this Agreement, the damages to be sustained by the non-defaulting Owner are not readily ascertainable. The parties therefore expressly agree that the non-defaulting Owner shall have a right to seek specific performance of injunctive relief against the defaulting Owner arising out of the failure or refusal of an owner to comply with all of the covenants and obligations set forth in this Agreement. This right shall be in addition to, and not exclusive of, any right of the non-defaulting Owner to assert a cause of action for damages against the defaulting Owner.

9. **Indemnification**. Each Owner shall indemnify and hold the other Owner and any tenant of such Owner's parcel harmless (except for loss or damage resulting from the negligent or willful acts of the indemnified Owner and the indemnified Owner's agents, subcontractors, invitees, tenants and others from whiom the indemnified Owner is responsible) against all damages, liability, loss and expenses (including attorneys' fees in a reasonable amount) in connection with the loss of life, personal injury or damage to property arising from or out of any occurrence in or upon the indemnifying Owner's parcel or the Access Easements, or occasioned in whole or in part by the negligent or willful act or omission of said indemnifying Owner, its agents, contractors or employees.

10. **Liability Insurance.** AFPHC shall maintain or cause to be maintained public liability insurance insuring against claims on account of loss of life, bodily injury or property damage that may arise from, or be occasioned by, the use of any easement or the exercise of any right granted herein, by AFPHC and its respective tenants, agents, contractors, employees, licensees, customers and invitees of AFPHC or the occupants of its respective parcel, except as provided herein. Said insurance shall be carried by a reputable insurance company or companies qualified to do business in the State of Florida, in an amount not less than One Million and no/100 Dollars ($1,000,000.00) for an individual occurrence, shall be issued on an occurrence form.

In the event that UFF or his successors use the Access Easements, UFF shall maintain or cause to be maintained general comprehensive liability insurance in an amount not less than One Million and no/100 Dollars ($1,000,000.00) for an individual occurrence, specifically endorsed to cover AFPHC or its successor in title as well as Dollar General, for so long as Dollar General occupies the Property. Said insurance shall be carried by a reputable insurance company or companies qualified to do business in the State of Florida. Said insurance may be carried under a "blanket" policy or policies covering other properties owned by UFF, or affiliated corporations. Each Owner shall, upon written request from the other Owner, furnish to the Owner making such request certificates of insurance evidencing the existence of the of the insurance required to be carried pursuant to this Section or evidence of a self-insurance capacity as hereinabove provided, as the case may be. Each Owner, for itself and for anyone

else claiming by, through or under that Owner, by subrogation or otherwise, hereby releases each other Owner and the tenants or occupants of its parcel, from any and all liability for any loss or damage, whether caused by the negligent act or omission of the released Owner or the tenants or occupants of its parcel, to the extent of any recovery made by the releasing Owner for such loss or damage under any insurance policy now or hereafter covering any part of the property. In addition, each Owner shall cause the insurance policy or policies carried by it in accordance with the provisions of this Agreement to provide that the insurer waives all rights of recovery, by way of subrogation or otherwise, against the other Owner or Owners in connection with any loss or damaged covered by its policy.

11. **General Provisions.**

(a) Governing Law. This Agreement shall be construed and enforced under the laws of the State of Florida.

(b) Amendment. This Agreement shall not be amended or modified except by an amendment in writing, executed by all Owners and Dollar General, for so long as Dollar General occupies the Property, whether such entity's interest is leasehold or as owner of the fee, if applicable, in the same form as this Agreement, and joined by the holders of any mortgage interest encumbering any of the parcels.

(c) Notices. With respect to any notices required to be given under this Agreement, such notices shall be deemed given when deposited in the United States mail, postage prepaid, return receipt requested, addressed to the Owners at such addresses as they may from time to time furnish one another or, in the absence of such a furnished address, then at their addresses as reflected on the then current tax rolls of Brevard County, Florida or at such other addresses as the Owners may have furnished in writing to one another.

(d) Severability. All rights, power and remedies provided herein may be exercised only to the extent that the exercise thereof does not violate any law, and are intended to be limited to the extent necessary so that they will not render this Agreement invalid, illegal, or unenforceable under any applicable law. If any term of this Agreement shall be held to be invalid, illegal, or unenforceable, the validity of the other terms of this Agreement shall in no way be affected thereby.

(e) Paragraph Headings. The paragraph headings contained in this Agreement are for reference purposes only and shall not in any way affect the meaning, content or interpretation hereof.

(f) Time of Essence. Time is of the essence with respect to this Agreement.

(g) Miscellaneous. Nothing in this Agreement shall be construed to make the Parties hereto partners or joint venturers. No Party hereto shall be obligated to take any action to enforce the terms of the Agreement or to exercise any easement, right, power, privilege or remedy granted, created, conferred or established hereunder.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

Witnesses:

Print Name: Delores L Sullivan

Print Name: Eric Taylor

ALACHUA FOUNDATION PARK HOLDING COMPANY, LLC, a Florida limited liability company ("AFPHC")

By: _____
Brian S. Crawford
Its: Managing Member

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 17th day of April, 2015, by Brian S. Crawford, as the Managing Member of Alachua Foundation Park Holding Company, LLC, a Florida limited liability company, on behalf of such company, who is personally known to me or has produced _____ as identification.

BRIAN BLOCK
MY COMMISSION # EE 219070
EXPIRES: July 21, 2016
Bonded Thru Budget Notary Services

Notary Public, State of FL at Large
Commission No.: EE219070
My Commission Expires: 7/21/16

Witnesses:

Print Name: Susan G. Goffman

Print Name: Kimberly M. Zelaya

UNIVERSITY OF FLORIDA FOUNDATION, INC., a Florida non-profit corporation ("UFF")

By: _____

David M. Christie

Its: Asst Treasurer

Approved

UFF Legal Counsel

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 15th day of April, 2015, by David M. Christie as Asst Treasurer of the University of Florida Foundation, a Florida non-profit corporation, on behalf of said corporation, who is personally known to me or has produced _____ as identification.

Notary Public, State of Florida at Large
Commission No.: _____
My Commission Expires: _____

SUSAN G. GOFFMAN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE161216
Expires 4/18/2016

EXHIBIT "A"

Legal Description of Access Easement within Parcel 1
(AFPHC Property)

A portion of Lot 1 of 'Progress Technology Park', a subdivision as per plat thereof, recorded in Plat Book 28, pages 86 and 87 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Commence at the southwest corner of Lot 1 of 'Progress Technology Park', a subdivision as per plat thereof, recorded in Plat Book 28, pages 86 and 87 of the Public Records of Alachua County, Florida, said corner lying on the northerly right-of-way line of State Road No.'s 20 and 25 (U.S. Highway No. 441, 200 foot right-of-way), and run thence southeasterly along said right-of-way line and along the arc of a curve, concave northerly, having a radius of 2191.86 feet, through a central angle of 10°09'16" an arc distance of 388.46 feet to the Point of Beginning, said arc being subtended by a chord, having a bearing and distance of South 78°24'33" East, 387.95 feet; thence continue southeasterly, along said right-of-way line and along the arc of said curve, through a central angle of 00°23'32", an arc distance of 15.00 feet, said arc being subtended by a chord, having a bearing and distance of South 83°40'57" East, 15.00 feet; thence North 05°35'16" East, 275.61 feet; thence North 77°10'09" West, 242.49 feet to the beginning of a curve, concave northeasterly, having a radius of 85.00 feet; thence northwesterly, along the arc of said curve, through a central angle of 31°35'37", an arc distance of 46.87 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of North 61°22'20" West, 46.28 feet; thence North 45°34'32" West, 4.41 feet to the beginning of a curve, concave southwesterly, having a radius of 115.00 feet; thence northwesterly along the arc of said curve through a central angle of 46°41'01", an arc distance of 93.70 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of North 68°55'03" West, 91.13 feet; thence South 87°44'27" West, 37.52 feet to a point on the easterly right-of-way line of NW 119th Terrace; thence South 02°15'33" East, along said easterly right-of-way line, 30.00 feet; thence North 87°44'27" East, 37.52 feet to the beginning of a curve, concave southwesterly, having a radius of 85.00 feet; thence southeasterly, along the arc of said curve, through a central angle of 46°41'01", an arc distance of 69.26 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 68°55'03" East, 67.36 feet; thence South 45°34'32" East, 4.41 feet to the beginning of a curve, concave northeasterly, having a radius of 115.00 feet; thence southeasterly along the arc of said curve, through a central angle of 31°35'37", an arc distance of 63.41 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 61°22'20" East, 62.61 feet; thence South 77°10'09" East, 198.59 feet to the beginning of a curve, concave southwesterly, having a radius of 37.00 feet; thence southeasterly along the arc of said curve, through a central angle of 82°45'25", an arc distance of 53.44 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 35°47'26" East, 48.92 feet; thence South 05°35'16" West, 37.30 feet to the beginning of a curve, concave northwesterly, having a radius of 35.00 feet; thence southwesterly, along the arc of said curve, through a central angle of 97°14'35", an arc distance of 59.40 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of South 54°12'34" West, 52.53 feet; thence North 77°10'09" West, 26.99 feet; thence South 12°49'51" West, 50.00 feet; thence South 77°10'09" East, 73.08 feet; thence South 05°35'16" West, 87.05 feet to the Point of Beginning.

Containing 0.47 acres (20,443 square feet), more or less.

EXHIBIT "B"

Legal Description of Access Easement within Parcel 2
(UFF Property)

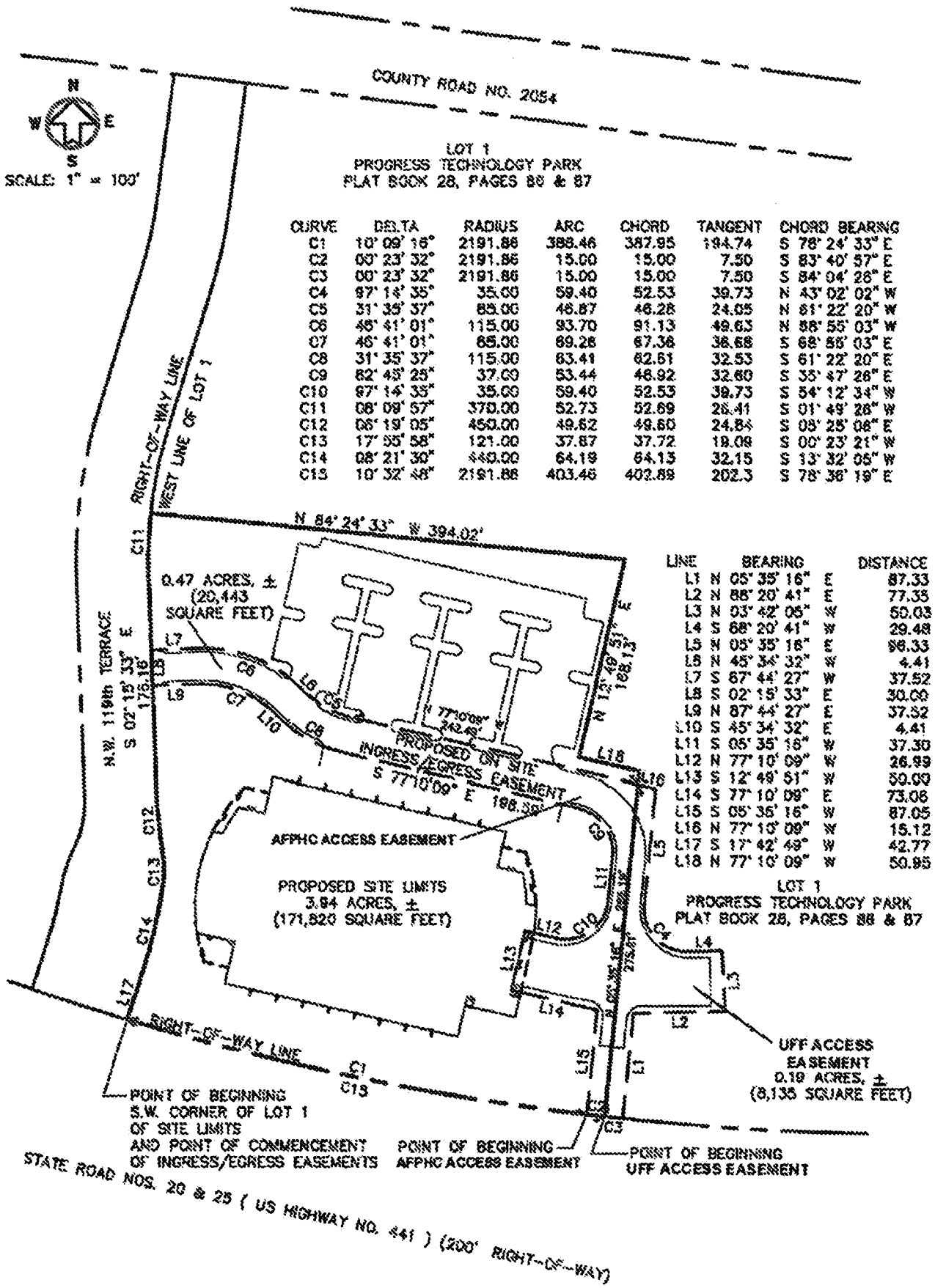
A portion of Lot 1 of 'Progress Technology Park', a subdivision as per plat thereof, recorded in Plat Book 28, pages 86 and 87 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Commence at the southwest corner of Lot 1 of 'Progress Technology Park', a subdivision as per plat thereof, recorded in Plat Book 28, pages 86 and 87 of the Public Records of Alachua County, Florida, said corner lying on the northerly right-of-way line of State Road No.'s 20 and 25 (U.S. Highway No. 441, 200 foot right-of-way), and run thence southeasterly along said right-of-way line and along the arc of a curve, concave northerly, having a radius of 2191.86 feet, through a central angle of 10°32'48", an arc distance of 403.46 feet to the Point of Beginning, said arc being subtended by a chord, having a bearing and distance of South 78°36'19" East, 402.89 feet; thence continue southeasterly, along said right-of-way line and along the arc of said curve, through a central angle of 00°23'32", an arc distance of 15.00 feet, said arc being subtended by a chord, having a bearing and distance of South 84°04'28" East, 15.00 feet; thence North 05°35'16" East, 87.33 feet; thence North 88°20'41" East, 77.35 feet; thence North 03°42'05" West, 50.03 feet; thence South 88°20'41" West, 29.48 feet to the beginning of a curve, concave northeasterly, having a radius of 35.00 feet; thence northwesterly, along the arc of said curve, through a central angle of 97°14'35", an arc distance of 59.40 feet to the end of said curve, said arc being subtended by a chord, having a bearing and distance of North 43°02'02" West, 52.53 feet; thence North 05°35'16" East, 96.33 feet; thence North 77°10'09" West, 15.12 feet; thence South 05°35'16" West, 275.61 feet to the Point of Beginning.

Containing 0.19 acres (8,135 square feet), more or less.

EXHIBIT "C"

Depiction of Access Easements



CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	10° 09' 16"	2191.86	388.46	387.95	194.74	S 78° 24' 33" E
C2	00° 23' 32"	2191.86	15.00	15.00	7.50	S 83° 40' 57" E
C3	00° 23' 32"	2191.86	15.00	15.00	7.50	S 84° 04' 28" E
C4	97° 14' 35"	35.00	59.40	52.53	39.73	N 43° 02' 02" W
C5	31° 35' 37"	85.00	46.87	46.28	24.05	N 81° 22' 20" W
C6	46° 41' 01"	115.00	93.70	91.13	49.63	N 58° 55' 03" W
C7	46° 41' 01"	85.00	69.28	67.38	36.68	S 68° 55' 03" E
C8	31° 35' 37"	115.00	63.41	62.61	32.53	S 61° 22' 20" E
C9	82° 45' 25"	37.00	53.44	48.92	32.60	S 35° 47' 26" E
C10	97° 14' 35"	35.00	59.40	52.53	39.73	S 54° 12' 34" W
C11	08° 09' 57"	370.00	52.73	52.69	26.41	S 01° 49' 28" W
C12	06° 19' 05"	450.00	49.62	49.60	24.84	S 09° 25' 06" E
C13	17° 55' 58"	121.00	37.87	37.72	19.09	S 00° 23' 21" W
C14	08° 21' 30"	440.00	64.19	64.13	32.15	S 13° 32' 05" W
C15	10° 32' 48"	2191.86	403.46	402.89	202.3	S 78° 36' 19" E

LINE	BEARING	DISTANCE
L1	N 05° 35' 16" E	87.33
L2	N 88° 20' 41" E	77.35
L3	N 03° 42' 05" W	50.03
L4	S 88° 20' 41" W	29.48
L5	N 05° 35' 16" E	96.33
L6	N 45° 34' 32" W	4.41
L7	S 87° 44' 27" W	37.52
L8	S 02° 15' 33" E	30.00
L9	N 87° 44' 27" E	37.52
L10	S 45° 34' 32" E	4.41
L11	S 05° 35' 16" W	37.30
L12	S 77° 10' 09" W	26.99
L13	S 12° 49' 51" W	50.00
L14	S 77° 10' 09" E	73.06
L15	S 05° 35' 16" W	87.05
L16	N 77° 10' 09" W	15.12
L17	S 17° 42' 49" W	42.77
L18	N 77° 10' 09" W	50.95

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 Foundation Park Holding Company, LLC & UF Foundation, Inc.	Applicant/Agent Name: Daniel Young, P.E.
Phone: (352)333-3233	Company: CHW
Email:	Phone: (352) 331-1976
	Email: daniely@chw-inc.com
PART 2. PROPERTY INFORMATION	
Tax Parcel Numbers: 03191-010-001	Address: TBD
City: Alachua	Zip: 32615

PART 3. SELF-CERTIFICATION

I, Daniel Young,P.E. _____ 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 the proposed activity is outside 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.

ACKNOLWEDGMENT

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 — 07/19/2021 — 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.

DEVELOPMENT PLANS
FOR:
FOUNDATION PARK PHASE 2
ALACHUA COUNTY, FLORIDA
SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST
SUBMITTED TO:
CITY OF ALACHUA
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
SUWANNEE RIVER WATER MANAGEMENT DISTRICT

PROPERTY OWNERS
UNIVERSITY OF FLORIDA FOUNDATION INC.
P.O. BOX 14425
GAINESVILLE, FL 32604-2425

ALACHUA FOUNDATION PARK HOLDING COMPANY, LLC.
GAINESVILLE, FL 32606

DEVELOPER
CONCEPT DEVELOPMENT, INC.
3917 NW 97TH BOULEVARD
GAINESVILLE, FL 32606
(352) 333-3233

LANDSCAPE ARCHITECT
CAELI E. TOLAR, PLA
CHW
1801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

ENGINEER OF RECORD
DANIEL H. YOUNG, P.E.
CHW
1801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

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

GENERAL NOTES

1. *DEVELOPMENT DATA:*

	PROPOSED DEVELOPMENT		
TOTAL AREA=	633,271 S.F.	100.0%	14.53 ACRES

EXISTING		
EX. BUILDING AREA=	44,751 S.F.	7.1%
EX. TOTAL IMPERVIOUS=	120,835 S.F.	19.1%
EX. OPEN SPACE=	512,436 S.F.	80.9%

POD 'A.1'		
EX. BUILDING AREA=	44,751 S.F.	7.1%
EX. TOTAL IMPERVIOUS=	120,835 S.F.	19.1%
PROP. BUILDING AREA=	+21,360 S.F.	3.4%
PROP. CONC./PAVE AREA=	+28,298 S.F.	4.5%
TOTAL IMPERVIOUS AREA=	215,244 S.F.	34.0%
OPEN SPACE=	418,027 S.F.	66.0%

POD 'A.2'		
EX. BUILDING AREA=	66,111 S.F.	10.4%
EX. TOTAL IMPERVIOUS=	149,133 S.F.	23.5%
PROP. BUILDING AREA=	+21,100 S.F.	3.3%
PROP. CONC./PAVE AREA=	+20,629 S.F.	3.3%
TOTAL IMPERVIOUS AREA=	256,973 S.F.	40.6%
OPEN SPACE=	376,298 S.F.	59.4%

POD 'B'		
EX. BUILDING AREA (INCLUDES 'A1')=	87,211 S.F.	13.8%
EX. TOTAL IMPERVIOUS (INCLUDES 'A1')=	256,973 S.F.	40.6%
EX. IMPERVIOUS TO BE REMOVED=	−6,675 S.F.	1.1%
PROP. BUILDING AREA=	+42,460 S.F.	6.7%
PROP. CONC./PAVE AREA=	+69,242 S.F.	10.9%
TOTAL IMPERVIOUS AREA=	362,000 S.F.	57.2%
OPEN SPACE=	271,271 S.F.	42.8%

POD 'C'		
EX. BUILDING AREA (INCLUDES 'A&B')=	129,671 S.F.	20.5%
EX. TOTAL IMPERVIOUS (INCLUDES 'A&B')=	362,000 S.F.	57.2%
PROP. BUILDING AREA=	+42,460 S.F.	6.7%
PROP. CONC./PAVE AREA=	+43,697 S.F.	6.9%
TOTAL IMPERVIOUS AREA=	448,157 S.F.	70.8%
OPEN SPACE=	185,114 S.F.	29.2%

DESCRIPTION: THIS PROJECT CONSISTS OF THE CONSTRUCTION OF 127,360 SF OF RESEARCH AND DEVELOPMENT FACILITIES SPLIT INTO 3 PODS:A, B & C. POD A IS TO BE SUBDIVIDED INTO POD A.1 AND POD A.2. THE PROJECT IS TO BE CONSTRUCTED IN SEQUENCE AS FOLLOWS A.1−A.2−B−C. ALSO INCLUDED IS ASSOCIATED PARKING AND ASSOCIATED UTILITY INFRASTRUCTURE.

ZONING & LAND USE DESIGNATION:
ZONING = INDUSTRIAL (ILW)
FUTURE LAND USE = INDUSTRIAL

2. *MINIMUM BUILDING / YARD SETBACKS PER ILW ZONING ARE AS FOLLOWS:*
PRIMARY BUILDING (ILW)
FRONT: 20'
SIDE: 15'
REAR: 15'

MINIMUM LOT AREA	*NONE*
MINIMUM LOT WIDTH	*NONE*
MAX BUILDING HEIGHT	*65'*
MAX LOT COVERAGE	*NONE*
PROPOSED FAR	*0.27*

3. *PARKING CALCULATIONS:*

DESCRIPTION	CRITERIA	REQUIRED	EXISTING	PROVIDED−POD 'A.1'	PROVIDED−POD 'A.2'	PROVIDED−POD 'B'	PROVIDED−POD 'C'
VEHICULAR PARKING	MANUFACTURING, LIGHT−LABORATORIES: MIN. 1 PER 350 SF FLOOR AREA	42,460 SF X 1 SPACE/350 SF = 121 SPACES MAX= 121 X 125% = 151 SPACES	99 SPACES INCLUDING 5 HANDICAP SPACES	72 SPACES INCLUDING 2 HANDICAP SPACES	53 SPACES INCLUDING 3 HANDICAP SPACES	134 SPACES INCLUDING 5 HANDICAP SPACES	107 SPACES INCLUDING 5 HANDICAP SPACES
BICYCLE PARKING	1 PER 10 REQUIRED SPACES	121/10 = 12 SPACES	6 SPACES	12 SPACES	N/A	14 SPACES	12 SPACES
OFF−STREET AND LOADING	1 FOR OFFICE SPACE OVER 10,000 SF, 1 ADDTL FOR OFFICE SPACE OVER 40,000 SF	2 SPACES	2 SPACES	2 SPACES	N/A	2 SPACES	2 SPACES

NOTE: AS POD 'C' DOES NOT PROVIDE THE REQUIRED SPACES POD 'A' & 'B' MUST BE CONSTRUCTED FIRST TO PROVIDE THE ADDITIONAL PARKING SPACES.

DEVELOPMENT SEQUENCE	VEHICLE PARKING		BICYCLE PARKING		LOADING SPACES	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
EXISTING	99	99	6	6	2	2
EXISTING + POD A.1	160	169	12	18	4	4
EXISTING + POD A.1 + A.2	220	224	18	18	4	4
EXISTING + PODS A AND B	341	358	30	32	6	6
EXISTING + PODS A, B AND C	462	465	42	44	8	8

4. *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 CITY OF ALACHUA.
−RECLAIM WATER SERVICE IS NOT AVAILABLE TO THE PROJECT SITE AT THE CURRENT TIME.

5. *DRAINAGE:*
THERE IS AN EXISTING STORMWATER MASTER SYSTEM WHICH INCLUDE FUTURE PHASES. IT WAS PERMITTED WITH THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT AND THE CITY OF ALACHUA UNDER SRWMD PERMIT No. ERP08−0041.

6. *NATURAL FEATURES:*
TOPOGRAPHY WILL SLOPE FROM EAST TO WEST WITH MODERATE SLOPES. THERE ARE NO OTHER NATURAL SITE FEATURES.

7. *ZONING/LAND USE INFORMATION AND COMPLIANCE:*

LIGHT AND WAREHOUSE INDUSTRIAL (ILW) ZONING DISTRICT DESIGNATION.

THE PROPOSED FACILITIES IS CONSISTENT WITH THE LIGHT INDUSTRIAL. DEFINITION PROVDED IN ARTICLE 4 OF THE LDRS. PER ARTICLE 4 OF THE LDRS, LIGHT INDUSTRIAL 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 FEW EXISTING TREES ON SITE AND THE PROPOSED LANDSCAPING FULFILLS GENERAL, MITIGATION, AND BUFFER REQUIREMENTS. THE PROPOSED STORMWATER CONVEYANCE SYSTEM AND EROSION PROTECTION PROPOSED FULFILL ENVIRONMENTAL PROTECTION STANDARDS THROUGH THE USE OF BMPS.

8. *CONCURRENCY IMPACT ANALYSIS:*
SUBMITTED UNDER SEPARATE COVER

9. *LEGAL DESCRIPTION:* (AS FURNISHED)

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86−87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13 AND 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

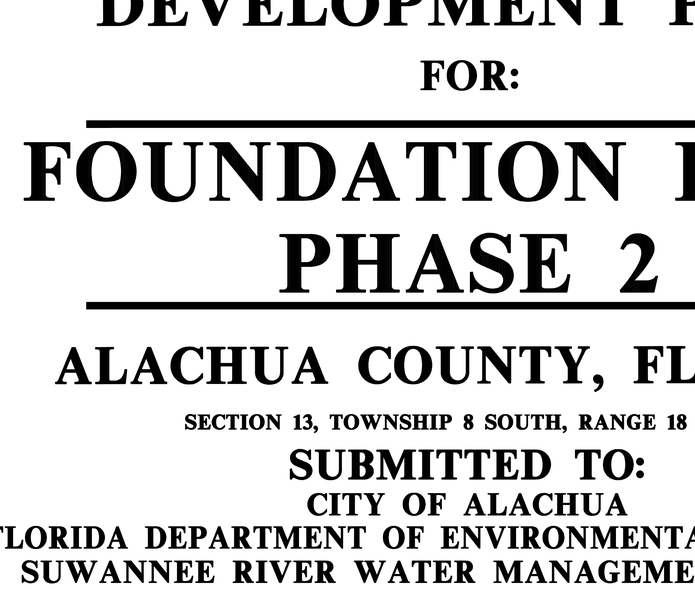
BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 6°38'36" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 363.83 FEET; THENCE SOUTH 9°25'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 405.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND TO A POINT ON A CURVE LYING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (200−FOOT RIGHT OF WAY) BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 2191.78 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 89°59'03" WEST, 468.69 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THE SOUTH LINE OF SAID LOT 1 AND ALONG SAID NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 12°16'32", AN ARC LENGTH OF 469.59 FEET TO SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4343, PAGE 2222 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES ALONG THE BOUNDARY OF SAID LANDS: (1) NORTH 3°35'16" EAST, A DISTANCE OF 286.19 FEET; (2) THENCE NORTH 77°10'09" WEST, A DISTANCE OF 50.95 FEET; (3) THENCE NORTH 12°49'51" EAST , A DISTANCE OF 168.13 FEET; (4) THENCE NORTH 84°24'33" WEST, A DISTANCE OF 394.02 FEET TO A POINT ON A CURVE LYING ON THE EAST RIGHT OF WAY LINE OF NORTHWESTERLY 119TH TERRACE (RIGHT OF WAY VARIES), AND LYING ON THE WEST LINE OF AFOREMENTIONED LOT 1, SAID CURVE IS CONCAVE EASTERLY, HAVING A RADIUS OF 370.42 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 11°31'19" EAST, 72.38 FEET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF LOT 1: (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°12'49", AN ARC LENGTH OF 72.50 FEET; (2) THENCE NORTH 17°07'56" EAST, A DISTANCE OF 119.59 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 12°15'59" EAST, 72.95 FEET; (3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°43'54", AN ARC LENGTH OF 73.03 FEET; (4) THENCE NORTH 7°24'02" EAST, A DISTANCE OF 103.96 FEET TO NORTHWEST CORNER OF AFOREMENTIONED LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054 (66−FOOT RIGHT OF WAY); THENCE SOUTH 82°35'58" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 748.69 FEET TO THE POINT OF BEGINNING.

ALACHUA FOUNDATION PARK HOLDING COMPANY, LLC PROPERTY:

A PORTION OF LOT 1 OF 'PROGRESS TECHNOLOGY PARK', A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 86 AND 87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

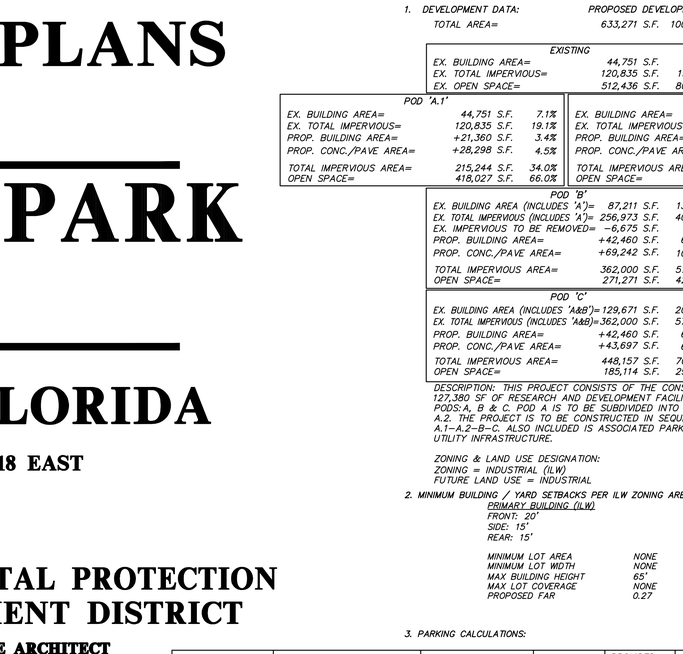
BEGIN AT THE SOUTHWEST CORNER OF LOT 1 OF 'PROGRESS TECHNOLOGY PARK', A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 86 AND 87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE NORTHERLY RIGHT−OF−WAY LINE OF STATE ROAD NO.'S 20 AND 25 (U.S. HIGHWAY NO. 441, 200 FOOT RIGHT−OF−WAY), AND RUN THENCE SOUTHEASTERLY ALONG SAID RIGHT−OF−WAY LINE AND ALONG THE ARC OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2191.86 FEET, THROUGH A CENTRAL ANGLE OF 10°32'48" AN ARC DISTANCE OF 403.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 78°36'19" EAST, 402.89 FEET; THENCE NORTH 77°10'09" WEST, 50.95 FEET; THENCE NORTH 12°49'51" EAST, 168.13 FEET; THENCE NORTH 84°24'33" WEST, 394.02 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 AND TO A POINT ON THE EASTERLY RIGHT−OF−WAY LINE OF NW 119TH TERRACE; SAID POINT LYING ON THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 370.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, AND ALONG SAID EASTERLY RIGHT−OF−WAY LINE, THROUGH A CENTRAL ANGLE OF 08°09'57", AN ARC DISTANCE OF 52.73 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 01°49'26" WEST, 52.69 FEET; THENCE SOUTH 02°15'33" EAST, ALONG SAID EASTERLY RIGHT−OF−WAY LINE, 176.16 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 450.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT−OF−WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°19'05" AN ARC DISTANCE OF 49.62 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 05°25'06" EAST, 49.60 FEET, THE END OF SAID CURVE BEING THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 121.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT−OF−WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°55'58", AN ARC DISTANCE OF 37.87 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 00°23'21" WEST, 37.72 FEET, THE END OF SAID CURVE BEING THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 440.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT−OF−WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°21'30", AN ARC DISTANCE OF 64.19 FEET TO THE END OF SAID CURVE; SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 13°32'05" WEST, 64.13 FEET; THENCE SOUTH 17°42'49" WEST, ALONG SAID EASTERLY RIGHT−OF−WAY LINE, 42.77 FEET TO THE POINT OF BEGINNING.

PROJECT SITE



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.

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C0.00	COVER SHEET AND INDEX
C0.01	EXISTING CONDITIONS MAP
C0.10	GENERAL NOTES
C0.11	LEGEND
C0.20	STORMWATER POLLUTION PREVENTION NOTES
C0.21, C0.21.1-C0.23	STORMWATER POLLUTION PREVENTION PLAN
C0.30	DEMOLITION AND TREE PROTECTION PLAN
C1.00	MASTER SITE PLAN
C1.10-C1.13	DETAILED HORIZONTAL CONTROL AND SITE PLAN
C2.00	MASTER DRAINAGE PLAN
C2.10-C2.13	DETAILED GRADING AND DRAINAGE PLAN
C2.30-C2.33	CONSTRUCTION DETAILS
C3.00	MASTER UTILITY PLAN
C3.10-C3.11	DETAILED UTILITY PLAN
L-100	LANDSCAPE & IRRIGATION PLAN REFERENCE MAP
L-101	LANDSCAPE NOTES, DETAILS, & CALCULATIONS - PHASE 1 (FOR REFERENCE ONLY)
L-102 - L-103	LANDSCAPE PLAN - PHASE 1 (FOR REFERENCE ONLY)
L-200	LANDSCAPE NOTES, DETAILS, & CALCULATIONS - POD 2A
L-201 - L202	LANDSCAPE PLAN POD 2A
L-203	IRRIGATION DETAILS & SPECIFICATIONS - POD 2A
L-204	IRRIGATION PLAN POD 2A
L-205 - L-209	LANDSCAPE PLANS POD 2A2
L-300	LANDSCAPE NOTES, DETAILS, & CALCULATIONS - POD 2B
L-301 - L302	LANDSCAPE PLAN POD 2B
L-303	IRRIGATION DETAILS & SPECIFICATIONS - POD 2B
L-304	IRRIGATION PLAN POD 2B
L-400	LANDSCAPE NOTES, DETAILS, & CALCULATIONS - POD 2C
L-401	LANDSCAPE PLAN POD 2C
L-402	IRRIGATION DETAILS & SPECIFICATIONS - POD 2C
L-403	IRRIGATION PLAN POD 2C
E-1 - E-3	SITE PHOTOMETRIC PLAN
E101	SITE ELECTRICAL PLAN
A101-A103	ARCHITECTURAL FLOOR PLANS
A200-A202	ARCHITECTURAL ELEVATIONS

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

CONCEPT CONSTRUCTION

FOUNDATIONPARK
A Bioscience & Innovation Center

14193 NW 119TH TERRACE
ALACHUA, FL 32615

CONSULTANTS

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

DANIEL H. YOUNG — LICENSED PROFESSIONAL ENGINEER — No 70780 — STATE OF FLORIDA — Sep 23, 2021
FL PE No. 70780

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21
3	POD 2 PZB SUBMITTAL	09/28/21

DATE ISSUED:	1/04/17
SCALE:	N/A
DRAWN BY:	TFC
REVIEWED BY:	DHY

CHW PROJECT NUMBER
16-0111

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COVER SHEET AND INDEX

SHEET NUMBER

C0.00

100% CONSTRUCTION DOCUMENTS

Tools: ThomasC Plot Date: Sep 23,2021 8:17am Filename: L:\2016\16-0111\Engineering\Civil\x\Production Files\16-0111 CV.dwg

NOTE: THE EXISTING CONDITIONS PLAN WAS PREPARED BY PLANS PROVIDED BY OTHERS. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION AND COORDINATE ANY DEVIATIONS WITH THE ENGINEER OF RECORD.

LIMITS OF MODIFIED FLOOD PLAIN AREA

N

GRAPHIC SCALE

0 40 80 160

MASTER STORMWATER FACILITY
PERMITTED UNDER
SRWMD ERP 08-0041
MODIFIED FLOOD PLAIN
100 YEAR, 10 DAY
EL = 71.90

CR NO. 2054
RACHEAL BLVD
(66' R/W)

S 82°35'58"E 748.69

20' WIDE STABILIZED MAINTENANCE

R=430.00'
L=73.03'
Δ=9°43'54"

S 120°52'E

R=370.00'
L=125.22'
Δ=19°23'29"

NW 119TH TERRACE
(60' R/W)

SUBJECT PARCEL
03191-010-001

EX. TRANSFORMER

EX. JUNCTION CABINET

EX. GRU UJB

EX. BUILDING

N 82°15'33"W
176.16

EX. CONDUITS

R=450.00'
L=49.62'
Δ=6°19'05"

R=121.00'
L=37.87'
Δ=17°55'58"

R=440.00'
L=64.19'
Δ=8°21'30"

EX. BUILDING

S 06°38'26"E 1406.59

N 17°42'49"
42.77

R=2191.86'
L=823.09'
Δ=22°49'18"

US HWY 441

R=2191.86'
L=873.05'
Δ=22°49'18"

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

CONCEPT CONSTRUCTION

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CONSULTANTS

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est. 1988 FLORIDA CA-5075

DANIEL H. YOUNG
LICENSED PROFESSIONAL ENGINEER
No 70780
STATE OF FLORIDA
Sep 23 2021

FL PE No. 70780

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21
3	POD 2 PZB SUBMITTAL	09/28/21

DATE ISSUED:	1/04/17
SCALE:	1"=80'
DRAWN BY:	TFC
REVIEWED BY:	DHY

CHW PROJECT NUMBER
16-0111

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EXISTING CONDITIONS MAP

SHEET NUMBER

C0.01

100% CONSTRUCTION DOCUMENTS

Tech: ThomasC Plot Date: Sep 23,2021 8:23am Filename: L:\2016\16-0111\Engineering\CHW\Production Files\16-0111 ECM.dwg

GENERAL NOTES

1. THE EXISTING INFORMATION WAS TAKEN FROM A PERMIT SET OF PLANS PRODUCED BY EDA, INC. UNDER PROJECT NUMBER 501-3563-000.

2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. THE RESPECTIVE UTILITY COMPANIES SHALL RELOCATE ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING THE RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE APPROPRIATE UTILITY COMPANIES IN ORDER TO ALLOW MARKING OF THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES IN ADVANCE OF CONSTRUCTION BY CALLING THE FLORIDA SUNSHINE STATE ONE-CALL CENTER, INC. AT 1-800-432-4770 OR 811. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "SUNSHINE" 48 HOURS PRIOR TO ANY CLEARING OF CONSTRUCTION TO IDENTIFY ALL UTILITY LOCATIONS. NO CONSTRUCTION ACTIVITY MAY OCCUR UNTIL THE UTILITIES HAVE BEEN PROPERLY MARKED.

4. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL LOCATION AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF THE PROJECT ENVELOPE SHOWN PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CALL ALL UTILITY COMPANIES TO HAVE THE LOCATIONS OF ALL UTILITIES FIELD MARKED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION.

5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.

6. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION WORK, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.

7. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK INCLUDING LANDSCAPING.

8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY AND/OR MUNICIPALITY INSTRUCTIONS.

9. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND SHALL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED, AND PERMITTED THROUGH LOCAL GOVERNMENTAL AGENCIES AND WATER MANAGEMENT DISTRICT PER CURRENT REGULATIONS AT THE SOLE COST OF THE CONTRACTOR.

11. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT AND BORINGS PRIOR TO BIDDING THE PROJECT AND FOLLOW OUTLINED CONSTRUCTION TECHNIQUES.

12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SERVICES OF AN APPROVED TESTING LABORATORY AND/OR SOILS ENGINEER, APPLICABLE REGULATORY AGENCIES, AND AS MAY BE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS OR SPECIFICATIONS. CONTRACTOR TO VERIFY ALL TESTING WITH THE OWNER PRIOR TO COMMENCING CONSTRUCTION. UPON COMPLETION OF THE WORK, THE TESTING LABORATORY AND/OR SOILS ENGINEER MUST SUBMIT TO THE OWNER'S ENGINEER CERTIFICATIONS STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

13. INSTALL SILT FENCE PRIOR TO SITE DEMOLITION OR NEW SITE CONSTRUCTION. INSTALL SILT FENCE PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL AND PROVIDE TOE-IN. THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE PROJECT SILT FENCE SHALL BE INSPECTED DAILY AND ANY CORRECTIVE MEASURES SHALL BE COMPLETED WITHIN 24 HOURS.

14. ALL TREE BARRICADES AND SILT FENCING SHALL BE INSPECTED BY CHW'S INSPECTOR PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR CONSTRUCTION ACTIVITIES.

15. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

16. ALL DELETERIOUS MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER'S ENGINEER OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED AND REMOVED FROM THE SITE. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE AREAS.

17. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS SHALL BE SODDED, SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, AS DIRECTED BY THESE PLANS, IMMEDIATELY FOLLOWING CONSTRUCTION PER LOCAL INSPECTOR.

18. WORK BEING PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON THE SITE BY OTHER CONTRACTORS AND/OR UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.

19. ALL PAVEMENT DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

20. THE GOVERNING STANDARDS AND SPECIFICATIONS, UNLESS STATED OTHERWISE SHALL BE PER FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS (FY 2020-21 ROAD CONSTRUCTION) AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED JULY 2020, AS AMENDED BY CONTRACT DOCUMENTS. ALL MATERIALS AND METHODS SHALL MEET FDOT SPECIFICATIONS AND SHALL BE PRODUCED OR OBTAINED FROM AN FDOT APPROVED SOURCE.

21. ALL NEW TRAFFIC CONTROL DEVICES (SIGNS AND PAVEMENT MARKINGS) SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARDS.

22. ALL STRIPING WITHIN RIGHT OF WAY SHALL BE PLACED FIRST AS TEMPORARY STRIPING FOLLOWED BY APPLICATION OF THERMOPLASTIC STRIPING 30 DAYS LATER.

23. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER BENCHMARKS ON-SITE. EXISTING BENCH MARKS SCHEDULED FOR REMOVAL SHALL BE RELOCATED AT CONTRACTORS EXPENSE AND RE-ESTABLISHED BY A LICENSED SURVEYOR.

24. ALL HANDICAP RAMPS SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE AND AMERICANS WITH DISABILITY'S ACT.

25. A PRE-CONSTRUCTION CONFERENCE SHALL BE REQUIRED. THE CONTRACTOR, ENGINEER OF RECORD, AND THE OWNER SHALL MEET WITH THE CITY OF ALACHUA PRIOR TO INITIATION OF SITE CONSTRUCTION.

26. ANY CHANGE ORDER REQUESTS, SITE REVISIONS, AND PAY REQUESTS MUST BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD.

27. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING AS NEEDED THROUGHOUT ALL CONSTRUCTION ACTIVITIES COVERED BY THESE PLANS. DEWATERING SHALL BE DONE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS, 2020 EDITION, SECTION 120.

28. THE CONTRACTOR IS RESPONSIBLE FOR THE PERFORMANCE AND COST OF ALL CLEARING AND GRUBBING AND ALL WORK OF REMOVAL, DISPOSAL, AND REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS WHERE SHOWN IN THE PLANS, OR ORDERED BY THE ENGINEER TO BE REMOVED, OR WHERE REQUIRED BECAUSE OF THE CONSTRUCTION OPERATIONS, IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS (THIS INCLUDES BUT IS NOT LIMITED TO PROPOSED PIPING, STRUCTURES, UTILITIES, PAVING, CURBING, ETC.).

29. AN AS-BUILT SURVEY MAY BE REQUIRED BY REGULATORY AGENCIES. CONTRACTOR TO COORDINATE WITH PROJECT OWNER FOR COMPLETION OF AS-BUILT SURVEYS PRIOR TO PROJECT / PERMIT CLOSE-OUT.

MAINTENANCE OF TRAFFIC (MOT) NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CREATING A MAINTENANCE OF TRAFFIC (MOT) PLAN FOR CONSTRUCTION ACTIVITY THAT OCCURS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO SIDEWALK WORK AND ACTIVITIES THAT REQUIRE A LANE (OR ROAD) CLOSURE, SUCH AS CONNECTION TO SEWER MANHOLES AND WATER MAINS. THE MOT PLAN MUST BE CREATED BY A REGISTERED PROFESSIONAL ENGINEER WHO IS CERTIFIED TO DO SO BY THE FDOT MOT CERTIFICATION TRAINING. THE MOT PLAN MUST ALSO BE IN ACCORDANCE WITH FDOT DESIGN STANDARDS AND FDOT STANDARD SPECIFICATIONS REQUIREMENTS AND MUST BE REVIEWED AND APPROVED BY THE CITY OF ALACHUA.

2. THE CONTRACTOR SHALL SUBMIT THE MOT TO THE APPROPRIATE REGULATORY AUTHORITY PRIOR TO WORK REQUIRING THE MOT FOR APPROVAL. NO WORK IN THE ROW SHALL OCCUR UNTIL THE MOT IS APPROVED.

3. CONTRACTOR SHALL SUBMIT TO THE CITY OF ALACHUA FOR REVIEW AND APPROVAL A TRAFFIC CONTROL PLAN THAT SHALL DETAIL PROCEDURES AND PROTECTIVE MEASURES PROPOSED TO PROVIDE PROTECTION AND CONTROL OF TRAFFIC AFFECTED. THE TRAFFIC PLAN SHALL INCLUDE PROPOSED LOCATIONS AND TIME DURATIONS OF THE FOLLOWING ITEMS AS APPLICABLE:
   A. PEDESTRIAN AND PUBLIC VEHICULAR TRAFFIC ROUTING
   B. LANE AND SIDEWALK CLOSURES, RESTRICTIONS, AND REDUCTIONS ANTICIPATED DUE TO CONSTRUCTION OPERATIONS. DESCRIBE PROPOSED DATES, HOURS, AND DURATION OF CLOSURE(S) AND SHOW PEDESTRIAN/VEHICULAR ROUTING AND MANAGEMENT. INDICATE TRAFFIC CONTROL DEVICES TO CONTROL MOVEMENT AROUND THE CLOSURE TO INCLUDE BARRICADE DETAILS.
   C. ACCESS TO BUILDING IMMEDIATELY ADJACENT TO WORKSITE.
   D. DRIVEWAYS BLOCKED BY CONSTRUCTION OPERATIONS.

4. CONTRACTOR SHALL NOTIFY IN WRITING BOTH THE CITY OF ALACHUA PUBLIC SERVICES AND THE ALACHUA COUNTY POLICE DEPARTMENT NO LESS THAN 7 DAYS PRIOR TO SUCH CLOSURES OR WHENEVER ROADS ARE IMPASSABLE.

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

DEMOLITION GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF ALL DEMOLITION MATERIALS IN A SAFE AND LAWFUL MANNER. THE CONTRACTOR SHALL SALVAGE TO THE OWNER ANY ITEM AS DETERMINED BY THE OWNER. ONCE DEMOLISHED, MATERIAL SHALL BE DISPOSED OF PROPERLY AND IMMEDIATELY.

2. REMOVE ALL IMPROVEMENTS DEFINED ON THE DEMOLITION PLAN. SALVAGE ITEMS TO OWNER AS DEFINED BY THE OWNER'S REPRESENTATIVE AND CONSTRUCTION DOCUMENT SPECIFICATIONS.

3. EXISTING PAVEMENT AND SIDEWALK EDGES THAT BORDER NEW CONSTRUCTION OR DEMOLITION ARE TO BE SAW-CUT TO PROVIDE A SMOOTH TRANSITION.

4. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED.

5. ROOTS LARGER THAN 1 INCH IN DIAMETER ON TREES TO BE PRESERVED THAT ARE ENCOUNTERED DURING CONSTRUCTION MUST BE CUT CLEANLY AND COVERED OVER WITH SOIL BY THE END OF THE WORKING DAY.

6. ALL ASPHALT AND LIMEROCK WILL BE COMPLETELY REMOVED FROM AREAS THAT WILL BE LANDSCAPED. IN PARTICULAR, AREAS WHERE ASPHALT WILL BE REMOVED MUST HAVE THE TOP HARD SURFACE, LIMEROCK, AND COMPACTED SOIL REMOVED. REPLACEMENT SOIL SHALL BE CLEAN DEEP FILL OF PH 5.5 - 6.5. THE DEPTH OF UNCOMPACTED SOIL PRIOR TO PLANTING MUST BE AT LEAST 3 FEET TO ACCOMMODATE FUTURE TREE ROOT GROWTH. NO LIMEROCK, LARGE STONES, OR OTHER CONSTRUCTION DEBRIS CAN REMAIN IN AREAS TO BE LANDSCAPED.

PAVING, GRADING, AND DRAINAGE GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL PRACTICES DURING CONSTRUCTION TO MINIMIZE ON-SITE EROSION/SEDIMENTATION AND TO PROTECT AGAINST DAMAGE TO OFF SITE PROPERTY. THE FOLLOWING PRACTICES SHALL BE EMPLOYED:

A. EROSION AND SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AREAS OF OFF-SITE DISCHARGE DURING CONSTRUCTION SHALL BE PROTECTED WITH A SEDIMENT BARRIER PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL TO PREVENT OFF-SITE DISCHARGE OF SEDIMENTS. A SILT BARRIER SHALL SPECIFICALLY BE REQUIRED, CONSTRUCTED, AND MAINTAINED AS INDICATED ON THIS SHEET. TEMPORARY SEED AND MULCH SHOULD BE USED TO CONTROL ON-SITE EROSION WHEN IT IS NOT PRACTICAL TO ESTABLISH PERMANENT VEGETATION. SOD SHALL BE PLACED AS EARLY AS POSSIBLE ON ALL SLOPES STEEPER THAN 5 (FT) HORIZONTAL TO 1 (FT) VERTICAL. SOD SHALL BE PINNED AS REQUIRED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE CONTRACTOR SHALL INSPECT AND REPAIR AS NECESSARY THE EROSION/SEDIMENTATION PROTECTION AT THE END OF EACH WORKING DAY.

NOTE: EROSION/SEDIMENTATION CONTROL SHALL BE PLACED PRIOR TO SITE EXCAVATION AND SHALL REMAIN IN PLACE UNTIL SITE VEGETATION AND LANDSCAPING IS COMPLETE.

B. ALL INLET STRUCTURES AND PIPE SHALL BE PROTECTED FROM SILTATION BY CONSTRUCTING INLET PROTECTION AS DEFINED BY THESE PLANS OR IN THE FDOT STANDARDS. IF SILTATION OCCURS, THE CONTRACTOR IS RESPONSIBLE TO REMOVE SILTATION AS PART OF THE BASE CONTRACT AT NO ADDITIONAL COST TO THE OWNER.

C. EXCAVATED STORMWATER FACILITIES SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION. THE FACILITIES SHALL BE ROUGH GRADED TO THE DESIGN ELEVATIONS. AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED. THE FACILITIES BOTTOM SHALL BE OVER-EXCAVATED BY SIX INCHES, SCARIFIED, BACKFILLED WITH ARCHER FILL (HAVING NO MORE THAN 5% PASSING NO. 200 SIEVE), AND GRADED TO FINAL DESIGN GRADES. EXCESS AND UNSUITABLE SOILS SHALL BE REMOVED FROM THE BASIN (REMOVE ALL ACCUMULATED SILTS, CLAYS, ORGANIC, AND DEBRIS). FINALLY, SCARIFY AND RAKE BOTTOM AND VEGETATE.

D. PERMANENT VEGETATIVE STABILIZATION SHALL BE APPLIED ON FINE GRADED SITES AS SOON AS PRACTICAL. TEMPORARY SEEDING SHOULD BE EMPLOYED TO PREVENT EXPOSURE OF BARREN SOILS UNTIL PERMANENT VEGETATION CAN BE APPLIED.

E. ALL SLOPES 1:3 OR STEEPER REQUIRE LAPPED OR PEGGED SOD.

F. EROSION, SEDIMENT AND TURBIDITY CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DELINEATED MEASURES ARE THE MINIMUM REQUIRED, WITH ADDITIONAL CONTROLS TO BE UTILIZED AS NEEDED, DEPENDENT UPON ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATION.

G. ALL SYNTHETIC BALES, SILT FENCE, AND OTHER EROSION CONTROL MEASURES SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.

2. THE CONTRACTOR SHALL MAINTAIN IN HIS POSSESSION A COPY OF THE WATER MANAGEMENT DISTRICT CONSTRUCTION PERMIT. HE SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL CONDITIONS CONTAINED IN THE PERMIT.

3. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.

4. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.

5. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.

6. GENERAL CONTRACTOR TO CONTACT ENGINEER OF RECORD AND THE OWNER REPRESENTATIVE 48 HOURS IN ADVANCE PRIOR TO BACKFILLING TRENCHES FOR FIELD INSPECTION AND PRIOR TO LAYING ASPHALT FOR FIELD INSPECTION.

7. CONTRACTOR IS TO SUBMIT FDOT APPROVED ASPHALT DESIGN MIXES TO THE OWNER'S REPRESENTATIVE AND ENGINEER OF RECORD BEFORE ANY WORK IS TO COMMENCE ON PROJECT. THE MIXTURE AT THE PLANT OR ON THE ROAD SHALL NOT EXCEED 335 DEGREES. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND PROVIDE TEMPERATURE READINGS PRIOR TO LAYING ASPHALT.

8. AS DETERMINED NECESSARY AND DIRECTED BY CITY OF JACKSONVILLE OR ENGINEER OF RECORD, THE CONTRACTOR SHALL UNDERCUT ALL UNSUITABLE MATERIAL 24 INCHES BELOW THE BOTTOM OF ANY PROPOSED LIMEROCK BASE, AND SHALL BACKFILL WITH FILL MATERIAL MEETING FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. SEE FDOT INDEX 120-001 AND 120-002.

9. PROVIDE LEVEL PLATFORM IN FRONT OF ALL EGRESS DOORS. THE FLOOR SURFACE ON BOTH SIDES OF A DOOR SHALL BE AT THE SAME ELEVATION. THE FLOOR SURFACE OR LANDING ON EACH SIDE OF THE DOOR SHALL EXTEND FROM THE DOOR IN THE CLOSED POSITION A DISTANCE EQUAL TO THE DOOR WIDTH AND SHALL COMPLY WITH SECTION 4.13.6 MANEUVERING CLEARANCES AT DOORS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.

10. RAMPS SHALL HAVE LEVEL LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN. CURB RAMPS ARE NOT REQUIRED TO HAVE LANDINGS. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:

A. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.

B. ALL LANDINGS ON RAMPS SHALL BE NOT LESS THAN 60" CLEAR, AND THE BOTTOM OF EACH RAMP SHALL HAVE NOT LESS THAN 72" OF STRAIGHT AND LEVEL CLEARANCE.

C. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60"X60". IF A RAMP RUN HAS A RISE GREATER THAN 6" OR A HORIZONTAL PROJECTION GREATER THAN 72" THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. HANDRAILS SHALL BE SHOWN ON THE SITE PLAN.

11. THE CONTRACTOR SHALL STOCKPILE TOPSOIL AND CONSTRUCTION MATERIALS IN AREAS DESIGNATED BY THE OWNER.

12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS AS NOTED IN NOTE #29 UNDER SITE GENERAL NOTES.

13. ALL CONCRETE USED SHALL BE 2,500 PSI MINIMUM.

14. ALL WELLS, CLEANOUTS, MANHOLE TOPS, PULL BOX COVERS AND OTHER UTILITY APPURTENANCES IN THE AREA OF REDEVELOPMENT SHALL BE PROTECTED AND TOPS ADJUSTED TO MATCH PROPOSED GRADES.

15. CONTRACTOR SHALL SAW CUT, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS ANY EXISTING PAVEMENT.

16. SOD SHALL BE PLACED AROUND ALL STRUCTURES AS DIRECTED BY THE FDOT INDEX NO. 281. ALL OTHER DISTURBED AREAS SHALL BE SEEDED AND MULCHED.

17. ALL STORM SEWER CURB AND DITCH BOTTOM INLETS SHALL CONFORM TO THE APPLICABLE FDOT INDEX. ALL DRAINAGE STRUCTURES WITH GRATES THAT ARE LOCATED IN GRASSED AREAS SHALL HAVE THE GRATE CHAINED TO THE STRUCTURE USING AN EYE BOLT AND CHAIN.

18. ALL CONCRETE STRUCTURES SHALL HAVE ALL EXPOSED EDGES CHAMFERED 3/4" AND CLASS I SURFACE FINISH.

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

20. COMPACTION OF ALL MATERIALS SHALL BE LIMITED TO STATIC MODE ONLY, UNLESS DIRECTED OTHERWISE BY THE ENGINEER OR RECORD.

21. ALL RCP PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION SECTION 430.

WATER AND WASTEWATER GENERAL NOTES

1. MATERIALS AND CONSTRUCTION METHODS FOR WATER AND WASTEWATER SYSTEMS SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO. APPROVAL AND CONSTRUCTION OF ALL UTILITY EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE REGULATORY AGENCY DEPARTMENT FOR PUBLIC UTILITIES.

2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.

3. THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY UTILITY FIELD LOCATION AND RELOCATION AS REQUIRED.

4. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.

5. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES US THE CONTRACTOR'S RESPONSIBILITY.

6. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

7. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.

8. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN SIX FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND GRAVITY OR PRESSURE WASTEWATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN THREE FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND VACUUM WASTEWATER MAINS. A HORIZONTAL SEPARATION OF THREE FEET SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND STORM SEWERS, STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

9. WHEN POTABLE WATER MAINS CROSS OTHER PIPES, THE TWO PIPES SHALL HAVE JOINTS A MINIMUM OF SIX FEET FROM THE CROSSING. WHEN POTABLE WATER MAINS CROSS UNDERNEATH OTHER PIPES, THE MINIMUM VERTICAL SEPARATION IS TWELVE INCHES. WHEN POTABLE WATER MAINS CROSS ABOVE PRESSURE WASTEWATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS, THE MINIMUM VERTICAL SEPARATION IS TWELVE INCHES. WHEN POTABLE WATER MAINS CROSS ABOVE GRAVITY AND VACUUM WASTEWATER MAINS, STORM SEWERS, AND STORMWATER FORCE MAINS, THE PREFERRED VERTICAL SEPARATION IS TWELVE INCHES AND THE THE MINIMUM VERTICAL SEPARATION IS SIX INCHES.

10. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.

11. RESTRAINED JOINTS SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS IN ACCORDANCE WITH AWWA STANDARDS.

12. ALL PVC WATER SERVICE LINES SHALL BE SCH 40 PVC.

13. THE SITE WORK CONTRACTOR SHALL ENGAGE THE SERVICES OF A LICENSED UNDERGROUND UTILITY AND EXCAVATION CONSTRACTOR TO INSTALL THE NEW WATER SERVICE LINE.

14. ALL SANITARY SEWER SERVICE LATERALS SHALL BE 4" PVC SDR 35 OR 6" PVC SDR 35 WITH A CLEAN-OUT LOCATED PER THE PLANS. MINIMUM SLOPE FOR 4" LATERALS SHALL BE 1.0% AND A MINIMUM CLEANOUT SPACING OF 75 FEET ON-CENTER AND MINIMUM SLOPE FOR 6" LATERALS SHALL BE 0.6% AND A MINIMUM CLEANOUT SPACING OF 100 FEET ON-CENTER.

15. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED FOR ALL UTILITIES SHOWN HEREON BY METES AND BOUND DESCRIPTION AND IN ACCORDANCE WITH THE REGULATORY AGENCY DEPARTMENT FOR PUBLIC UTILITIES.

ELECTRIC SERVICE GENERAL NOTES

1. ALL ELECTRICAL UTILITIES AND INFORMATION SHOWN ON THE CIVIL PLANS ARE FOR LOCATION AND COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL PLANS BY OTHERS FOR THE ELECTRICAL DESIGN AND DETAILS.

2. ELECTRIC DESIGN PROVIDED BY OTHERS.

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REVISIONS

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2	POD 2 RE-PERMITTING	08/23/21
3	POD 2 PZB SUBMITTAL	09/28/21

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GENERAL NOTES

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100% CONSTRUCTION DOCUMENTS

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ABBREVIATIONS

	SYMBOLS
'	*FEET (WHEN USED WITH LENGTHS)*
°	*DEGREES*
'	*MINUTES (WHEN USED WITH ANGLES)*
"	*SECONDS*
%	*PERCENT*
@	*AT*
	A
AASHTO	*ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS*
AC	*ACRES*
ADA	*AMERICAN WITH DISABILITIES ACT*
ANSI	*AMERICAN NATIONAL STANDARDS INSTITUTE*
ARCH	*ARCHITECT*
ARV	*AIR RELEASE VALVE*
ASTM	*AMERICAN SOCIETY FOR TESTING AND MATERIALS*
AWWA	*AMERICAN WATER WORKS ASSOCIATION*
	B
BC	*BACK OF CURB*
BFP	*BACKFLOW PREVENTER*
BLDG	*BUILDING*
BM	*BENCHMARK*
BMP	*BEST MANAGEMENT PRACTICE*
BOC	*BACK OF CURB*
BVCS	*BEGIN VERTICAL CURVE STATION*
BVCE	*BEGIN VERTICAL CURVE ELEVATION*
BW	*BOTTOM OF WALL*
BSL	*BUILDING SETBACK LINE*
	C
CATV	*CABLE TELEVISION*
CI	*CURB INLET*
CIP	*CAST IRON PIPE*
CMP	*CORRUGATED METAL PIPE*
CO	*CLEANOUT*
CONC	*CONCRETE*
COORD	*COORDINATE*
CR	*COUNTY ROAD*
C/O	*CLEANOUT*
	D
DBH	*DIAMETER AT BREAST HEIGHT*
DE	*DRAINAGE EASEMENT*
DEG	*DEGREE*
DIA	*DIAMETER*
DIP	*DUCTILE IRON PIPE*
DWG	*DRAWING*
	E
e	*RATE OF ELEVATION*
E	*EAST*
EA	*EACH*
EL	*ELEVATION*
ELEV	*ELEVATION*
EOP	*EDGE OF PAVEMENT*
EOR	*ENGINEER OF RECORD*
ERCP	*ELLIPTICAL REINFORCED CONCRETE PIPE*
ESMT	*EASEMENT*
EVCS	*END VERTICAL CURVE STATION*
EVCE	*END VERTICAL CURVE ELEVATION*
EX	*EXISTING*
	F
FAC	*FLORIDA ADMINISTRATIVE CODE*
FBR	*FLORIDA BEARING RATIO*
FC	*FRICTION COURSE*
FDEP	*FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION*
FDOT	*FLORIDA DEPARTMENT OF TRANSPORTATION*
FFE	*FINISHED FLOOR ELEVATION*
FH	*FIRE HYDRANT*
FHWA	*FLORIDA HIGHWAY ADMINISTRATION*
FIG	*FIGURE*
FM	*FORCE MAIN*
FOC	*FACE OF CURB*
FS	*FLORIDA STATUTES*
FT	*FEET*
	G
GALV	*GALVANIZED*
GM	*GAS MAIN*
GV	*GATE VALVE*
	H
HDPE	*HIGH DENSITY POLYETHYLENE*
HP	*HIGH POINT*
	I
ID	*IDENTIFICATION*
INV	*INVERT*
INV EL	*INVERT ELEVATION*
IP	*IRON PIPE*
	K
K	*VERTICAL CURVE RATE OF CHANGE*
	L
L	*LENGTH*
LA	*LANDSCAPE ARCHITECT*
LBR	*LIMEROCK BEARING RATIO*
LDR	*LAND DEVELOPMENT REGULATION*
LF	*LINEAR FEET*
LP	*LOW POINT*
LT	*LEFT*
	M
MAX	*MAXIMUM*
ME	*MATCH EXISTING*
MH	*MANHOLE*
MIN	*MINIMUM*
MISC	*MISCELLANEOUS*
MUTCD	*MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES*
	N
N	*NORTH*
N-E	*NORTHING - EASTING*
N/A	*NOT APPLICABLE*
NAVD	*NORTH AMERICAN VERTICAL DATUM OF 1988*
NGVD	*NATIONAL GEODETIC VERTICAL DATUM OF 1929*
NO	*NUMBER*
NPDES	*NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM*
NTS	*NOT TO SCALE*
	O
OC	*ON CENTER*
OHW	*OVERHEAD WIRE*
ORB	*OFFICIAL RECORDS BOOK*
OSHA	*OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION*
	P
PAVT	*PAVEMENT*
PC	*POINT OF CURVATURE*
PCC	*POINT OF COMPOUND CURVE*
PERF	*PERFORATED*
PIV	*POST INDICATOR VALVE*
PROP	*PROPOSED*
PT	*POINT OF TANGENCY*
PVC	*POLYVINYL CHLORIDE*
PVI	*POINT OF VERTICAL INTERSECTION*
	R
R	*RADIUS*
RCP	*REINFORCED CONCRETE PIPE*
RPM	*RAISED REFLECTIVE PAVEMENT MARKER*
RPZ	*REDUCED PRESSURE ZONE*
RT	*RIGHT*
RWM	*RECLAIMED WATER MAIN*
R/W	*RIGHT-OF-WAY*
	S
S	*SOUTH*
SAN	*SANITARY*
SHWE	*SEASONAL HIGH WATER ELEVATION*
SL	*SLOPE*
SP	*SUPERPAVE*
SR	*STATE ROAD*
SS	*SANITARY SEWER*
ST	*STORM*
STA	*STATION*
STD	*STANDARD*
	T
TCE	*TEMPORARY CONSTRUCTION EASEMENT*
TEMP	*TEMPORARY*
TOB	*TOP OF BANK*
TV	*TELEVISION*
TW	*TOP OF WALL*
TYP	*TYPICAL*
	U
USF	*UNITED STATES FOUNDRY*
USGS	*UNITED STATES GEOLOGICAL SURVEY*
UTIL	*UTILITY*
	V
V	*VERTICAL*
VC	*VERTICAL CURVE*
VCP	*VITRIFIED CLAY PIPE*
	W
W	*WEST*
W	*WATER*
W/	*WITH*
WM	*WATER MAIN*
WW	*WASTEWATER*
WWF	*WELDED WIRE FABRIC*

SIGNAGE

SIGNS ARE PER FDOT SPECIFICATIONS OR PER MUTCD. SIGN POSTS AND INSTALLATION SHALL BE PER FDOT INDEX NO. 11860. SIGN PLACEMENT SHALL BE PER FDOT INDEX NO. 17302.

PARKING BY DISABLED PERMIT ONLY

FTP-20-06 (12" X 18") PER FDOT INDEX NO. 17355

STOP

R1-1 "STOP" - SEE PLANS FOR SIZE

SITE INFORMATION

EX. PROPERTY LINE

LANDSCAPE BUFFER LINE

BUILDING SETBACK LINE

WETLAND LIMITS LINE

WETLAND SETBACK LINE

CENTER LINE

EASEMENT LINE

RIGHT-OF-WAY LINE

SF — SF *SILT FENCE LINE*

TB — TB *TREE BARRICADE LINE*

EX. STRUCTURE OR BUILDING

PROPOSED BUILDING

PROPOSED ASPHALTIC PAVEMENT

PROPOSED CONCRETE PAVEMENT

PROPOSED DETECTABLE WARNING SURFACE

DIRECTIONAL TRAFFIC ARROW PER FDOT INDEX NO. 17346

WATERSHED DIVIDE

99 *EX. ELEVATION CONTOUR*

99 *PROPOSED CONTOUR*

93.23 *EX. SPOT ELEVATION*

93.23 *PROPOSED SPOT ELEVATION*

DIRECTION OF SURFACE DRAINAGE FLOW

PROPOSED SWALE LINE

x — x *EX. FENCE*

PROPOSED FENCE

12" PINE *EX. TREE (SIZE & TYPE)*

1234 *EX. TREE (TREE ID)*

12" PINE *EX. TREE TO BE REMOVED (SIZE & TYPE)*

1234 *EX. TREE TO BE REMOVED (TREE ID)*

PROJECT BENCHMARK

STORMWATER

THE PROPOSED STORMWATER STRUCTURES DEPICTED BELOW ARE DRAWN PER FDOT SPECIFICATIONS AND TO SCALE WHEN SHOWN ON THE PLAN SHEETS.

ST — ST *EX. GRAVITY STORMWATER MAIN*

PROPOSED GRAVITY STORMWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)

N-E LOCATION TOP/RIM ELEV. LOCATION — ST *EX. STORMWATER MANHOLE*

PROPOSED 48" DIA. STORMWATER MANHOLE PER FDOT INDEX. NO. 200 AND 201

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED CIRCULAR AREA DRAIN*

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED SQUARE AREA DRAIN*

N-E LOCATION TOP ELEV. LOCATION *PROPOSED TYPE 1 CURB INLET TOP PER FDOT INDEX NO. 210 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP ELEV. LOCATION *PROPOSED TYPE 2 CURB INLET TOP PER FDOT INDEX NO. 210 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP ELEV. LOCATION *PROPOSED TYPE 3 CURB INLET TOP PER FDOT INDEX NO. 210 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP ELEV. LOCATION *PROPOSED TYPE 4 CURB INLET TOP PER FDOT INDEX NO. 210 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP ELEV. LOCATION *PROPOSED TYPE 5 CURB INLET TOP PER FDOT INDEX NO. 211 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP ELEV. LOCATION *PROPOSED TYPE 6 CURB INLET TOP PER FDOT INDEX NO. 211 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 9 CURB INLET TOP PER FDOT INDEX NO. 214 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'C' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 232 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'D' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 232 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'E' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 232 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'F' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 233 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'G' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 233 (SEE PLANS FOR BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'H' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 232 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)*

N-E LOCATION TOP/GRATE ELEV. LOCATION *PROPOSED TYPE 'J' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 234 (SEE PLANS FOR BOTTOM SPECIFICATION)*

PIPE INV. LOCATION N-E LOCATION *PROPOSED U-TYPE CONCRETE ENDWALLS WITH GRATES PER FDOT INDEX NO. 260 (SEE PLANS FOR SIZE)*

N-E LOCATION INV. ELEV. LOCATION *PROPOSED FLARED END SECTION PER FDOT INDEX NO. 270 (SEE PLANS FOR SIZE)*

N-E LOCATION PIPE INV. ELEV. LOCATION *PROPOSED CROSS DRAIN MITERED END SECTION PER FDOT INDEX NO. 272 (SEE PLANS FOR SIZE)*

N-E LOCATION PIPE INV. ELEV. LOCATION *PROPOSED SIDE DRAIN MITERED END SECTION PER FDOT INDEX NO. 273 (SEE PLANS FOR SIZE)*

S-10 *PROPOSED STORMWATER STRUCTURE ID TAG*

POTABLE AND RECLAIMED WATER

W — W *EX. POTABLE WATER MAIN*

P-W *PROPOSED POTABLE WATER MAIN*

RCW — RCW *EX. RECLAIMED WATER MAIN*

P-RCW *PROPOSED RECLAIMED WATER MAIN*

11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)

22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)

45° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)

90° BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)

TEE (POTABLE AND RCW)

CROSS (POTABLE AND RCW)

BLOWOFF ASSEMBLY (POTABLE AND RCW)

REDUCER (POTABLE AND RCW)

EX. GATE VALVE AND BOX (POTABLE AND RCW)

PROPOSED GATE VALVE AND BOX (POTABLE AND RCW)

EX. AIR RELEASE VALVE (POTABLE AND RCW)

PROPOSED AIR RELEASE VALVE (POTABLE AND RCW)

EX. FIRE HYDRANT ASSEMBLY

PROPOSED FIRE HYDRANT ASSEMBLY

PROPOSED SAMPLE POINT

EX. WATER METER (POTABLE AND RCW)

PROPOSED POTABLE WATER METER

PROPOSED POTABLE WATER BACK FLOW PREVENTER

PROPOSED RECLAIMED WATER METER

W *EX. WATER WELL*

EX. HOSE BIB (POTABLE AND RECLAIMED)

PROPOSED HOSE BIB (POTABLE AND RECLAIMED)

11 *PROPOSED FITTING ID TAG (POTABLE AND RECLAIMED)*

WASTEWATER

WW — WW *EX. GRAVITY WASTEWATER MAIN*

P-WW *PROPOSED GRAVITY WASTEWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)*

FM — FM *EX. WASTEWATER FORCE MAIN*

P-FM *PROPOSED WASTEWATER FORCE MAIN*

N-E LOCATION RIM ELEV. LOCATION — ST *EX. WASTEWATER MANHOLE*

PROPOSED WASTEWATER MANHOLE

EX. WASTEWATER CLEANOUT

PROPOSED WASTEWATER CLEANOUT

PROPOSED WASTEWATER GREASE TRAP

MH# *PROPOSED WASTEWATER MANHOLE ID*

11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

45° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

90° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

WYE W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

EX. PLUG VALVE AND BOX (WW FORCE MAIN)

PROPOSED PLUG VALVE AND BOX (WW FORCE MAIN)

EX. AIR RELEASE VALVE (WW FORCE MAIN)

PROPOSED AIR RELEASE VALVE (WW FORCE MAIN)

MISCELLANEOUS UTILITIES

THE PROPOSED UTILITIES BELOW ARE DESIGN BY OTHERS AND ARE DEPICTED FOR COORDINATION PURPOSES ONLY. REFER TO PLANS BY OTHERS FOR EXACT LOCATIONS, DIMENSION, AND DETAILS.

P-ATT *PROPOSED AT&T LINE*

BC — BC *EX. BURIED CABLE LINE*

P-BC *PROPOSED BURIED CABLE LINE*

BTEL *EX. BURIED TELEPHONE LINE*

P-TEL *PROPOSED TELEPHONE LINE*

CATV *EX. CABLE TELEVISION LINE*

P-TV *PROPOSED CABLE/TELEVISION LINE*

FO — FO *EX. FIBER OPTIC LINE*

UGTEL *EX. UNDERGROUND TELEPHONE LINE*

TE *EX. TELEPHONE PEDESTAL*

TV *EX. TELEVISION/CABLE PEDESTAL*

CHW — CHW *EX. CHILLED WATER MAIN*

P-CHW *PROPOSED CHILLED WATER MAIN*

FIRE *EX. FIRE MAIN*

P-FIRE *PROPOSED FIRE MAIN*

IRR — IRR *EX. IRRIGATION LINE*

P-IRR *PROPOSED IRRIGATION LINE*

STEAM *EX. STEAM LINE*

P-STEAM *PROPOSED STEAM LINE*

P-CLAY *PROPOSED CLAY ELECTRIC LINE*

E — E *EX. ELECTRIC LINE*

P-E *PROPOSED ELECTRIC LINE*

EN — EN *EX. ENERGY LINE*

P-LIGHT *PROPOSED PRIVATE LIGHTING LINE*

OHW — OHW *EX. OVERHEAD WIRE LINE*

UGE — UGE *EX. UNDERGROUND ELECTRIC LINE*

EX. LIGHT

EX. UTILITY POLE

EX. UTILITY POLE

EX. WOOD POWER POLE

EX. GUY ANCHOR

T *PROPOSED TRANSFORMER*

GAS — GAS *EX. GAS LINE*

P-GAS *PROPOSED GAS LINE*

G *EX. GAS MARKER*

G *EX. GAS MARKER*

NOTES:

1. THIS LEGEND IS ALL INCLUSIVE AND MAY INCLUDE ITEMS NOT A PART OF THIS PLAN SET.

2. SYMBOLS SHOWN ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY. UNLESS NOTED OTHERWISE, SYMBOLS IN THESE PLANS MAY NOT BE REPRESENTATIVE OF SIZE.

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FL PE No. 70780

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21
3	POD 2 PZB SUBMITTAL	09/28/21

DATE ISSUED:	1/04/17
SCALE:	N/A
DRAWN BY:	TFC
REVIEWED BY:	DHY

CHW PROJECT NUMBER
16-0111

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LEGEND

SHEET NUMBER

C0.11

100% CONSTRUCTION DOCUMENTS

Tools: ThomasC Plot Date: Sep 23,2021 8:24am Filename: L:\2016\16-0111\Engineering\CHW\Production Files\16-0111 NT.dwg

I. INTRODUCTION

THIS DOCUMENT WAS PREPARED IN ORDER TO ILLUSTRATE COMPLIANCE WITH CHAPTER 62-621.300 (4) OF THE FLORIDA ADMINISTRATIVE CODE, WHICH PERTAINS TO THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. THE ADMINISTRATIVE CODE GRANTS THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) THE AUTHORITY TO REGULATE POINT SOURCE DISCHARGE OF STORMWATER FROM CONSTRUCTION SITES. THIS DOCUMENT ESTABLISHES A STORMWATER POLLUTION PREVENTION PLAN FOR THE SITE AND IS ORGANIZED TO CORRESPOND TO PART V OF FDEP DOCUMENT NO. 62-621.300(4)(a). FDEP FORM 62-621.300(4)(b) IS TO BE SUBMITTED IN CONJUNCTION WITH THIS DOCUMENT.

II. SITE DESCRIPTION

COUNTY:	*ALACHUA COUNTY, FLORIDA*
SECTION, TOWNSHIP, RANGE:	*SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST*
COUNTY PARCEL NO.:	*03191-010-001*
STREET ADDRESS:	*11900 NW US 441 HWY, ALACHUA , FLORIDA 32615*
PROJECT AREA:	*±14.53 ACRES*
SITE LOCATION MAP:	*SEE COVER SHEET OF CONSTRUCTION DRAWINGS*

A. NATURE OF CONSTRUCTION ACTIVITY

THE PROPOSED DEVELOPMENT IS THE CONSTRUCTION OF THREE (3) ±40,000 SF RESEARCH BUILDINGS ASSOCIATED PAVEMENT FOR DRIVEWAYS AND PARKING, SIDEWALKS, UTILITIES, AND STORMWATER MANAGEMENT FACILITY(S). THE PROJECT SITE IS LOCATED AT 11900 NW US 441 HWY, ALACHUA, FLORIDA. THE PROJECT SITE TOTAL AREA IS APPROXIMATELY 14.53 ACRES.

B. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES

1. *PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION FENCING SHALL BE INSTALLED AND ALL EXISTING STORM DRAINAGE SWALE AND INLETS SHALL BE PROTECTED IN ACCORDANCE WITH FDOT INDEX NO. 102 AND THESE PLANS.*
2. *THE CONSTRUCTION SERVICE ENTRANCE SHALL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF-SITE TRACKING OF SEDIMENTS.*
3. *ONLY THE AREA COMPRISING THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED OF UNWANTED VEGETATION.*
4. *THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CONSTRUCTED.*
5. *IF SUITABLE, THE EXCAVATED SOIL FROM THE FACILITY(S) MAY BE USED AS FILL FOR ON-SITE GRADING THAT IS DEPICTED IN THESE CONSTRUCTION PLANS. THE CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIAL ON-SITE OR OFF-SITE TO A PERMITTED LOCATION.*
6. *THE REMAINING PORTION OF THE SITE THAT IS TREATED BY THE CONSTRUCTED STORMWATER MANAGEMENT FACILITY(S) SHALL BE CLEARED AND GRUBBED.*
7. *THE PERMANENT ROADWAYS/DRIVEWAYS SHALL BE ROUGHLY GRADED.*
8. *THE UNDERGROUND UTILITIES INFRASTRUCTURE AND STORMWATER PIPING SYSTEM SHALL BE INSTALLED. ANY DE-WATERING (PUMPED) SHALL BE DIVERTED TO THE ASSOCIATED STORMWATER MANAGEMENT FACILITY(S).*
9. *THE PERMANENT ROADWAY/DRIVEWAY SUBGRADE SHALL BE COMPACTED, A LIMEROCK BASE SHALL BE ESTABLISHED, AND THEN FOLLOWED BY AN OVERLAY OF ASPHALT.*
10. *UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER PIPING SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.*
11. *UPON COMPLETION OF THE DEBRIS AND SEDIMENT REMOVAL FROM THE STORMWATER PIPING SYSTEM, THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) SHALL BE FINE GRADED AND BE EXCAVATED A MINIMUM OF SIX INCHES BELOW THE DESIGN BOTTOM ELEVATION AND REPLACED WITH FILL HAVING A MINIMUM PERMEABILITY RATE OF 20 FEET/DAY WITH A MAXIMUM OF 5% SOIL FINES PASSING THE NO. 200 SIEVE. THE BOTTOM SHALL BE SCARIFIED AND STABILIZED ACCORDING TO THESE PLANS. ONE COMPLETED, NO HEAVY MACHINERY SHALL BE ALLOWED WITHIN THE STORMWATER MANAGEMENT FACILITY(S).*
12. *ALL REMAINING DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED ACCORDING TO THESE PLANS. GRASS SEEDING RATES AND MIXTURES SHALL BE PER THE FDOT INDEX NO. 104. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.*

C. SITE DEVELOPMENT DATA:

TOTAL PROJECT SITE AREA:	*14.53 ACRES*
TOTAL SITE AREA TO BE DISTURBED:	*10.92 ACRES*
TOTAL IMPERVIOUS AREA (AS SHOWN IN CONSTRUCTION DRAWINGS):	*6.49 ACRES*
TOTAL EXISTING DETENTION VOLUME (OFFSITE):	*61.32 ACRE-FEET*
TOTAL OPEN AREA:	*4.43 ACRES*

D. SOIL CONDITIONS AND STORMWATER QUALITY

THE NRCS DATA FOR THE SITE REVEALS THAT THE SITE SOILS ARE COMPRISED OF ARREDONDO AND KENDRICK FINE SAND. UNIVERSAL ENGINEERING SERVICES. CONDUCTED A GEOTECHNICAL EXPLORATION OF THE PROPOSED STORMWATER MANAGEMENT FACILITY(S) LOCATION DATED JANUARY 2008. THE INVESTIGATION REVEALED THAT THE PROJECT SITE'S SURFACE SOILS HAVE THE FOLLOWING CHARACTERISTICS:

DEPTH TO EFFECTIVE OR MOBILIZED AQUIFER:	*62.68 FEET*
DEPTH OF SEASONAL HIGH WATER TABLE:	*65.68 FEET*
HORIZONTAL HYDRAULIC CONDUCTIVITY:	*40 FEET/DAY*
UNSATURATED VERTICAL INFILTRATION:	*25 FEET/DAY*

DESIGN PERCOLATION RATES FOR THE STORMWATER MANAGEMENT FACILITY(S) WERE DETERMINED BASED ON LABORATORY PERMEABILITY TEST RESULTS FROM BORING SAMPLES TAKEN WITHIN THE LIMITS OF THE STORMWATER MANAGEMENT FACILITY(S).

THE STORMWATER MANAGEMENT FACILITY(S) WAS DESIGNED TO PROVIDE WATER QUALITY TREATMENT OF THE STORMWATER RUNOFF RESULTING FROM THE POST-DEVELOPMENT SITE UNDER 100-YEAR CRITICAL STORM EVENT RAINFALL CONDITIONS. THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) DEPICTS THE POST-DEVELOPMENT WATERSHED(S) LIMITS AND THE TABLE BELOW SUMMARIZES EACH WATERSHED.

WATERSHED ID	*POST DEVELOPMENT AREA (ACRES)*	*POST DEVELOPMENT RUNOFF FACTOR (CN)*	*POST DEVELOPMENT IMPERVIOUS AREA (ACRES)*	*STORMWATER MANAGEMENT FACILITY TYPE*	*FACILITY DETENTION CAPACITY (ACRE-FEET)*	*100-YEAR FLOOD ELEVATION (FT)*
EX-1	*72.04*	*62.4*	*13.10*	*DRY RETENTION*	*61.32*	*72.94*

E. SITE MAP

PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS.

F. STORMWATER OUTFALL LOCATION AND RECEIVING WATER BODY

THE STORMWATER MANAGEMENT FACILITY 1 HAS NOT OUTFALL AS IT IS SELF CONTAINED AND DESIGNED TO CONTAIN THE DESIGN STORM EVENTS WITHOUT OFF-SITE DISCHARGE

III. CONTROLS TO REDUCE POLLUTION

AS OUTLINED IN THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PERMIT, ALL CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED IN A MANNER AS TO NOT VIOLATE STATE WATER QUALITY STANDARDS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE. IF SITE CONDITIONS ARE SUCH THAT ADDITIONAL CONTROL MEASURES ARE REQUIRED OTHER THAN WHAT IS SPECIFIED IN THE EROSION AND SEDIMENTATION CONTROL PLAN, THEN THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES. THESE MEASURES MUST BE INSPECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE AND UNTIL AS DIRECTED BY THESE PLANS. THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) AND SECTION IV BELOW PROVIDE DETAILS ON THE SPECIFIC CONTROL MEASURES TO REDUCE STORMWATER POLLUTION.

IV. EROSION AND SEDIMENT CONTROLS

A. STABILIZATION PRACTICES

EXISTING TREES AND NATURAL VEGETATION TO REMAIN ON-SITE SHALL BE PROTECTED BY TREE BARRICADE FENCING AS DEPICTED ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21). TYPE III SILT FENCING SHALL PROTECT ALL DRAINAGE STRUCTURES AND SHALL BUFFER AREAS WITH POTENTIAL TO CONTRIBUTE OFF-SITE RUNOFF AND AS SPECIFICALLY DEPICTED ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21). STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS, IN PORTIONS OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED. AS SPECIFIED IN SECTION II.B. ABOVE, UPON COMPLETION OF CONSTRUCTION, ALL STORMWATER MANAGEMENT FACILITIES SHALL BE SCRAPED CLEAN OF ACCUMULATED SEDIMENT AFTER THE COMPLETION OF CONSTRUCTION. GRASS SEEDING RATES AND MIXTURES SHALL BE PER THE FDOT INDEX NO. 104. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.

B. STRUCTURE PRACTICES

AS DEPICTED IN THE STORMWATER POLLUTION PREVENTION PLAN (C0.21), AN EXISTING, OFFSITE STORMWATER MANAGEMENT SYSTEM SERVES THIS PROJECT AND IS COMPRISED OF A STORMWATER CONVEYANCE SYSTEM THAT SERVES A DRY RETENTION FACILITY. TO PREVENT EROSION DURING CONSTRUCTION, TYPE III SILT FENCING WILL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS. ALL EXISTING AND PROPOSED STORM DRAINS AND DRAINAGE SWALES SHALL BE PROTECTED ACCORDING TO FDOT INDEX NO. 102 OR PER DETAILS PROVIDED ON SHEET C0.21 UNTIL CONSTRUCTION IS COMPLETE. THE STORM PIPE CONVEYANCE SYSTEM SHALL BE FLUSHED OUT TO REMOVE ALL ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.

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

AS SPECIFIED IN THE "SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES," AN EXISTING SMF HAS BEEN CONSTRUCTED PRIOR TO CLEARING AND GRUBBING OUTSIDE OF THE SMF(S) AREAS AND CONSTRUCTION OF THE PERMANENT PAVED AREAS. THE TOTAL CONTRIBUTING DRAINAGE AREA TO THE STORMWATER MANAGEMENT SYSTEM IS APPROXIMATELY 30.45 ACRES AND WILL CONSIST OF APPROXIMATELY 10.92 ACRES OF DISTURBED CONSTRUCTION AREA. THEREFORE, NO ADDITIONAL SEDIMENT TRAP BASINS ARE NECESSARY TO PROVIDE SEDIMENT STORAGE ON-SITE DURING CONSTRUCTION. AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21), THE PROPOSED STORMWATER MANAGEMENT SYSTEM WILL PREVENT OFF-SITE EROSION DURING CONSTRUCTION. SILT FENCES OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT SIDE SLOPE AND DOWN SLOPE BOUNDARIES, INLET LOCATION, OUTLET LOCATIONS, AND OTHER LOCATIONS AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN, AS REQUIRED. BY COMPLETION OF CONSTRUCTION, THE SIDE SLOPES, SWALES, AND ALL DISTURBED AREAS SHALL BE STABILIZED WITH GRASS AND LANDSCAPING AS SPECIFIED ON THE CONSTRUCTION DRAWINGS.

D. DRAINAGE LOCATIONS THAT SERVE AREAS WITH MORE THAN 10 DISTURBED ACRES

NOT APPLICABLE, SEE SECTION C, ABOVE.

V. STORMWATER MANAGEMENT

A. BEST MANAGEMENT PRACTICES

AFTER CONSTRUCTION, THE STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE SPECIFIED STORMWATER MAINTENANCE NOTES IN THE INCLUDED CONSTRUCTION DRAWINGS AND/OR RESPECTIVE MAINTENANCE REPORTS. SPECIFICALLY, THE PROPOSED SMF(S) SHALL BE MOWED REGULARLY IN THE SPECIFIED AREAS, STORM PIPES AND STRUCTURES WILL BE INSPECTED SEMI-ANNUALLY AND CLEANED ANNUALLY, SMF(S) SIDE SLOPES SHALL BE MAINTAINED TO PREVENT EROSION, AND LANDSCAPING AND GRASS THAT PREVENTS EROSION SHALL BE MAINTAINED. ADDITIONALLY, REMEDIAL ACTIONS SHALL BE TAKEN SHOULD THE SMF(S) NOT PERFORM AS DESIGNED.

B. VEGETATED SWALES

WHEN VEGETATED SWALES ARE UTILIZED, SILT FENCING OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT ADEQUATE INTERVALS TO COLLECT SEDIMENT ALONG THE SWALE. THE SEDIMENT SHALL BE REMOVED WHEN SEDIMENT REACHES ONE-THIRD OF THE HEIGHT OF THE SILT FENCING. SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS AND LOCATIONS, AS REQUIRED.

C. VELOCITY DISSIPATION DEVICES AT DISCHARGE POINTS

WHEN DISCHARGE POINTS ARE NOT LOCATED UNDER WATER, RIP RAP PADS HAVE BEEN PROVIDED AT LOCATIONS WHERE NECESSARY DUE TO ANTICIPATED DISCHARGE VELOCITIES. PLEASE SEE THE CONSTRUCTION PLANS FOR DETAILS AND LOCATIONS, AS NEEDED.

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS

A. WASTE DISPOSAL

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

B. DUST CONTROL

TO PREVENT OFF-SITE VEHICULAR TRACKING OF SEDIMENTS AND DUST GENERATION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE ESTABLISHED BY THE SITE CONTRACTOR. PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS AND LOCATION(S).

C. EXISTING VERSUS PROPOSED POTABLE AND SANITARY SEWER SYSTEMS

THERE ARE EXISTING SANITARY SEWER AND POTABLE WATER SYSTEMS LOCATED ON THE PROJECT SITE. EXTENSION AND UPGRADES ARE PROPOSED. IF TEMPORARY SANITARY SYSTEMS ARE UTILIZED DURING CONSTRUCTION, THE CONTRACTOR SHALL PROPERLY CONTROL AND DISCHARGE ANY SANITARY WASTE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

D. FERTILIZER & PESTICIDES

THE USE OF FERTILIZERS, HERBICIDES, AND PESTICIDES ON THE PROJECT SITE, WILL BE DIRECTED BY THE LANDSCAPE PLAN AND THE FDOT INDEX NO. 104, TO SUPPORT THE GROWTH OF THE PROPOSED VEGETATION. ESTABLISHING THIS VEGETATION WILL AID IN THE STABILIZATION OF THE PROJECT SITE AND REDUCE EROSION. APPLICATION RATES FOR THE FERTILIZERS, HERBICIDES, AND PESTICIDES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS TO GUARD AGAINST OVER-USE, WHICH CAN LEAD TO VIOLATIONS OF STATE WATER QUALITY STANDARDS.

E. TOXIC MATERIAL

THE CONSTRUCTION SITE WILL BE IN FULL COMPLIANCE WITH STATE AND FEDERAL REQUIREMENTS.

VII. APPROVED STATE AND LOCAL PLANS

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

- *CITY OF ALACHUA*
- *SUWANNEE WATER MANAGEMENT DISTRICT*
- *FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION*

VIII. CONSTRUCTION ACTIVITY DISCHARGES

IN ACCORDANCE WITH THIS PLAN, THERE ARE NO ANTICIPATED DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

IX. CHANGES TO THE POLLUTION PREVENTION PLAN

THIS STORMWATER POLLUTION PREVENTION PLAN SHALL BE AMENDED TO REFLECT ANY APPLICABLE CHANGE IN A STATE, REGIONAL, OR LOCAL PERMIT FOR WHICH THE PERMITTEE RECEIVES WRITTEN NOTICE. WHEN WRITTEN NOTICE IS RECEIVED, THE PERMITTEE SHALL PROVIDE A RE-CERTIFICATION OF THIS POLLUTION PREVENTION PLAN, WHICH HAS BEEN REVISED TO ADDRESS SUCH CHANGES. AMENDMENTS TO THE PLAN SHALL BE PREPARED, SIGNED, DATE, AND KEPT AS ATTACHMENTS TO THE ORIGINAL PLAN.

X. ALTERNATIVE PERMIT REQUIREMENTS

NO ALTERNATIVE PERMIT REQUIREMENTS ARE REQUESTED.

XI. MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE, INSPECTION SCHEDULE, AND REPAIRS OUTLINED IN THIS PLAN. MAINTENANCE SHALL CONTINUE THROUGHOUT THE PROJECT UNTIL WORK IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER CONSTRUCTION IS COMPLETE. IN ADDITION TO THE TIMES MENTIONED IN THE PREVIOUS SECTIONS, THE CONTRACTOR SHALL INITIATE ANY REPAIRS WITHIN 24 HOURS OF BEING REPORTED. IN THE EVENT THAT THE SMF(S) DO NOT PERFORM PROPERLY OR IF A SINKHOLE DEVELOPS, THE PROJECT ENGINEER SHALL BE NOTIFIED TO ASSIST IN COORDINATING REMEDIAL ACTION. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM SILT FENCING WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE SILT FENCE. UPON FINAL COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY BOTH THE CITY AND OWNER, THE OPERATION AND MAINTENANCE ENTITY WILL BE CONCEPT DEVELOPMENT INC.

XII. INSPECTIONS

THE CONTRACTOR SHALL INSPECT ALL POINTS OF POTENTIAL DISCHARGE FROM THE PROJECT SITE FOR ALL DISTURBED AREAS ON THE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER. FOR POINTS OF DISCHARGE INTO SURFACE WATERS OF THE STATE OR AN MS4, A QUALIFIED INSPECTOR (PROVIDED BY THE OPERATOR) SHALL PERFORM THE REQUIRED INSPECTIONS. THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AT THE SITE TO MONITOR AND DOCUMENT RAINFALL EVENTS 0.50 INCHES OR GREATER. LOCATIONS WHERE THE SITE IS COMPLETELY CONSTRUCTED AND STABILIZED, SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE A MONTH. ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM, A COPY OF WHICH IS PROVIDED ON THIS SHEET. MORE SPECIFICALLY, THE INSPECTION SHALL ENSURE THE FOLLOWING CATEGORIES.

A. DISTURBED AREAS

ALL DISTURBED AREAS AND AREAS USED FOR MATERIAL STORAGE SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE STORMWATER SYSTEM. THE STORMWATER MANAGEMENT SYSTEM AND EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE INSPECTED TO ENSURE THEY ARE OPERATING CORRECTLY. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

B. MAINTENANCE PERFORMANCE

BASED ON THE RESULTS OF THE INSPECTION, ALL MAINTENANCE OPERATIONS NEEDED TO ASSURE PROPER COMPLIANCE WITH THIS PLAN SHALL BE DONE IN A TIMELY MANNER, BUT IN NO CASE LATER THAN 7 DAYS FOLLOWING THE INSPECTION.

C. REPORTING REQUIREMENTS

ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM, A COPY OF WHICH IS PROVIDED ON THIS SHEET. THIS FORM IS CREATED TO SUMMARIZE THE SCOPE OF THE INSPECTION, THE NAME(S) AND QUALIFICATION OF THE INSPECTOR(S), THE DATE OF INSPECTION, RAINFALL DATA, OBSERVATIONS, THE ACTIONS TAKEN TO CORRECT INCIDENTS OF NON-COMPLIANCE WITH THE PROVISIONS OF THIS PLAN. IF NO INCIDENTS OF NON-COMPLIANTS ARE OBSERVED, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE ASSOCIATED PERMIT.

XIII. NON-STORMWATER DISCHARGES

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

XIV. CONTRACTORS CERTIFICATION

THE CONTRACTORS OR SUB-CONTRACTORS SHALL PHOTOCOPY AND COMPLETE THE FORM ON THIS PAGE. IT SHALL BE PROVIDED TO THE OWNER AND KEPT ON FILE PURSUANT TO SECTION XV REGARDING PROJECT RECORDS.

XV. RETENTION OF RECORDS

THE PERMITTEE SHALL RETAIN COPIES OF STORMWATER POLLUTION PREVENTION PLANS AND ALL REPORTS REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED.

THE PERMITTEE SHALL RETAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REPORTS, RECORDS, AND DOCUMENTATION REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE, OR AN APPROPRIATE ALTERNATIVE LOCATION AS SPECIFIED IN THE NOTICE OF INTENT, FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

XVI. NOTICE OF TERMINATION

NOTICE OF TERMINATION:

1. *WHERE A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES AUTHORIZED BY THIS PERMIT ARE ELIMINATED, THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION (DEP FORM 62-621.300(6)), SIGNED IN ACCORDANCE WITH PART VII.C OF DEP DOCUMENT NO. 62-621.300(4)(a), WITHIN 14 DAYS OF FINAL STABILIZATION OF THE SITE TO TERMINATE COVERAGE UNDER THIS PERMIT.*
2. *ELIMINATION OF STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY MEANS THAT ALL DISTURBED SOILS AT THE SITE HAVE BEEN FINALLY STABILIZED AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED OR WILL BE REMOVED AT AN APPROPRIATE TIME, OR THAT ALL STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE SITE THAT ARE AUTHORIZED BY THIS GENERIC PERMIT HAVE OTHERWISE BEEN ELIMINATED.*
3. *FOR CONSTRUCTION ACTIVITIES WHERE THE OPERATOR CHANGES, THE EXISTING OPERATOR SHALL FILE AN N.O.T. IN ACCORDANCE WITH THIS PART WITHIN 14 DAYS OF RELINQUISHING CONTROL OF THE PROJECT TO A NEW OPERATOR.*

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

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

PROJECTS THAT DISCHARGED STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY TO A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) SHALL SUBMIT A COPY OF THE N.O.T. TO THE OPERATOR OF THE MS4.

Responsible Authority Certification
Stormwater Pollution Prevention Plan

Site: Foundation Park Phase 2
City of Alachua, Florida

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

NAME (RESPONSIBLE AUTHORITY) _____ *DATE* _____

Contractor/Subcontractor Certification Statement
Stormwater Pollution Prevention Plan

The contractor(s) or sub-contractor(s) responsible for complying with this stormwater pollution prevention plan shall sign the certification statement below. Multiple copies of this certification statement may be necessary depending on the number of sub-contractors associated with the project

Site: Foundation Park Phase 2
City of Alachua, Florida

Contracting Firm: _____
NAME _____
ADDRESS _____
TELEPHONE NUMBER _____

I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder.

NAME _____ *TITLE* _____
ADDRESS _____ *DATE* _____

Stormwater Pollution Prevention Plan
Inspection Report

Inspector: _____ Date: _____ Time: _____

Date of last rainfall: _____ Amount of last rainfall: _____

Stabilization Measures

LOCATION	CONDITION	ACTION REQUIRED

If no action required, mark "N.A."
Note: To be completed every 7 days and within 24 hours of a rainfall event of 0.25 inch or more.

Structural Controls

LOCATION/TYPE	CONDITION	MAINTENANCE REQUIRED

If no maintenance required, mark "N.A."
Recommended Actions:

Results of Previous Recommended Actions:

Other Control

	CONDITION		
	GOOD	FAIR	POOR
Condition of construction entrance/exit?			
Condition of construction access road surface?			
General appearance of site re: trash and debris.			
Appearance of portables for sanitary discharge?			
Materials available for emergency spill response?			
Paint/cleaning compound storage areas condition?			
Lay-down area condition?			

Recommended Actions:

Results of Previous Recommended Actions:

Inspector Signature: _____ Date: _____ Time: _____

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

RS&H

RS&H, Inc.
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Jacksonville, Florida 32256-0597
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5620 * LCC000210 * GB238

CONCEPT CONSTRUCTION

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14193 NW 119TH TERRACE
ALACHUA, FL 32615

CONSULTANTS

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est. 1988 FLORIDA CA-5075

DANIEL H. YOUNG LICENSED PROFESSIONAL ENGINEER No. 70780 STATE OF FLORIDA Sept. 23, 2021

FL PE No. 70780

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21
3	POD 2 PZB SUBMITTAL	09/28/21

DATE ISSUED:	1/04/17
SCALE:	N/A
DRAWN BY:	TFC
REVIEWED BY:	DHY

CHW PROJECT NUMBER
16-0111

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STORMWATER POLLUTION PREVENTION NOTES

SHEET NUMBER

C0.20

100% CONSTRUCTION DOCUMENTS

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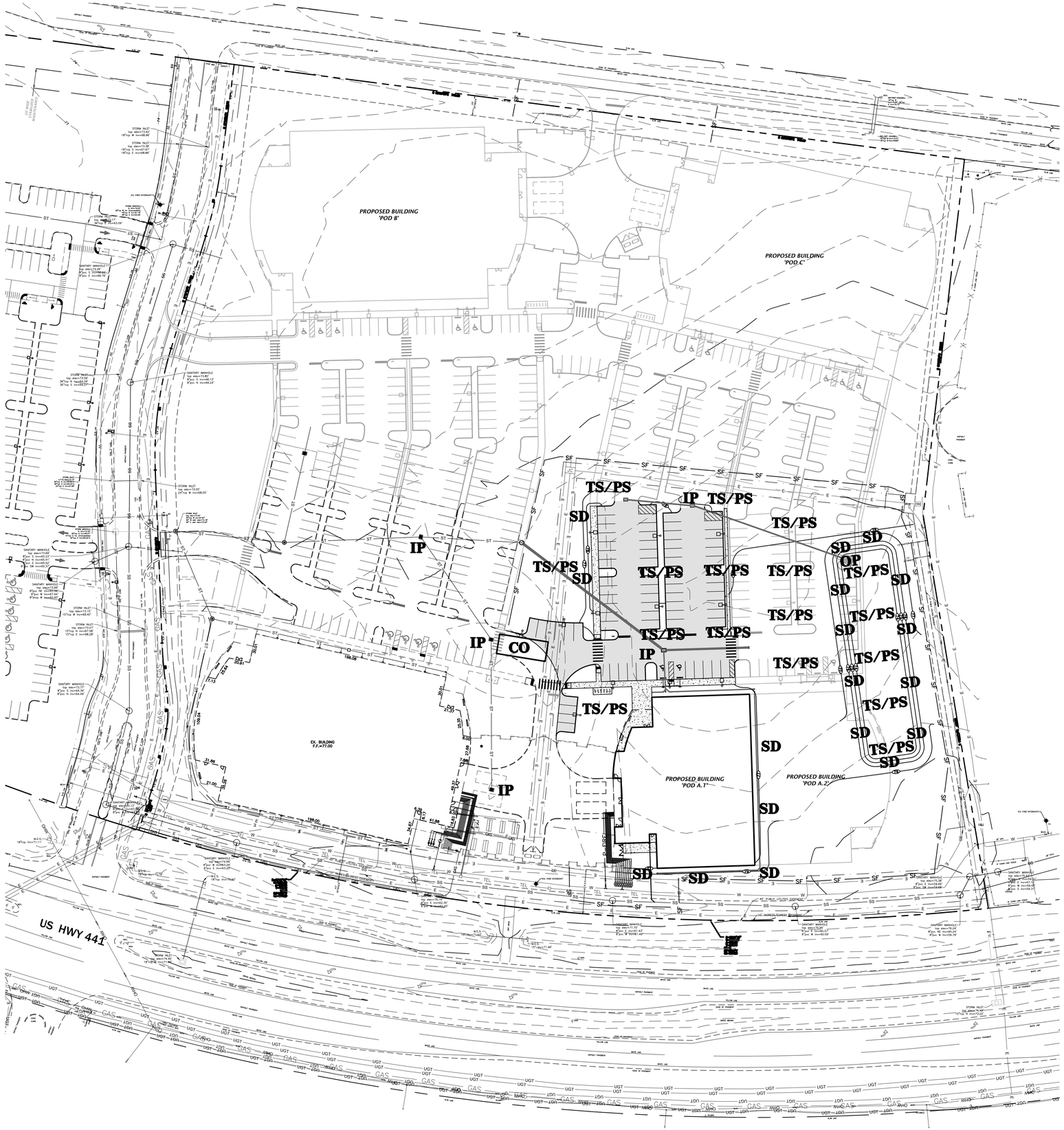

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GRAPHIC SCALE

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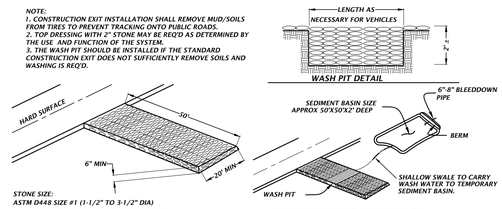
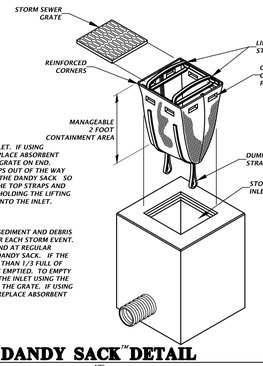
NOTE:
1. CONSTRUCTION EXIT INSTALLATION SHALL REMOVE MUD/SOILS FROM TIRES TO PREVENT TRACKING ONTO PUBLIC ROADS.
2. TOP DRESSING WITH 2" STONE MAY BE REQ'D AS DETERMINED BY THE USE AND FUNCTION OF THE SYSTEM.
3. THE WASH PIT SHOULD BE INSTALLED IF THE STANDARD CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE SOILS AND WASHING IS REQ'D.



TEMPORARY CONSTRUCTION EXIT DETAIL

NTS



INSTALLATION:

REMOVE THE GRATE FROM INLET. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY SACK SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE:

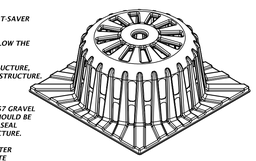
REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY SACK. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

DANDY SACK™ DETAIL

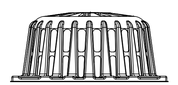
NTS

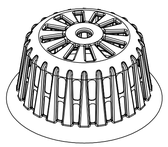
TYPICAL INSTALLATION SEQUENCE FOR SILT-SAVER FRAME AND FILTER

1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.
2. PLACE THE FRAME ONTO THE INLET STRUCTURE, ENSURING PROPER SEATING OF FRAME TO STRUCTURE.
3. SLIDE THE FILTER OVER THE FRAME.
4. FILL THE FILTER POCKETS WITH SOIL, #57 GRAVEL OR EQUIVALENT. THE FILTER POCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND INLET STRUCTURE.
5. BACK FILL AROUND THE FRAME AND FILTER ASSEMBLY IS NOT REQUIRED TO COMPLETE INSTALLATION; HOWEVER, BACK FILLING MAY BE NECESSARY TO COMPLETE EXCAVATION REQUIREMENTS FOR THE SITE.



BASE OF FRAME SHAPED & SIZED TO FIT INLET TOP





SILT-SAVER® DETAIL

NTS

STORMWATER POLLUTION PREVENTION LEGEND

TS	*= TEMPORARY SEEDING*
PS	*= PERMANENT SEEDING*
ML	*= MULCHING*
SD	*= SOD STABILIZATION*
SF	*= SILT BARRIER*
TB	*= TREE BARRIER*
IP	*= INLET PROTECTION*
OP	*= OUTLET PROTECTION*
CO	*= CONSTRUCTION ENTRANCE/EXIT*

RS&H

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FL Cert. Nos. AAC001886 * IB26000956 *
5620 * LCC000210 * GB238

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est. 1988 FLORIDA CA-5075

DANIEL H. YOUNG * LICENSED * PROFESSIONAL ENGINEER * No 70780 * STATE OF FLORIDA * Sep 23 2021

FL PE No. 70780

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
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3	POD 2 PZB SUBMITTAL	09/28/21

DATE ISSUED:	1/04/17
SCALE:	1"=50'
DRAWN BY:	TFC
REVIEWED BY:	DHY

CHW PROJECT NUMBER
16-0111

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STORMWATER POLLUTION PREVENTION PLAN 'POD A.1'

SHEET NUMBER

C0.21

100% CONSTRUCTION DOCUMENTS

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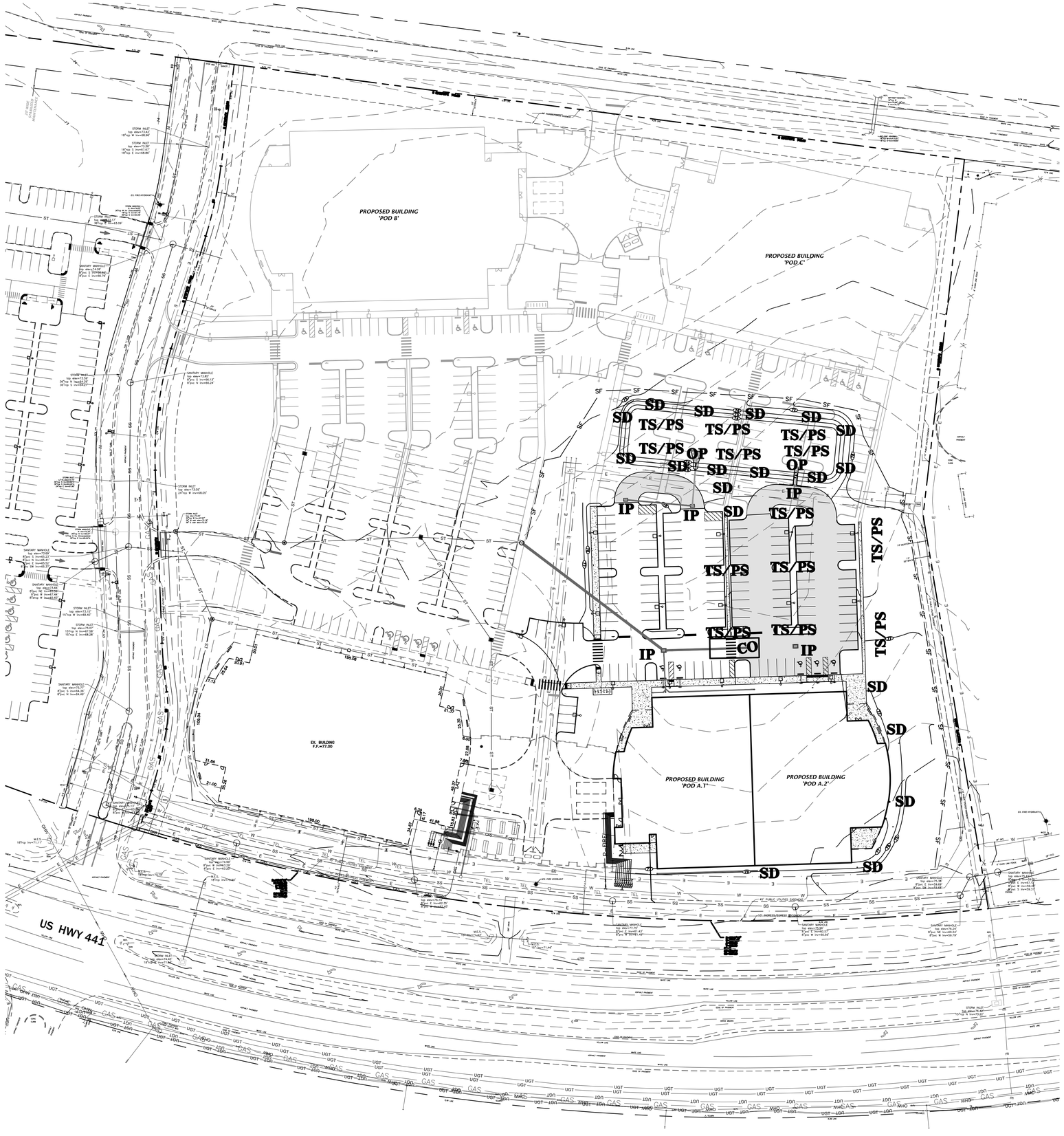

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GRAPHIC SCALE

0 25 50 100

NOTE:
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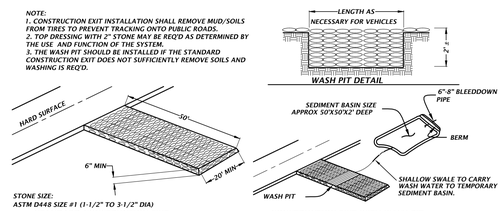
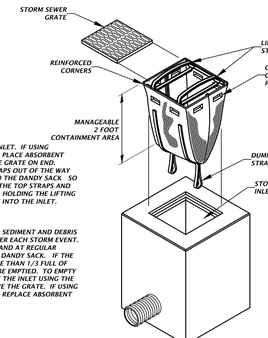


TEMPORARY CONSTRUCTION EXIT DETAIL

NTS



INSTALLATION:

REMOVE THE GRATE FROM INLET. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY SACK SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE:

REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY SACK. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

DANDY SACK™ DETAIL

NTS

TYPICAL INSTALLATION SEQUENCE FOR SILT-SAVER FRAME AND FILTER

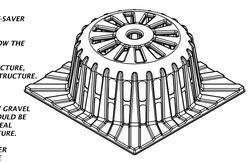
1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.

2. PLACE THE FRAME ONTO THE INLET STRUCTURE, ENSURING PROPER SEATING OF FRAME TO STRUCTURE.

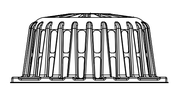
3. SLIDE THE FILTER OVER THE FRAME.

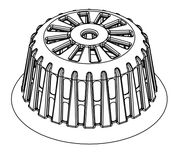
4. FILL THE FILTER POCKETS WITH SOIL, #57 GRAVEL OR EQUIVALENT. THE FILTER POCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND INLET STRUCTURE.

5. BACK FILL AROUND THE FRAME AND FILTER ASSEMBLY IS NOT REQUIRED TO COMPLETE INSTALLATION; HOWEVER, BACK FILLING MAY BE NECESSARY TO COMPLETE EXCAVATION REQUIREMENTS FOR THE SITE.



BASE OF FRAME SHAPED & SIZED TO FIT INLET TOP





SILT-SAVER® DETAIL

NTS

STORMWATER POLLUTION PREVENTION LEGEND

TS	= TEMPORARY SEEDING
PS	= PERMANENT SEEDING
ML	= MULCHING
SD	= SOD STABILIZATION
SF	= SILT BARRIER
TB	= TREE BARRIER
IP	= INLET PROTECTION
OP	= OUTLET PROTECTION
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CONCEPT CONSTRUCTION

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ALACHUA, FL 32615

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

DANIEL H. YOUNG * LICENSED * No 70780 * STATE OF FLORIDA * PROFESSIONAL ENGINEER *
Sep 23, 2021

FL PE No. 70780

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21
3	POD 2 PZB SUBMITTAL	09/28/21

DATE ISSUED:	1/04/17
SCALE:	1"=50'
DRAWN BY:	TFC
REVIEWED BY:	DHY

CHW PROJECT NUMBER
16-0111

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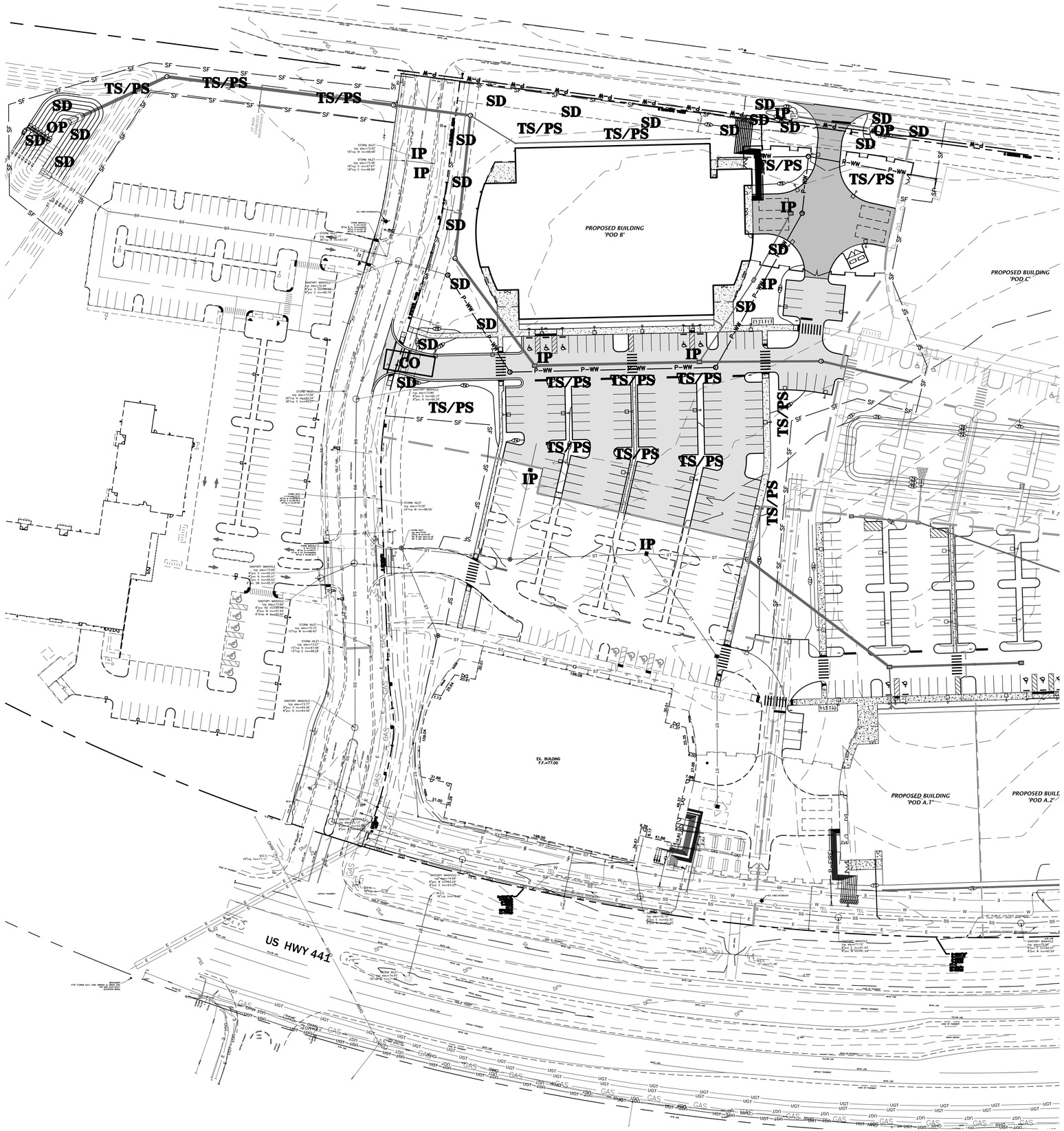
STORMWATER POLLUTION PREVENTION PLAN 'POD A.2'

SHEET NUMBER

C0.21.1

100% CONSTRUCTION DOCUMENTS

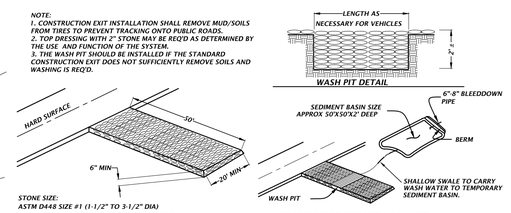
Tech: Thomas© Plot Date: Sep 23,2021 8:26am Filename: L:\2016\16-0111\Engineering\DWGs\Production Files\16-0111 SWPP.dwg



GRAPHIC SCALE

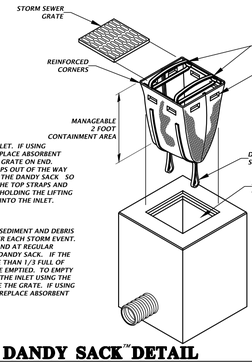
0 25 50 100

NOTE:
1. CONSTRUCTION EXIT INSTALLATION SHALL REMOVE MUD/SOILS FROM TIRES TO PREVENT TRACKING ONTO PUBLIC ROADS.
2. TOP DRESSING WITH 2" STONE MAY BE REQ'D AS DETERMINED BY THE USE AND FUNCTION OF THE SYSTEM.
3. THE WASH PIT SHOULD BE INSTALLED IF THE STANDARD CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE SOILS AND WASHING IS REQ'D.



TEMPORARY CONSTRUCTION EXIT DETAIL

NTS



INSTALLATION:

REMOVE THE GRATE FROM INLET. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY SACK SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

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DANDY SACK™ DETAIL

NTS

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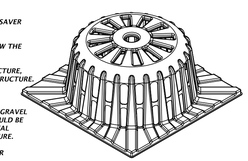
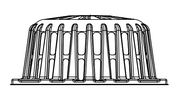
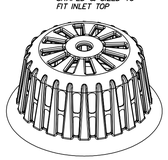


BASE OF FRAME SHAPED & SIZED TO FIT INLET TOP





SILT-SAVER® DETAIL

NTS

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CONSULTANTS

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(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

DANIEL H. YOUNG * LICENSED * PROFESSIONAL ENGINEER * STATE OF FLORIDA * Sep 2021
FL PE No. 70780

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21
3	POD 2 PZB SUBMITTAL	09/28/21

DATE ISSUED:	1/04/17
SCALE:	1"=50'
DRAWN BY:	TFC
REVIEWED BY:	DHY

CHW PROJECT NUMBER
16-0111

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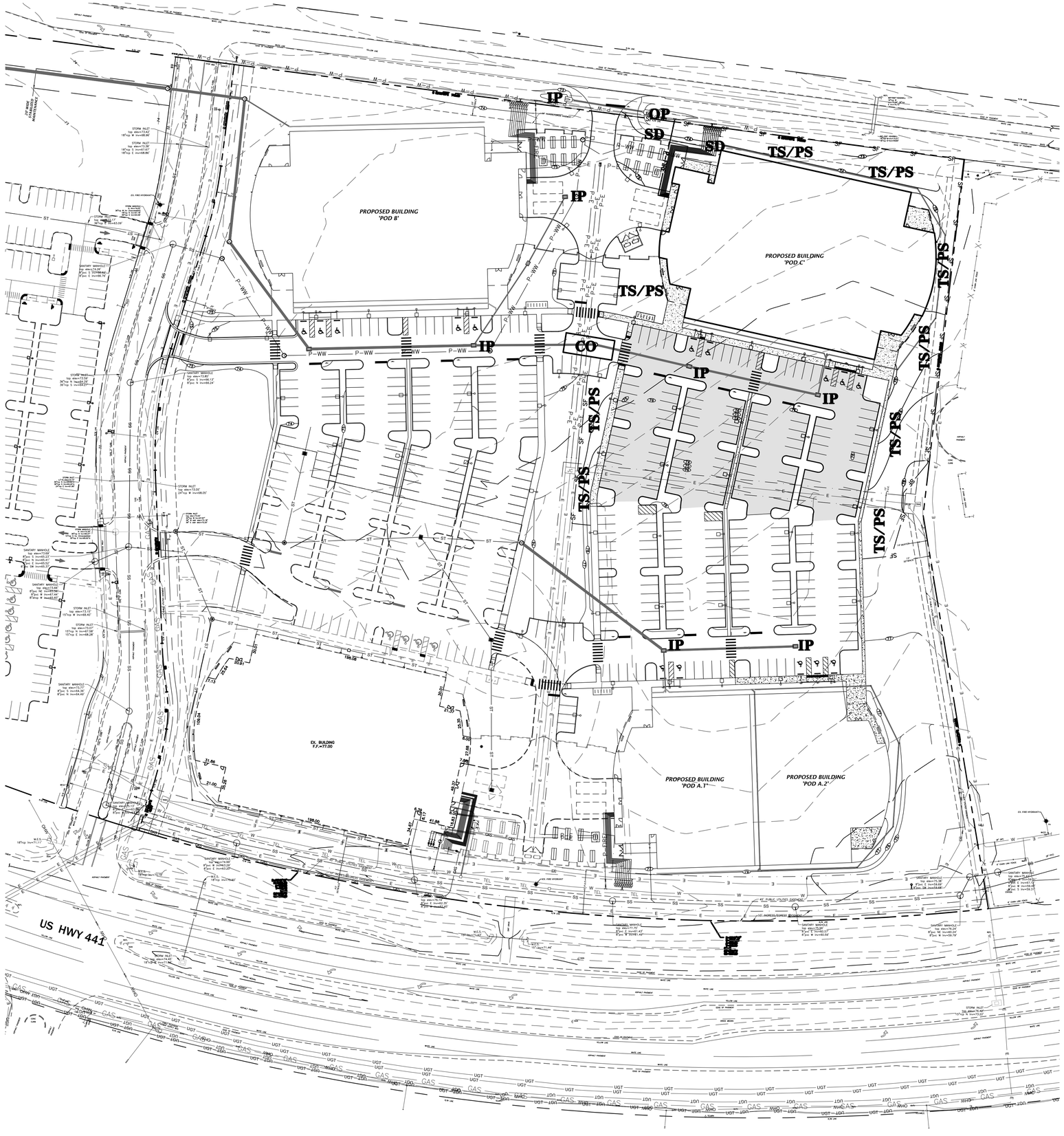
STORMWATER POLLUTION PREVENTION PLAN 'POD B'

SHEET NUMBER

C0.22

100% CONSTRUCTION DOCUMENTS

Tech: Thomas Plot Date: Sep 23,2021 8:26am Filename: L:\2016\16-0111\Engineering\DWGs\Production Files\16-0111 SWPP.dwg



N

GRAPHIC SCALE

0 25 50 100

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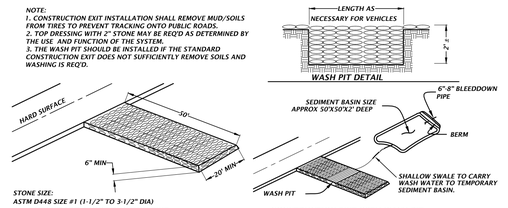
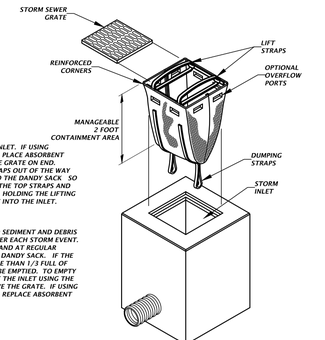


TEMPORARY CONSTRUCTION EXIT DETAIL

NTS



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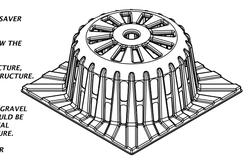
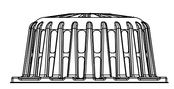
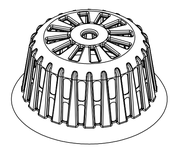


BASE OF FRAME SHAPED & SIZED TO FIT INLET TOP





SILT-SAVER® DETAIL

NTS

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www.chw-inc.com
est. 1988 FLORIDA CA-5075

DANIEL H. YOUNG * LICENSED * No 70780 * STATE OF FLORIDA * PROFESSIONAL ENGINEER * Sep 7, 2021

FL PE No. 70780

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21
3	POD 2 PZB SUBMITTAL	09/28/21

DATE ISSUED:	1/04/17
SCALE:	1"=50'
DRAWN BY:	TFC
REVIEWED BY:	DHY

CHW PROJECT NUMBER
16-0111

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STORMWATER POLLUTION PREVENTION PLAN 'POD C'

SHEET NUMBER

C0.23

100% CONSTRUCTION DOCUMENTS

Tech: Thomas© Plot Date: Sep 23,2021 8:27am Filename: L:\2016\16-0111\Engineering\Civil\Production Files\16-0111 SWPP.dwg

CR NO. 2054
RACHEAL BLVD
(66' R/W)

NW 119TH TERRACE
(60' R/W)

US HWY 441

TREE REMOVAL TO BE COMPLETED WITH POD 'B' CONSTRUCTION ACTIVITIES

TREE REMOVAL TO BE COMPLETED WITH POD 'C' CONSTRUCTION ACTIVITIES

DEMOLITION TO BE COMPLETED WITH POD 'B' CONSTRUCTION ACTIVITIES

DEMOLITION TO BE COMPLETED WITH POD 'A.1' CONSTRUCTION ACTIVITIES

SAWCUT AND REMOVE CURB AS SHOWN

SAWCUT AND REMOVE EX. SIDEWALK TO NEAREST JOINT AS SHOWN

EX. LIGHT AND HAND HOLE TO BE RELOCATED

(4) REMOVE AND SALVAGE "STOP" SIGNS FOR REUSE

REMOVE STOP BAR BY HYDROBLAST METHOD

SAWCUT AND REMOVE EX. ASPHALT AS SHOWN

REMOVE EX. DROP CURB

REMOVE CURB AS SHOWN

REMOVE CURB AS SHOWN

EX. WALL TO BE REMOVED AS SHOWN

EX. BUILDING F.F.=77.00

EX. FIRE HYDRANT

APPROXIMATE LIMITS OF ZONE 'X'

APPROXIMATE LIMITS OF ZONE 'X' UNSHADED

N

GRAPHIC SCALE
0 25 50 100

NOTE:

- CONTRACTOR SHALL HAVE ALL SILT FENCE & TREE BARRICADES INSTALLED PRIOR TO ANY SITE WORK.

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

X = EX. TREE TO BE REMOVED WITH POD A.1

X = EX. TREE TO BE REMOVED WITH POD B

X = EX. TREE TO BE REMOVED WITH POD C

= EX. IMPROVEMENTS TO BE REMOVED

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DANIEL H. YOUNG
LICENSE No 70780 STATE OF FLORIDA PROFESSIONAL ENGINEER
Sep 23 2021
FL PE No. 70780

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21
3	POD 2 PZB SUBMITTAL	09/28/21

DATE ISSUED:	1/04/17
SCALE:	1"=50'
DRAWN BY:	TFC
REVIEWED BY:	DHY

CHW PROJECT NUMBER
16-0111

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DEMOLITION AND TREE PROTECTION PLAN

SHEET NUMBER

C0.30

100% CONSTRUCTION DOCUMENTS

Tech: ThomasC Plot Date: Sep 23,2021 8:32am Filename: L:\2016\16-0111\Engineering\DWGs\Production Files\16-0111 DW.dwg

SHEET C1.10
SHEET C1.11
SHEET C1.12
SHEET C1.13

GRAPHIC SCALE
0 25 50 100

FAR CALCULATION	
PHASE/POD	FAR
PHASE 1	0.07
POD A	0.07
POD B	0.07
POD C	0.07
TOTAL	0.28

RS&H

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DANIEL H. YOUNG LICENSED PROFESSIONAL ENGINEER No 70780 STATE OF FLORIDA Sep 23 2021
FL PE No. 70780

REVISIONS

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DATE ISSUED:	1/04/17
SCALE:	1"=50'
DRAWN BY:	TFC
REVIEWED BY:	DHY

CHW PROJECT NUMBER
16-0111

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MASTER SITE PLAN

SHEET NUMBER

C1.00

100% CONSTRUCTION DOCUMENTS

Tech: ThomasC Plot Date: Sep 23,2021 8:34am Filename: L:\2016\16-0111\Engineering\CHW\Production Files\16-0111 MSP.dwg

GRAPHIC SCALE

0 10 20 40

= CONCRETE (FOR SIDEWALK) (SEE C2.30 FOR DETAIL)

= HEAVY DUTY CONCRETE PAVEMENT (SEE C2.30 FOR DETAIL)

= STANDARD DUTY ASPHALT (SEE C2.30 FOR DETAIL)

= HEAVY DUTY ASPHALT (SEE C2.30 FOR DETAIL)

NOTES:
1) CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER.
2) STANDARD PARKING STALL STRIPING TO BE 4" WHITE.

COORDINATE REFERENCE:
N: 9781.7474
E: 11399.6484

S 82°35'56"E 748.69

RACHAEL BOULEVARD

N: 9755.7568
E: 11779.1020

DRIVEWAY WILL BE PERMITTED WITH THE COUNTY DURING THE CONSTRUTION OF POD 'B'

"DELIVERY ENTRANCE ONLY" SIGN

R1-1 "STOP" SIGN (36"X36")

24" WHITE STOP BAR

3' CURB TAPER

20' INGRESS/EGRESS EASEMENT

6" CURB (REFER TO C2.30 FOR DETAIL)

PROPOSED GATE (REFER TO PLAN BY OTHERS)

6' CURB TRANSITION

N: 9718.1827
E: 11653.8085

N: 9713.6617
E: 11455.8601

MECHANICAL YARD WALL TO BE DESIGNED AND PERMITTED BY OTHERS (TYP)

6" RIBBON CURB (REFER TO C2.30 FOR DETAIL)

LOADING AREA

PROPOSED BUILDING
POD 'B'
FAR=0.07

273.77'

174'

135.98'

DUMPSTER LOCATION (PAD AND ENCLOSURE DESIGNED AND PERMITTED BY OTHERS)

REFER TO C2.30 FOR 3 BAY HANDICAP RAMP/SPACE DETAIL

REFER TO C2.30 FOR 2 BAY HANDICAP RAMP/SPACE DETAIL

2' DETECTABLE WARNING STRIP (REFER TO C2.30 FOR DETAIL)(TYP)

WHEELSTOP (REFER TO C2.30 FOR DETAIL)(TYP)

N: 9544.2315
E: 11657.7814

7 U-SHAPED BIKE RACKS (REFER TO C2.30 FOR DETAIL)

6 U-SHAPED BIKE RACKS (REFER TO C2.30 FOR DETAIL)

N: 9495.6205
E: 11609.6792

N: 9497.0158
E: 11753.7880

N: 9350.6031
E: 11531.8295

20' SETBACK

N 07°24'07"E 103.06

N 17°07'54"E 119.89

10' BUFFER

SANITARY MANHOLE
top elev=73.85'
8"pvc S inv=66.13'
8"pvc N inv=66.24'

STORM INLET
top elev=73.05'
24"rcp W inv=68.05'

N.W. 119th TERRACE
(60' R/W)

SPECIAL EMPHASIS STRIPING PER FDOT INDEX NO. 17346

12" WHITE CROSSWALK STRIPE PER FDOT INDEX NO. 17346

TYPE 'F' CURB AND GUTTER (REFER TO C2.30 FOR DETAIL)

SPILL

6' CONC. SIDEWALK

ASPHALT PAVEMENT

TYPE 'F' CURB

TYPE 'D' CURB

R/W LINE

EDGE OF PAVEMENT

WHITE LINE

STOP BAR

SIGN(2)

W12"

W8"

S8"

ST

SF

M

OHP

Tech: ThomasC Plot Date: Sep 23,2021 8:35am Filename: L:\2016\16-0111\Engineering\Civil\Production Files\16-0111 SP.dwg

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DANIEL H. YOUNG LICENSE No. 70780 STATE OF FLORIDA PROFESSIONAL ENGINEER
Sept 23 2021
FL PE No. 70780

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21
3	POD 2 PZB SUBMITTAL	09/28/21

DATE ISSUED:	1/04/17
SCALE:	1"=20'
DRAWN BY:	TFC
REVIEWED BY:	DHY

CHW PROJECT NUMBER
16-0111

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DETAILED HORIZONTAL CONTROL AND SITE PLAN

SHEET NUMBER

C1.10

100% CONSTRUCTION DOCUMENTS

COUNTY ROAD No. 2054
(FORMERLY STATE ROAD NO. S-340-A) (66' R/W)

N: 9755.7568
E: 11779.1020

DRIVEWAY WILL BE PERMITTED WITH THE COUNTY DURING THE CONSTRUTION OF POD 'B'

"DELIVERY ENTRANCE ONLY" SIGN

R1-1 "STOP" SIGN (36"X36")

24" WHITE STOP BAR

3' CURB TAPER

PROPOSED GATE (REFER TO PLAN BY OTHERS)

6" CURB (REFER TO C2.30 FOR DETAIL)

6' CURB TRANSITION

20' SETBACK

R/W LINE

20' INGRESS/EGRESS EASEMENT

748.69

S 82°35'58" E 748.69

N: 9718.1827
E: 11653.8085

MECHANICAL YARD WALL TO BE DESIGNED AND PERMITTED BY OTHERS (TYP)

6" RIBBON CURB (REFER TO C2.30 FOR DETAIL)

LOADING AREA

N 88°41'30" E 71.27'

N 77°30'58" W 71.37'

N 53°51'04" E 66.27'

135.98'

DUMPSTER LOCATION (PAD AND ENCLOSURE DESIGNED AND PERMITTED BY OTHERS)

PROPOSED BUILDING
POD 'C'
FAR=0.07

APPROXIMATE LIMITS OF ZONE 'A'

APPROXIMATE LIMITS OF ZONE 'X' UNSHADED

N: 9544.2315
E: 11657.7814

7 U-SHAPED BIKE RACKS (REFER TO C2.30 FOR DETAIL)

R1-1 "STOP" SIGN (36"X36")

SPECIAL EMPHASIS STRIPING PER FDOT INDEX NO. 17346

6 U-SHAPED BIKE RACKS (REFER TO C2.30 FOR DETAIL)

N: 9524.7286
E: 11857.1253

WHEELSTOP (REFER TO C2.30 FOR DETAIL)

2' DETECTABLE WARNING STRIP (REFER TO C2.30 FOR DETAIL)(TYP)

REFER TO C2.30 FOR 2 BAY HANDICAP RAMP/SPACE DETAIL

N: 9497.0158
E: 11753.7880

2' DETECTABLE WARNING STRIP (REFER TO C2.30 FOR DETAIL)(TYP)

N: 9694.6114
E: 11894.7373

N: 9651.8107
E: 12088.0559

N: 9453.2334
E: 11960.3099

N: 9320.8452
E: 11662.4835

POD 'C'

POD 'A.1'

POD 'A.2'

6" CURB (REFER TO C2.30 FOR DETAIL)

REFL RIP-RAP HEADWALL 18"cp W inv=70.69' 18"cp E inv=70.72'

REFL RIP-RAP HEADWALL 18"cp W inv=70.51' 18"cp E inv=70.53'

COORDINATE REFERENCE:
N: 9685.3123
E: 12142.1013

15' P.U.E.

10' PUBLIC UTILITIES EASEMENT

ASPHALT PAVEMENT

CONC CURB

6' CHAIN LINK FENCE

SHRUB

GRAPHIC SCALE

0 10 20 40

= CONCRETE (FOR SIDEWALK) (SEE C2.30 FOR DETAIL)

= HEAVY DUTY CONCRETE PAVEMENT (SEE C2.30 FOR DETAIL)

= STANDARD DUTY ASPHALT (SEE C2.30 FOR DETAIL)

= HEAVY DUTY ASPHALT (SEE C2.30 FOR DETAIL)

NOTES:
1) CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER.
2) STANDARD PARKING STALL STRIPING TO BE 4" WHITE.

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DANIEL H. YOUNG
LICENSED PROFESSIONAL ENGINEER
No. 70780
STATE OF FLORIDA
Sep 23 2021

FL PE No. 70780

REVISIONS

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DRAWN BY:	TFC
REVIEWED BY:	DHY

CHW PROJECT NUMBER
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DETAILED HORIZONTAL CONTROL AND SITE PLAN

SHEET NUMBER

C1.11

100% CONSTRUCTION DOCUMENTS

N

GRAPHIC SCALE

0 10 20 40

= CONCRETE (FOR SIDEWALK) (SEE C2.30 FOR DETAIL)

= HEAVY DUTY CONCRETE PAVEMENT (SEE C2.30 FOR DETAIL)

= STANDARD DUTY ASPHALT (SEE C2.30 FOR DETAIL)

= HEAVY DUTY ASPHALT (SEE C2.30 FOR DETAIL)

NOTES:
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2) STANDARD PARKING STALL STRIPING TO BE 4" WHITE.

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DANIEL H. YOUNG * LICENSED * No 70780 * PROFESSIONAL ENGINEER * STATE OF FLORIDA * Sep 23 2021
FL PE No. 70780

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DETAILED HORIZONTAL CONTROL AND SITE PLAN

SHEET NUMBER

C1.12

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REFER TO C2.10 FOR POD 'A.1 & A.2' PARKING LOT TEMPORARY TERMINATION DESIGN

N: 9320.8452
E: 11662.4835

N: 9219.5070
E: 11699.9365

N: 9214.2414
E: 11754.4412

N: 9186.1269
E: 11713.6001

N: 9191.5264
E: 12003.6990

N: 9144.5785
E: 12022.0629

N: 8964.4640
E: 11829.5243

N: 8967.5801
E: 11928.9786

N: 8970.6646
E: 12027.4272

COORDINATE REFERENCE:
N: 8923.8290
E: 12166.3854

PROPOSED BUILDING
POD 'A.1'
FAR=0.04

PROPOSED BUILDING
POD 'A.2'
FAR=0.04

POD 'A.1'

POD 'A.2'

EX. LOADING AREA

LOADING AREA

EX. FIRE HYDRANT

45' PUBLIC UTILITIES EASEMENT

10' INGRESS/EGRESS EASEMENT

10' PUBLIC UTILITIES EASEMENT

10' BUFFER

15' SETBACK

R/W LINE

SANITARY MANHOLE
top elev=77.75'

SANITARY MANHOLE
top elev=75.96'

SANITARY MANHOLE
top elev=76.24'

SANITARY MANHOLE
top elev=75.38'
8"pvc E inv=59.69'
8"pvc SW inv=59.68'

6" CURB (REFER TO C2.30 FOR DETAIL)

WHEELSTOP (REFER TO C2.30 FOR DETAIL)

2' DETECTABLE WARNING STRIP (REFER TO C2.30 FOR DETAIL)(TYP)

R1-1 "STOP" SIGN

24" WHITE STOP BAR

4" WHITE STRIPE

SPECIAL EMPHASIS STRIPING PER FDOT INDEX NO. 17346

2-6" RISERS (HANDRAIL DESIGNED BY OTHERS)

6 U-SHAPED BIKE RACKS (REFER TO C2.30 FOR DETAIL)

REFER TO C2.30 FOR 2 BAY HANDICAP RAMP/SPACE DETAIL

REFER TO C2.30 FOR 3 BAY HANDICAP RAMP/SPACE DETAIL

GRAPHIC SCALE

0 10 20 40

= CONCRETE (FOR SIDEWALK) (SEE C2.30 FOR DETAIL)

= HEAVY DUTY CONCRETE PAVEMENT (SEE C2.30 FOR DETAIL)

= STANDARD DUTY ASPHALT (SEE C2.30 FOR DETAIL)

= HEAVY DUTY ASPHALT (SEE C2.30 FOR DETAIL)

NOTES:
1) CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER.
2) STANDARD PARKING STALL STRIPING TO BE 4" WHITE.

REFER TO C2.10 FOR POD 'A' PARKING LOT TEMPORARY TERMINATION DESIGN

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DANIEL H. YOUNG * LICENSED * PROFESSIONAL ENGINEER * STATE OF FLORIDA * Sep 23 2021
FL PE No. 70780

REVISIONS

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3	POD 2 PZB SUBMITTAL	09/28/21

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SCALE:	1"=20'
DRAWN BY:	TFC
REVIEWED BY:	DHY

CHW PROJECT NUMBER
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DETAILED HORIZONTAL CONTROL AND SITE PLAN

SHEET NUMBER

C1.13

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Tech: ThomasC Plot Date: Sep 23,2021 8:37pm Filename: L:\2016\16-0111\Engineering\CIVIL\Production Files\16-0111 SP.dwg

N

GRAPHIC SCALE

0 25 50 100

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
S-1	PEDESTRIAN RATED MANHOLE W/ 72"Ø TYPE 'J' BOTTOM PER FDOT INDEX NO. 200 & 201	76.58'	68.40' SE	N: 9295.57 E: 11692.00
S-2	TYPE 'F' STRUCTURE WITH 72"Ø TYPE 'J' BOTTOM PER FDOT INDEX 425-023	75.50'	68.76' NW 68.76' E 68.90' S	N: 9186.28 E: 11836.32
S-4	18" MITERED END SECITON PER FDOT INDEX 430-021	N/A	71.48' E	N: 9746.80 E: 11735.99
S-5	18" MITERED END SECITON PER FDOT INDEX 430-021	N/A	71.30' W	N: 9732.42 E: 11823.44
S-6	36" MITERED END SECITON PER FDOT INDEX 430-021	N/A	61.00' NE	N: 9739.91 E: 11001.93
S-6A	MANHOLE W/ 72"Ø TYPE 'J' BOTTOM PER FDOT INDEX 425-001 & 425-010	73.00'	61.27' SW 61.27' E	N: 9786.28 E: 11101.92
S-7	MANHOLE W/ 72"Ø TYPE 'J' BOTTOM PER FDOT INDEX 425-001 & 425-010	74.50'	61.85' W 61.85' E	N: 9757.36 E: 11332.18
S-8	MANHOLE W/ 72"Ø TYPE 'J' BOTTOM PER FDOT INDEX 425-001 & 425-010	74.50'	62.05' W 62.05' S 67.00' SE	N: 9746.78 E: 11410.39
S-9	MANHOLE W/ 72"Ø TYPE 'J' BOTTOM PER FDOT INDEX 425-001 & 425-010	74.40'	62.34' N 62.34' SE	N: 9601.63 E: 11394.88
S-10	TYPE 'F' INLET PER FDOT INDEX NO. 233 WITH 72"Ø TYPE 'J' PER FDOT INDEX 425-053	73.16'	62.61' NW 62.61' E	N: 9492.62 E: 11475.71
S-11	TYPE 'F' INLET PER FDOT INEX 425-053 W/ 60"Ø TYPE 'J' BOTTOM PER FDOT INDEX 425-001 & 425-010	73.11'	62.94' W 63.02' NE 62.95' E	N: 9496.38 E: 11643.13
S-12	TYPE 'C' INLET PER FDOT INDEX 425-052	74.25'	67.45' SW 67.45' NE	N: 9579.73 E: 11698.38
S-13	TYPE 'F' INLET PER FDOT INDEX 425-053	73.90'	69.00' SW	N: 9647.34 E: 11736.01
S-14	MANHOLE PER FOT INDEX 425-001 & 425-010	74.33'	63.20' W 63.20' E	N: 9497.09 E: 11766.89
S-15	TYPE 'F' INLET PER FDOT INDEX 425-053	73.76'	63.39' W 63.39' E	N: 9474.95 E: 11862.23
S-16	TYPE 'F' INLET PER FDOT INDEX 425-053	73.58'	63.65' W 66.00' N	N: 9445.98 E: 11993.06

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DANIEL H. YOUNG * LICENSED * PROFESSIONAL * ENGINEER * No 70780 * STATE OF FLORIDA * Sep 23, 2021

FL PE No. 70780

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21
3	POD 2 PZB SUBMITTAL	09/28/21

DATE ISSUED:	1/04/17
SCALE:	1"=50'
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REVIEWED BY:	DHY

CHW PROJECT NUMBER
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MASTER GRADING PLAN

SHEET NUMBER

C2.00

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STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
S-1	PEDESTRIAN RATED MANHOLE W/ 72"Ø TYPE 'J' BOTTOM PER FDOT INDEX NO. 200 & 201	76.58'	68.40' SE	N: 9295.57 E: 11692.00
S-2	TYPE 'F' STRUCTURE WITH 72"Ø TYPE 'J' BOTTOM PER FDOT INDEX 425-023	75.50'	68.76' NW 68.76' E 68.90' S	N: 9186.28 E: 11836.32
S-2A	TYPE 'C' INLET PER FDOT INDEX 425-052	77.00'	74.50' E	N: 9339.43 E: 11797.66
S-2B	TYPE 'C' INLET PER FDOT INDEX 425-052	77.08'	74.36' W 74.36' E	N: 9333.16 E: 11865.48

GRAPHIC SCALE
0 15 30 60

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DANIEL H. YOUNG LICENSED PROFESSIONAL ENGINEER No. 70780 STATE OF FLORIDA Sept 2021
FL PE No. 70780

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DRAWN BY:	TFC
REVIEWED BY:	DHY

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DETAILED GRADING AND DRAINAGE PLAN 'POD A.1'

SHEET NUMBER

C2.10

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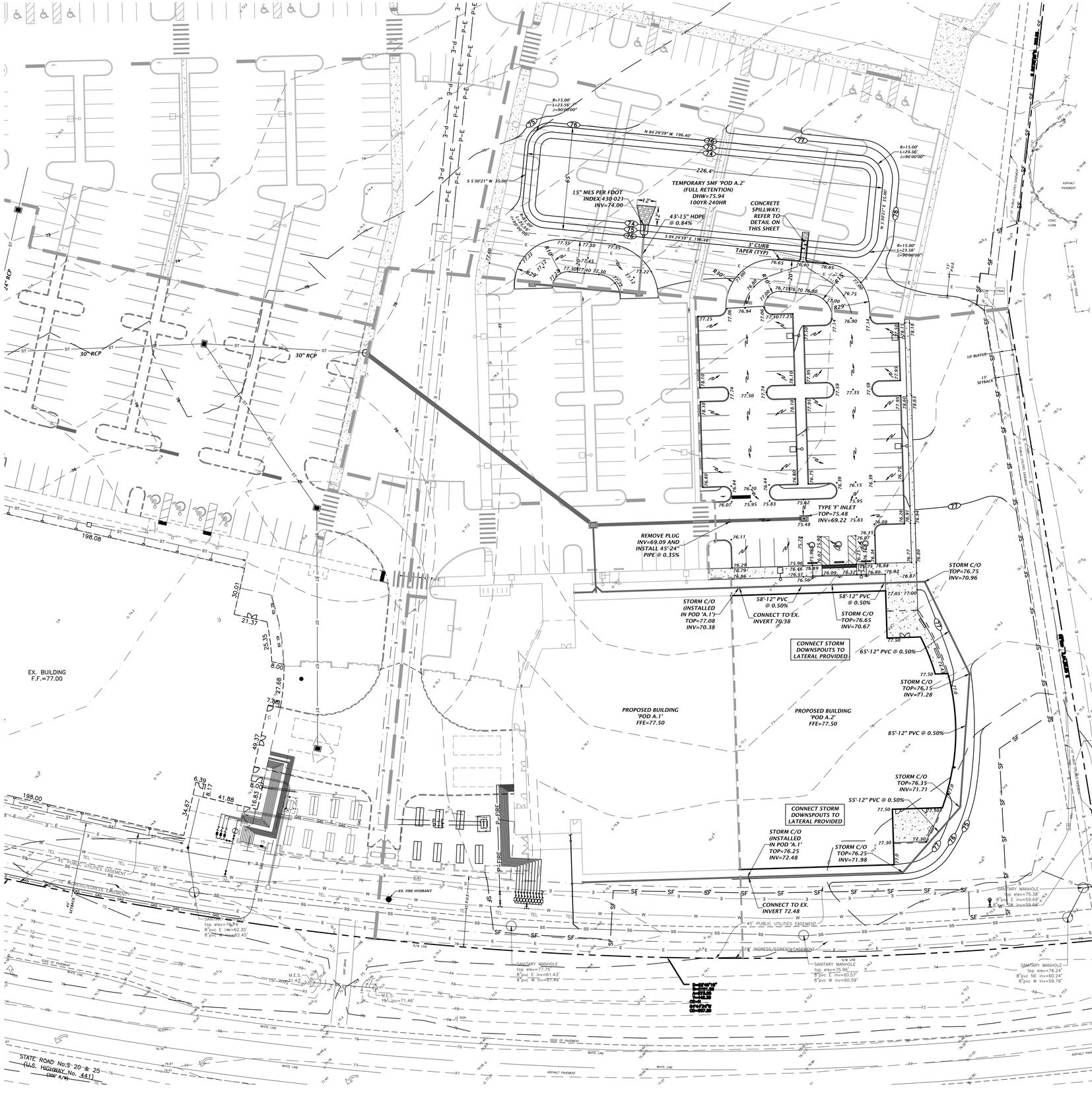

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DANIEL H. YOUNG * LICENSED * No 70780 * STATE OF FLORIDA * REGISTERED PROFESSIONAL ENGINEER * Sep 23 2021
FL PE No. 70780

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3	POD 2 PZB SUBMITTAL	09/28/21

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REVIEWED BY:	DHY

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DETAILED GRADING AND DRAINAGE PLAN 'POD A.2'

SHEET NUMBER

C2.10.1

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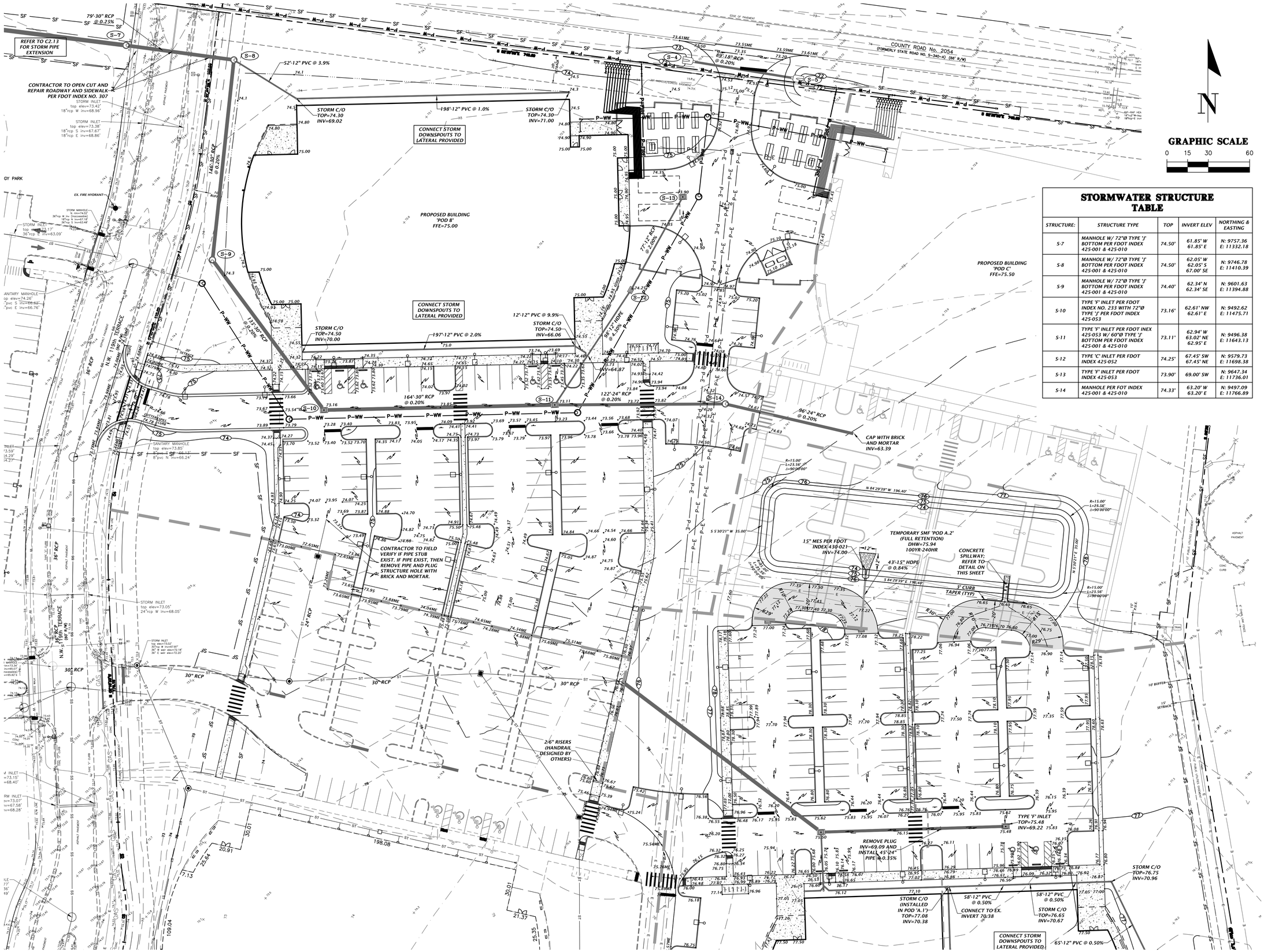

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
S-7	MANHOLE W/ 72"Ø TYPE 'J' BOTTOM PER FDOT INDEX 425-001 & 425-010	74.50'	61.85' W 61.85' E	N: 9757.36 E: 11332.18
S-8	MANHOLE W/ 72"Ø TYPE 'J' BOTTOM PER FDOT INDEX 425-001 & 425-010	74.50'	62.05' W 62.05' S 67.00' SE	N: 9746.78 E: 11410.39
S-9	MANHOLE W/ 72"Ø TYPE 'J' BOTTOM PER FDOT INDEX 425-001 & 425-010	74.40'	62.34' N 62.34' SE	N: 9601.63 E: 11394.88
S-10	TYPE 'F' INLET PER FDOT INDEX NO. 233 WITH 72"Ø TYPE 'J' PER FDOT INDEX 425-053	73.16'	62.61' NW 62.61' E	N: 9492.62 E: 11475.71
S-11	TYPE 'F' INLET PER FDOT INEX 425-053 W/ 60"Ø TYPE 'J' BOTTOM PER FDOT INDEX 425-001 & 425-010	73.11'	62.94' W 63.02' NE 62.95' E	N: 9496.38 E: 11643.13
S-12	TYPE 'C' INLET PER FDOT INDEX 425-052	74.25'	67.45' SW 67.45' NE	N: 9579.73 E: 11698.38
S-13	TYPE 'F' INLET PER FDOT INDEX 425-053	73.90'	69.00' SW	N: 9647.34 E: 11736.01
S-14	MANHOLE PER FOT INDEX 425-001 & 425-010	74.33'	63.20' W 63.20' E	N: 9497.09 E: 11766.89

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FL PE No: 70780

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REVIEWED BY:	DHY

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DETAILED GRADING AND DRAINAGE PLAN 'POD B'

SHEET NUMBER

C2.11

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Tech: ThomasC Plot Date: Sep 23,2021 8:40am Filename: L:\2016\16-0111\Engineering\CIVIL\Production Files\16-0111 PD.dwg

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
S-15	TYPE 'F' INLET PER FDOT INDEX 425-053	73.76'	63.39' W 63.39' E	N: 9474.95 E: 11862.23
S-16	TYPE 'F' INLET PER FDOT INDEX 425-053	73.58'	63.65' W 66.00' N	N: 9445.98 E: 11993.06

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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

CONCEPT CONSTRUCTION

FOUNDATIONPARK
A Bioscience & Innovation Center

14193 NW 119TH TERRACE
ALACHUA, FL 32615

CONSULTANTS

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

est. 1988 FLORIDA CA-5075

DANIEL H. YOUNG
LICENSED PROFESSIONAL ENGINEER
No 70780
STATE OF FLORIDA
Sep 23 2021

FL PE No. 70780

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21
3	POD 2 PZB SUBMITTAL	09/28/21

DATE ISSUED:	1/04/17
SCALE:	1"=20'
DRAWN BY:	TFC
REVIEWED BY:	DHY

CHW PROJECT NUMBER
16-0111

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DETAILED GRADING AND DRAINAGE PLAN 'POD C'

SHEET NUMBER

C2.12

100% CONSTRUCTION DOCUMENTS

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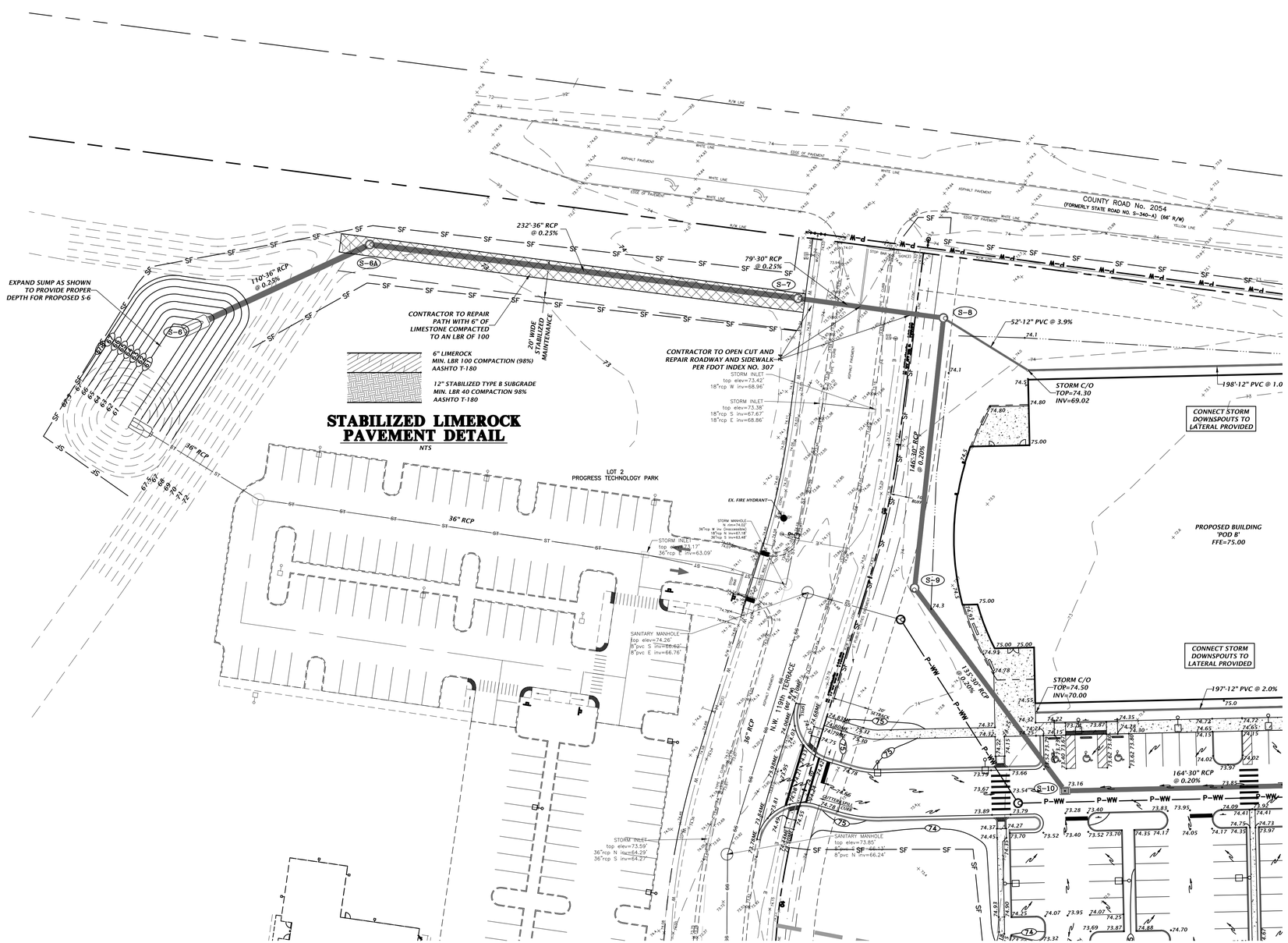

STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
S-6	36" MITERED END SECITON PER FDOT INDEX 430-021	N/A	61.00' NE	N: 9739.91 E: 11001.93
S-6A	MANHOLE W/ 72"Ø TYPE 'J' BOTTOM PER FDOT INDEX 425-001 & 425-010	73.00'	61.27' SW 61.27' E	N: 9786.28 E: 11101.92
S-7	MANHOLE W/ 72"Ø TYPE 'J' BOTTOM PER FDOT INDEX 425-001 & 425-010	74.50'	61.85' W 61.85' E	N: 9757.36 E: 11332.18
S-8	MANHOLE W/ 72"Ø TYPE 'J' BOTTOM PER FDOT INDEX 425-001 & 425-010	74.50'	62.05' W 62.05' S 67.00' SE	N: 9746.78 E: 11410.39

GRAPHIC SCALE
0 15 30 60

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DETAILED GRADING AND DRAINAGE PLAN

SHEET NUMBER

C2.13

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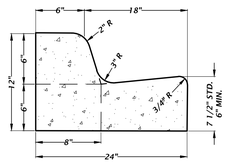
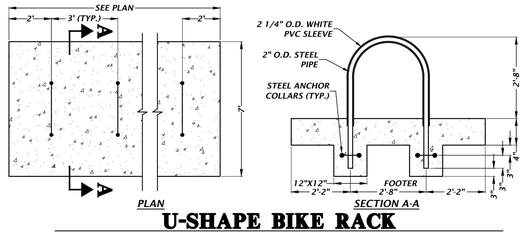


NOTE:

WHEN USED ON THE HIGH SIDE OF ROADWAY, THE CROSS-SLOPE OF THE GUTTER SHALL MATCH THE CROSS-SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6".

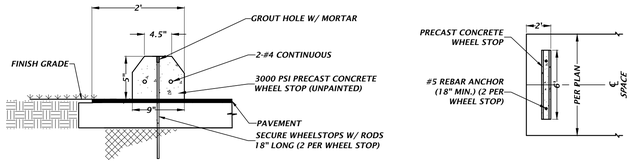
TYPE 'F' CONCRETE CURB AND GUTTER DETAIL

NTS



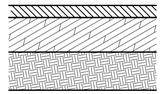
U-SHAPE BIKE RACK

NTS



WHEEL STOP DETAIL

NTS



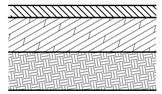
2" TYPE SP-12.5 ASPHALTIC CONCRETE

8" LIMEROCK BASE COMPACTION (98%) AASHTO T-180

12" STABILIZED TYPE B SUBGRADE MIN. LBR 40 COMPACTION 98% AASHTO T-180

HEAVY DUTY ASPHALT DETAIL

NTS



1.5" TYPE SP-12.5 ASPHALTIC CONCRETE

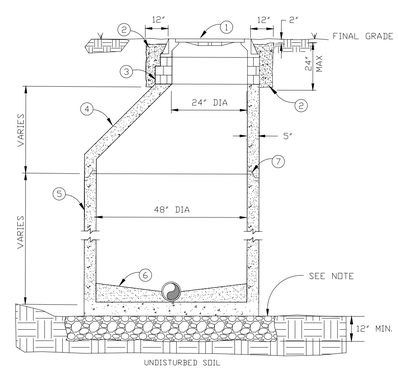
6" LIMEROCK BASE COMPACTION (98%) AASHTO T-180

12" STABILIZED TYPE B SUBGRADE MIN. LBR 40 COMPACTION 98% AASHTO T-180

STANDARD DUTY ASPHALT DETAIL

NTS

NOTE: IF EXPANSIVE SOILS ARE ENCOUNTERED MIN. 24" SEPARATION FROM THE BASE COURSE, REFER TO GEOTECHNICAL REPORT FOR MEDIATION.

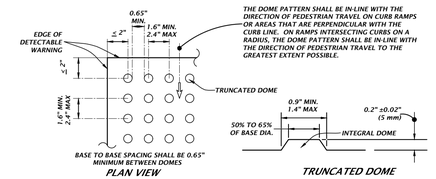


MATERIALS	
ITEM	DESCRIPTION
1	MANHOLE RING & COVER, 24" DIA.
2	CONCRETE COLLAR (2500 PSI.)
3	BRICK & MORTAR
4	ECCENTRIC CONE, MANHOLE
5	MANHOLE/CONCENTRIC BASE (CLOSED BOTTOM)
6	BRICK W/GROUT FILLER
7	JOINT SEALER

NOTE: A BEDDING OF CLASS I, CLASS II OR CLASS III MATERIAL SHALL BE REQUIRED WHEN THE MANHOLE BOTTOM CANNOT BE INSTALLED ON UNDISTURBED SOIL OR IF THE NATIVE SOIL IS CLASS IV OR CLASS V MATERIAL.

MANHOLE CONSTRUCTION

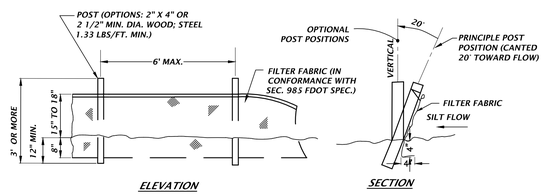
NTS



DETECTABLE WARNING DETAIL

NTS

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 RAMPS 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 REDIMAT 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 RAMPS 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 C53, 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 PAVER.
   C - MODIFY FORMWORK OR PROVIDE FORMED GROUT INFILL BEHIND CURVED DROP CURB SECTIONS TO ENSURE STRAIGHT EDGE RESTRAINT FOR PAVERS.
   D - CONCRETE EDGE RESTRAINT FOR WARNING AREA. MAXIMUM GAP OF 1/8" BETWEEN PAVERS AND EDGE. USE½" 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 RAMPS ARE SPECIFIED, REFER TO THE FDOT INDEX NO. 304 FOR SPECIFICATIONS CONCERNING THE APPLICABLE DETECTABLE WARNING STRIP TO BE USED WITH FDOT SPECIFIED RAMPS.



TYPE III SILT FENCE DETAIL

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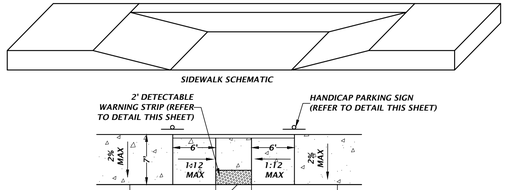
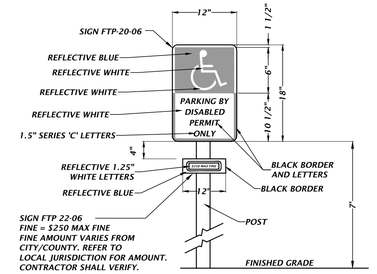


2 BAY HANDICAP PARKING

NTS



SIGN NOTES:

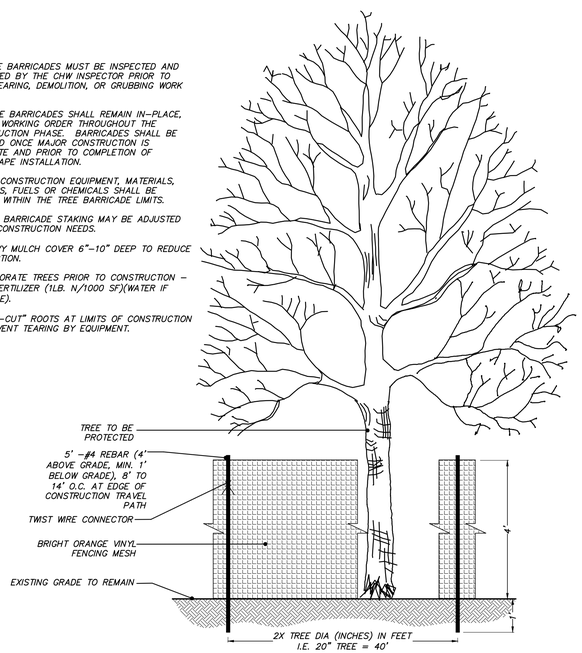
1. SIGN CONSTRUCTION, DESIGN AND PLACEMENT SHALL COMPLY WITH STATE AND LOCAL STATUTES.

H.C. PARKING SIGN DETAIL

NTS

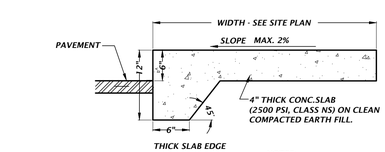
NOTE:

1. TREE BARRICADES MUST BE INSPECTED AND APPROVED BY THE CHW INSPECTOR PRIOR TO ANY CLEARING, DEMOLITION, OR GRUBBING WORK BEGINS.
2. TREE BARRICADES SHALL REMAIN IN-PLACE, AND IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. BARRICADES SHALL BE REMOVED ONCE MAJOR CONSTRUCTION IS COMPLETE AND PRIOR TO COMPLETION OF LANDSCAPE INSTALLATION.
3. NO CONSTRUCTION EQUIPMENT, MATERIALS, SUPPLIES, FUELS OR CHEMICALS SHALL BE STORED WITHIN THE TREE BARRICADE LIMITS.
4. TREE BARRICADE STAKING MAY BE ADJUSTED TO FIT CONSTRUCTION NEEDS.
5. HEAVY MULCH COVER 6"-10" DEEP TO REDUCE COMPACTION.
6. INVIGORATE TREES PRIOR TO CONSTRUCTION - LIGHT FERTILIZER (1LB. N/1000 SF)(WATER IF POSSIBLE).
7. "PRE-CUT" ROOTS AT LIMITS OF CONSTRUCTION TO PREVENT TEARING BY EQUIPMENT.



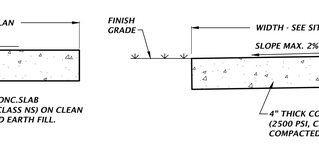
TREE BARRICADE STAKING

NTS



TYPICAL 6" CURB DETAIL

NTS



RIBBON CURB DETAIL

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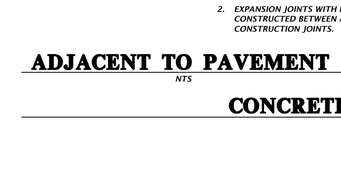
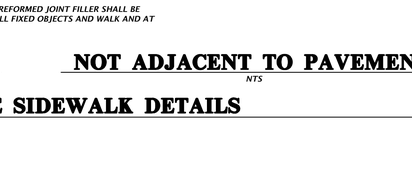


NOTES:

1. SAWCUT CONTROL JOINTS SHALL BE CONSTRUCTED 5 FEET ON CENTER
2. EXPANSION JOINTS WITH PREFORMED JOINT FILLER SHALL BE CONSTRUCTED BETWEEN ALL FIXED OBJECTS AND WALK AND AT CONSTRUCTION JOINTS.



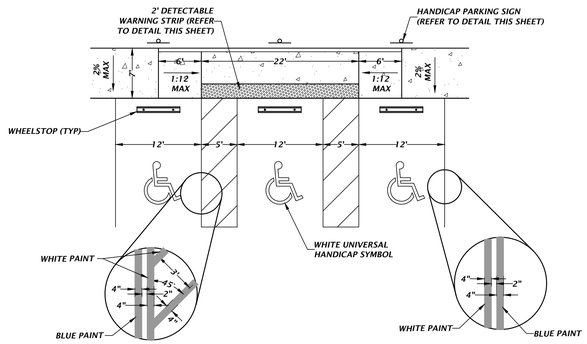
ADJACENT TO PAVEMENT

NTS

NOT ADJACENT TO PAVEMENT

NTS

CONCRETE SIDEWALK DETAILS



3 BAY HANDICAP PARKING

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CONSTRUCTION DETAILS

SHEET NUMBER

C2.30

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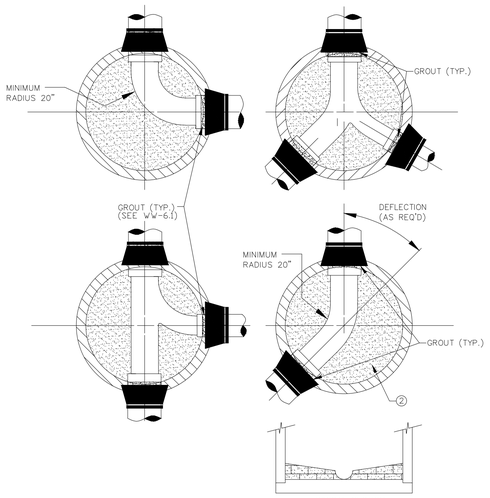
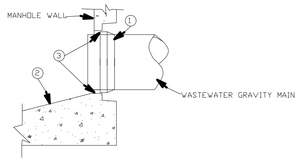


NOTES: (1) INVERTS SHALL BE CONSTRUCTED AT 1/10 FT. DROP ACROSS THE INSIDE OF MANHOLE.
(2) INVERTS SHALL BE BRICK WITH GROUT FILLER.

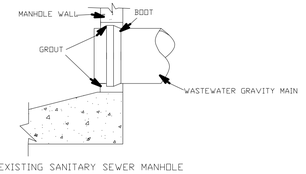
MANHOLE INVERT CONSTRUCTION

NTS



NEW PREFABRICATED INVERT SANITARY SEWER MANHOLE

NOTES:
(1) PREFABRICATED BOOT SHALL BE INSTALLED BY THE MANUFACTURER OF THE MANHOLE.LE
(2) PRECAST BOTTOMS WITH INVERTS INSTALLED AT THE FACTORY ARE ACCEPTABLE.
(3) INSERT/INSTALL PIPE 3"+/- BEYOND INTERIOR WALL OF SANITARY SEWER MANHOLE.
(4) GROUT AREA INSIDE OF THE BOOT, FLUSH WITH INSIDE OF MANHOLE.
(5) GROUT AREA OUTSIDE OF THE BOOT FLUSH WITH THE OUTSIDE OF THE MANHOLE

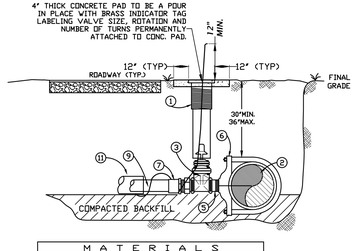


EXISTING SANITARY SEWER MANHOLE

NOTES: (1) CORE BORE EXISTING SANITARY SEWER MANHOLE. ALL SEWER LATERALS AND SEWER MAINS ENTERING EXISTING SANITARY SEWER MANHOLE WALL SHALL BE GROUTED IN PLACE WITH AN ASTM C-92 COMPLIANT MANHOLE BOOT, DESIGNED FOR SDR-35 PVC PIPE, KOR-N-SEAL, A-LOK G3, OR APPROVED EQUAL.

MANHOLE PIPE CONNECTION CONSTRUCTION

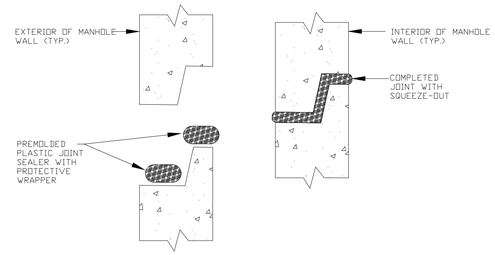
NTS



MATERIALS	
ITEM	DESCRIPTION
1	VALVE BOX
2	4", 6", 8", 12" WATER MAIN
3	2", 4" GATE VALVE, SQUARE NUT, RESILIENT WEDGE
5	2", 4" x 4" LONG GALVANIZED NIPPLE
6	4", 6", 8" OR 12" x 2" SERVICE SADDLE
7	SCHEDULE 80 MALE ADAPTER
8	TRACER WIRE, BLUE, # 10 AWG
9	SERVICE LINE, MATERIAL PER PLAN
11	3", 5' PVC CASING, SCH 40 ONLY IF INSTALLED UNDER ROADWAY
12	2", 4" PVC 90° ELBOW

TAPPING VALVE

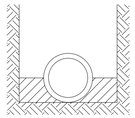
NTS



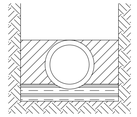
JOINT ARRANGEMENT AND SEALANT

NTS

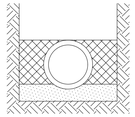
TYPE 1 ×
FLAT-BOTTOM TRENCH. ×× LOOSE BACKFILL.



TYPE 2
FLAT-BOTTOM TRENCH. ×× BACKFILL LIGHTLY CONSOLIDATED TO CENTERLINE OF PIPE.



TYPE 3
PIPE BEDDED IN 4-INCH MINIMUM LOOSE SOIL. ××× BACKFILL LIGHTLY CONSOLIDATED TO TOP OF PIPE.



TYPE 4
PIPE BEDDED IN SAND, GRAVEL, OR CRUSHED STONE TO DEPTH OF 1/8 PIPE DIAMETER, 4-INCH MINIMUM. BACKFILL COMPACTED TO TOP OF PIPE (APPROXIMATELY 80% STANDARD PROCTOR, AASHTO T-99).

TYPE 5
PIPE BEDDED TO ITS CENTERLINE IN COMPACTED GRANULAR MATERIAL, 4-INCH MINIMUM UNDER PIPE. COMPACTED GRANULAR OR SELECT MATERIAL××× TO TOP OF PIPE (APPROXIMATELY 90% STANDARD PROCTOR, AASHTO T-99).

NOTES:
CONSIDERATION OF THE PIPE-ZONE EMBEDMENT CONDITIONS INCLUDED IN THIS FIGURE MAY BE INFLUENCED BY FACTORS OTHER THAN PIPE STRENGTH. FOR ADDITIONAL INFORMATION ON PIPE BEDDING AND BACKFILL, SEE ANSI/AWWA C600.

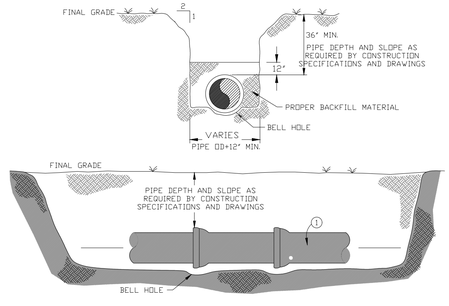
×FOR NOMINAL PIPE SIZES 14-INCH AND LARGER.

××FLAT BOTTOM IS DEFINED AS UNDISTURBED EARTH CONSIDERATION SHOULD BE GIVEN TO THE USE OF LAYING CONDITIONS OTHER THAN TYPE 1.

×××"LOOSE SOIL" OR "SELECT MATERIAL" IS DEFINED AS "NATIVE SOIL EXCAVATED FROM THE TRENCH, FREE OF ROCKS, FOREIGN MATERIAL, AND FROZEN EARTH".

PIPE BEDDING AND BACKFILL DETAIL

NTS

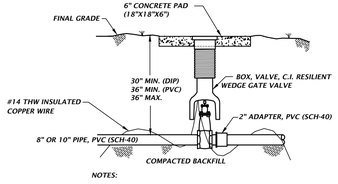


MATERIALS	
ITEM	DESCRIPTION
1	GRAVITY SEWER MAIN PIPE

NOTES:
1. GRAVITY MAIN PIPE SHALL BE INSTALLED AT THE LINE AND GRADE.
2. PIPE MATERIAL SHALL CONFORM TO WW-2.0.

WASTEWATER GRAVITY MAIN CONSTRUCTION

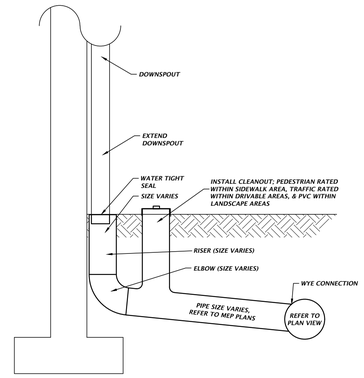
NTS



NOTES:
1. *WATER VALVE BOX TOPS ARE TO BE CAST WITH THE WORD "WATER" ON TOP AND PAINTED BLUE.*
2. *CONCRETE PAD SHALL BE PROVIDED AROUND VALVE BOX IN UNPAVED AREAS.*
3. *FOR CLEANOUTS EITHER IN THE RIGHT-OF-WAY OR WHERE COA HAS MAINTENANCE RESPONSIBILITY, INSTALL AS PER DETAIL 127, INCLUDING CONCRETE COLLAR.*

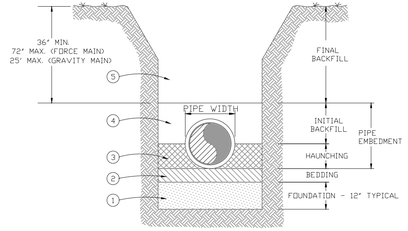
WATER VALVE DETAIL

NTS



DOWNSPOUT CONNECTION DETAIL

NTS



NOTES:
1. A FOUNDATION MAY BE REQUIRED IN VERY POOR SOIL CONDITIONS. FIELD DETERMINATION WILL BE PROVIDED BY CITY INSPECTOR. TYPICAL FOUNDATION THICKNESS SHALL BE 12", BUT MAY VARY ACCORDING TO NATURAL MATERIAL.
2. BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE. IN DRY SOIL CONDITIONS CLASS II OR CLASS III MATERIAL SHALL BE HAND PLACED 4" TO 6", LIGHTLY COMPACTED, UNIFORM AND NOT FINER THAN THE FOUNDATION MATERIAL. IN WET SOIL CONDITIONS CLASS I, CLASS II OR CLASS III SHALL BE HAND PLACED, 4" TO 6", UNIFORM AND NOT FINER THAN THE FOUNDATION MATERIAL. WHEN UTILIZING CLASS I MATERIAL, SUFFICIENT AMOUNTS OF CLASS II OR CLASS III MATERIAL SHALL BE ADDED TO FILL ALL VOIDS CREATED BY THE CLASS I MATERIAL.
3. HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. CLASS II OR CLASS III MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4. INITIAL BACKFILL MATERIAL SHALL BE CLASS II OR CLASS III. IT SHALL BE HAND PLACED TO 12", ABOVE THE TOP OF THE PIPE. THE SOIL SHALL BE CONSOLIDATED BY HAND TAMPING OR WALKING THE SOIL IN PLACE.
5. FINAL BACKFILL MATERIAL MAY BE MACHINE PLACED. THE MATERIAL SHALL BE CLASS II OR CLASS III MATERIAL. CLASS IV MATERIAL MAY BE INSTALLED OUTSIDE OF THE ROADWAY. FINAL BACKFILL UNDER ROADWAYS MAY REQUIRE SPECIAL COMPACTION AND DENSITY TESTS.

PIPE BEDDING DETAIL

NTS

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 *
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CONCEPT CONSTRUCTION

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14193 NW 119TH TERRACE
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CONSULTANTS

CHW Professional Consultants
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Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com

est. 1988 FLORIDA CA-5075

DANIEL H. YOUNG — LICENSED PROFESSIONAL ENGINEER — No 70780 — STATE OF FLORIDA — Sep 3, 2021

FL PE No. 70780

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21
3	POD 2 PZB SUBMITTAL	09/28/21

DATE ISSUED:	1/04/17
SCALE:	N/A
DRAWN BY:	TFC
REVIEWED BY:	DHY

CHW PROJECT NUMBER
16-0111

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CONSTRUCTION DETAILS

SHEET NUMBER

C2.31

100% CONSTRUCTION DOCUMENTS

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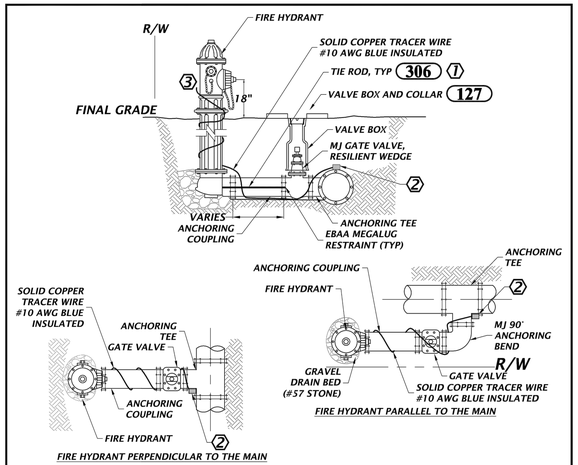
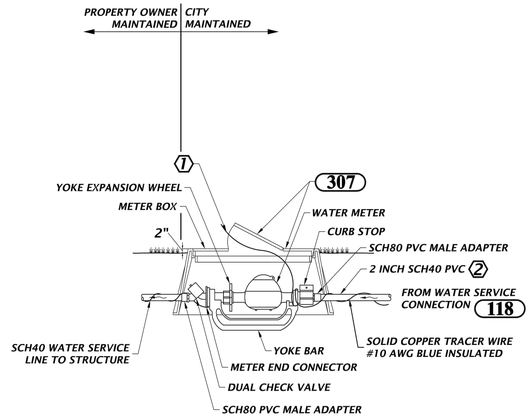


KEYED NOTE(S):

1. PROVIDE TIE RODS FOR DUAL RESTRAINT AND AS PER 306.
2. CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.
3. EXTEND TRACER WIRE AT LEAST 8-INCHES ABOVE GRADE.

103 FIRE HYDRANT (PERPENDICULAR/ PARALLEL TO MAIN)
NTS



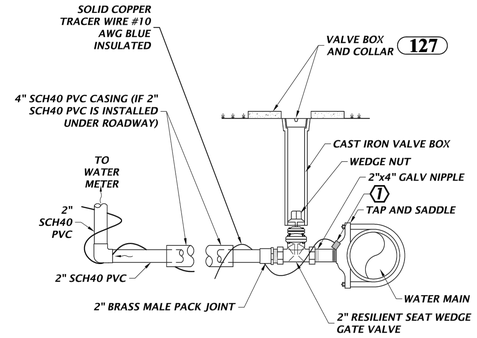
GENERAL NOTE(S):

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

KEYED NOTE(S):

1. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.
2. PROVIDE 2x1 (or 3/4) INCH REDUCING BUSHING SCH 80 PVC SPIGOT X SOCKET TO CONNECT TO CURB STOP.

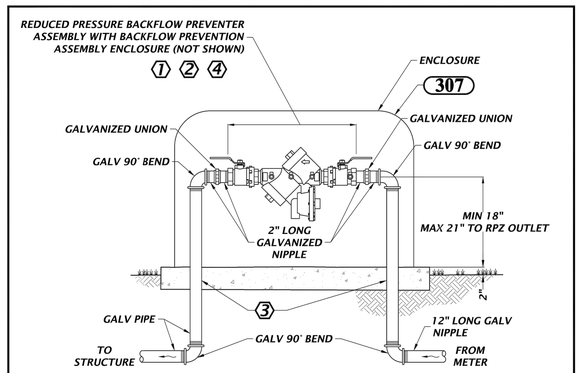
115 3/4" AND 1" WATER METER ASSEMBLY
NTS



KEYED NOTE(S):

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

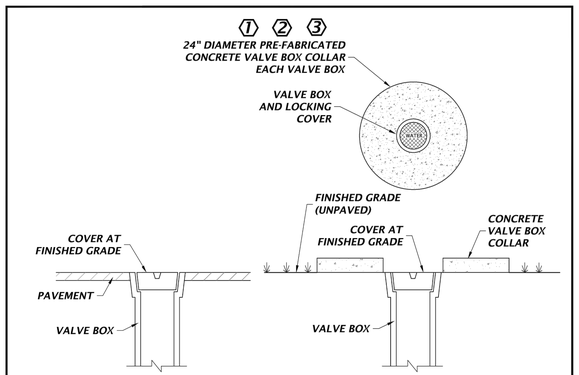
118 2" WATER SERVICE CONNECTION
NTS



KEYED NOTE(S):

1. PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.
2. ENCLOSURE VENDOR AND FEATURES:
   - MARINE GRADE ALUMINUM
   - 1.5 INCH INSULATION, 9.0 R VALUE
   - MEANS TO ACCESS ASSEMBLY
   - LOCKABLE
   - MOUNTING HARDWARE
   - COLOR: TAN, UNLESS OTHERWISE NOTED.
   - VENDORS: SAFE T COVER, NASHVILLE, TN; OR EQUAL
3. POUR CONCRETE PAD WITH DIMENSIONS AS PER VENDOR'S RECOMMENDATIONS. MINIMUM THICKNESS OF 4 INCHES.
   - PROVIDE SLEEVES AROUND PIPING
4. BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.

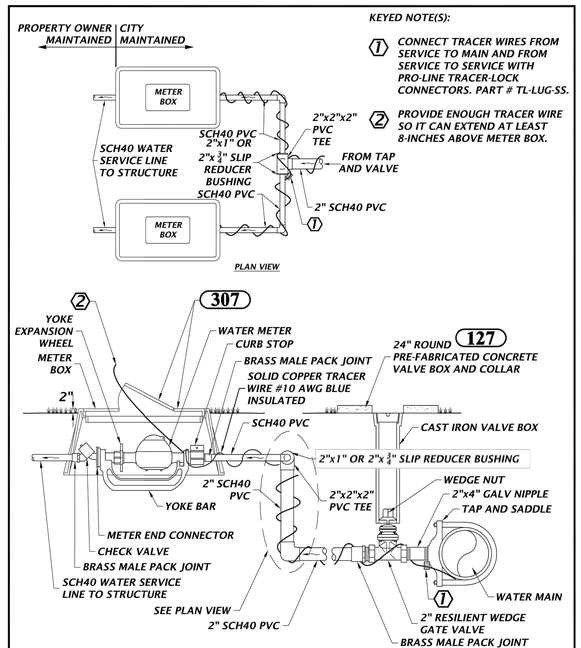
121 3/4" TO 2" BACKFLOW PREVENTER AND ENCLOSURE
NTS



KEYED NOTE(S):

1. VALVE BOX COLLAR FEATURES:
   - 24" DIAMETER, 11" INNER OPENING
   - 4" THICK
   - TWO RINGS OF #3 REBAR
   - 4000 PSI TEST CONCRETE
2. SUPPLIER AND PRODUCT:
   - MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
   - ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
   - PART: MSVB-24 OR EQUAL
3. PAINT VALVE BOX COVER AND COLLAR AS PER 307

127 VALVE BOX COVER
NTS



KEYED NOTE(S):

1. CONNECT TRACER WIRES FROM SERVICE TO MAIN AND FROM SERVICE TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.
2. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.

130 DUAL WATER SERVICE CONNECTION OR SIMILAR
NTS

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 *
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CONCEPT CONSTRUCTION

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A Bioscience & Innovation Center

14193 NW 119TH TERRACE
ALACHUA, FL 32615

CONSULTANTS

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

DANIEL H. YOUNG LICENSE No 70780 STATE OF FLORIDA PROFESSIONAL ENGINEER Sep 23, 2021
FL PE No. 70780

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21
3	POD 2 PZB SUBMITTAL	09/28/21

DATE ISSUED:	1/04/17
SCALE:	N/A
DRAWN BY:	TFC
REVIEWED BY:	DHY

CHW PROJECT NUMBER
16-0111

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CONSTRUCTION DETAILS

SHEET NUMBER

C2.32

100% CONSTRUCTION DOCUMENTS

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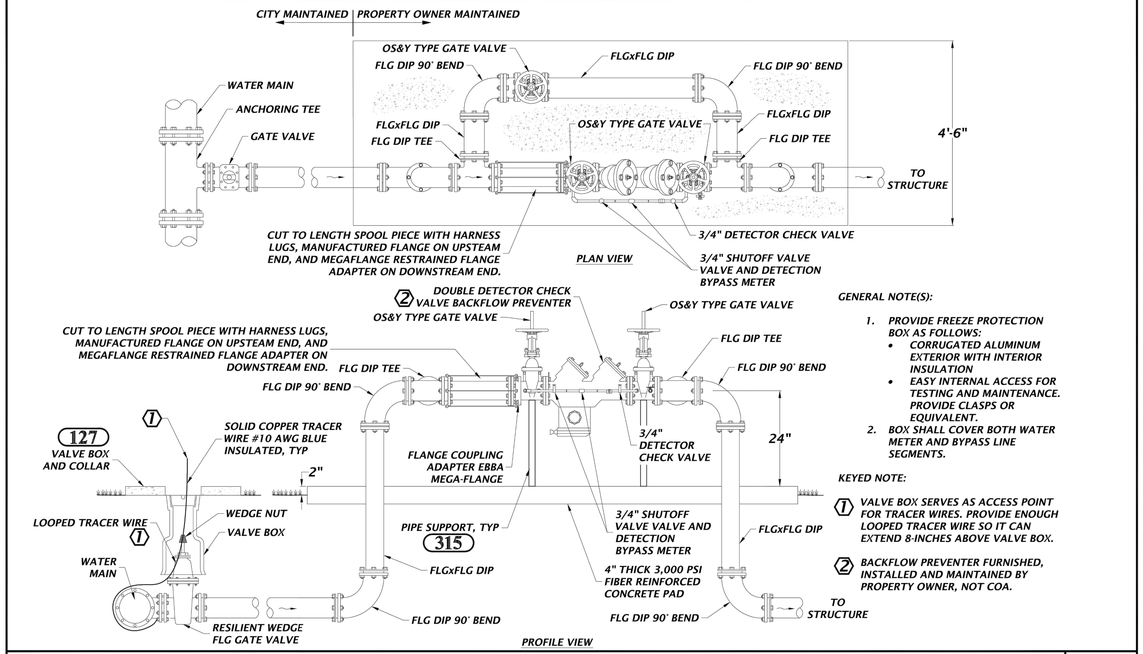


GENERAL NOTE(S):

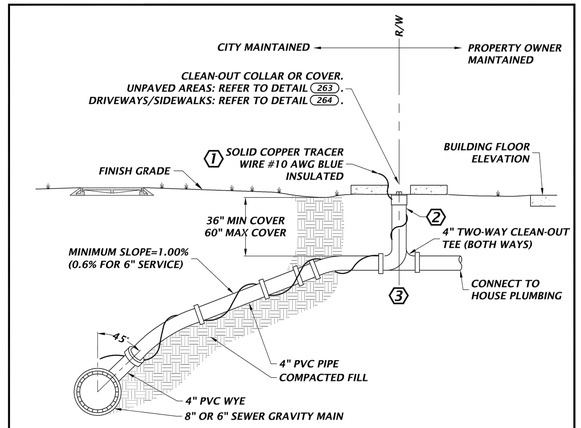
1. PROVIDE FREEZE PROTECTION BOX AS FOLLOWS:
   - CORRUGATED ALUMINUM EXTERIOR WITH INTERIOR INSULATION
   - EASY INTERNAL ACCESS FOR TESTING AND MAINTENANCE. PROVIDE CLASPS OR EQUIVALENT.
2. BOX SHALL COVER BOTH WATER METER AND BYPASS LINE SEGMENTS.

KEYED NOTE:

1 VALVE BOX SERVES AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE VALVE BOX.

2 BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.

139 FIRE LINE 4" AND LARGER DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER (NO DOWNSTREAM DIESEL FIRE PUMP)
NTS



GENERAL NOTE(S):
A. SOLVENT WELD ALL PVC FITTINGS.
B. DURING DESIGN AND CONSTRUCTION, REVIEW LATERAL LOCATION RELATIVE TO PROPOSED DRIVEWAY. STRONG CITY OF ALACHUA PREFERENCE IS FOR CLEAN-OUT NOT TO BE INSTALLED IN DRIVEWAY. SEE CITY OF ALACHUA DESIGN AND CONSTRUCTION MANUAL.

KEYED NOTE(S):

1 EXTEND TRACER WIRE 8-INCHES BEYOND TOP OF VALVE BOX COLLAR.

2 DO NOT CONNECT HOUSE PLUMBING TO STUB RISER.

3 DETAIL SHOWS CLEAN-OUT (CO) AT R/W. INSTALLING CITY MAINTAINED CO BETWEEN R/W AND MIDDLE OF PUE IS PERMITTED. CITY OF ALACHUA MUST APPROVE LOCATION IF CO IS INSTALLED BETWEEN MIDDLE OF PUE AND PUE TERMINUS.

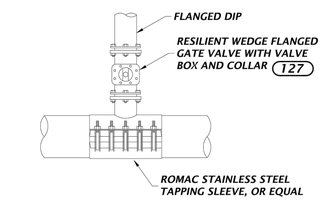
200 WASTEWATER SERVICE LATERAL
NTS

GENERAL NOTE(S)

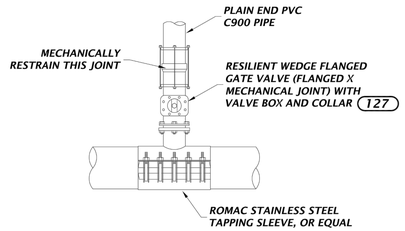
1. MINIMUM RESTRAINED LENGTHS ARE BASED ON 309 AND ARE SUFFICIENT FOR BOTH DIP AND PVC PIPE.
2. THIS DETAIL APPLIES TO BOTH NEW SERVICE CONNECTIONS INSTALLED ON NEW PIPE AND NEW SERVICE CONNECTIONS INSTALLED ON EXISTING PIPE.

KEYED NOTE(S):

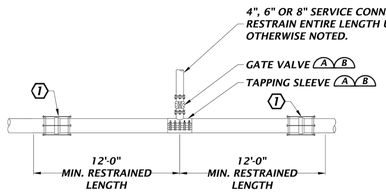
1 RESTRAIN WITH EBAA IRON RESTRAINT HARNESSES OR EQUAL. HARNESSES SHALL INCLUDE SPLIT SERRATED RESTRAINT RINGS.



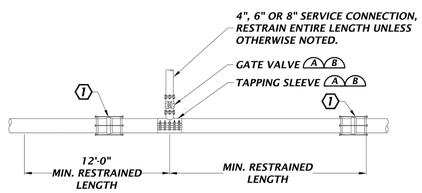
A FLANGED DIP SERVICE CONNECTION



B PLAIN END PVC C900 SERVICE CONNECTION



TAPPING SLEEVE IN MIDDLE OF PIPE SEGMENT



TAPPING SLEEVE NOT IN MIDDLE OF PIPE SEGMENT

149 WATER SERVICE CONNECTION FOR NEW AND EXISTING MAINS - 4", 6" AND 8"
NTS

PAINT SYSTEM NO. 5

SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.

HUMIDITY BELOW 60 PERCENT

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

APPLY (SPRAY) FIRST COAT

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

PRODUCT

KRYLON 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

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

CONCEPT CONSTRUCTION

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A Bioscience & Innovation Center

14193 NW 119TH TERRACE
ALACHUA, FL 32615

CONSULTANTS

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

DANIEL H. YOUNG LICENSED PROFESSIONAL ENGINEER No 70780 STATE OF FLORIDA Sep 23 2021
FL PE No. 70780

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21
3	POD 2 PZB SUBMITTAL	09/28/21

DATE ISSUED:	1/04/17
SCALE:	N/A
DRAWN BY:	TFC
REVIEWED BY:	DHY

CHW PROJECT NUMBER
16-0111

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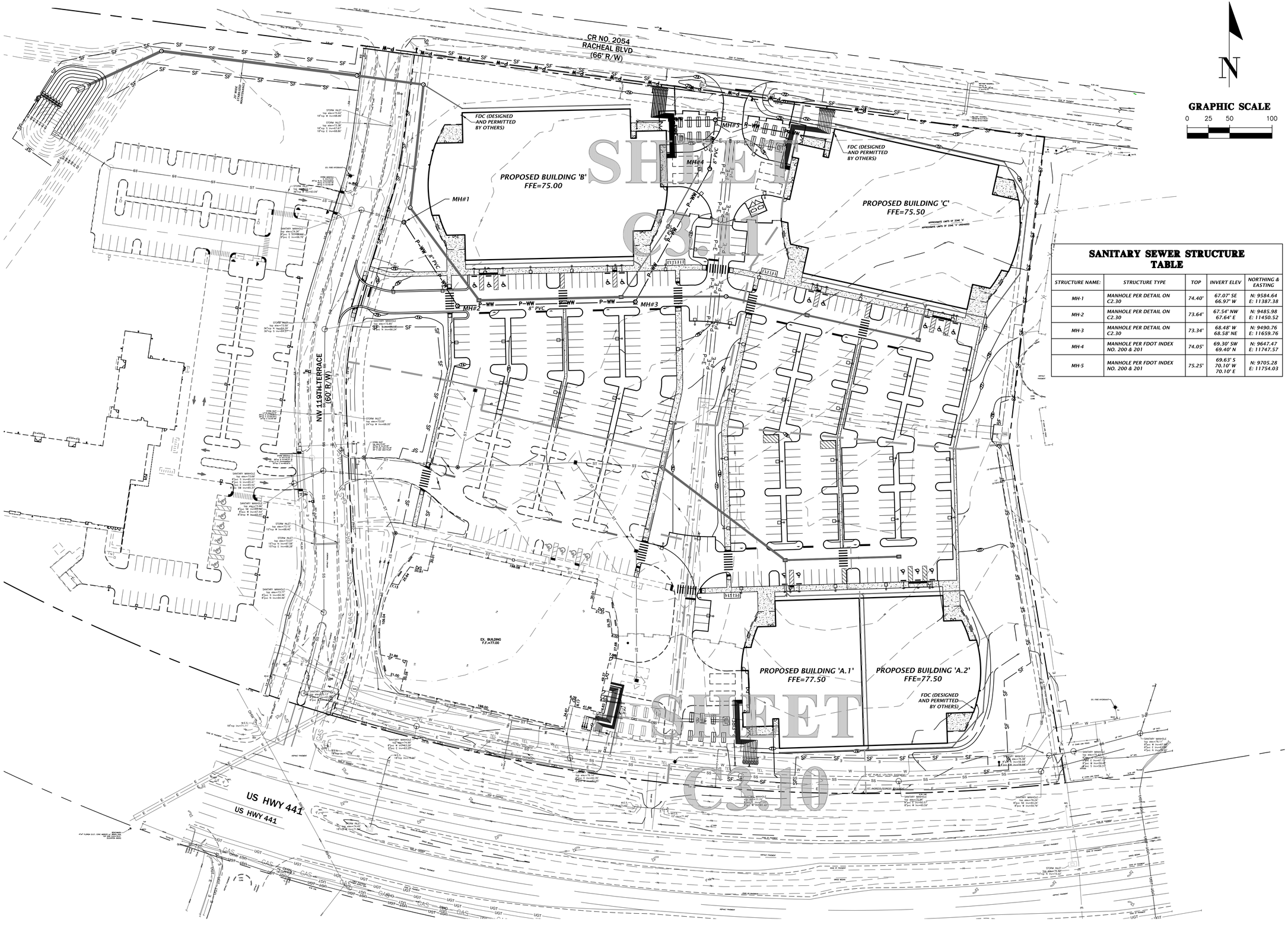
CONSTRUCTION DETAILS

SHEET NUMBER

C2.33

100% CONSTRUCTION DOCUMENTS

Tech: ThomasC Plot Date: Sep 23,2021 8:43am Filename: L:\2016\16-0111\Engineering\CHW\Production Files\16-0111 07.dwg



N

GRAPHIC SCALE

0 25 50 100

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NAME:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
MH-1	MANHOLE PER DETAIL ON C2.30	74.40'	67.07' SE 66.97' W	N: 9584.64 E: 11387.38
MH-2	MANHOLE PER DETAIL ON C2.30	73.64'	67.54' NW 67.64' E	N: 9485.98 E: 11450.52
MH-3	MANHOLE PER DETAIL ON C2.30	73.34'	68.48' W 68.58' NE	N: 9490.76 E: 11659.76
MH-4	MANHOLE PER FDOT INDEX NO. 200 & 201	74.05'	69.30' SW 69.40' N	N: 9647.47 E: 11747.57
MH-5	MANHOLE PER FDOT INDEX NO. 200 & 201	75.25'	69.63' S 70.10' W 70.10' E	N: 9705.28 E: 11754.03

RS&H

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10748 Deerwood Park Blvd. South
Jacksonville, Florida 32256-0597
904-256-2500 Fax 904-256-2503
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5620 * LCC000210 * GB238

CONCEPT CONSTRUCTION

FOUNDATIONPARK
A Bioscience & Innovation Center

14193 NW 119TH TERRACE
ALACHUA, FL 32615

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DANIEL H. YOUNG LICENSE No 70780 STATE OF FLORIDA PROFESSIONAL ENGINEER
Sep 23 2021
FL PE No. 70780

REVISIONS

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2	POD 2 RE-PERMITTING	08/23/21
3	POD 2 PZB SUBMITTAL	09/28/21

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SCALE:	1"=50'
DRAWN BY:	TFC
REVIEWED BY:	DHY

CHW PROJECT NUMBER
16-0111

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MASTER UTILITY PLAN

SHEET NUMBER

C3.00

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Tech: ThomasC Plot Date: Sep 23,2021 8:45am Filename: L:\2016\16-0111\Engineering\DWGs\Production Files\16-0111 MWS.dwg

Tech: ThomasC Plot Date: Sep 23,2021 8:46am Filename: L:\2016\16-0111\Engineering\DWGs\Production Files\16-0111 WS.dwg

RS&H

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904-256-2500 Fax 904-256-2503
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FL Cert. Nos. AAC001886 * IB26000956 *
5620 * LCC000210 * GB238

CONCEPT CONSTRUCTION

FOUNDATIONPARK
A Bioscience & Innovation Center

14193 NW 119TH TERRACE
ALACHUA, FL 32615

CONSULTANTS

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

DANIEL H. YOUNG LICENSED PROFESSIONAL ENGINEER No 70780 STATE OF FLORIDA Sep 23 2021
FL PE No. 70780

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21
3	POD 2 PZB SUBMITTAL	09/28/21

DATE ISSUED:	1/04/17
SCALE:	1"=20'
DRAWN BY:	TFC
REVIEWED BY:	DHY

CHW PROJECT NUMBER
16-0111

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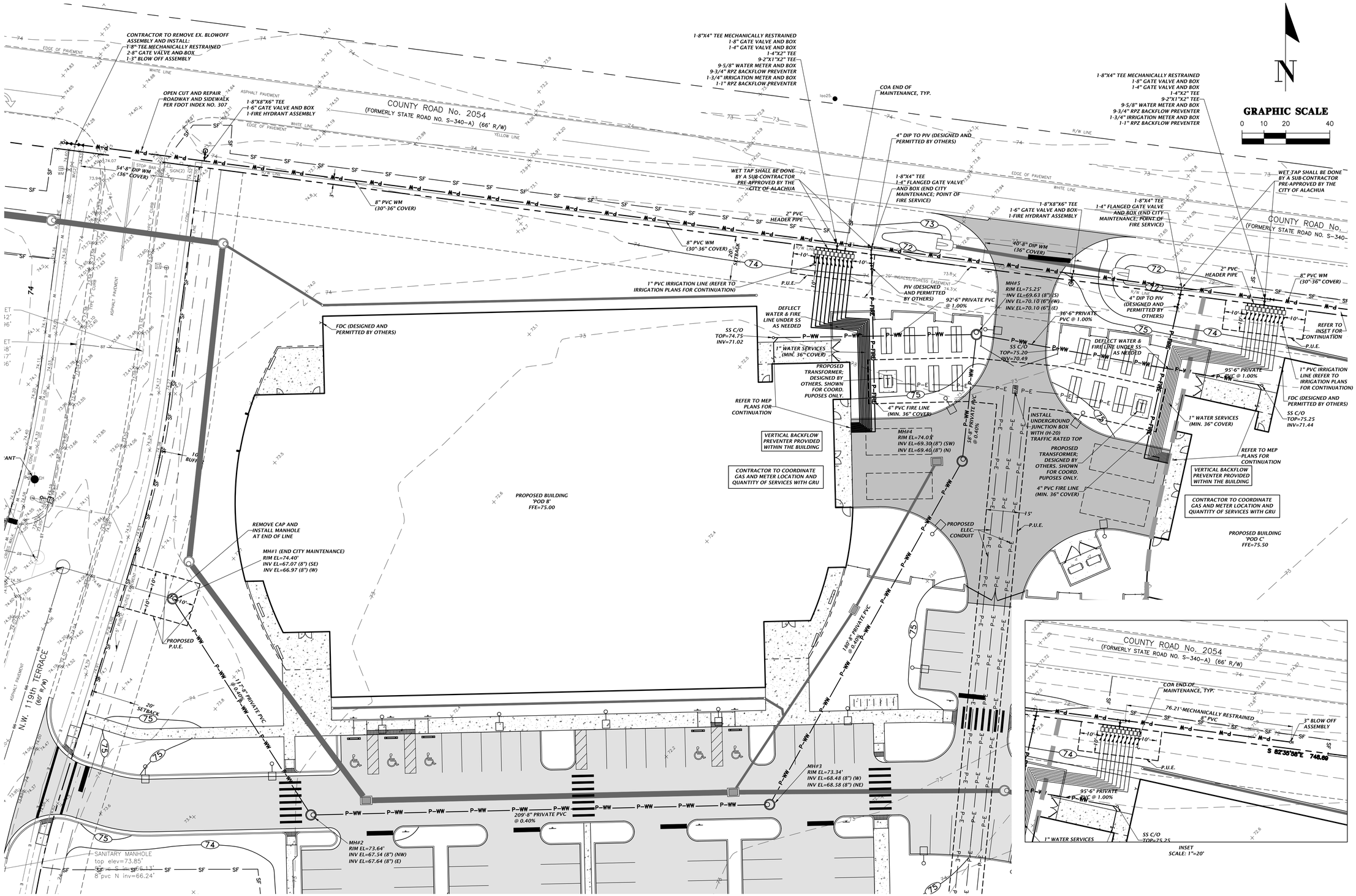
DETAILED UTILITY PLAN

SHEET NUMBER

C3.10

100% CONSTRUCTION DOCUMENTS



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NOTE:
PHASE 1 PLANS ARE INCLUDED FOR REFERENCE ONLY. PHASE 1 PLANS HAVE BEEN PREVIOUSLY APPROVED AS PART OF A SEPARATE PERMIT DATED MAY 29, 2015 AND ARE NOT INCLUDED WITHIN THE SCOPE OF THIS PERMIT.

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) 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, OR LARGER, 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, EXCEPT RETENTION AREAS. PINE STRAW MULCH SHALL BE USED IN RETENTION AREAS.

TREES OUTSIDE OF MULCHED LANDSCAPED BEDS TO BE PROTECTED FROM MOWER AND STRING TRIMMER DAMAGE WITH 10" OF PLASTIC DRAIN TUBE.

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 FOR ONE YEAR, 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.

ALL INVASIVE PLANT SPECIES TO BE REMOVED FROM SITE PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

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 AREA REQUIREMENT

CITY OF ALACHUA LDR SECTION 6.7.5 (A) STATES THAT THE MINIMUM OPEN SPACE SET-ASIDE SHALL BE 10% OF THE DEVELOPMENT SITE. THIS REQUIREMENT IS MET BY THE CALCULATIONS FOR 30% LANDSCAPE, SHOWN ADJACENT, WHICH INCLUDE LANDSCAPED BUFFERS, BASINS, AND OTHER LANDSCAPED AREAS.

IRRIGATION

LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(b)(vi).

30% LANDSCAPED AREA REQUIREMENT

Per City of Alachua Comprehensive Plan Policy 2.4.1, which states that the minimum landscaped area must be 30% of the delevopment site.

TOTAL SITE AREA: - sq. ft.	
LANDSCAPED AREA	TOTAL PROPOSED LANDSCAPED AREA.....513,775 sq. ft. 513,775 sq. ft. / 633,131 sq. ft. = 81.1%

INTERIOR PARKING AREA LANDSCAPE REQUIREMENTS

Sec. 6.2.2(D)(2)(a): 1 Canopy tree for every 2,000 sq. ft. / 10 shrubs for every tree.

PARKING AREA	TREE & SHRUB REQUIREMENTS	TREES & SHRUBS PROVIDED
PROPOSED PARKING	30,226 sq.ft. 30,226 sq.ft./2,000 = 16 trees required 16 (trees) x 10 (shrubs) = 160 shrubs required	24 trees provided 248 shrubs provided

PERIMETER PARKING AREA LANDSCAPE REQUIREMENTS

Sec. 6.2.2(D)(2)(b): Four (4) Canopy trees and two (2) Understory trees per 100 lin. ft.

PARKING PERIMETER LENGTH	TREE & SHRUB REQUIREMENTS	TREES & SHRUBS PROVIDED
725 lin.ft. Parking Perimeter	29 canopy trees 15 understory trees Continuous evergreen hedge	29 canopy trees 15 understory trees Continuous evergreen hedge

ARTERIAL FRONTAGE CALCULATIONS

Sec. 6.2.3(E): 5 canopy trees per 100', 3 understory trees per 100', and a row of hedges

PARKING PERIMETER LENGTH	TREE & SHRUB REQUIREMENTS	TREES & SHRUBS PROVIDED
873 lin.ft. of arterial frontage	44 canopy trees 26 understory trees Row of hedges	44 canopy trees 26 understory trees Row of hedges

SITE LANDSCAPE CALCULATIONS Section 6.2.2(D)(1)(c)

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
STREET-FACING CANOPY TREES CANOPY TREES REQUIRED	3 trees per acre 3 trees x 14.5 acres = 44 trees 44 canopy trees required	44 trees provided
SIDE AND REAR CANOPY TREES CANOPY TREES REQUIRED	2 canopy trees per acre, per side 29 canopy trees (side) required 29 canopy trees (side) required 29 canopy trees (rear) required	87 trees provided 29 trees (side) 29 trees (side) 29 trees (rear)
SITE UNDERSTORY TREES SITE UNDERSTORY TREES REQUIRED	6 understory trees per acre 6 trees x 14.5 acres = 87 trees 87 understory trees required Front (50%)= 44 Sides (25% per)= 21.5	96 trees provided 44 trees (front) 22 trees (side) 23 trees (side)
BUILDING FACADE BUILDING FACADE TREES REQUIRED	240 lin.ft. 240 lin.ft./100' = 2.40 2.40 x 4 trees = 10 trees required	10 trees provided Row of shrubs provided

PERIMETER BUFFER LANDSCAPE REQUIREMENTS

Section 6.2.2(D)(3)

LOCATION	BUFFER LENGTH & TYPE		LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
NORTHERN PERIMETER	749 lin. ft.	NO BUFFER REQUIRED	N/A	60 Existing Canopy Trees
EASTERN PERIMETER	769 lin. ft.	BUFFER TYPE 'C' 1 CANOPY TREES / 30 LIN. FT. EVERGREEN HEDGE OPTION 1	26 Canopy Trees 1 Evergreen Hedge	28 Proposed Canopy Trees 1 Evergreen Hedge
WESTERN PERIMETER	793 lin. ft.	BUFFER TYPE 'C' 1 CANOPY TREES / 30 LIN. FT. EVERGREEN HEDGE OPTION 1	27 Canopy Trees 1 Evergreen Hedge	27 Proposed Canopy Trees 1 Evergreen Hedge

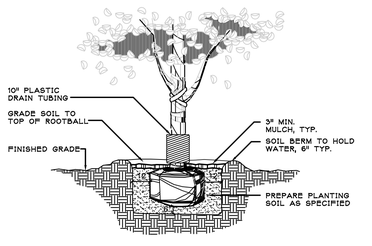
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
BN	16	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	8' HEIGHT, MIN.
FA	20	FRAXINUS AMERICANA	WHITE ASH	8' HEIGHT, MIN.
FG	12	FRAXINUS PENNSYLVANICA	GREEN ASH	8' HEIGHT, MIN.
INS	8	ILEX X 'NELLIE R STEVENS'	NELLIE STEVENS HOLLY	1.5" CALIPER, MIN.
LIM	24	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	1.5" CALIPER, MIN.
LIN	8	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ' CRAPE MYRTLE	1.5" CALIPER, MIN.
LT	19	LIRIODENDRON TULIPIFERA	TULIP POPLAR	8' HEIGHT, MIN.
PM	30	PODOCARPUS MACROPHYLLUS	PODOCARPUS	1.5" CALIPER, MIN.
QA	19	QUERCUS AUSTRINA	BLUFF OAK	8' HEIGHT, MIN.
QS	5	QUERCUS SHUMARDII	SHUMARD RED OAK	8' HEIGHT, MIN.
QVC	34	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL LIVE OAK	8' HEIGHT, MIN.
UA	8	ULMUS ALATA	WINGED ELM	8' HEIGHT, MIN.
UPE	15	ULMUS PARVIFOLIA 'ALLEE'	ALLEE ELM	8' HEIGHT, MIN.
VOW	16	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	1.5" CALIPER, MIN.
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
DV	40	DIETES VEGETA	AFRICAN IRIS	3 GAL., 24" HT., 18" SPR.
IDB	509	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	3 GAL., 24" HT. X 12" SPR.
PQ	114	PASPALUM QUADRIFARIUM	CROWNGRASS	3 GAL., 24" HT., 18" SPR.
RI	18	RHAPHIOLEPIS INDICA 'SNOW WHITE'	SNOW WHITE INDIAN HAWTHORN	3 GAL., 18" HT., 18" SPR.
VOS	430	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLER'S DELIGHT VIBURNUM	3 GAL., 24" HT. X 16" SPR.
ZF	76	ZAMIA FLORIDANA	COONTIE	3 GAL., 18" HT., 18" SPR.
SOD/SEED		**BOTANICAL NAME**	**COMMON NAME**	**CONT**
SOD		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD

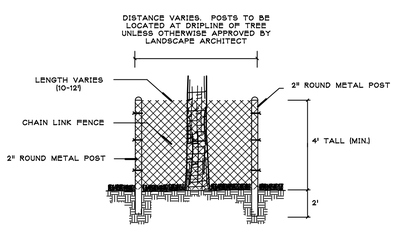
LEGEND

NEW TREES TO BE ADDED (1 QVC)

EXISTING TREES TO REMAIN



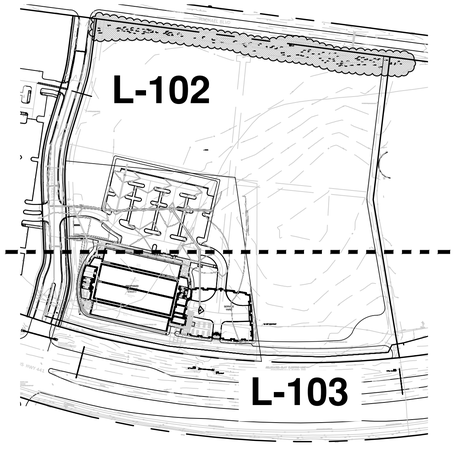
1 LS-1 TREE PLANTING DETAIL N.T.S.



2 LS-1 TREE PROTECTION DETAIL N.T.S.

SHEET REFERENCE MAP

N.T.S.



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(352) 331-1976
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est. 1988 FLORIDA LA0001683

CASEY HUDSON LANDSCAPE ARCHITECT * LA 6667280 * STATE OF FLORIDA * REGISTERED LANDSCAPE ARCHITECT

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21
3	**POD 2 PZB SUBMITTAL**	**09/28/21**

DATE ISSUED:	06/30/16
SCALE:	AS SHOWN
DRAWN BY:	CMT
REVIEWED BY:	LFH

CHW PROJECT NUMBER
16-0111

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LANDSCAPE NOTES, DETAILS, & CALCULATIONS - PHASE 1 (FOR REFERENCE ONLY)

SHEET NUMBER

L-101

CITY SUBMITTAL

Tech: cseitt Plot Date: Aug 23,2021 12:03pm Filename: L:\2016\16-0111\Design\03_Production\02_SPR\01_Current\16-0111_design-base-Plt1.dwg

RACHAEL BLVD

COUNTY ROAD 2054

NW 119TH TERRACE

0 15 30 60
FEET

N

NOTE:
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162-IRB
2-VOW
1-BN
12-QVC

166-IDB
1-QVC

1-FA

1-QS
1-FA

1-QA
1-FG

1-QVC
1-FA

1-FG
1-FA

1-QS
1-FG
1-FA

1-QVC
2-BN

1-QVC
1-VOW

SOD

1-QVC
2-VOW

1-BN
1-QVC

2-VOW
2-BN

1-FA
6-FA
154-VOS
1-QVC

1-BN
1-BN
18-IDB
18-VOS

11-IDB
1-UPE
6-VOS
17-VOS

1-FA
1-FA

1-QA
1-QVC

1-FA
1-QA

1-FA
1-QA

1-QVC
1-LT
1-QA

2-VOW
1-BN

8-ZF
9-DV
8-ZF

3-LIM
1-LIN

1-UPE
1-QVC

11-PQ
9-RI
11-PQ

1-UPE
1-UPE
1-LIM
1-LIM

1-LIM
2-LIN
33-PQ

1-UPE
13-PQ
9-RI
13-PQ
1-UPE

20-ZF
1-UPE
13-DV

1-BN
1-BN

1-UPE
8-ZF
1-UA
1-LT
1-LT
1-UA

8-ZF
9-DV
8-ZF

1-LIN
1-QVC

1-FA
1-LIM
3-VOW

1-UPE
1-UPE
1-LIM
1-LIM

1-LIN
1-LIM
1-LIN
1-UPE

1-FG
1-QA

1-QVC
1-BN

1-LIM
33-PQ
1-QVC

9-DV
8-ZF
1-UPE

1-QVC
1-UPE
8-ZF

1-FA
1-LIN
1-LIM
1-LIN
1-LIM
2-BN
1-LT
1-QA

MATCHLINE L-102
MATCHLINE L-103

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LA0001683

REGISTERED LANDSCAPE ARCHITECT
CHARLES HUGHES MOLAR
LA 6667286
STATE OF FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE
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2	POD 2 RE-PERMITTING	08/23/21
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SCALE:	1"=30'-0"
DRAWN BY:	CMT
REVIEWED BY:	LFH

CHW PROJECT NUMBER
16-0111

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LANDSCAPE PLAN - PHASE 1 (FOR REFERENCE ONLY)

SHEET NUMBER

L-102

CITY SUBMITTAL

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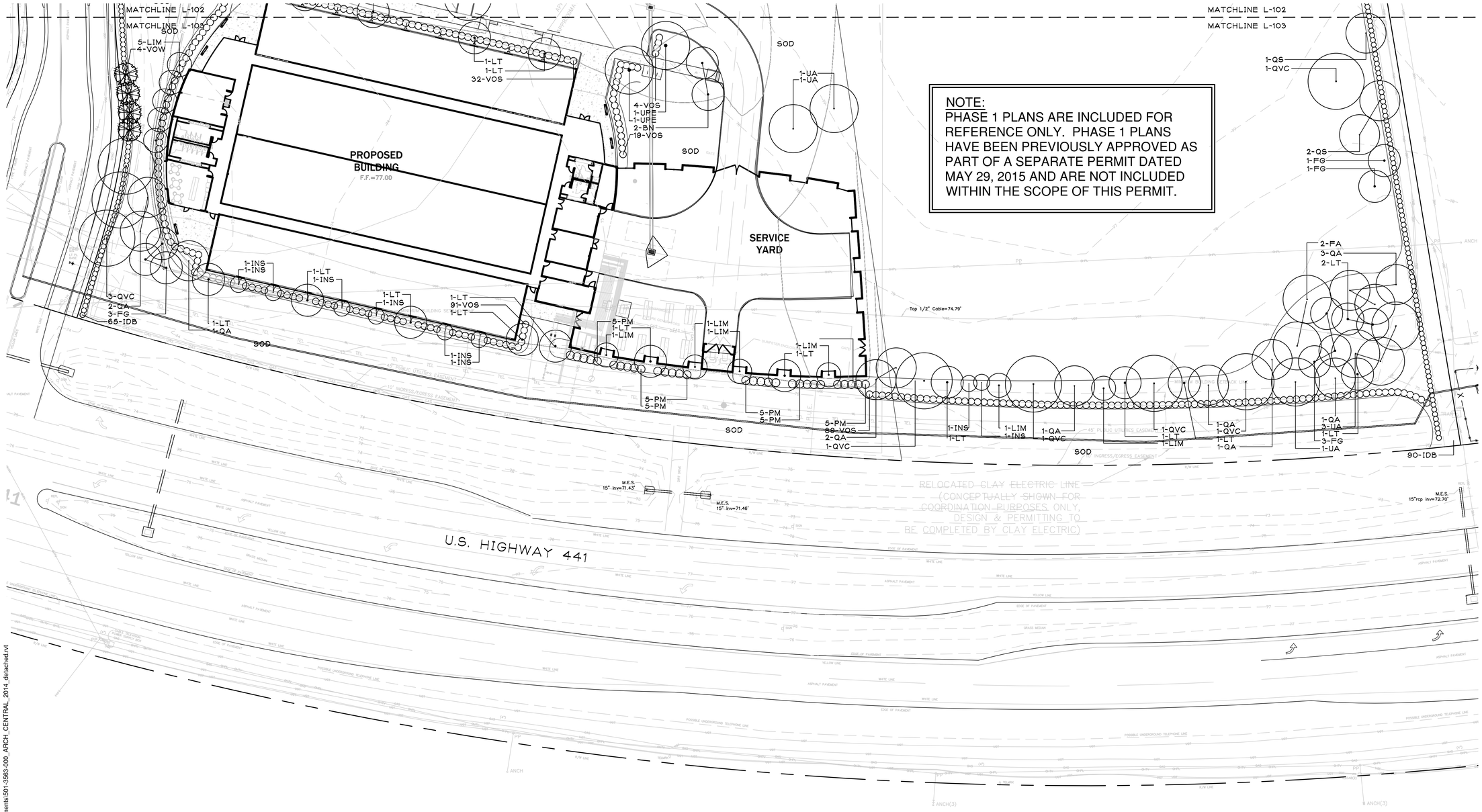

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0 15 30 60
FEET

N

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CONCEPT CONSTRUCTION

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LA0001683

REGISTERED LANDSCAPE ARCHITECT
CHELSEA HOPKINS POLAR
LA 6667280
STATE OF FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE
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2	POD 2 RE-PERMITTING	08/23/21
3	**POD 2 PZB SUBMITTAL**	**09/28/21**

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SCALE:	1"=30'-0"
DRAWN BY:	CMT
REVIEWED BY:	LFH

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LANDSCAPE PLAN - PHASE 1 (FOR REFERENCE ONLY)

SHEET NUMBER

L-103

CITY SUBMITTAL

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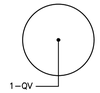
LEGEND



NEW TREES TO BE ADDED

EXISTING TREES TO REMAIN

GENERAL NOTES

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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.

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ALL LANDSCAPED AREAS TO BE MULCHED WITH 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS.

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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.

TREE MITIGATION

TREE MITIGATION FOR THE REGULATED TREES TO BE REMOVED SHALL BE PROVIDED ON A 1 FOR 1 BASIS. TREE MITIGATION FOR HERITAGE TREES TO BE REMOVED SHALL BE PROVIDED ON AN INCH-FOR-INCH BASIS. THERE ARE NO REGULATED TREES PROPOSED TO BE REMOVED IN POD A1.

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.

IRRIGATION

LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(B)(VI). SEE SHEETS L-203 THROUGH L-204 FOR POD A1 IRRIGATION PLANS.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
BN	8	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	1½" CALIPER, MIN.	UNDERSTORY
LIM	5	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	1½" CALIPER, MIN., MULTI-TRUNK	UNDERSTORY
LIN	1	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	1½" CALIPER, MIN., MULTI-TRUNK	UNDERSTORY
LT	11	LIRIODENDRON TULIPIFERA	TULIP TREE	8' HEIGHT, MIN.	CANOPY
QS	2	QUERCUS SHUMARDII	SHUMARD OAK	8' HEIGHT, MIN.	CANOPY
QVC	8	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL LIVE OAK	8' HEIGHT, MIN.	CANOPY
TD	18	TAXODIUM DISTICHUM	BALD CYPRESS	8' HEIGHT, MIN.	CANOPY
UA	5	ULMUS ALATA	WINGED ELM	8' HEIGHT, MIN.	CANOPY
VOW	6	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	1½" CALIPER, MIN.	UNDERSTORY
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	
BX	50	BUXUS MICROPHYLLA	BOXWOOD	3 GAL, 24" HT, 12" SPR	
IDB	189	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	3 GAL, 24" HT, 16" SPR	
RI	7	RHAPHIOLEPIS INDICA 'ELEANOR TABOR'	ELEANOR TABOR INDIAN HAWTHORN	3 GAL., 24" HT., X 16" SPR.	
VOS	72	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLER'S DELIGHT VIBURNUM	3 GAL., 24" HT. X 16" SPR.	
SOD/SEED		**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	
SOD		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD	

NOTE:
CALCULATIONS ON THIS SHEET INCLUDE EXISTING PHASE 1 PLANTINGS AND POD A1 PLANTINGS. THE ENTIRE SITE AREA IS 14.50 ACRES AND INCLUDES PHASE 1, POD A1, POD A2, POD B, AND POD C. POD CALCULATIONS BUILD ON EACH OTHER AS PODS ARE CONSTRUCTED. SEE SHEET L-205 FOR POD A2 CALCULATIONS, SHEET L-300 FOR POD B CALCULATIONS AND SEE SHEET L-400 FOR POD C CALCULATIONS.

PERIMETER BUFFER LANDSCAPE REQUIREMENTS [Section 6.2.2(D)(3)]

FULL LENGTH OF SITE, FROM U.S. HWY. 441 TO C.R. 2054

LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
EASTERN PERIMETER	769 L.F. BUFFER TYPE 'C'	OPTION 1 1 CANOPY TREE / 30 LIN. FT. + EVERGREEN HEDGE	26 PROPOSED CANOPY TREES CONTINUOUS EVERGREEN HEDGE
WESTERN PERIMETER	793 L.F. BUFFER TYPE 'C'	OPTION 1 1 CANOPY TREE / 30 LIN. FT. + EVERGREEN HEDGE	27 PROPOSED CANOPY TREES CONTINUOUS EVERGREEN HEDGE

ARTERIAL FRONTAGE BUFFER [Sec. 6.2.3(E)]

FULL LENGTH OF SOUTHERN PROPERTY BOUNDARY ALONG U.S. HWY. 441

DESCRIPTION	LANDSCAPE REQUIREMENTS	LANDSCAPE PROVIDED
U.S. HWY. 441 (873 LIN. FT.)	5 CANOPY TREES PER 100 LIN. FT. REQUIRED = 44 CANOPY TREES REQUIRED 3 UNDERSTORY TREES PER 100 LIN. FT. REQUIRED = 26 UNDERSTORY TREES REQUIRED CONTINUOUS HEDGE REQUIRED	44 CANOPY TREES PROVIDED 26 UNDERSTORY TREES PROVIDED CONTINUOUS HEDGE PROVIDED

PARKING AREA LANDSCAPE REQUIREMENTS [Sec. 6.2.2(D)(2)(a) & (b)]

EXISTING PARKING IN POD 1 AND PROPOSED POD A1 PARKING AREA

DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE	PARKING PERIMETER = 1,268 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 51 CANOPY TREES REQUIRED 25 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	51 CANOPY TREES PROVIDED 25 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE	PARKING AREA = 51,907 S.F. 1 CANOPY TREE REQUIRED PER 2,000 S.F. 10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED 26 CANOPY TREES REQUIRED 260 SHRUBS REQUIRED	26 CANOPY TREES PROVIDED 260 SHRUBS PROVIDED

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

ENTIRE SITE

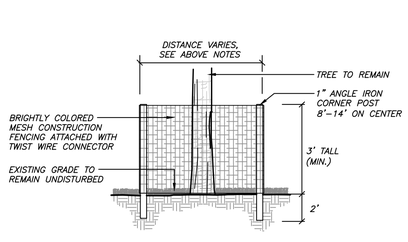
DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (SOUTH SIDE)	3 TREES PER ACRE X 14.5 ACRES = 44 CANOPY TREES REQUIRED	44 CANOPY TREES PROVIDED
REAR SIDE CANOPY TREES (NORTH SIDE)	2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED	29 CANOPY TREES PROVIDED
EAST SIDE CANOPY TREES	2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED	29 CANOPY TREES PROVIDED
WEST SIDE CANOPY TREES	2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED	29 CANOPY TREES PROVIDED
SITE UNDERSTORY TREES	6 UNDERSTORY TREES PER ACRE X 14.5 ACRES = 87 TREES REQUIRED 50% IN FRONT = 44 TREES REQUIRED 25% ON EAST SIDE = 21 TREES REQUIRED 25% ON WEST SIDE = 22 TREES REQUIRED 87 UNDERSTORY TREES REQUIRED	FRONT SIDE 44 UNDERSTORY TREES PROVIDED EAST SIDE 21 UNDERSTORY TREES PROVIDED WEST SIDE 22 UNDERSTORY TREES PROVIDED 87 UNDERSTORY TREES PROVIDED
BUILDING FACADE (POD A)	349 LINEAR FEET 4 CANOPY TREES PER 100 LIN. FT. REQUIRED = 14 CANOPY TREES REQUIRED + ROW OF SHRUBS	14 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED

10% LANDSCAPED AREA REQUIREMENT

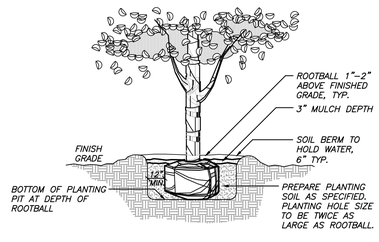
Per City of Alachua Comprehensive Plan Future Land Use Element, Objective 2.4, Policy 2.4.a

ENTIRE SITE

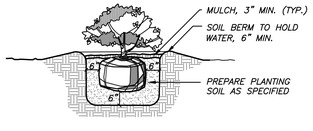
TOTAL SITE AREA	633,271 S.F.
TOTAL PROPOSED LANDSCAPED AREA	206,839 S.F.
LANDSCAPED AREA % OF TOTAL SITE AREA (MIN. 10%)	32.7%



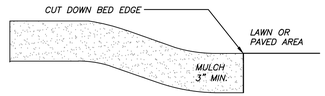
1 TREE PROTECTION DETAIL
SCALE: N.T.S.



2 TREE PLANTING DETAIL
SCALE: N.T.S.



3 SHRUB PLANTING DETAIL
N.T.S.



4 MULCH DETAIL
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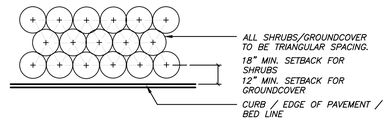
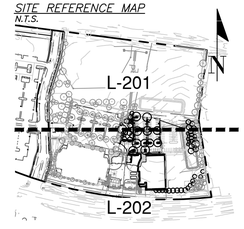


NOTE: THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

5 PLANT SPACING DETAIL
N.T.S.

811 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

SITE REFERENCE MAP
N.T.S.



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RS&H, Inc.
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CONCEPT CONSTRUCTION

FOUNDATIONPARK
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est. 1988 FLORIDA LA0001683

REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER M. HOUSTON LA 6667280 STATE OF FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21
3	POD 2 PZB SUBMITTAL	09/28/21

DATE ISSUED:	06/30/16
SCALE:	N/A
DRAWN BY:	CMT
REVIEWED BY:	LFH

CHW PROJECT NUMBER
16-0111

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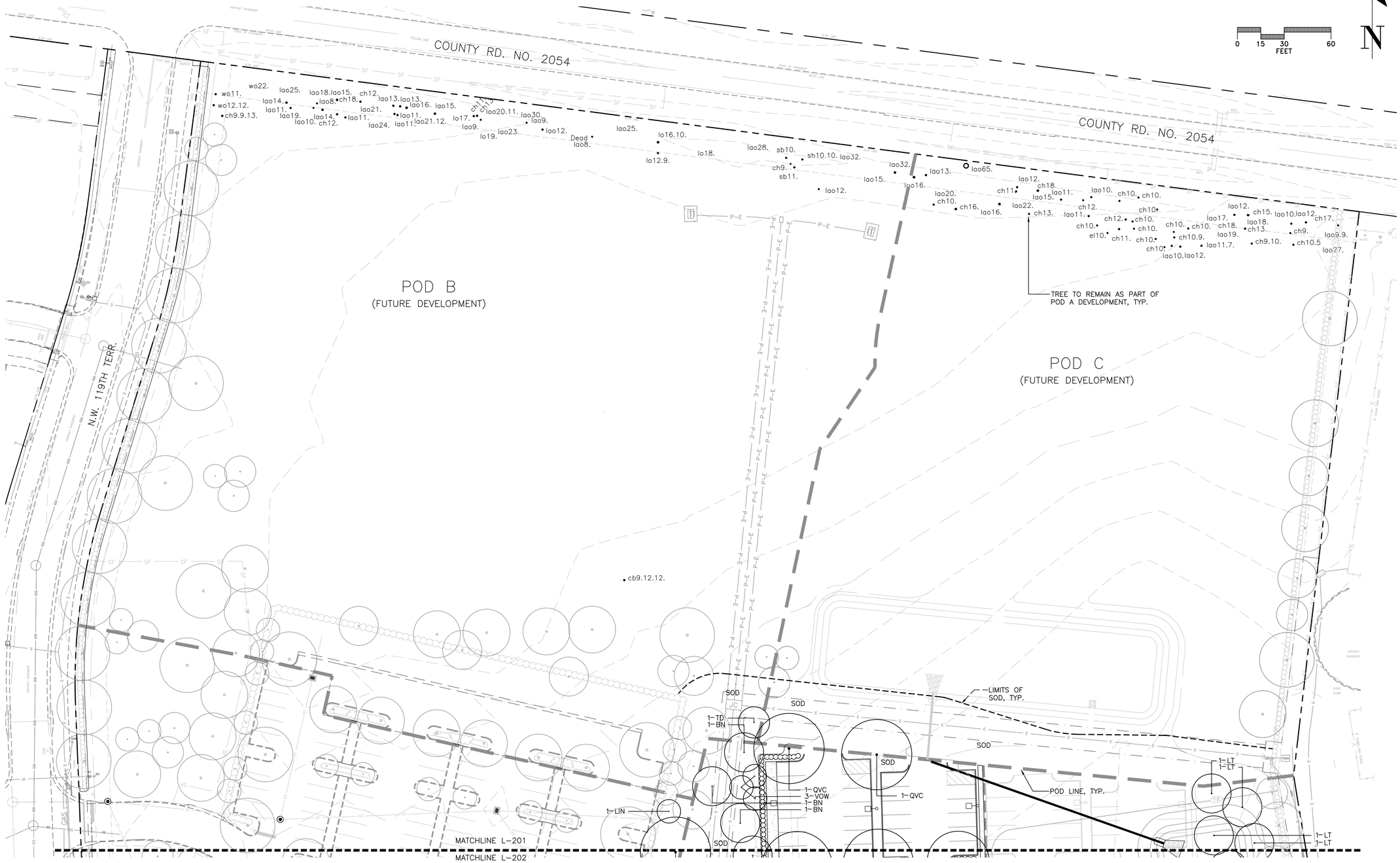
LANDSCAPE NOTES, DETAILS, & CALCULATIONS - POD A1

SHEET NUMBER

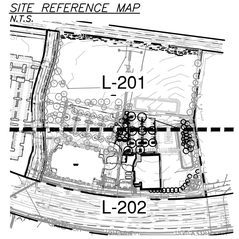
L-200

CITY SUBMITTAL

Tech: cseitt Plot Date: Aug 23,2021 12:35pm Filename: L:\2016\16-0111\Design\03_Production\02_SPR\03_Current\16-0111_design_base-POD A-1.dwg



SITE REFERENCE MAP
N.T.S.



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REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER MICHAEL POLAR LA 6667280 STATE OF FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21
3	**POD 2 PZB SUBMITTAL**	**09/28/21**

DATE ISSUED:	06/30/16
SCALE:	1" = 30'-0"
DRAWN BY:	CMT
REVIEWED BY:	LFH

CHW PROJECT NUMBER
16-0111

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LANDSCAPE PLAN - POD A1

SHEET NUMBER

L-201

CITY SUBMITTAL

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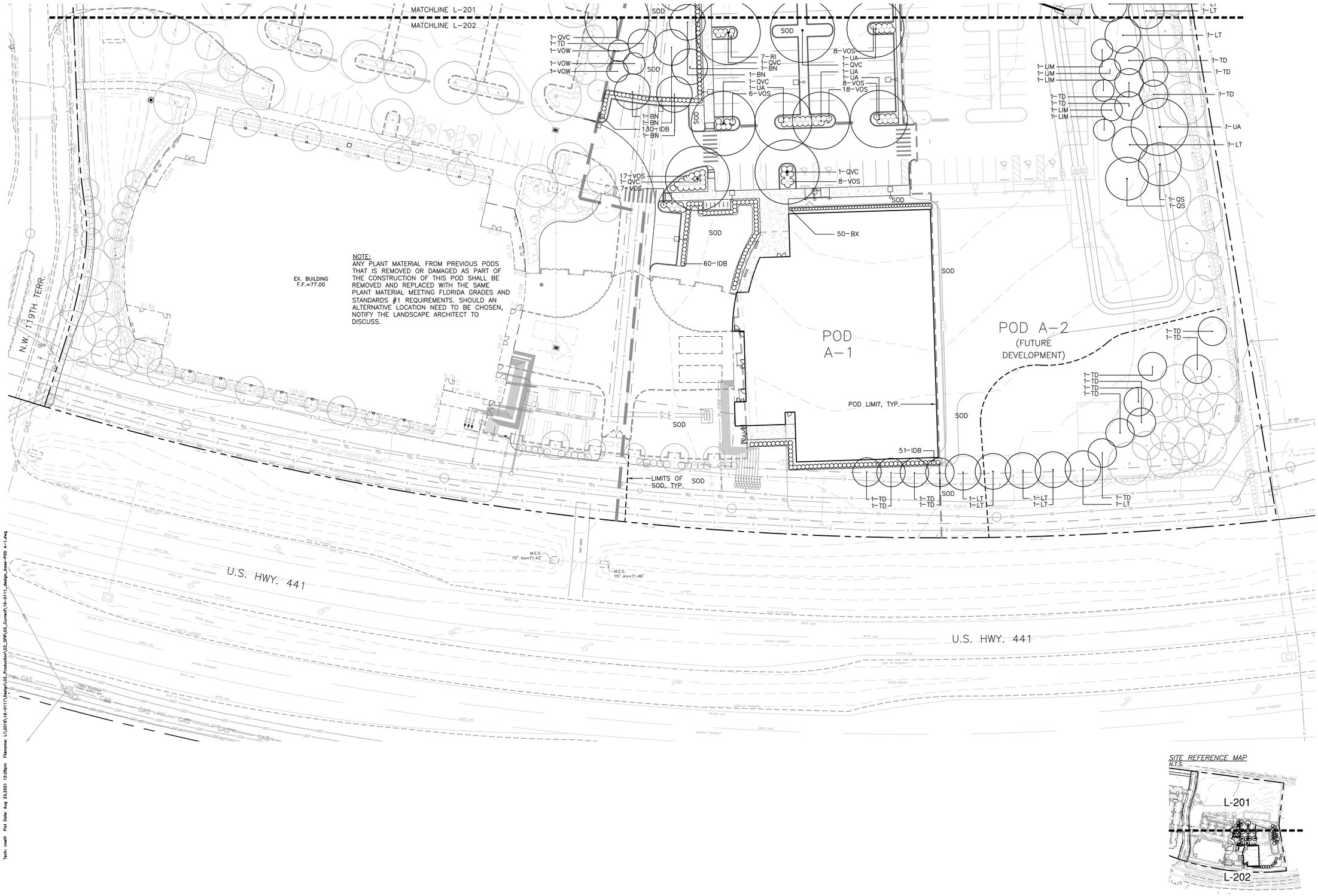

SITE REFERENCE MAP
N.T.S.

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est. 1988 FLORIDA
LA0001683

CASEY HUGHES LANDSCAPE ARCHITECT * REGISTERED * LA 6667280 * FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21
3	**POD 2 PZB SUBMITTAL**	**09/28/21**

DATE ISSUED:	06/30/16
SCALE:	1" = 30' - 0"
DRAWN BY:	CMT
REVIEWED BY:	LFH

CHW PROJECT NUMBER
16-0111

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LANDSCAPE PLAN - POD A1

SHEET NUMBER

L-202

CITY SUBMITTAL

Tech: cseitt Plot Date: Aug 23,2021 12:28pm Filename: L:\2016\16-0111\Design\04_Production\02_SPR\03_Current\16-0111_design_base-POD A-1.dwg

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL	ARC	PSI	GPM	RADIUS
A	Two Hunter PCB–25 Bubbler on nearest tree	360	30	2	X.25 1'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PROS–12 with GPH Irrigation Products GDFN
	Area to Receive Dripline Hunter HDL–10–12 On–Surface Pressure Compensating Landscape Dripline. 0.9GPH emitters at 12.0" O.C. Dripline laterals spaced at 16.0" apart, with emitters offset for triangular pattern. UV Resistant.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PGV in 12" Valve Box
BF	Wilkins 975XL 1" Backflow Preventer
C	Hunter PC–1200–PL 12 Station Controller
S	Hunter WR–CLIK Wireless Rain Clik
F	Toro T–ALFS10150–S filter and 1" PVC ball valve in Jumbo Valve Box
F	Future Point of Connection– Cap mainline and install five spare control wires for A2 irrigation connection.
M	Water Meter ¾" by others see civil plans
	Irrigation Lateral Line: PVC Class160
	Irrigation Mainline: PVC 1–1/2" Class 200 SDR 21
	Pipe Sleeve: PVC Schedule 40 Extend sleeves 18 inches beyond edges of paving or construction.

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:
  1. Layout of Irrigation Heads:
     - a. 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.
     - b. During layout, consult with Landscape Architect to verify proper placement and make recommendations, where revisions are advisable.

1.3 QUALITY ASSURANCE:
- A. Regulatory Requirements:
  1. 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:
  1. 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:
  1. Minor adjustments in system will be permitted to avoid existing fixed obstructions.
  2. 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. 1. Documentation and submittal of actual water supply performance prior to commencing installation.

1.4 SUBMITTALS:
- A. Record Drawings:
  1. Prepare an accurate as-built drawing as installation proceeds to be submitted prior to final inspection. Drawing shall include:
     - a. Detail and dimension changes made during construction.
     - b. Significant details and dimensions not shown in original Bidding Documents.
  2. Maintain, at job site, one copy of Contract Documents (as defined in General Conditions) and relevant shop drawings.
  3. Clearly mark each document "PROJECT RECORD COPY" and maintain in good condition for use of the Landscape Architect and Owner.
  4. As-built drawing shall be provided in PDF format.
  5. Submit product literature for all sprinklers, valves, pipe, wire, wire connectors and controller.
  6. Final payment for system will not be authorized until accurate and complete submittals are delivered to the Landscape Architect.
- B. Instruction Manual:
  1. 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:
  1. Completed system including parts and labor.
  2. Filling and repairing depressions and replacing plantings due to settlement of irrigation trenches for one (1) year following final acceptance.
  3. System adjustment to supply proper coverage to areas to receive water.

1.7 MAINTENANCE:
- A. Extra Materials:
  1. In addition to installed system, furnish Owner with the following items at close-out:
     - a. Two sprinkler head bodies of each size and type.
     - b. Two nozzles for each size and type.
     - c. 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:
  1. Pressure Lines: as indicated on plans.
  2. Lateral Lines: as indicated on plans.
  3. Risers: sch. 80 PVC, gray
- C. Fittings:
  1. Schedule 40 PVC.
- D. Sleeving:
  1. 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. 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. Each common wire may serve only one controller.
- 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:
  1. Make and model shown on Drawings.
- B. Gate valves:
  1. Bronze construction, angle type, 150 pound class, threaded connections, with cross-type operating handle designed to receive operating key.
- C. Automatic Controller:
  1. Make and model shown on Drawings.
- D. Backflow Preventor:
  1. Make and model shown on Drawings.

2.5 VALVE ACCESSORIES:
- A. Valve Boxes:
  1. Ametek or Brooks rectangular heavy duty valve box with locking lid or Landscape Architect approved equal.
  2. Do not install more than one (1) valve in a single box.
  3. Valve boxes shall be large enough for easy removal or maintenance of valves.

3.0 EXECUTION:

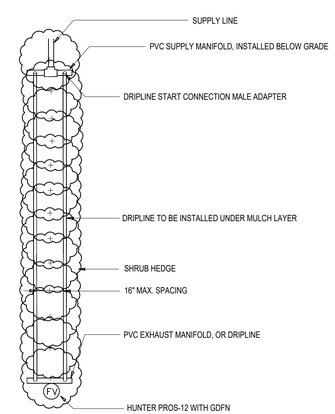
3.1 PREPARATION:
- A. Protection:
  1. Work of others damaged by this Section during course of its work shall be replaced or repaired by original installer at this Section's expense.

3.2 INSTALLATION:
- A. Trenching and Backfilling:
  1. Over-excavate trenches by two (2") inches and bring back to indicated depth by filling with fine, rock-free soil or sand.
  2. Cover pipe both top and sides with two (2") inches of material specified in paragraph above. In no case shall there be less than two (2") inches of rock-free soil or sand surrounding pipe.
- B. Installation of Plastic Pipe:
  1. Install plastic pipe in a manner to provide for expansion and contraction as recommended by Manufacturer.
  2. Unless otherwise indicated on 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.
  3. Install pipe and wires under driveways or parking areas in specified sleeves a minimum of eighteen (18") inches below finish grade or as shown on Drawings.
  4. 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.
  5. Drawings show arrangement of piping. Should local conditions necessitate rearrangement, obtain approval of Landscape Architect prior to proceeding with work.
  6. Cut plastic pipe square. Remove burrs at cut ends prior to installation so unobstructed flow will result.
  7. Make solvent weld joints in the following manner:
     - a. Clean mating pipe and fitting with clean, dry cloth and apply one (1) coat of P-70 primer to each.
     - b. Apply uniform coat of 711 solvent to outside of pipe.
     - c. Apply solvent to fitting in similar manner.
     - d. Reapply a light coat of solvent to pipe and quickly insert into fitting.
     - e. Give pipe or fitting a quarter turn to insure even distribution of solvent and make sure pipe is inserted to full depth of fitting socket.
     - f. Hold in position for fifteen (15) seconds minimum or long enough to secure joint.
     - g. Wipe off solvent appearing on outer shoulder of fitting.
     - h. Do not use an excessive amount of solvent thereby causing an obstruction to form on the inside of pipe.
     - i. Allow joints to set at least 24 hours before applying pressure to PVC pipe.
  8. Tape threaded connection with teflon tape.
  9. Install concrete thrust blocks wherever change of direction occurs a PVC main pressure lines unless otherwise detailed on Drawings.
- C. Control Valves and Controller:
  1. Install controller, control wires, and valves in accordance with Manufacturer's recommendations and according to applicable electrical code.
  2. Install valves in plastic boxes with reinforced heavy duty plastic covers. Locate valve box tops at finish grade.
  3. Install remote control valves in valve boxes positioned over valve so all parts of valve can be reached for service. Set cover of valve box even with finish grade.
  4. Install all valve boxes over nine (9") inches of gravel for drainage.
- D. Sprinkler Heads:
  1. Prior to the installation of sprinkler heads, open control valves and use full head of water to flush out system.
  2. Set sprinkler heads perpendicular to finish grade.
  3. Set lawn sprinkler heads adjacent to existing walks, curbs, and other paved areas to grade.
- E. Dripline:
  1. Install 6" pop up spray and closed nozzle by drip zone control valves to be used as zone operation indicator.
  2. 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 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.

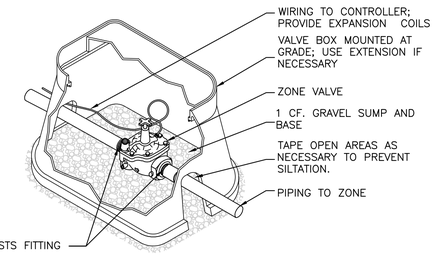
3.4 DEMONSTRATION:
- A. After system is installed and approved, instruct Owners Representative in complete operation and maintenance.

END OF SECTION



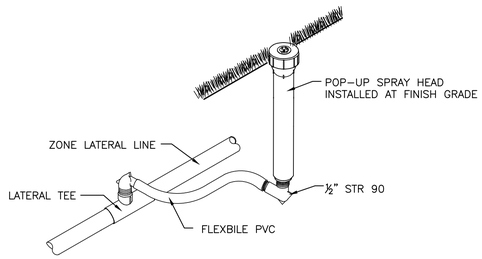
1 DRIPLINE DETAIL
SCALE: N.T.S.

811 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

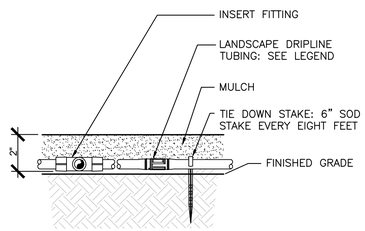


INSTALL TOP OF VALVE A MAXIMUM OF 15" FROM FINISHED GRADE.

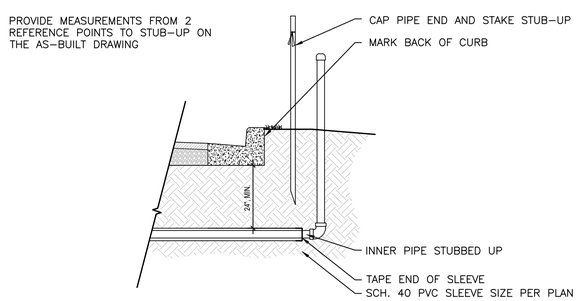
2 ZONE VALVE INSTALLATION DETAIL
SCALE: N.T.S.



3 SPRAY HEAD INSTALLATION DETAIL
SCALE: N.T.S.



4 DRIPLINE INSTALLATION DETAIL
SCALE: N.T.S.



5 SLEEVING ROUGH-IN DETAIL
SCALE: N.T.S.

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CONCEPT CONSTRUCTION

FOUNDATIONPARK
A Bioscience & Innovation Center

14193 NW 119TH TERRACE
ALACHUA, FL 32615

CONSULTANTS

CHW Professional Consultants
11801 Research Drive
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(352) 331-1976
www.chw-inc.com

est. 1988 FLORIDA LA0001683

REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER M. TOLAR LA 6667280 STATE OF FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21
3	**POD 2 PZB SUBMITTAL**	**09/28/21**

DATE ISSUED:	06/30/16
SCALE:	N/A
DRAWN BY:	CMT
REVIEWED BY:	LFH

CHW PROJECT NUMBER
16-0111

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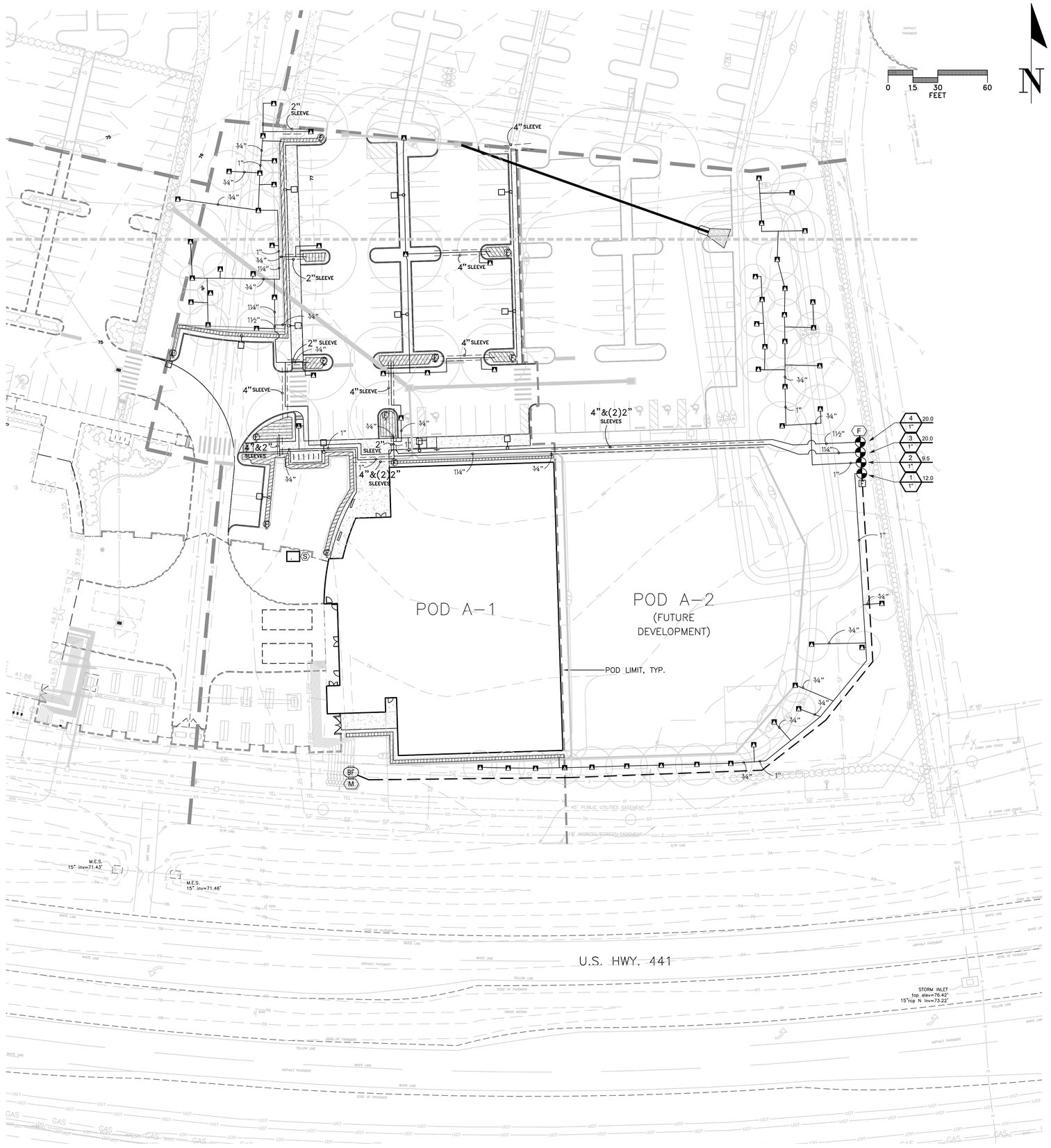
IRRIGATION DETAILS & SPECIFICATIONS - POD A1

SHEET NUMBER

L-203

CITY SUBMITTAL

Tech: cswtt Plot Date: Aug 23,2021 12:27pm File name: L:\2016\16-0111\Design\03_Production\02_25PK\03_Current\01_Sheets\2021-08-23_FoundationPark_JR-PODA1.dwg



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LA 6667288
STATE OF FLORIDA

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DATE ISSUED:	06/30/16
SCALE:	1" = 30'-0"
DRAWN BY:	CMT
REVIEWED BY:	LFH

CHW PROJECT NUMBER
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IRRIGATION PLAN - POD A1

SHEET NUMBER

L-204

CITY SUBMITTAL

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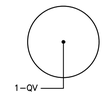
LEGEND



NEW TREES TO BE ADDED

EXISTING TREES TO REMAIN

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.

TREE MITIGATION

TREE MITIGATION FOR THE REGULATED TREES TO BE REMOVED SHALL BE PROVIDED ON A 1 FOR 1 BASIS. TREE MITIGATION FOR HERITAGE TREES TO BE REMOVED SHALL BE PROVIDED ON AN INCH-FOR-INCH BASIS. THERE ARE NO REGULATED TREES PROPOSED TO BE REMOVED IN POD A2.

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.

IRRIGATION

LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(B)(VI). SEE SHEETS L-208 THROUGH L-209 FOR POD A2 IRRIGATION PLANS.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
PM	12	PODOCARPUS MACROPHYLLUS	PODOCARPUS	1½" CALIPER, MIN.	UNDERSTORY
QVC	8	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL LIVE OAK	8' HEIGHT, MIN.	CANOPY
UA	3	ULMUS ALATA	WINGED ELM	8' HEIGHT, MIN.	CANOPY
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	
BX	49	BUXUS MICROPHYLLA	BOXWOOD	3 GAL, 24" HT, 12" SPR	
IDB	211	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	3 GAL, 24" HT, 16" SPR	
RI	7	RHAPHIOLEPIS INDICA 'ELEANOR TABOR'	ELEANOR TABOR INDIAN HAWTHORN	3 GAL., 24" HT., X 16" SPR.	
VOS	67	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLER'S DELIGHT VIBURNUM	3 GAL., 24" HT. X 16" SPR.	
SOD/SEED		**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	
SOD		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD	

NOTE:
CALCULATIONS ON THIS SHEET INCLUDE EXISTING PHASE 1 PLANTINGS, POD A1, AND POD A2 PLANTINGS. THE ENTIRE SITE AREA IS 14.50 ACRES AND INCLUDES PHASE 1, POD A1, POD A2, POD B, AND POD C. POD CALCULATIONS BUILD ON EACH OTHER AS PODS ARE CONSTRUCTED. SEE SHEET L-200 FOR POD A1 CALCULATIONS, SHEET L-300 FOR POD B CALCULATIONS AND SEE SHEET L-400 FOR POD C CALCULATIONS.

PERIMETER BUFFER LANDSCAPE REQUIREMENTS [Section 6.2.2(D)(3)]

FULL LENGTH OF SITE, FROM U.S. HWY. 441 TO C.R. 2054

LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
EASTERN PERIMETER	769 L.F. BUFFER TYPE 'C'	OPTION 1 1 CANOPY TREE / 30 LIN. FT. + EVERGREEN HEDGE	26 PROPOSED CANOPY TREES CONTINUOUS EVERGREEN HEDGE
WESTERN PERIMETER	793 L.F. BUFFER TYPE 'C'	OPTION 1 1 CANOPY TREE / 30 LIN. FT. + EVERGREEN HEDGE	27 PROPOSED CANOPY TREES CONTINUOUS EVERGREEN HEDGE

ARTERIAL FRONTAGE BUFFER [Sec. 6.2.3(E)]

FULL LENGTH OF SOUTHERN PROPERTY BOUNDARY ALONG U.S. HWY. 441

DESCRIPTION	LANDSCAPE REQUIREMENTS	LANDSCAPE PROVIDED
U.S. HWY. 441 (873 LIN. FT.)	5 CANOPY TREES PER 100 LIN. FT. REQUIRED = 44 CANOPY TREES REQUIRED 3 UNDERSTORY TREES PER 100 LIN. FT. REQUIRED = 26 UNDERSTORY TREES REQUIRED CONTINUOUS HEDGE REQUIRED	44 CANOPY TREES PROVIDED 26 UNDERSTORY TREES PROVIDED CONTINUOUS HEDGE PROVIDED

PARKING AREA LANDSCAPE REQUIREMENTS [Sec. 6.2.2(D)(2)(a) & (b)]

EXISTING PARKING IN POD 1 AND PROPOSED POD A1 & A2 PARKING AREA

DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE	PARKING PERIMETER = 1,273 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 51 CANOPY TREES REQUIRED 26 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	51 CANOPY TREES PROVIDED 26 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE	PARKING AREA = 70,262 S.F. 1 CANOPY TREE REQUIRED PER 2,000 S.F. 10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED 36 CANOPY TREES REQUIRED 360 SHRUBS REQUIRED	36 CANOPY TREES PROVIDED 360 SHRUBS PROVIDED

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

ENTIRE SITE

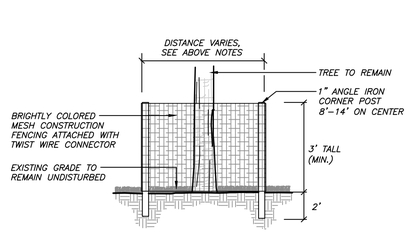
DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (SOUTH SIDE)	3 TREES PER ACRE X 14.5 ACRES = 44 CANOPY TREES REQUIRED	44 CANOPY TREES PROVIDED
REAR SIDE CANOPY TREES (NORTH SIDE)	2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED	29 CANOPY TREES PROVIDED
EAST SIDE CANOPY TREES	2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED	29 CANOPY TREES PROVIDED
WEST SIDE CANOPY TREES	2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED	29 CANOPY TREES PROVIDED
SITE UNDERSTORY TREES	6 UNDERSTORY TREES PER ACRE X 14.5 ACRES = 87 TREES REQUIRED 50% IN FRONT = 44 TREES REQUIRED 25% ON EAST SIDE = 21 TREES REQUIRED 25% ON WEST SIDE = 22 TREES REQUIRED 87 UNDERSTORY TREES REQUIRED	FRONT SIDE 44 UNDERSTORY TREES PROVIDED EAST SIDE 21 UNDERSTORY TREES PROVIDED WEST SIDE 22 UNDERSTORY TREES PROVIDED 87 UNDERSTORY TREES PROVIDED
BUILDING FACADE (POD A)	349 LINEAR FEET 4 CANOPY TREES PER 100 LIN. FT. REQUIRED = 14 CANOPY TREES REQUIRED + ROW OF SHRUBS	14 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED

10% LANDSCAPED AREA REQUIREMENT

Per City of Alachua Comprehensive Plan Future Land Use Element, Objective 2.4, Policy 2.4.a

ENTIRE SITE

TOTAL SITE AREA	633,271 S.F.
TOTAL PROPOSED LANDSCAPED AREA	212,228 S.F.
LANDSCAPED AREA % OF TOTAL SITE AREA (MIN. 10%)	64.5%



1 TREE PROTECTION DETAIL
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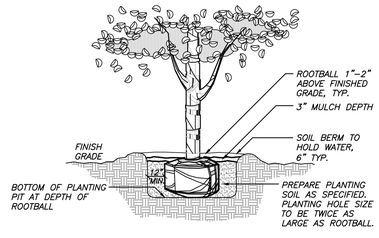
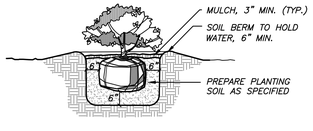
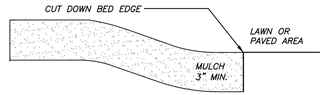


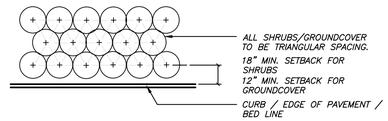
2 TREE PLANTING DETAIL
SCALE: N.T.S.



3 SHRUB PLANTING DETAIL
N.T.S.



4 MULCH DETAIL
N.T.S.

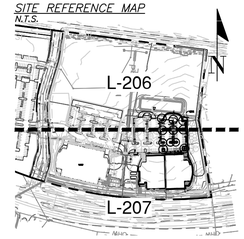


NOTE: THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

5 PLANT SPACING DETAIL
N.T.S.

811 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

SITE REFERENCE MAP
N.T.S.



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REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER M. HOLDER LA 6667280 STATE OF FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21
3	POD 2 PZB SUBMITTAL	09/28/21

DATE ISSUED:	06/30/16
SCALE:	N/A
DRAWN BY:	CMT
REVIEWED BY:	LFH

CHW PROJECT NUMBER
16-0111

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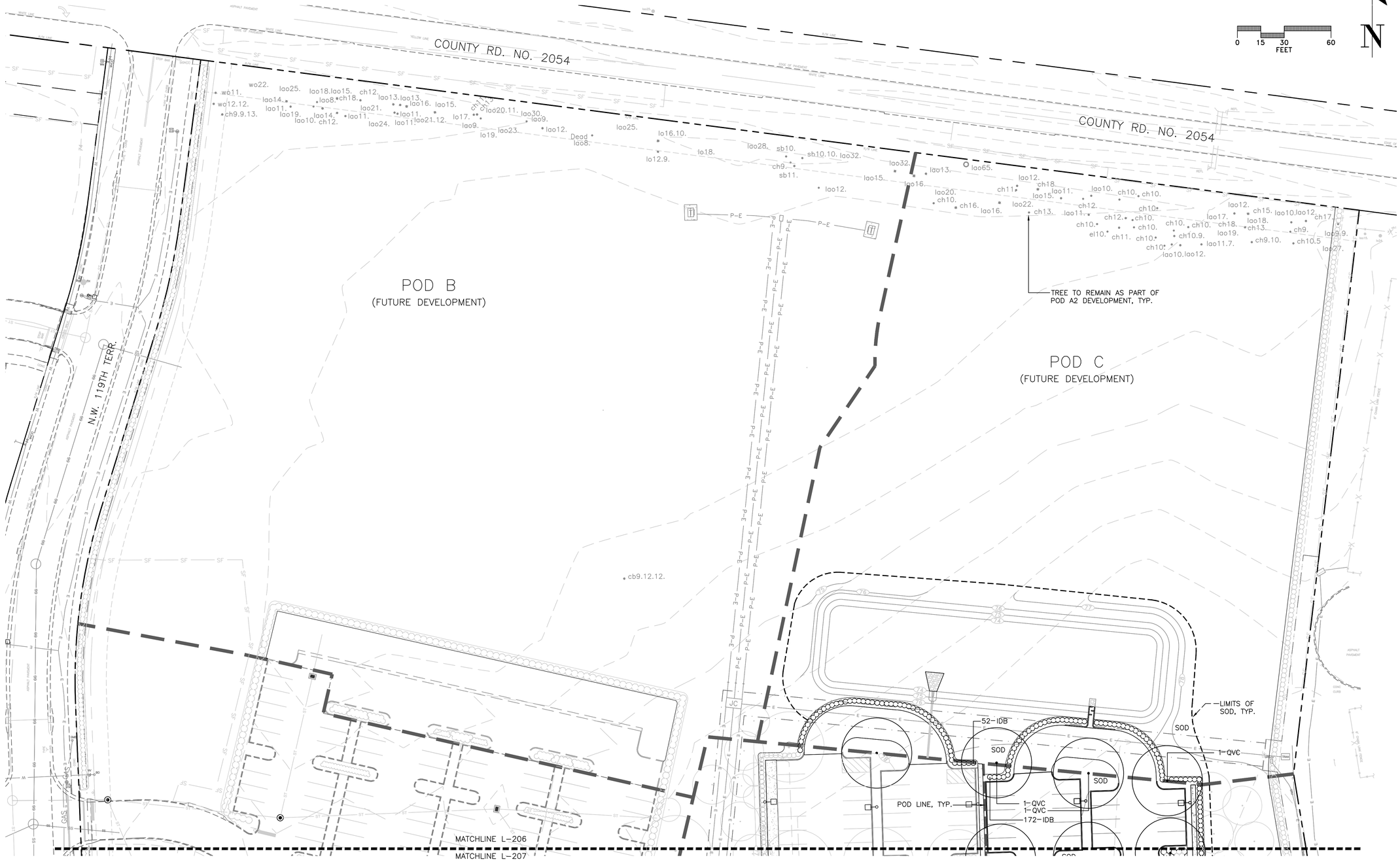
LANDSCAPE NOTES, DETAILS, & CALCULATIONS - POD A2

SHEET NUMBER

L-205

CITY SUBMITTAL

Tech: cseitt Plot Date: Aug 23,2021 12:05pm Filename: L:\2016\16-0111\Design\03_Production\02_SPR\03_Current\16-0111_design_base-POD A-2.dwg



SITE REFERENCE MAP
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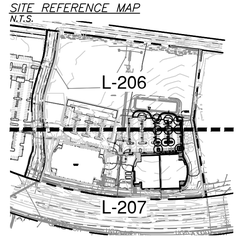

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3	**POD 2 PZB SUBMITTAL**	**09/28/21**

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LANDSCAPE PLAN - POD A2

SHEET NUMBER

L-206

CITY SUBMITTAL

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0 15 30 60
FEET

N

MATCHLINE L-206

MATCHLINE L-207

N.W. 119TH TERR.

EX. BUILDING
F.F.=77.00

NOTE:
ANY PLANT MATERIAL FROM PREVIOUS PODS THAT IS REMOVED OR DAMAGED AS PART OF THE CONSTRUCTION OF THIS POD SHALL BE REMOVED AND REPLACED WITH THE SAME PLANT MATERIAL MEETING FLORIDA GRADES AND STANDARDS #1 REQUIREMENTS. SHOULD AN ALTERNATIVE LOCATION NEED TO BE CHOSEN, NOTIFY THE LANDSCAPE ARCHITECT TO DISCUSS.

POD A-1
(EXISTING)

NOTE:
ANY PLANT MATERIAL FROM PREVIOUS PODS THAT IS REMOVED OR DAMAGED AS PART OF THE CONSTRUCTION OF THIS POD SHALL BE REMOVED AND REPLACED WITH THE SAME PLANT MATERIAL MEETING FLORIDA GRADES AND STANDARDS #1 REQUIREMENTS. SHOULD AN ALTERNATIVE LOCATION NEED TO BE CHOSEN, NOTIFY THE LANDSCAPE ARCHITECT TO DISCUSS.

POD A-2

POD LIMIT, TYP.

1-QVC
1-UA
1-QVC
19-VOS
1-UA
7-VOS

7-RI
1-QVC

1-UA

1-QVC
27-VOS

1-QVC
14-VOS

49-BX

12-PM
39-IDB

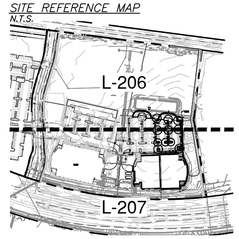
SOD

45' PUBLIC UTILITIES EASEMENT

U.S. HWY. 441

U.S. HWY. 441

SITE REFERENCE MAP
N.T.S.



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REGISTERED LANDSCAPE ARCHITECT
CHARLES MICHAEL MOLAR
LA 6667280
STATE OF FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE
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3	**POD 2 PZB SUBMITTAL**	**09/28/21**

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REVIEWED BY:	LFH

CHW PROJECT NUMBER
16-0111

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LANDSCAPE PLAN - POD A2

SHEET NUMBER

L-207

CITY SUBMITTAL

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:
1. Layout of Irrigation Heads:
a. 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.
b. During layout, consult with Landscape Architect to verify proper placement and make recommendations, where revisions are advisable.

1.3 QUALITY ASSURANCE:
A. Regulatory Requirements:
1. 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:
1. 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:
1. Minor adjustments in system will be permitted to avoid existing fixed obstructions.
2. 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. 1. Documentation and submittal of actual water supply performance prior to commencing installation.

1.4 SUBMITTALS:
A. Record Drawings:
1. Prepare an accurate as-built drawing as installation proceeds to be submitted prior to final inspection. Drawing shall include:
a. Detail and dimension changes made during construction.
b. Significant details and dimensions not shown in original Bidding Documents.
2. Maintain, at job site, one copy of Contract Documents (as defined in General Conditions) and relevant shop drawings.
3. Clearly mark each document "PROJECT RECORD COPY" and maintain in good condition for use of the Landscape Architect and Owner.
4. As-built drawing shall be provided in PDF format.
5. Submit product literature for all sprinklers, valves, pipe, wire, wire connectors and controller.
6. Final payment for system will not be authorized until accurate and complete submittals are delivered to the Landscape Architect.
B. Instruction Manual:
1. 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:
1. Completed system including parts and labor.
2. Filling and repairing depressions and replacing plantings due to settlement of irrigation trenches for one (1) year following final acceptance.
3. System adjustment to supply proper coverage to areas to receive water.

1.7 MAINTENANCE:
A. Extra Materials:
1. In addition to installed system, furnish Owner with the following items at close-out:
a. Two sprinkler head bodies of each size and type.
b. Two nozzles for each size and type.
c. 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:
1. Pressure Lines: as indicated on plans.
2. Lateral Lines: as indicated on plans.
3. Risers: sch. 80 PVC, gray
C. Fittings:
1. Schedule 40 PVC.
D. Sleeving:
1. 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. 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. Each common wire may serve only one controller.
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:
1. Make and model shown on Drawings.
B. Gate valves:
1. Bronze construction, angle type, 150 pound class, threaded connections, with cross-type operating handle designed to receive operating key.
C. Automatic Controller:
1. Make and model shown on Drawings.
D. Backflow Preventor:
1. Make and model shown on Drawings.

2.5 VALVE ACCESSORIES:
A. Valve Boxes:
1. Ametek or Brooks rectangular heavy duty valve box with locking lid or Landscape Architect approved equal.
2. Do not install more than one (1) valve in a single box.
3. Valve boxes shall be large enough for easy removal or maintenance of valves.

3.0 EXECUTION:

3.1 PREPARATION:
A. Protection:
1. 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:
1. Over-excavate trenches by two (2") inches and bring back to indicated depth by filling with fine, rock-free soil or sand.
2. Cover pipe both top and sides with two (2") inches of material specified in paragraph above. In no case shall there be less than two (2") inches of rock-free soil or sand surrounding pipe.
B. Installation of Plastic Pipe:
1. Install plastic pipe in a manner to provide for expansion and contraction as recommended by Manufacturer.
2. Unless otherwise indicated on 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.
3. Install pipe and wires under driveways or parking areas in specified sleeves a minimum of eighteen (18") inches below finish grade or as shown on Drawings.
4. 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.
5. Drawings show arrangement of piping. Should local conditions necessitate rearrangement, obtain approval of Landscape Architect prior to proceeding with work.
6. Cut plastic pipe square. Remove burrs at cut ends prior to installation so unobstructed flow will result.
7. Make solvent weld joints in the following manner:
a. Clean mating pipe and fitting with clean, dry cloth and apply one (1) coat of P-70 primer to each.
b. Apply uniform coat of 711 solvent to outside of pipe.
c. Apply solvent to fitting in similar manner.
d. Reapply a light coat of solvent to pipe and quickly insert into fitting.
e. Give pipe or fitting a quarter turn to insure even distribution of solvent and make sure pipe is inserted to full depth of fitting socket.
f. Hold in position for fifteen (15) seconds minimum or long enough to secure joint.
g. Wipe off solvent appearing on outer shoulder of fitting.
h. Do not use an excessive amount of solvent thereby causing an obstruction to form on the inside of pipe.
i. Allow joints to set at least 24 hours before applying pressure to PVC pipe.
8. Tape threaded connection with teflon tape.
9. Install concrete thrust blocks wherever change of direction occurs a PVC main pressure lines unless otherwise detailed on Drawings.
C. Control Valves and Controller:
1. Install controller, control wires, and valves in accordance with Manufacturer's recommendations and according to applicable electrical code.
2. Install valves in plastic boxes with reinforced heavy duty plastic covers. Locate valve box tops at finish grade.
3. Install remote control valves in valve boxes positioned over valve so all parts of valve can be reached for service. Set cover of valve box even with finish grade.
4. Install all valve boxes over nine (9") inches of gravel for drainage.
D. Sprinkler Heads:
1. Prior to the installation of sprinkler heads, open control valves and use full head of water to flush out system.
2. Set sprinkler heads perpendicular to finish grade.
3. Set lawn sprinkler heads adjacent to existing walks, curbs, and other paved areas to grade.
E. Dripline:
1. Install 6" pop up spray and closed nozzle by drip zone control valves to be used as zone operation indicator.
2. 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 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.

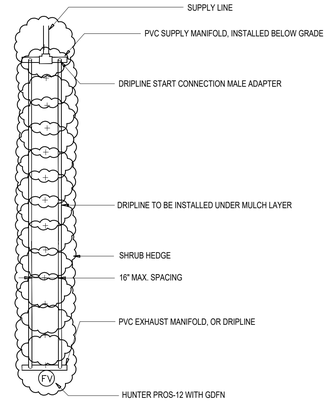
END OF SECTION

IRRIGATION_SCHEDULE

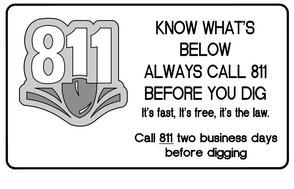
SYMBOL	MANUFACTURER/MODEL	ARC	PSI	GPM	RADIUS
A	Two Hunter PCB-25 Bubbler on nearest tree	360	30	2 X.25	1'

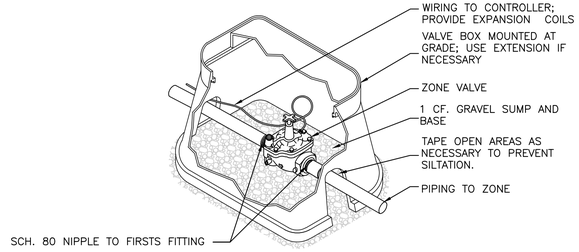
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Area to Receive Dripline Hunter HDL-10-12 On-Surface Pressure Compensating Landscape Dripline. 0.9GPH emitters at 12.0" O.C. Dripline laterals spaced at 16.0" apart, with emitters offset for triangular pattern. UV Resistant.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
FV	Hunter PGV in 12" Valve Box
PC	Point of Connection- Existing mainline and control wire installed in phase A1
BF	Existing Backflow
C	Existing Controller
S	Existing Rain Sensor
M	Existing Water Meter ¾"
	Irrigation Lateral Line: PVC Class160
	Irrigation Mainline: PVC 1-1/2" Class 200 SDR 21
	Pipe Sleeve: PVC Schedule 40 Extend sleeves 18 inches beyond edges of paving or construction.



1 DRIPLINE DETAIL
SCALE: N.T.S.





INSTALL TOP OF VALVE A MAXIMUM OF 15" FROM FINISHED GRADE.

2 ZONE VALVE INSTALLATION DETAIL
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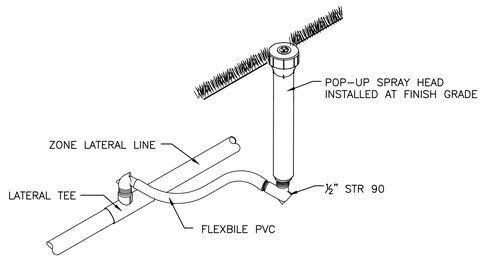

3 SPRAY HEAD INSTALLATION DETAIL
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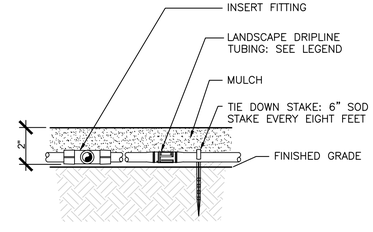
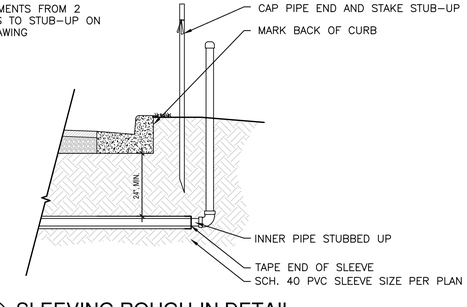


4 DRIPLINE INSTALLATION DETAIL
SCALE: N.T.S.

PROVIDE MEASUREMENTS FROM 2 REFERENCE POINTS TO STUB-UP ON THE AS-BUILT DRAWING



5 SLEEVING ROUGH-IN DETAIL
SCALE: N.T.S.

RS&H
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5620 * LCC000210 * GB238

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REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER M. SOLAR LA 6667280 STATE OF FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21
3	**POD 2 PZB SUBMITTAL**	**09/28/21**

DATE ISSUED:	06/30/16
SCALE:	N/A
DRAWN BY:	CMT
REVIEWED BY:	LFH

CHW PROJECT NUMBER
16-0111

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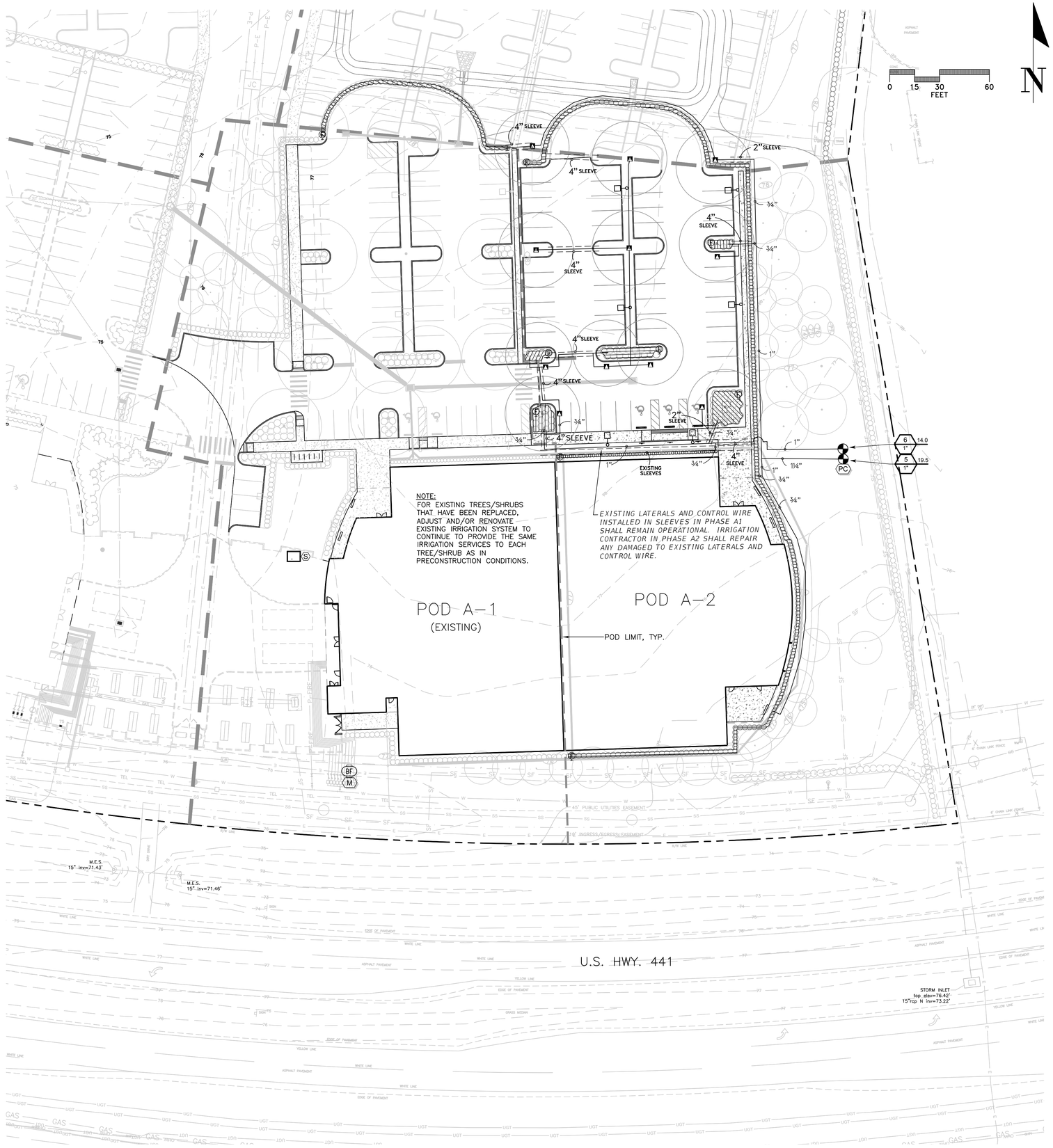
IRRIGATION DETAILS & SPECIFICATIONS - POD A2

SHEET NUMBER

L-208

CITY SUBMITTAL

Tech: cswill Plot Date: Aug 23,2021 12:25pm Filename: L:\2016\16-0111\Design\03_Production\02_SPR\03_Current\01_Sheets\2021-08-23_Irrigation revised\2019-03-26_FoundationPark_IR-POD A2.dwg



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REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21
3	**POD 2 PZB SUBMITTAL**	**09/28/21**

DATE ISSUED:	06/30/16
SCALE:	1" = 30'-0"
DRAWN BY:	CMT
REVIEWED BY:	LFH

CHW PROJECT NUMBER
16-0111

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IRRIGATION PLAN - POD A2

SHEET NUMBER

L-209

CITY SUBMITTAL

Tech: cswift Plot Date: Aug 23,2021 12:26pm Filename: L:\2016\16-0111\Design\03_Production\02_SPR\03_Current\01_Sheets\2021-08-23_Irrigation revised\2019-03-25_FoundationPark_IR-POD2.dwg

REQUIRED TREE MITIGATION

REGULATED TREE MITIGATION

REGULATED TREES REMOVED	44 TREES
TREES REQUIRED FOR MITIGATION (AT 1:1 REPLACEMENT)	44 TREES

HERITAGE TREE MITIGATION

HERITAGE TREES REMOVED	6 TREES
INCHES REQUIRED FOR MITIGATION (AT INCH-FOR-INCH REPLACEMENT)	223"
REPLACEMENT TREES REQUIRED	149 TREES

TOTAL TREE MITIGATION PAYMENT

TOTAL REPLACEMENT TREES REQUIRED	193 TREES
TOTAL REPLACEMENT TREES PROPOSED	88 TREES
TOTAL MITIGATION DEFICIT	105 TREES
ESTIMATED COST PER TREE**	$158.56
TOTAL MITIGATION PAYMENT REQUIRED	$16,648.8

*UTILIZED 25% OF THE 104 TOTAL SITE/BUFFER/PARKING TREES PROVIDED IN POD B (26) + 25% OF THE 64 TOTAL SITE/BUFFER/PARKING TREES PROVIDED IN POD A1 (16) + 25% OF THE TOTAL 42 TOTAL SITE/BUFFER/PARKING TREES PROVIDED IN POD A2 (11) + AN ADDITIONAL 36 MITIGATION TREES PROPOSED IN POD B (36)

**ESTIMATED COST OF REPLACEMENT TREE, SEE ATTACHED "TREE MITIGATION MEMO."

NOTE:
A MITIGATION PAYMENT SHALL BE PROVIDED IN LIEU OF ON-SITE REPLACEMENT TREES. FEES FOR TREE MITIGATION SHALL BE PAID TO THE CITY PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR NEW CONSTRUCTION WITH AN APPROVED SITE PLAN.

LEGEND

1-QV — NEW TREES TO BE ADDED

EXISTING TREES TO REMAIN

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) 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. THIS REQUIREMENT IS MET BY THE CALCULATIONS FOR 30% LANDSCAPE, SHOWN ADJACENT, WHICH INCLUDE LANDSCAPED BUFFERS AND OTHER LANDSCAPED AREAS.

IRRIGATION

LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(B)(VI). SEE SHEET L-303 THROUGH L-304.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
BN	2	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	1½" CALIPER, MIN.	UNDERSTORY
LIM	21	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	1½" CALIPER, MIN.	UNDERSTORY
LT	31	LIRIODENDRON TULIPIFERA	TULIP TREE	8' HEIGHT, MIN.	CANOPY
MGB	9	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	BRACKEN'S BROWN BEAUTY MAGNOLIA	8' HEIGHT, MIN.	CANOPY
PM	21	PODOCARPUS MACROPHYLLUS	PODOCARPUS	1½" CALIPER, MIN.	UNDERSTORY
QVC	13	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL LIVE OAK	8' HEIGHT, MIN.	CANOPY
TD	37	TAXODIUM DISTICHUM	BALD CYPRESS	8' HEIGHT, MIN.	CANOPY
UA	6	ULMUS ALATA	WINGED ELM	8' HEIGHT, MIN.	CANOPY
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	
BX	234	BUXUS MICROPHYLLA	BOXWOOD	3 GAL, 24" HT, 12" SPR	
IDB	387	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	3 GAL, 24" HT, 16" SPR	
RI	72	RHAPHIOLEPIS INDICA 'ELEANOR TABOR'	ELEANOR TABOR INDIAN HAWTHORN	3 GAL., 24" HT., X 16" SPR.	
VO	13	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL, 24" HT, 16" SPR	
VOS	130	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLER'S DELIGHT VIBURNUM	3 GAL., 24" HT. X 16" SPR.	
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	
LEM	124	LIRIOPE MUSCARI 'EMERALD GODDESS'	EMERALD GODDESS LIRIOPE	3 GAL., FULL	
SOD/SEED		**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	
SOD		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD	

NOTE:
CALCULATIONS ON THIS SHEET INCLUDE EXISTING PHASE 1 PLANTINGS, POD A1 PLANTINGS, POD A2 PLANTINGS, AND PROPOSED POD B PLANTINGS. THE ENTIRE SITE AREA IS 14.50 ACRES AND INCLUDES PHASE 1, POD A, POD B, AND POD C (FUTURE DEVELOPMENT). POD CALCULATIONS BUILD ON EACH OTHER AS PODS ARE CONSTRUCTED. SEE SHEET L-200 FOR POD A1 CALCULATIONS, SHEET L-205 FOR POD A2 CALCULATIONS, AND SEE SHEET L-400 FOR POD C CALCULATIONS.

PERIMETER BUFFER LANDSCAPE REQUIREMENTS [Section 6.2.2(D)(3)]

FULL LENGTH OF SITE, FROM U.S. HWY. 441 TO C.R. 2054

LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
EASTERN PERIMETER	769 L.F. BUFFER TYPE 'C'	OPTION 1 1 CANOPY TREE / 30 LIN. FT. + EVERGREEN HEDGE	26 PROPOSED CANOPY TREES CONTINUOUS EVERGREEN HEDGE
WESTERN PERIMETER	793 L.F. BUFFER TYPE 'C'	OPTION 1 1 CANOPY TREE / 30 LIN. FT. + EVERGREEN HEDGE	27 PROPOSED CANOPY TREES CONTINUOUS EVERGREEN HEDGE

ARTERIAL FRONTAGE BUFFER [Sec. 6.2.3(E)]

FULL LENGTH OF SOUTHERN PROPERTY BOUNDARY ALONG U.S. HWY. 441

DESCRIPTION	LANDSCAPE REQUIREMENTS	LANDSCAPE PROVIDED
U.S. HWY. 441 (873 LIN. FT.)	5 CANOPY TREES PER 100 LIN. FT. REQUIRED = 44 CANOPY TREES REQUIRED 3 UNDERSTORY TREES PER 100 LIN. FT. REQUIRED = 26 UNDERSTORY TREES REQUIRED CONTINUOUS HEDGE REQUIRED	44 CANOPY TREES PROVIDED 26 UNDERSTORY TREES PROVIDED CONTINUOUS HEDGE PROVIDED

PARKING AREA LANDSCAPE REQUIREMENTS [Sec. 6.2.2(D)(2)(a) & (b)]

EXISTING PARKING IN POD 1, POD A, AND PROPOSED POD B PARKING AREA

DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE	PARKING PERIMETER = 1,903 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 77 CANOPY TREES REQUIRED 38 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	77 CANOPY TREES PROVIDED 38 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE	PARKING AREA = 115,451 S.F. 1 CANOPY TREE REQUIRED PER 2,000 S.F. 10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED 58 CANOPY TREES REQUIRED 578 SHRUBS REQUIRED	58 CANOPY TREES PROVIDED 578 SHRUBS PROVIDED

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

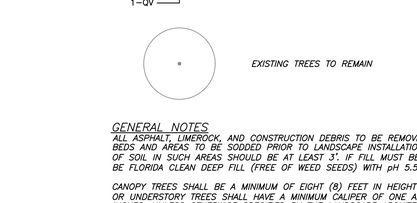
ENTIRE SITE EXCEPT FOR PRIMARY SIDE CANOPY TREES AND SITE UNDERSTORY TREES FOR THE FRONT, WHICH ARE CALCULATED UTILIZING COMBINED ACREAGE FOR PODS B & C

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (NORTH SIDE)	3 TREES PER ACRE X 6.85 ACRES = 21 CANOPY TREES REQUIRED	21 CANOPY TREES PROVIDED
REAR SIDE CANOPY TREES (SOUTH SIDE)	2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED	29 CANOPY TREES PROVIDED
EAST SIDE CANOPY TREES	2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED	29 CANOPY TREES PROVIDED
WEST SIDE CANOPY TREES	2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED	29 CANOPY TREES PROVIDED
SITE UNDERSTORY TREES	6 UNDERSTORY TREES PER ACRE X 6.85 ACRES (POD B + POD C) X 50% IN FRONT = 21 TREES REQUIRED 6 UNDERSTORY TREES PER ACRE X 14.5 ACRES (ENTIRE SITE) X 25% ON EAST SIDE = 22 TREES REQUIRED 6 UNDERSTORY TREES PER ACRE X 14.5 ACRES (ENTIRE SITE) X 25% ON WEST SIDE = 22 TREES REQUIRED	FRONT SIDE 21 UNDERSTORY TREES PROVIDED EAST SIDE 22 UNDERSTORY TREES PROVIDED WEST SIDE 22 UNDERSTORY TREES PROVIDED
BUILDING FACADE (POD B)	349 LINEAR FEET 4 CANOPY TREES PER 100 LIN. FT. REQUIRED = 14 CANOPY TREES REQUIRED + ROW OF SHRUBS	14 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED

10% LANDSCAPED AREA REQUIREMENT

Per City of Alachua Comprehensive Plan Future Land Use Element, Objective 2.4, Policy 2.4.a
ENTIRE SITE

TOTAL SITE AREA	633,271 S.F.
TOTAL PROPOSED LANDSCAPED AREA	317,261 S.F.
LANDSCAPED AREA % OF TOTAL SITE AREA (MIN. 10%)	50.1%



1 TREE PROTECTION DETAIL
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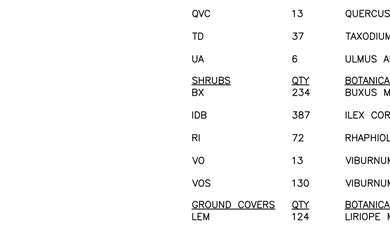
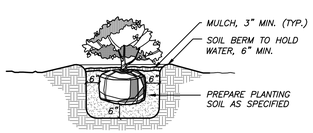
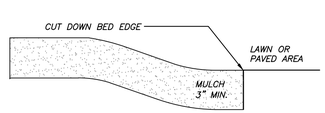


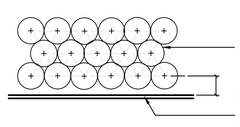
2 TREE PLANTING DETAIL
SCALE: N.T.S.



3 SHRUB PLANTING DETAIL
N.T.S.



4 MULCH DETAIL
N.T.S.

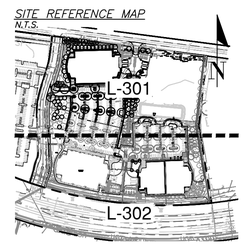


NOTE: THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

5 PLANT SPACING DETAIL
N.T.S.

811 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

SITE REFERENCE MAP
N.T.S.



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CONCEPT CONSTRUCTION

FOUNDATIONPARK
A Bioscience & Innovation Center

14193 NW 119TH TERRACE
ALACHUA, FL 32615

CONSULTANTS

CHW Professional Consultants
11801 Research Drive
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(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA LA0001683

REGISTERED LANDSCAPE ARCHITECT CHELSEA M. HOOPER SOLAR LA 6667280 STATE OF FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21
3	POD 2 PZB SUBMITTAL	09/28/21

DATE ISSUED:	06/30/16
SCALE:	N/A
DRAWN BY:	CMT
REVIEWED BY:	LFH

CHW PROJECT NUMBER
16-0111

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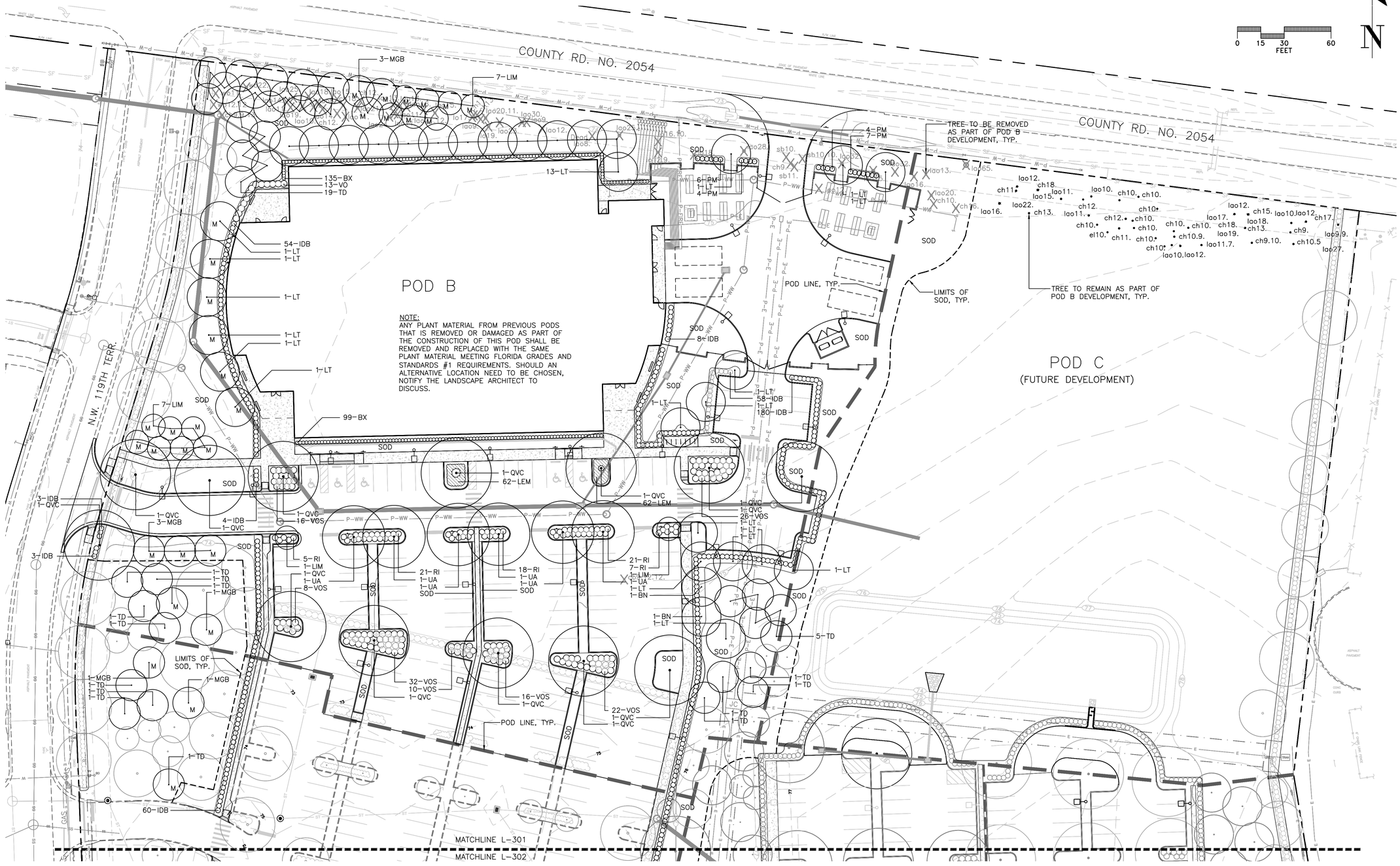
LANDSCAPE NOTES, DETAILS, & CALCULATIONS - POD B

SHEET NUMBER

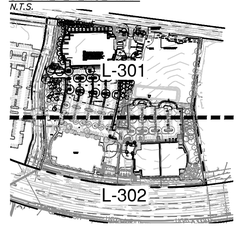
L-300

CITY SUBMITTAL

Tech: csell Plot Date: Aug 23,2021 12:12pm Filename: L:\2016\16-0111\Design\03_Production\02_SPR\03_Current\16-0111_design_base-POD B.dwg



SITE REFERENCE MAP
N.T.S.



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REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER M. TOLAR LA 6667280 STATE OF FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21
3	**POD 2 PZB SUBMITTAL**	**09/28/21**

DATE ISSUED:	06/30/16
SCALE:	1" = 30'-0"
DRAWN BY:	CMT
REVIEWED BY:	LFH

CHW PROJECT NUMBER
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LANDSCAPE PLAN - POD B

SHEET NUMBER

L-301

CITY SUBMITTAL

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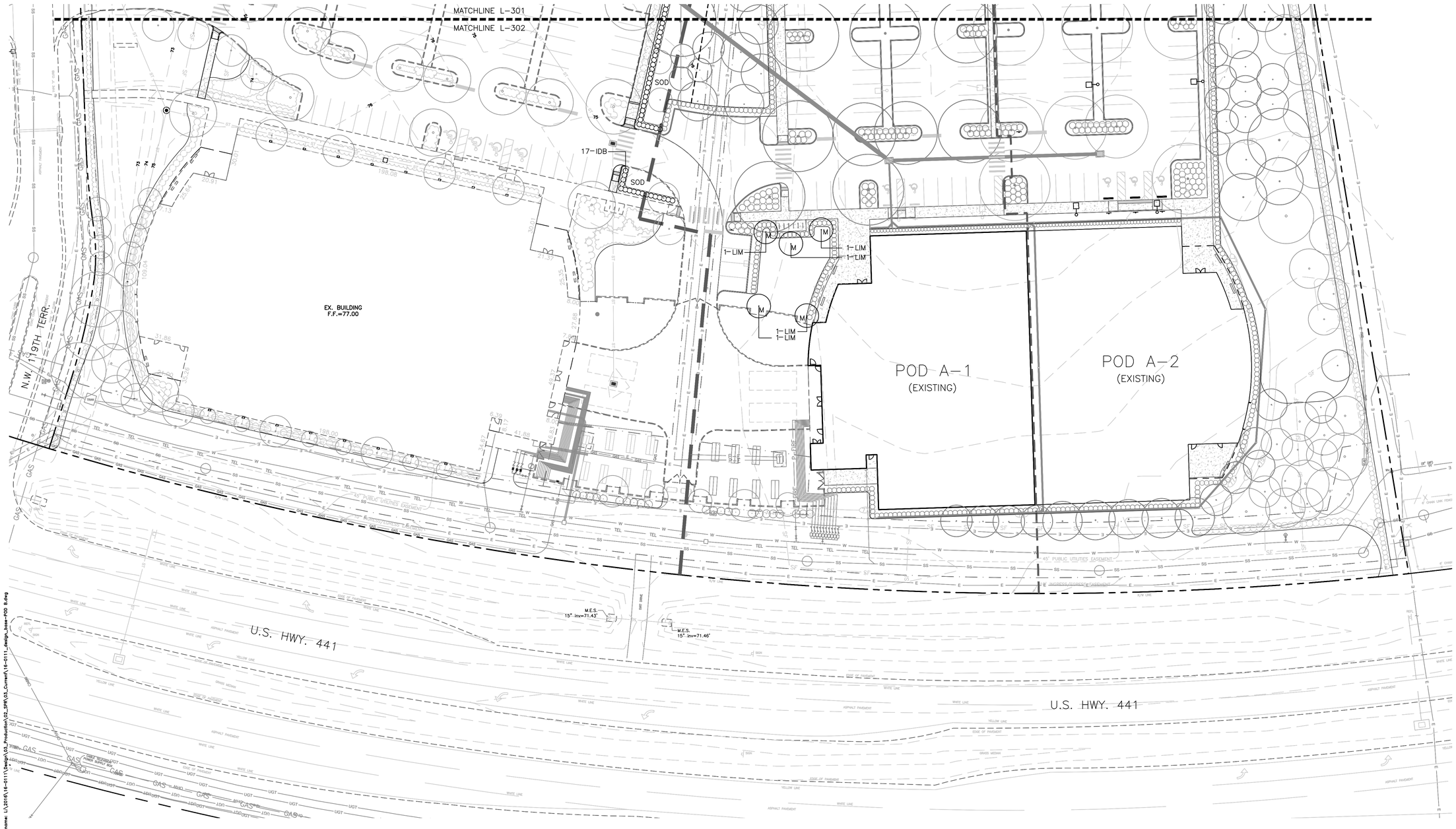
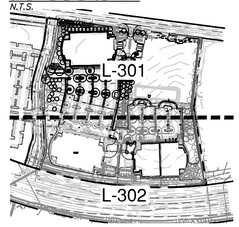


SITE REFERENCE MAP
N.T.S.



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REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER T. WELL
LA 6667280
STATE OF FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
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3	**POD 2 PZB SUBMITTAL**	**09/28/21**

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SCALE:	1" = 30'-0"
DRAWN BY:	CMT
REVIEWED BY:	LFH

CHW PROJECT NUMBER
16-0111

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LANDSCAPE PLAN - POD B

SHEET NUMBER

L-302

CITY SUBMITTAL

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL	ARC	PSI	GPM	RADIUS
	Irritrol 533 Bubbler on nearest tree	360	30	0.50	1'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Area to Receive Dripline Hunter PLD-10-12 On-Surface Pressure Compensating Landscape Dripline. 0.9GPH emitters at 12.0" O.C. Dripline laterals spaced at 16.0" apart, with emitters offset for triangular pattern. UV Resistant.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PGV in 12" Valve Box
BF	Wilkins 975XL 1" Backflow Preventer
C	Hunter PC-900 9 Station Controller
S	Hunter WR-CLIK Wireless Rain Clik
F	Hunter HY-100 filter and 1" PVC ball valve in Jumbo Valve Box
M	Water Meter ¾" by others see civil plans
	Irrigation Lateral Line: PVC Class160
	Irrigation Mainline: PVC 1-1/2" Class 200 SDR 21
	Pipe Sleeve: PVC Schedule 40 Extend sleeves 18 inches beyond edges of paving or construction.

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:
  1. Layout of Irrigation Heads:
     - a. 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.
     - b. During layout, consult with Landscape Architect to verify proper placement and make recommendations, where revisions are advisable.

1.3 QUALITY ASSURANCE:
- A. Regulatory Requirements:
  1. 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:
  1. 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:
  1. Minor adjustments in system will be permitted to avoid existing fixed obstructions.
  2. 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. 1. Documentation and submittal of actual water supply performance prior to commencing installation.

1.4 SUBMITTALS:
- A. Record Drawings:
  1. Prepare an accurate as-built drawing as installation proceeds to be submitted prior to final inspection. Drawing shall include:
     - a. Detail and dimension changes made during construction.
     - b. Significant details and dimensions not shown in original Bidding Documents.
  2. Maintain, at job site, one copy of Contract Documents (as defined in General Conditions) and relevant shop drawings.
  3. Clearly mark each document "PROJECT RECORD COPY" and maintain in good condition for use of the Landscape Architect and Owner.
  4. As-built drawing shall be provided in PDF format.
  5. Submit product literature for all sprinklers, valves, pipe, wire, wire connectors and controller.
  6. Final payment for system will not be authorized until accurate and complete submittals are delivered to the Landscape Architect.
- B. Instruction Manual:
  1. 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:
  1. Completed system including parts and labor.
  2. Filling and repairing depressions and replacing plantings due to settlement of irrigation trenches for one (1) year following final acceptance.
  3. System adjustment to supply proper coverage to areas to receive water.

1.7 MAINTENANCE:
- A. Extra Materials:
  1. In addition to installed system, furnish Owner with the following items at close-out:
     - a. Two sprinkler head bodies of each size and type.
     - b. Two nozzles for each size and type.
     - c. 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:
  1. Pressure Lines: as indicated on plans.
  2. Lateral Lines: as indicated on plans.
  3. Risers: sch. 80 PVC, gray
- C. Fittings:
  1. Schedule 40 PVC.
- D. Sleeving:
  1. 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. 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. Each common wire may serve only one controller.
- 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:
  1. Make and model shown on Drawings.
- B. Gate valves:
  1. Bronze construction, angle type, 150 pound class, threaded connections, with cross-type operating handle designed to receive operating key.
- C. Automatic Controller:
  1. Make and model shown on Drawings.
- D. Backflow Preventor:
  1. Make and model shown on Drawings.

2.5 VALVE ACCESSORIES:
- A. Valve Boxes:
  1. Ametek or Brooks rectangular heavy duty valve box with locking lid or Landscape Architect approved equal.
  2. Do not install more than one (1) valve in a single box.
  3. Valve boxes shall be large enough for easy removal or maintenance of valves.

3.0 EXECUTION:

3.1 PREPARATION:
- A. Protection:
  1. 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:
  1. Over-excavate trenches by two (2") inches and bring back to indicated depth by filling with fine, rock-free soil or sand.
  2. Cover pipe both top and sides with two (2") inches of material specified in paragraph above. In no case shall there be less than two (2") inches of rock-free soil or sand surrounding pipe.

- B. Installation of Plastic Pipe:
  1. Install plastic pipe in a manner to provide for expansion and contraction as recommended by Manufacturer.
  2. Unless otherwise indicated on 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.
  3. Install pipe and wires under driveways or parking areas in specified sleeves a minimum of twenty-four (24") inches below finish grade or as shown on Drawings.
  4. 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.
  5. Drawings show arrangement of piping. Should local conditions necessitate rearrangement, obtain approval of Landscape Architect prior to proceeding with work.
  6. Cut plastic pipe square. Remove burrs at cut ends prior to installation so unobstructed flow will result.
  7. Make solvent weld joints in the following manner:
     - a. Clean mating pipe and fitting with clean, dry cloth and apply one (1) coat of P-70 primer to each.
     - b. Apply uniform coat of 711 solvent to outside of pipe.
     - c. Apply solvent to fitting in similar manner.
     - d. Reapply a light coat of solvent to pipe and quickly insert into fitting.
     - e. Give pipe or fitting a quarter turn to insure even distribution of solvent and make sure pipe is inserted to full depth of fitting socket.
     - f. Hold in position for fifteen (15) seconds minimum or long enough to secure joint.
     - g. Wipe off solvent appearing on outer shoulder of fitting.
     - h. Do not use an excessive amount of solvent thereby causing an obstruction to form on the inside of pipe.
     - i. Allow joints to set at least 24 hours before applying pressure to PVC pipe.
  8. Tape threaded connection with teflon tape.
  9. Install concrete thrust blocks wherever change of direction occurs a PVC main pressure lines unless otherwise detailed on Drawings.
- C. Control Valves and Controller:
  1. Install controller, control wires, and valves in accordance with Manufacturer's recommendations and according to applicable electrical code.
  2. Install valves in plastic boxes with reinforced heavy duty plastic covers. Locate valve box tops at finish grade.
  3. Install remote control valves in valve boxes positioned over valve so all parts of valve can be reached for service. Set cover of valve box even with finish grade.
  4. Install all valve boxes over nine (9") inches of gravel for drainage.
- D. Sprinkler Heads:
  1. Prior to the installation of sprinkler heads, open control valves and use full head of water to flush out system.
  2. Set sprinkler heads perpendicular to finish grade.
  3. Set lawn sprinkler heads adjacent to existing walks, curbs, and other paved areas to grade.
- E. Dripline:
  1. Install 6" pop up spray and closed nozzle by drip zone control valves to be used as zone operation indicator.
  2. 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 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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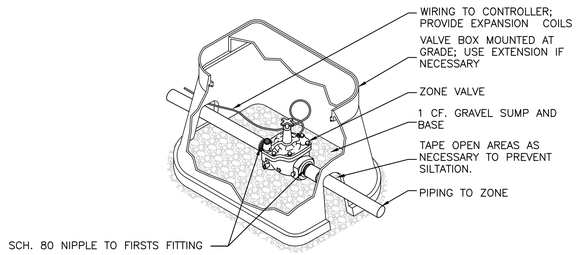
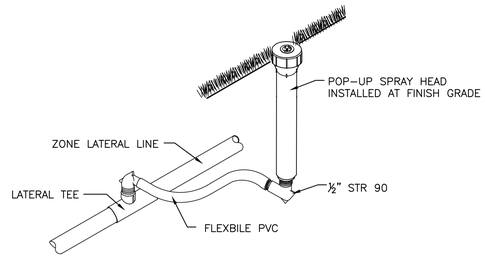
It's fast, it's free, it's the law.
Call 811 two business days before digging

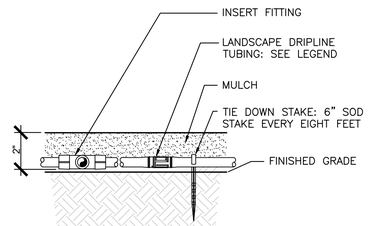


INSTALL TOP OF VALVE A MAXIMUM OF 15" FROM FINISHED GRADE.

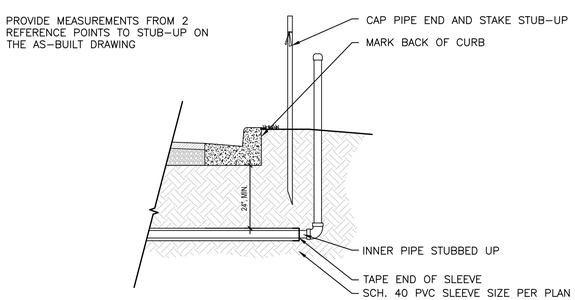
1 ZONE VALVE INSTALLATION DETAIL
SCALE: N.T.S.



2 SPRAY HEAD INSTALLATION DETAIL
SCALE: N.T.S.



3 DRIPLINE INSTALLATION DETAIL
SCALE: N.T.S.



4 SLEEVING ROUGH-IN DETAIL
SCALE: N.T.S.

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REGISTERED LANDSCAPE ARCHITECT CHELSEA HOPKINS POLAR LA 6667280 STATE OF FLORIDA

REVISIONS

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1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21
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DRAWN BY:	CMT
REVIEWED BY:	LFH

CHW PROJECT NUMBER
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IRRIGATION DETAILS & SPECIFICATIONS - POD B

SHEET NUMBER

L-303

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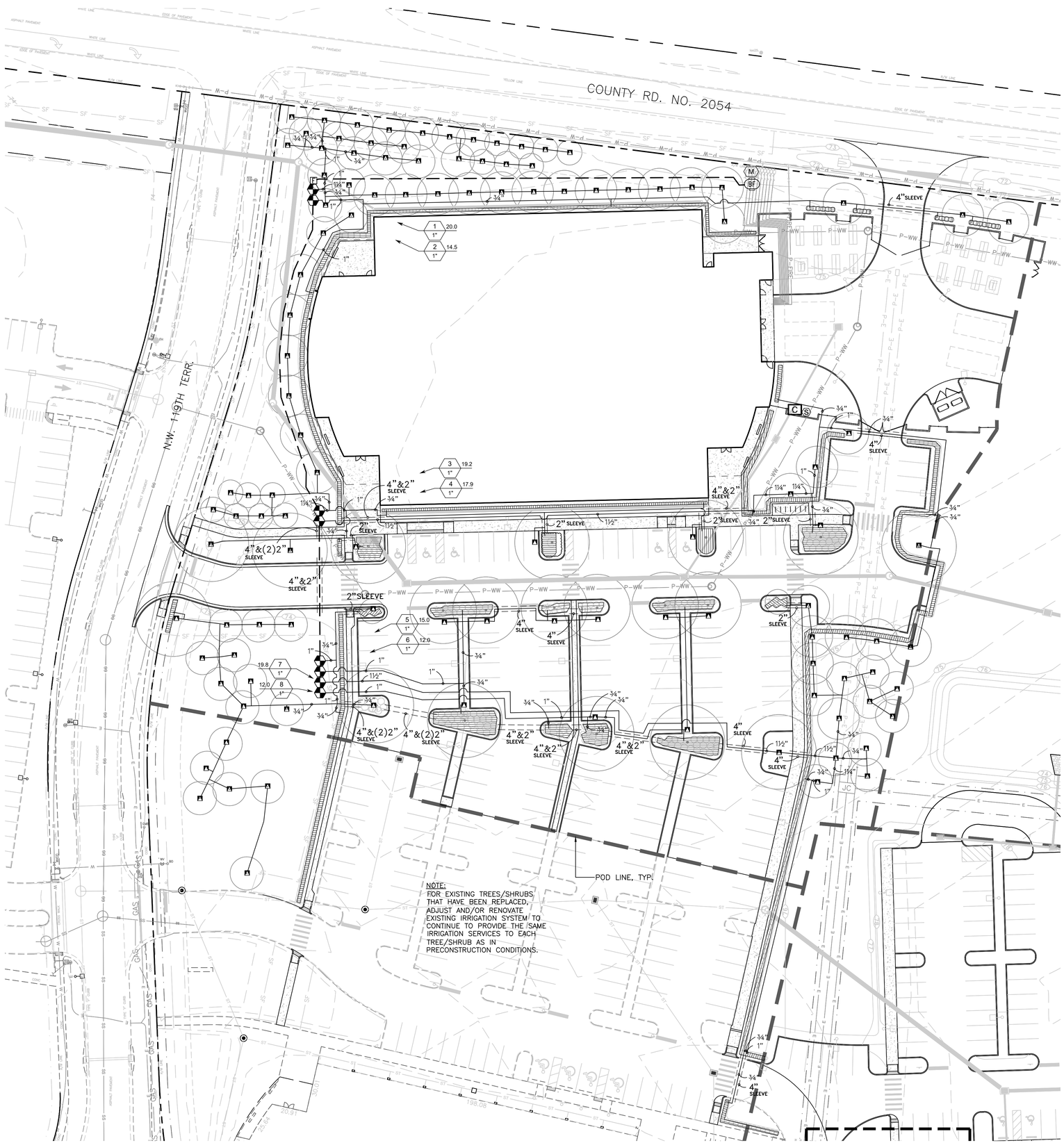
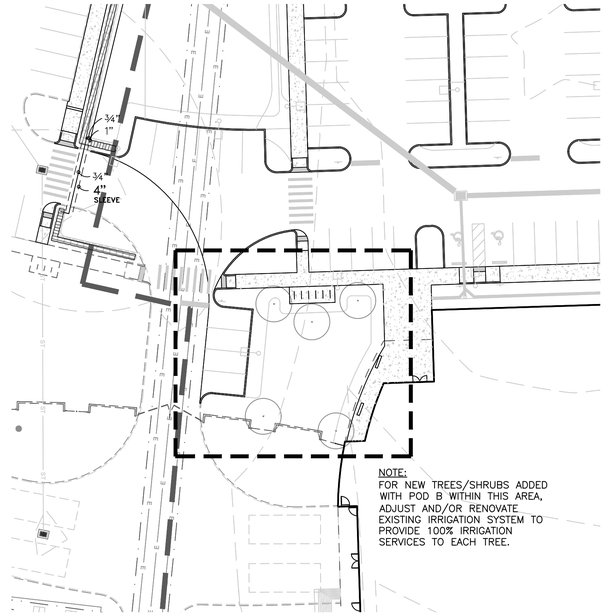
Tech: cself Plot Date: Aug 23,2021 12:17pm File=mac L:\2016\16-0111\Design\03_Production\02_ZIPK\03_Current\01_Sheets\2021-08-23_Irrigation revised\2019-03-26_FoundationPark_JR-POD2.dwg





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REVISIONS

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3	POD 2 PZB SUBMITTAL	09/28/21

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SCALE:	1" = 30'-0"
DRAWN BY:	CMT
REVIEWED BY:	LFH

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IRRIGATION PLAN - POD B

SHEET NUMBER

L-304

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Tech: cswit Plot Date: Aug 23,2021 12:17pm Filename: L:\2016\16-0111\Design\03_Production\02_SPM\03_Current\01_Sheets\2021-08-23_irrigation revised\2019-03-26_FoundationPark_SP-P003.dwg

REQUIRED TREE MITIGATION

REGULATED TREE MITIGATION

REGULATED TREES REMOVED..... 17 TREES

TREES REQUIRED FOR MITIGATION (AT 1:1 REPLACEMENT)..... 17 TREES

HERITAGE TREE MITIGATION

HERITAGE TREES REMOVED..... 1 TREES

INCHES REQUIRED FOR MITIGATION (AT INCH-FOR-INCH REPLACEMENT)..... 27"

REPLACEMENT TREES REQUIRED..... 18 TREES

TOTAL TREE MITIGATION PAYMENT

TOTAL REPLACEMENT TREES REQUIRED..... 35 TREES
TOTAL REPLACEMENT TREES PROPOSED*.....28 TREES
TOTAL MITIGATION DEFICIT..... 7 TREES
ESTIMATED COST PER TREE**.....$158.56

TOTAL MITIGATION PAYMENT REQUIRED..... $1,109.92

*UTILIZED 25% OF THE TOTAL 54 TOTAL SITE/BUFFER/PARKING TREES PROVIDED PLUS AN ADDITIONAL 15 MITIGATION TREES PROPOSED

**ESTIMATED COST OF REPLACEMENT TREE, SEE ATTACHED "TREE MITIGATION MEMO."

NOTE:
A MITIGATION PAYMENT SHALL BE PROVIDED IN LIEU OF ON-SITE REPLACEMENT TREES. FEES FOR TREE MITIGATION SHALL BE PAID TO THE CITY PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR NEW CONSTRUCTION WITH AN APPROVED SITE PLAN.

LEGEND

NEW TREES TO BE ADDED

EXISTING TREES TO REMAIN

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. THIS REQUIREMENT IS MET BY THE CALCULATIONS FOR 30% LANDSCAPE, SHOWN BELOW, WHICH INCLUDE LANDSCAPED BUFFERS AND OTHER LANDSCAPED AREAS.

IRRIGATION

LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(B)(VI). SEE SHEETS L-403 THROUGH L-404 FOR POD C IRRIGATION PLANS.

NOTE:
CALCULATIONS ON THIS SHEET INCLUDE EXISTING PHASE 1 PLANTINGS, POD A1 PLANTINGS, POD A2 PLANTINGS, POD B PLANTINGS, AND PROPOSED POD C PLANTINGS. THE ENTIRE SITE AREA IS 14.50 ACRES AND INCLUDES PHASE 1, POD A, POD B, AND POD C. POD CALCULATIONS BUILD ON EACH OTHER AS PODS ARE CONSTRUCTED. SEE SHEET L-200 FOR POD A1 CALCULATIONS, SHEET L-205 FOR POD A2 CALCULATIONS, & SHEET L-300 FOR POD B CALCULATIONS.

PERIMETER BUFFER LANDSCAPE REQUIREMENTS [Section 6.2.2(D)(3)]

FULL LENGTH OF SITE, FROM U.S. HWY. 441 TO C.R. 2054

LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
EASTERN PERIMETER	769 L.F. BUFFER TYPE 'C'	OPTION 1 1 CANOPY TREE / 30 LIN. FT. + EVERGREEN HEDGE	26 PROPOSED CANOPY TREES CONTINUOUS EVERGREEN HEDGE
WESTERN PERIMETER	793 L.F. BUFFER TYPE 'C'	OPTION 1 1 CANOPY TREE / 30 LIN. FT. + EVERGREEN HEDGE	27 PROPOSED CANOPY TREES CONTINUOUS EVERGREEN HEDGE

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
LIM	8	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	1 ½" CALIPER MIN.	UNDERSTORY
LT	16	LIRIODENDRON TULIPIFERA	TULIP TREE	8' HEIGHT, MIN.	CANOPY
MGB	5	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	BRACKEN'S BROWN BEAUTY MAGNOLIA	8' HEIGHT, MIN.	CANOPY
QA	5	QUERCUS AUSTRINA	BLUFF OAK	8' HEIGHT, MIN.	CANOPY
QS	3	QUERCUS SHUMARDII	SHUMARD OAK	8' HEIGHT, MIN.	CANOPY
QVC	13	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL LIVE OAK	8' HEIGHT, MIN.	CANOPY
TD	14	TAXODIUM DISTICHUM	BALD CYPRESS	8' HEIGHT, MIN.	CANOPY
UA	6	ULMUS ALATA	WINGED ELM	8' HEIGHT, MIN.	CANOPY
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	
BX	230	BUXUS MICROPHYLLA	BOXWOOD	3 GAL, 24" HT, 12" SPR	
IDB	317	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	3 GAL, 24" HT, 16" SPR	
RI	116	RHAPHIOLEPIS INDICA 'ELEANOR TABOR'	ELEANOR TABOR INDIAN HAWTHORN	3 GAL., 24" HT., X 16" SPR.	
VO	11	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL, 24" HT, 16" SPR	
VOS	74	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLER'S DELIGHT VIBURNUM	3 GAL., 24" HT. X 16" SPR.	
SOD/SEED		**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	
SOD		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD	

ARTERIAL FRONTAGE BUFFER [Sec. 6.2.3(E)]

FULL LENGTH OF SOUTHERN PROPERTY BOUNDARY ALONG U.S. HWY. 441

DESCRIPTION	LANDSCAPE REQUIREMENTS	LANDSCAPE PROVIDED
U.S. HWY. 441 (873 LIN. FT.)	5 CANOPY TREES PER 100 LIN. FT. REQUIRED = 44 CANOPY TREES REQUIRED 3 UNDERSTORY TREES PER 100 LIN. FT. REQUIRED = 26 UNDERSTORY TREES REQUIRED CONTINUOUS HEDGE REQUIRED	44 CANOPY TREES PROVIDED 26 UNDERSTORY TREES PROVIDED CONTINUOUS HEDGE PROVIDED

PARKING AREA LANDSCAPE REQUIREMENTS [Sec. 6.2.2(D)(2)(a) & (b)]

EXISTING PARKING IN POD 1, POD A1, POD A2, POD B, AND PROPOSED POD C PARKING AREA

DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE	PARKING PERIMETER = 2,468 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 99 CANOPY TREES REQUIRED 50 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	99 CANOPY TREES PROVIDED 50 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE	PARKING AREA = 152,020 S.F. 1 CANOPY TREE REQUIRED PER 2,000 S.F. 10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED 76 CANOPY TREES REQUIRED 760 SHRUBS REQUIRED	76 CANOPY TREES PROVIDED 760 SHRUBS PROVIDED

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

ENTIRE SITE EXCEPT FOR PRIMARY SIDE CANOPY TREES AND SITE UNDERSTORY TREES FOR THE FRONT, WHICH ARE CALCULATED UTILIZING COMBINED ACREAGE FOR PODS B & C

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (NORTH SIDE)	3 TREES PER ACRE X 6.85 ACRES = 21 CANOPY TREES REQUIRED	21 CANOPY TREES PROVIDED
REAR SIDE CANOPY TREES (SOUTH SIDE)	2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED	29 CANOPY TREES PROVIDED
EAST SIDE CANOPY TREES	2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED	29 CANOPY TREES PROVIDED
WEST SIDE CANOPY TREES	2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED	29 CANOPY TREES PROVIDED
SITE UNDERSTORY TREES	6 UNDERSTORY TREES PER ACRE X 6.85 ACRES (POD B + POD C) X 50% IN FRONT = 21 TREES REQUIRED 6 UNDERSTORY TREES PER ACRE X 14.5 ACRES (ENTIRE SITE) X 25% ON EAST SIDE = 22 TREES REQUIRED 6 UNDERSTORY TREES PER ACRE X 14.5 ACRES (ENTIRE SITE) X 25% ON WEST SIDE = 22 TREES REQUIRED	FRONT SIDE 21 UNDERSTORY TREES PROVIDED EAST SIDE 22 UNDERSTORY TREES PROVIDED WEST SIDE 22 UNDERSTORY TREES PROVIDED
BUILDING FACADE (POD C)	349 LINEAR FEET 4 CANOPY TREES PER 100 LIN. FT. REQUIRED = 14 CANOPY TREES REQUIRED + ROW OF SHRUBS	14 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED

30% LANDSCAPED AREA REQUIREMENT

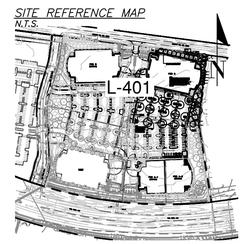
Per City of Alachua Comprehensive Plan Future Land Use Element, Objective 2.4, Policy 2.4.a
ENTIRE SITE

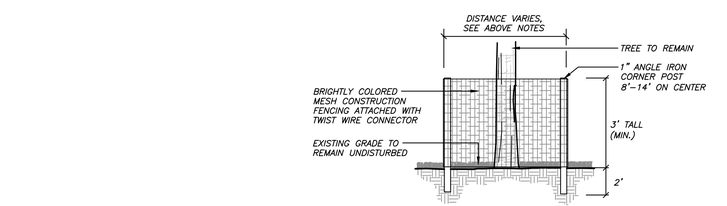
TOTAL SITE AREA..... 633,271 S.F.
TOTAL PROPOSED LANDSCAPED AREA..... 403,424 S.F.
LANDSCAPED AREA % OF TOTAL SITE AREA..... 63.7%
(MIN. 30%)

811 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

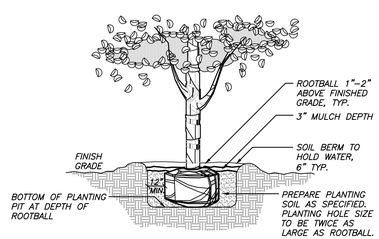
SITE REFERENCE MAP

N.T.S.

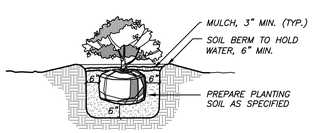




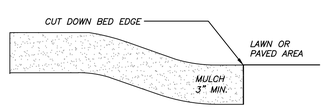
1 TREE PROTECTION DETAIL
SCALE: N.T.S.



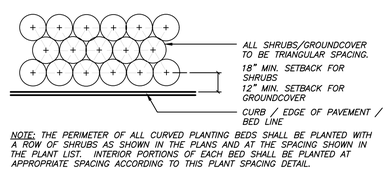
2 TREE PLANTING DETAIL
SCALE: N.T.S.



3 SHRUB PLANTING DETAIL
N.T.S.



4 MULCH DETAIL
N.T.S.



NOTE: THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

5 PLANT SPACING DETAIL
N.T.S.

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

CONCEPT CONSTRUCTION

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est. 1988 FLORIDA LA0001683

REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER M. CRAWFORD LA #667280 STATE OF FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21
3	POD 2 PZB SUBMITTAL	09/28/21

DATE ISSUED: 06/30/16
SCALE: N/A
DRAWN BY: CMT
REVIEWED BY: LFH

CHW PROJECT NUMBER
16-0111

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LANDSCAPE NOTES, DETAILS, & CALCULATIONS - POD C

SHEET NUMBER

L-400

CITY SUBMITTAL

Tech: csaff Plot Date: Aug 23,2021 11:57am Filename: L:\2016\16-0111\Design\03_Production\02_SPR\03_Current\16-0111_design_base-POD C.dwg

SITE REFERENCE MAP
N.T.S.

Tech: csalt Plot Date: Aug 23,2021 11:57am Filename: L:\2016\16-0111\Design\03_Production\03_ZSPK\03_Current\16-0111_design_base-POD C.dwg

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LA0001683

REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER TOLAR LA #667360 STATE OF FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21
3	**POD 2 PZB SUBMITTAL**	**09/28/21**

DATE ISSUED:	06/30/16
SCALE:	1" = 30'-0"
DRAWN BY:	CMT
REVIEWED BY:	LFH

CHW PROJECT NUMBER
16-0111

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LANDSCAPE PLAN - POD C

SHEET NUMBER

L-401

CITY SUBMITTAL

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL	ARC	PSI	GPM	RADIUS
	Irritrol 533 Bubbler on nearest tree	360	30	0.50	1'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Area to Receive Dripline Hunter PLD-10-12 On-Surface Pressure Compensating Landscape Dripline. 0.9GPH emitters at 12.0" O.C. Dripline laterals spaced at 16.0" apart, with emitters offset for triangular pattern. UV Resistant.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PGV in 12" Valve Box
BF	Wilkins 975XL 1" Backflow Preventer
C	Hunter PC-600 6 Station Controller
S	Hunter WR-CLIK Wireless Rain Clik
F	Hunter HY-100 filter and 1" PVC ball valve in Jumbo Valve Box
M	Water Meter ¾" by others see civil plans
	Irrigation Lateral Line: PVC Class160
	Irrigation Mainline: PVC 1-1/2" Class 200 SDR 21
	Pipe Sleeve: PVC Schedule 40 Extend sleeves 18 inches beyond edges of paving or construction.

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:
  1. Layout of Irrigation Heads:
     - a. 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.
     - b. During layout, consult with Landscape Architect to verify proper placement and make recommendations, where revisions are advisable.

1.3 QUALITY ASSURANCE:
- A. Regulatory Requirements:
  1. 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:
  1. 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:
  1. Minor adjustments in system will be permitted to avoid existing fixed obstructions.
  2. 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. 1. Documentation and submittal of actual water supply performance prior to commencing installation.

1.4 SUBMITTALS:
- A. Record Drawings:
  1. Prepare an accurate as-built drawing as installation proceeds to be submitted prior to final inspection. Drawing shall include:
     - a. Detail and dimension changes made during construction.
     - b. Significant details and dimensions not shown in original Bidding Documents.
  2. Maintain, at job site, one copy of Contract Documents (as defined in General Conditions) and relevant shop drawings.
  3. Clearly mark each document "PROJECT RECORD COPY" and maintain in good condition for use of the Landscape Architect and Owner.
  4. As-built drawing shall be provided in PDF format.
  5. Submit product literature for all sprinklers, valves, pipe, wire, wire connectors and controller.
  6. Final payment for system will not be authorized until accurate and complete submittals are delivered to the Landscape Architect.
- B. Instruction Manual:
  1. 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:
  1. Completed system including parts and labor.
  2. Filling and repairing depressions and replacing plantings due to settlement of irrigation trenches for one (1) year following final acceptance.
  3. System adjustment to supply proper coverage to areas to receive water.

1.7 MAINTENANCE:
- A. Extra Materials:
  1. In addition to installed system, furnish Owner with the following items at close-out:
     - a. Two sprinkler head bodies of each size and type.
     - b. Two nozzles for each size and type.
     - c. 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:
  1. Pressure Lines: as indicated on plans.
  2. Lateral Lines: as indicated on plans.
  3. Risers: sch. 80 PVC, gray
- C. Fittings:
  1. Schedule 40 PVC.
- D. Sleeving:
  1. 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. 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. Each common wire may serve only one controller.
- 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:
  1. Make and model shown on Drawings.
- B. Gate valves:
  1. Bronze construction, angle type, 150 pound class, threaded connections, with cross-type operating handle designed to receive operating key.
- C. Automatic Controller:
  1. Make and model shown on Drawings.
- D. Backflow Preventor:
  1. Make and model shown on Drawings.

2.5 VALVE ACCESSORIES:
- A. Valve Boxes:
  1. Ametek or Brooks rectangular heavy duty valve box with locking lid or Landscape Architect approved equal.
  2. Do not install more than one (1) valve in a single box.
  3. Valve boxes shall be large enough for easy removal or maintenance of valves.

3.0 EXECUTION:

3.1 PREPARATION:
- A. Protection:
  1. 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:
  1. Over-excavate trenches by two (2") inches and bring back to indicated depth by filling with fine, rock-free soil or sand.
  2. Cover pipe both top and sides with two (2") inches of material specified in paragraph above. In no case shall there be less than two (2") inches of rock-free soil or sand surrounding pipe.

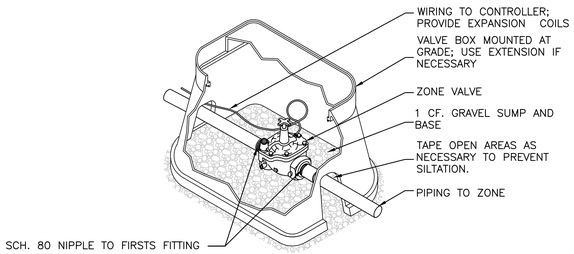
- B. Installation of Plastic Pipe:
  1. Install plastic pipe in a manner to provide for expansion and contraction as recommended by Manufacturer.
  2. Unless otherwise indicated on Drawings, install main lines with a minimum cover of eighteen (18") inches based on finish grade. Install lateral lines with a minimum cover of twelve (12") inches based on finish grade.
  3. Install pipe and wires under driveways or parking areas in specified sleeves a minimum of twenty-four (24") inches below finish grade or as shown on Drawings.
  4. 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.
  5. Drawings show arrangement of piping. Should local conditions necessitate rearrangement, obtain approval of Landscape Architect prior to proceeding with work.
  6. Cut plastic pipe square. Remove burrs at cut ends prior to installation so unobstructed flow will result.
  7. Make solvent weld joints in the following manner:
     - a. Clean mating pipe and fitting with clean, dry cloth and apply one (1) coat of P-70 primer to each.
     - b. Apply uniform coat of 711 solvent to outside of pipe.
     - c. Apply solvent to fitting in similar manner.
     - d. Reapply a light coat of solvent to pipe and quickly insert into fitting.
     - e. Give pipe or fitting a quarter turn to insure even distribution of solvent and make sure pipe is inserted to full depth of fitting socket.
     - f. Hold in position for fifteen (15) seconds minimum or long enough to secure joint.
     - g. Wipe off solvent appearing on outer shoulder of fitting.
     - h. Do not use an excessive amount of solvent thereby causing an obstruction to form on the inside of pipe.
     - i. Allow joints to set at least 24 hours before applying pressure to PVC pipe.
  8. Tape threaded connection with teflon tape.
  9. Install concrete thrust blocks wherever change of direction occurs a PVC main pressure lines unless otherwise detailed on Drawings.
- C. Control Valves and Controller:
  1. Install controller, control wires, and valves in accordance with Manufacturer's recommendations and according to applicable electrical code.
  2. Install valves in plastic boxes with reinforced heavy duty plastic covers. Locate valve box tops at finish grade.
  3. Install remote control valves in valve boxes positioned over valve so all parts of valve can be reached for service. Set cover of valve box even with finish grade.
  4. Install all valve boxes over nine (9") inches of gravel for drainage.
- D. Sprinkler Heads:
  1. Prior to the installation of sprinkler heads, open control valves and use full head of water to flush out system.
  2. Set sprinkler heads perpendicular to finish grade.
  3. Set lawn sprinkler heads adjacent to existing walks, curbs, and other paved areas to grade.
- E. Dripline:
  1. Install 6" pop up spray and closed nozzle by drip zone control valves to be used as zone operation indicator.
  2. 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 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

811 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



INSTALL TOP OF VALVE A MAXIMUM OF 15" FROM FINISHED GRADE.

1 ZONE VALVE INSTALLATION DETAIL
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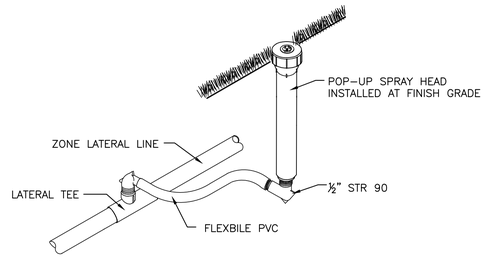

2 SPRAY HEAD INSTALLATION DETAIL
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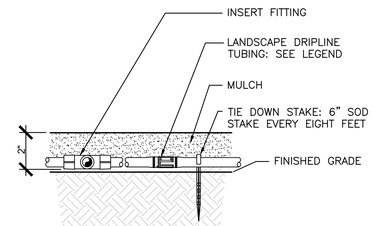

3 DRIPLINE INSTALLATION DETAIL
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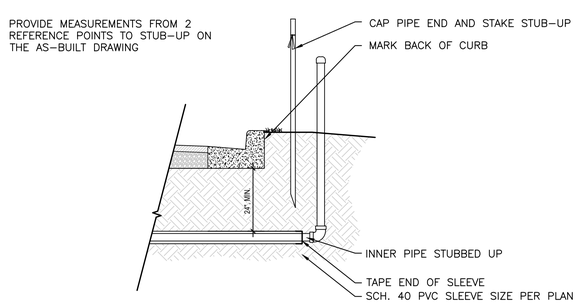

4 SLEEVING ROUGH-IN DETAIL
SCALE: N.T.S.

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

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est. 1988 FLORIDA LA0001683

REGISTERED LANDSCAPE ARCHITECT CHRISTOPHER M. POLAR LA 6667280 STATE OF FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21
3	POD 2 PZB SUBMITTAL	09/28/21

DATE ISSUED:	06/30/16
SCALE:	N/A
DRAWN BY:	CMT
REVIEWED BY:	LFH

CHW PROJECT NUMBER
16-0111

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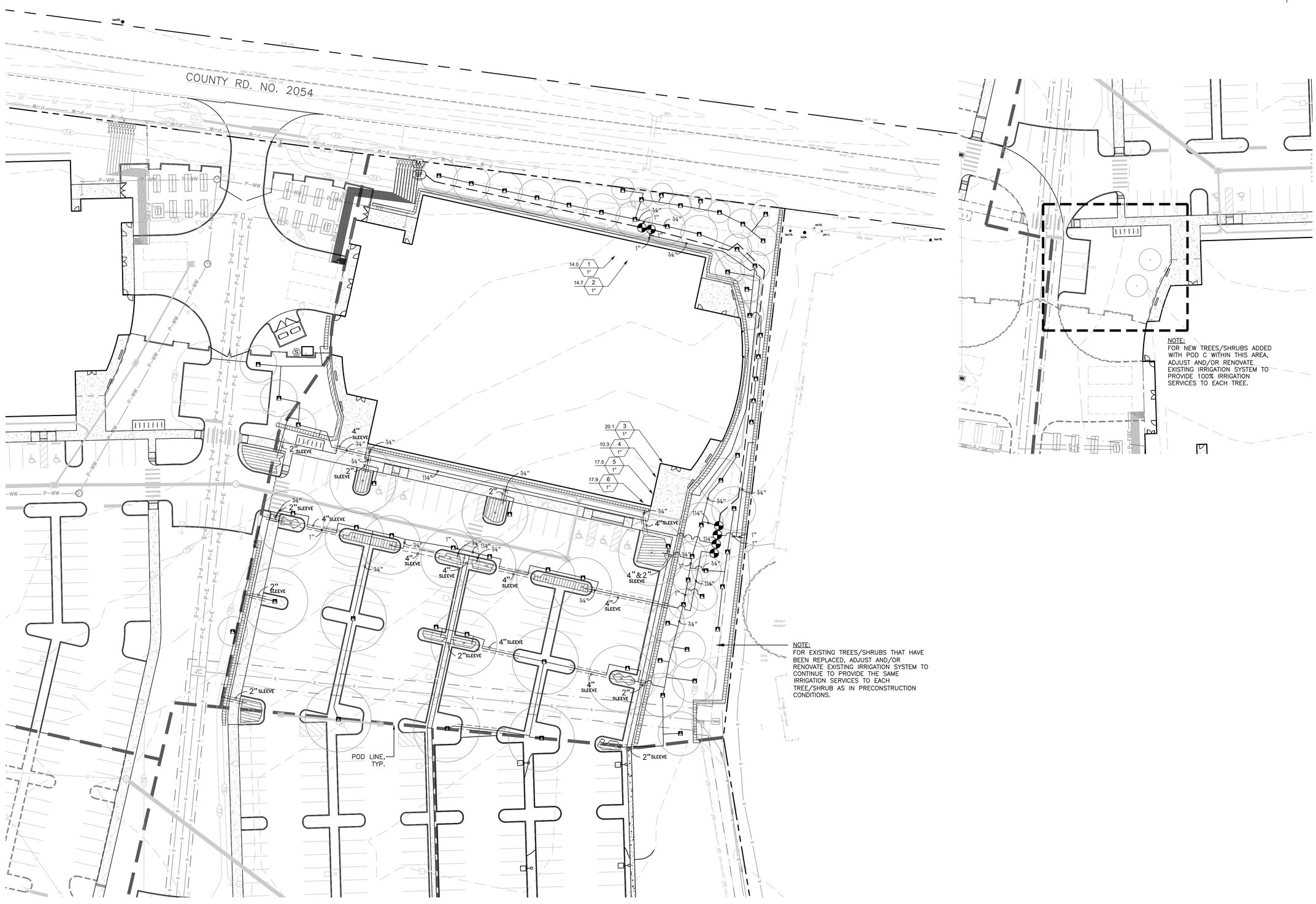
IRRIGATION DETAILS & SPECIFICATIONS - POD C

SHEET NUMBER
L-402

CITY SUBMITTAL

Tech: csutt Plot Date: Aug 23,2021 12:15pm File=mac L:\2016\16-0111\Design\03_Production\02_PDP\03_Current\01_Sheets\2021-08-23_Irrigation revised\2019-03-26_FoundationPark_JR-PODC.dwg



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RS&H

RS&H, Inc.
10748 Deerwood Park Blvd. South
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904-256-2500 Fax 904-256-2503
www.rsandh.com
FL Cert. Nos. AAC001886 * IB26000956 *
5620 * LCC000210 * GB238

CONCEPT CONSTRUCTION

FOUNDATIONPARK
A Bioscience & Innovation Center

14193 NW 119TH TERRACE
ALACHUA, FL 32615

CONSULTANTS

CHW
Professional Consultants
11801 Research Drive
Alachua, Florida 32615
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www.chw-inc.com
est. 1988 FLORIDA
LA0001683

CHARLES E. HOOVER, JR. LANDSCAPE ARCHITECT * REGISTERED * LA 0667280 * STATE OF FLORIDA

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	07/19/21
2	POD 2 RE-PERMITTING	08/23/21
3	**POD 2 PZB SUBMITTAL**	**09/28/21**

DATE ISSUED:	06/30/16
SCALE:	1" = 30'-0"
DRAWN BY:	CMT
REVIEWED BY:	LFH

CHW PROJECT NUMBER
16-0111

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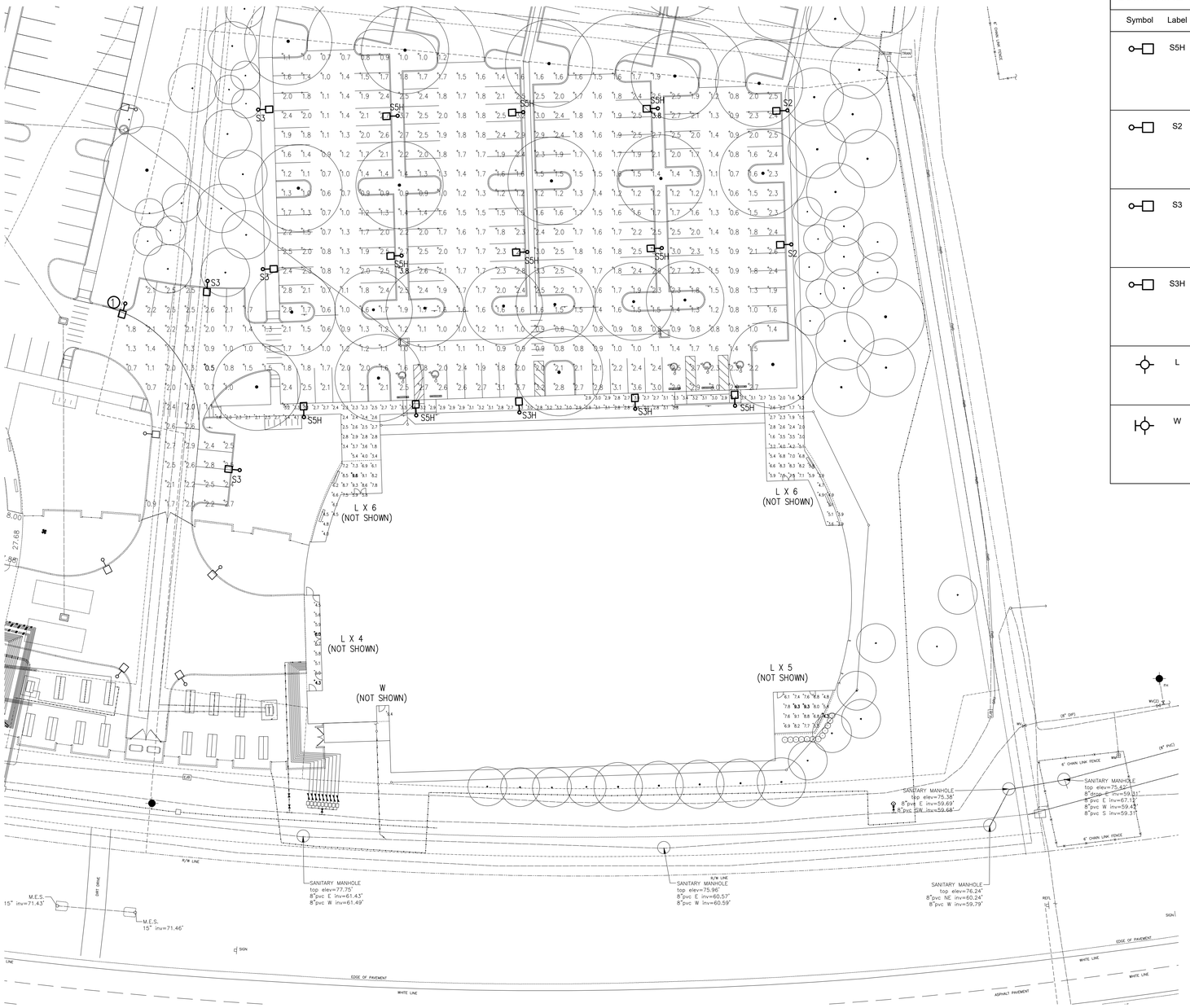
IRRIGATION PLAN - POD C

SHEET NUMBER

L-403

CITY SUBMITTAL



PLAN NOTES

① EXISTING FIXTURE RELOCATED.

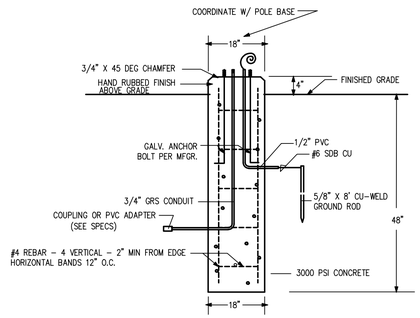
LUMINAIRE SCHEDULE FOR PHOTOMETRICS

Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts	MH
	S5H	9	COOPER	GLEON-AE-02-LED--E1-5MQ	GALLEON LED AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1A LIGHTSQUARES WITH 16 LEDS EACH AND TYPE V MEDIUM OPTICS		GLEON-AE-02-LED-E1-5MQ.ies	11029	0.81	107	15
	S2	2	COOPER	GLEON-AE-01-LED--E1-T2	GALLEON LED AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 1A LIGHTSQUARE WITH 16 LEDS AND TYPE II OPTICS		GLEON-AE-01-LED-E1-T2.ies	5272	0.81	56	15
	S3	4	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	2	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	21	AXIS	WBLED-B3-MF-35-SO-4-D(PHIL54)	AXIS LIGHTING WET BEAM DIRECT LED LUMINAIRE WITH WHITE REFLECTOR AND WHITE TRANSLUCENT LENS	240 WHITE LEDS. LUMEN OUTPUT = 1981 LMS.	WBRLED-B3-MF-500-80-35-S.ies	1984	0.81	22	CEIL
	W	1	H.E. WILLIAMS	VG1-L30-740-TFL-MTG-CLR-OPT-EDD-UNV	VOLTAIRE ARCHITECURAL GARAGE LUMINAIRE WITH TFL MOLDED REFRACTIVE CLEAR ACRYLIC LED LENS AND CLEAR GLASS LENS.	(4) LUXEON M 4000K LEDS	VG1-L30-740-TFL-DIM-UNV.IES	3447	0.81	35.8	9

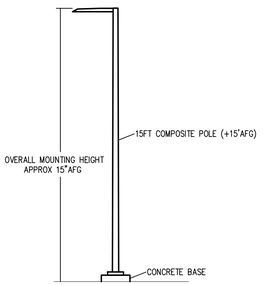
PHOTOMETRIC STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT- 2A	+	1.8 fc	3.8 fc	0.5 fc	7.6:1	3.6:1
FRONT ENTRY- 2A	+	3.9 fc	9.6 fc	1.2 fc	8.0:1	3.3:1
SERVICE ENTRY- 2A	+	5.3 fc	6.0 fc	4.3 fc	1.4:1	1.2:1
REAR ENTRY- 2A	+	9.4 fc	9.4 fc	9.4 fc	1.0:1	1.0:1
REAR SEATING- 2A	+	7.2 fc	9.3 fc	4.3 fc	2.2:1	1.7:1

PHOTOMETRICS INCLUDE CONTRIBUTIONS OF EXISTING PHASE 1 LIGHTING AND NEW LIGHTING PROPOSED FOR THIS POD ONLY.



BASE DETAIL
NO SCALE



MOUNTING DETAIL
NO SCALE

GENERAL NOTES

1. HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
2. FIXTURES WILL BE CONTROLLED WITH PHOTOCELL AND OPERATE DUSK-TO-DAWN.
3. POLE LIGHT LOCATIONS HAVE BEEN COORDINATED WITH EXISTING AND PROPOSED TREES.

NORTH

SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'

NIX ENGINEERING INC.
2711 NW 6TH ST, STE B
GAINESVILLE, FL 32609
(352) 271-9900

FLORIDA CA#8798, PE#28635
GEORGIA CA#PEF003627, PE#14888

Project Number	1662
Date	9/22/16
Designed By	KMH
Checked By	RJN

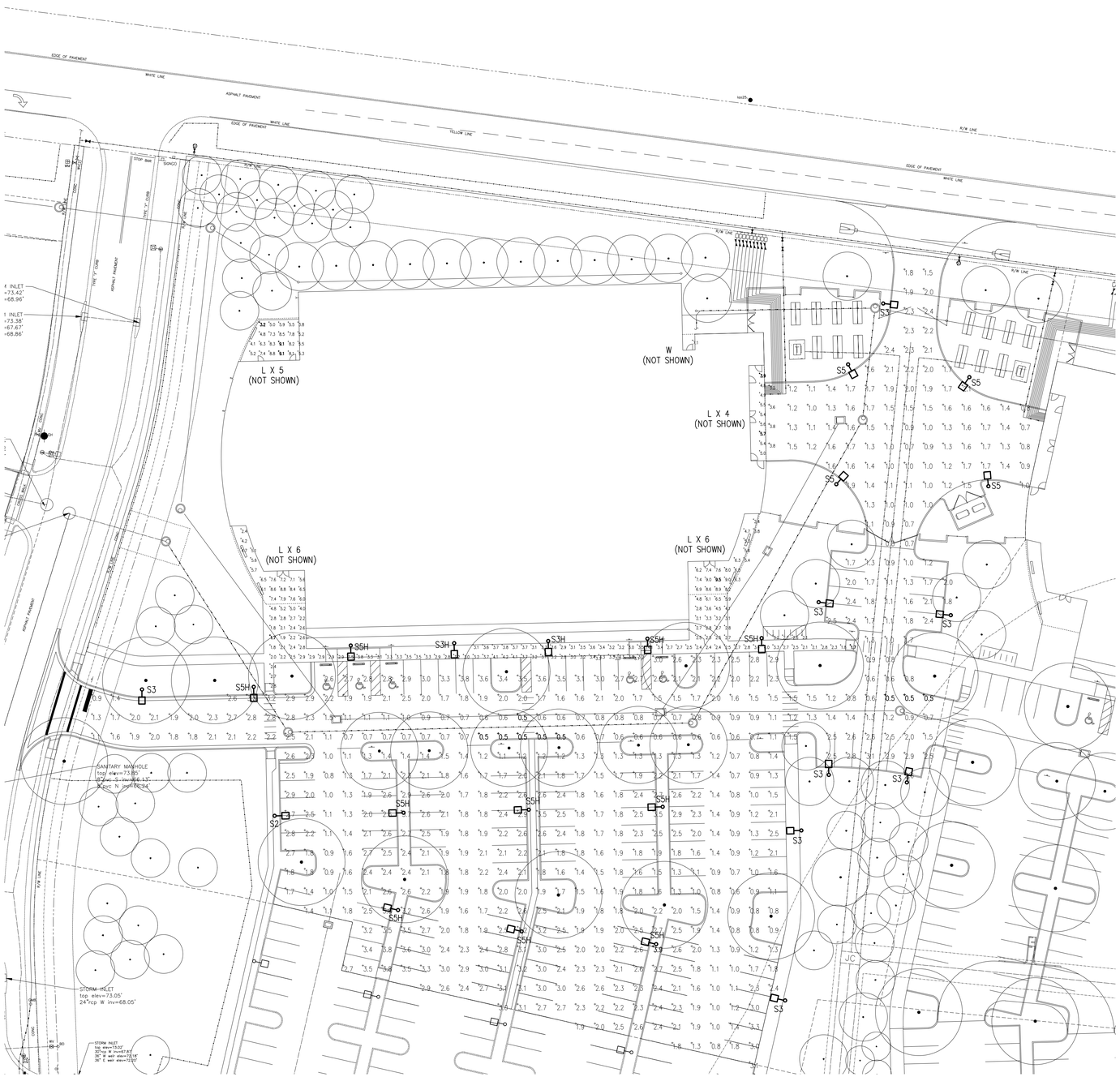
Rev	Date	Description

NIX ENGINEERING, INC.
CONSULTING ENGINEERS
2711 NW 6TH ST, STE B
GAINESVILLE, FLORIDA

FOUNDATION PARK
PHASE 2
SITE PHOTOMETRIC PLAN
ALACHUA, FL

Drawing Number

E-1



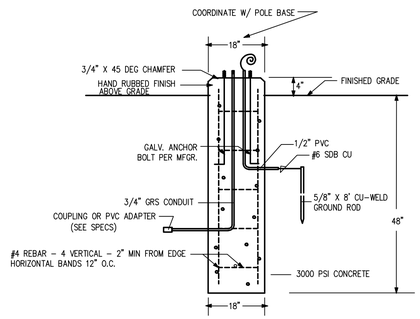
LUMINAIRE SCHEDULE FOR PHOTOMETRICS

Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts	MH
	S5	4	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
	S5H	10	COOPER	GLEON-AE-02-LED--E1-5MQ	GALLEON LED AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1A LIGHTSQUARES WITH 16 LEDS EACH AND TYPE V MEDIUM OPTICS		GLEON-AE-02-LED-E1-5MQ.ies	11029	0.81	107	15
	S2	1	COOPER	GLEON-AE-01-LED--E1-T2	GALLEON LED AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 1A LIGHTSQUARE WITH 16 LEDS AND TYPE II OPTICS		GLEON-AE-01-LED-E1-T2.ies	5272	0.81	56	15
	S3	8	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	2	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	21	AXIS	WBLED-B3-MF-35-SO-4-D(PHIL54)	AXIS LIGHTING WET BEAM DIRECT LED LUMINAIRE WITH WHITE REFLECTOR AND WHITE TRANSLUCENT LENS	240 WHITE LEDS. LUMEN OUTPUT = 1981 LMS.	WBRLED-B3-MF-500-80-35-S.ies	1984	0.81	22	CEIL
	W	1	H.E. WILLIAMS	VG1-L30-740-TFL-MTG-CLR-OPT-EDD-UNV	VOLTAIRE ARCHITECURAL GARAGE LUMINAIRE WITH TFL MOLDED REFRACTIVE CLEAR ACRYLIC LED LENS AND CLEAR GLASS LENS.	(4) LUXEON M 4000K LEDS	VG1-L30-740-TFL-DIM-UNV.IES	3447	0.81	35.8	9

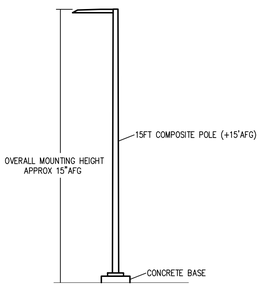
PHOTOMETRIC STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT- 2B	+	1.9 fc	3.9 fc	0.5 fc	7.8:1	3.8:1
FRONT ENTRY- 2B	+	4.0 fc	9.5 fc	1.7 fc	5.6:1	2.4:1
SERVICE ENTRY- 2B	+	5.1 fc	5.7 fc	3.9 fc	1.5:1	1.3:1
REAR ENTRY- 2B	+	7.1 fc	7.1 fc	7.1 fc	1.0:1	1.0:1
REAR SEATING- 2B	+	6.5 fc	9.1 fc	3.2 fc	2.8:1	2.0:1

PHOTOMETRICS INCLUDE CONTRIBUTIONS OF EXISTING PHASE 1 LIGHTING AND NEW LIGHTING PROPOSED FOR THIS POD ONLY.



BASE DETAIL
NO SCALE



MOUNTING DETAIL
NO SCALE

GENERAL NOTES

1. HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
2. FIXTURES WILL BE CONTROLLED WITH PHOTOCELL AND OPERATE DUSK-TO-DAWN.
3. POLE LIGHT LOCATIONS HAVE BEEN COORDINATED WITH EXISTING AND PROPOSED TREES.

NORTH

SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'

NIX ENGINEERING INC.
2711 NW 6TH ST. STE B
GAINESVILLE, FL 32609
(352) 271-9900
FLORIDA CA#8798, PE#28635
GEORGIA CA#PEF003627, PE#14888

Project Number	1662
Date	9/22/16
Designed By	KMH
Checked By	RJN

Rev	Date	Description

NIX ENGINEERING, INC.
CONSULTING ENGINEERS
2711 NW 6TH ST, STE B
GAINESVILLE, FLORIDA

FOUNDATION PARK
PHASE 2
SITE PHOTOMETRIC PLAN
ALACHUA, FL

Drawing Number
E-2

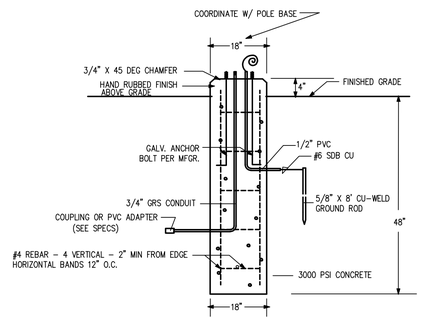
LUMINAIRE SCHEDULE FOR PHOTOMETRICS

Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts	MH
	S5H	9	COOPER	GLEON-AE-02-LED--E1-5MQ	GALLEON LED AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1A LIGHTSQUARES WITH 16 LEDS EACH AND TYPE V MEDIUM OPTICS		GLEON-AE-02-LED-E1-5MQ.ies	11029	0.81	107	15
	S2	2	COOPER	GLEON-AE-01-LED--E1-T2	GALLEON LED AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 1A LIGHTSQUARE WITH 16 LEDS AND TYPE II OPTICS		GLEON-AE-01-LED-E1-T2.ies	5272	0.81	56	15
	S3	2	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	2	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	21	AXIS	WBLED-B3-MF-35-SO-4-D(PHIL54)	AXIS LIGHTING WET BEAM DIRECT LED LUMINAIRE WITH WHITE REFLECTOR AND WHITE TRANSLUCENT LENS	240 WHITE LEDS. LUMEN OUTPUT = 1981 LMS.	WBRLED-B3-MF-500-80-35-S.ies	1984	0.81	22	CEIL
	W	1	H.E. WILLIAMS	VG1-L30-740-TFL-MTG-CLR-OPT-EDD-UNV	VOLTAIRE ARCHITECURAL GARAGE LUMINAIRE WITH TFL MOLDED REFRACTIVE CLEAR ACRYLIC LED LENS AND CLEAR GLASS LENS.	(4) LUXEON M 4000K LEDS	VG1-L30-740-TFL-DIM-UNV.IES	3447	0.81	35.8	9

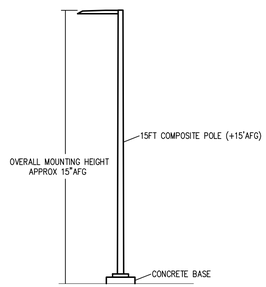
PHOTOMETRIC STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT- 2C	+	1.8 fc	3.8 fc	0.5 fc	7.6:1	3.6:1
FRONT ENTRY- 2C	+	3.8 fc	9.5 fc	1.0 fc	9.5:1	3.8:1
SERVICE ENTRY- 2C	+	4.8 fc	5.5 fc	3.8 fc	1.4:1	1.3:1
REAR ENTRY- 2C	+	9.1 fc	9.1 fc	9.1 fc	1.0:1	1.0:1
REAR SEATING- 2C	+	6.9 fc	9.5 fc	3.5 fc	2.7:1	2.0:1

PHOTOMETRICS INCLUDE CONTRIBUTIONS OF NEW LIGHTING PROPOSED FOR THIS POD ONLY.



BASE DETAIL
NO SCALE



MOUNTING DETAIL
NO SCALE

GENERAL NOTES

1. HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
2. FIXTURES WILL BE CONTROLLED WITH PHOTOCELL AND OPERATE DUSK-TO-DAWN.
3. POLE LIGHT LOCATIONS HAVE BEEN COORDINATED WITH EXISTING AND PROPOSED TREES.

NORTH

SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'

NIX ENGINEERING INC.
2711 NW 6TH ST, STE B
GAINESVILLE, FL 32609
(352) 271-9900
FLORIDA CA#8798, PE#28635
GEORGIA CA#PEF003627, PE#14888

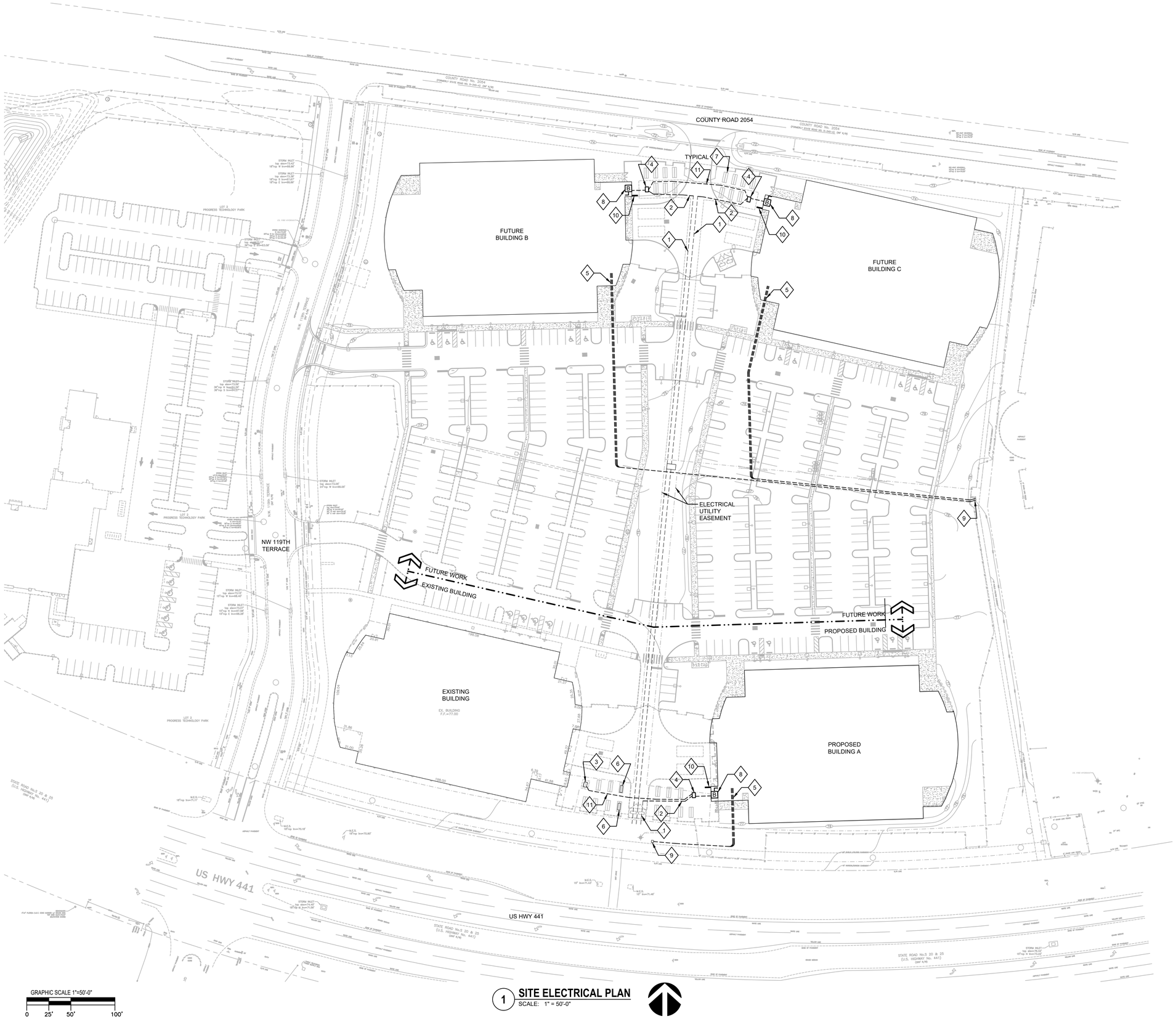
Project Number	1662
Date	10/4/16
Designed By	KMH
Checked By	RJN

Rev	Date	Description

NIX ENGINEERING, INC.
CONSULTING ENGINEERS
2711 NW 6TH ST, STE B
GAINESVILLE, FLORIDA

FOUNDATION PARK
PHASE 2
SITE PHOTOMETRIC PLAN
ALACHUA, FL

Drawing Number
E-3



GRAPHIC SCALE 1"=50'-0"

0 25' 50' 100'

1 **SITE ELECTRICAL PLAN**
SCALE: 1" = 50'-0"

GENERAL NOTES

1. ELECTRICAL SITE UTILITY WORK TO BE COORDINATED WITH CITY OF ALACHUA (COA).
2. SCOPE OF COA ELECTRICAL WORK: AT NO COST TO THE CITY, THE COA WILL PERFORM CERTAIN WORK ELEMENTS TO ASSIST THE CONTRACTOR IN PROVIDING COMPLETE AND OPERATING ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.
3. THE WORK TO EXTEND THE EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A JOINT EFFORT BETWEEN THE CONTRACTOR AND COA.
4. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY (LOAD-SIDE) SERVICE FROM THE TRANSFORMER.
5. COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH SHALL BE PAID FOR BY THE CONTRACTOR: ALL PRIMARY CABLES, ALL TRANSFORMERS AND ALL MAKE-UP MATERIALS. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALLED BY COA. ALL PRIMARY MAKEUP, CONNECTIONS, AND TESTING WILL BE COMPLETED BY COA. ALL WORK PERFORMED BY THE COA WILL BE BACKCHARGED TO THE CONTRACTOR.
6. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINAIRES, TRANSFORMER PADS AND SWITCHGEAR BASES.
7. THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT START OF PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB-CONTRACTOR, THE ENGINEER OF RECORD, THE COA PROJECT MANAGER AND COA ELECTRICAL STAFF.
8. EARLY FIELD INSPECTION TO VERIFY AND CORRECT EXISTING AS-BUILTS. AS-BUILTS OF THE EXISTING CONDUIT ARE KNOWN TO BE INACCURATE. AT THE BEGINNING OF THE CONSTRUCTION PERIOD, CONTRACTOR SHALL FIELD INSPECT ALL CONDUIT, BOTH DIRECTLY AND INDIRECTLY, THAT PROVIDE SERVICE TO BUILDING A. CONTRACTOR SHALL COORDINATE WITH COA DURING THIS FIELD INSPECTION. CONTRACTOR SHALL FORWARD MARKED-UP AS-BUILTS TO ENGINEER FOR REVIEW, WHO SHALL THEN FORWARD THE AS-BUILTS TO COA. THE CORRECTED AS-BUILTS SHALL BE DELIVERED TO COA NO LATER THAN TWO MONTHS AFTER NOTICE TO PROCEED.

SHEET KEYNOTES

1. EXISTING 4" PVC CONDUIT FOR UTILITY COMPANY MEDIUM VOLTAGE DISTRIBUTION TO UTILITY TRANSFORMER.
2. PROVIDE 4" PVC CONDUIT FROM EXISTING CONDUIT TO UTILITY COMPANY TRANSFORMER. PROVIDE GALVANIZED RIGID STEEL CONDUIT ELBOWS AT TRANSITION TO ABOVE GRADE.
3. EXISTING UTILITY COMPANY PAD-MOUNT TRANSFORMER.
4. UTILITY COMPANY PAD-MOUNT TRANSFORMER WITH 480Y/277V SECONDARY.
5. PROVIDE (3) 4" PVC CONDUITS WITH GALVANIZED RIGID ELBOWS FOR TELE/DATA, FIBER, AND CABLE TV SERVICE.
6. EXISTING TENANT NATURAL GAS STANDBY GENERATOR.
7. FUTURE TENANT NATURAL GAS STANDBY GENERATOR.
8. MAIN SERVICE DISCONNECT.
9. EXISTING GRUCOM SERVICE ENCLOSURE.
10. STUB OUT CONDUIT FOR FUTURE TENANT GENERATORS. PROVIDE METALLIC TRACER WIRE.
11. PROVIDE 4" PVC FOR UTILITY COMPANY MEDIUM VOLTAGE TRANSFORMER LOOP FEED.

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

CONCEPT CONSTRUCTION

FOUNDATIONPARK
A Bioscience & Innovation Center

14193 NW 119TH TERRACE
ALACHUA, FL

CONSULTANTS

Affiliated Engineers

Affiliated Engineers SE, Inc.
Tioga Town Center
12921 SW 1st Road Ste 205
Newberry, Florida 32669
Tel 352.376.5500 Fax 352.375.3479
CA-5140

ENGINEER-OF-RECORD
TOBY S. SMITH FL. P.E. NO. 71672

REVISIONS

NO.	DESCRIPTION	DATE
1	POD 2 RE-PERMITTING	09/10/21

DATE ISSUED:	10/31/16
SCALE:	1" = 50'-0"
DRAWN BY:	LFW
REVIEWED BY:	TSS

PROJECT NUMBER
5010197000

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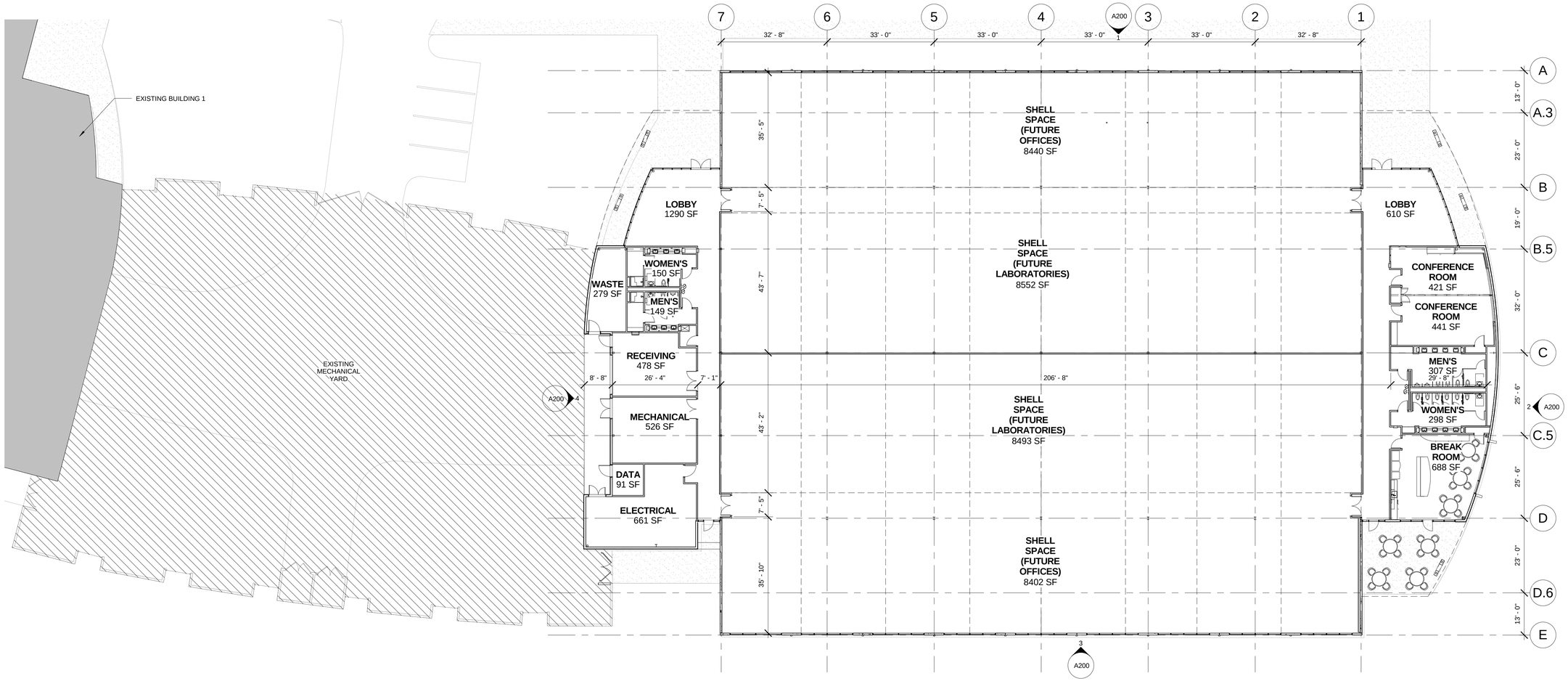
SHEET TITLE

SITE ELECTRICAL PLAN

SHEET NUMBER

E101

CITY OF ALACHUA
RESUBMITTAL



1 A101 FLOOR PLAN - 'POD A'

1/16" = 1'-0"

0 8' 16' 32'

C:\Users\PourchB\Documents\5010197000_Arch_Central_brandon.pourch@rsandh.com.rvt

9/22/2016 4:39:36 PM

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

CONCEPT CONSTRUCTION

FOUNDATIONPARK
A Bioscience & Innovation Center

14193 NW 119th TERRACE

CONSULTANTS

CHW
Professional Consultants

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:	06/30/16
SCALE:	1/16" = 1'-0"
DRAWN BY:	TJC
REVIEWED BY:	BSP

PROJECT NUMBER
5010197000

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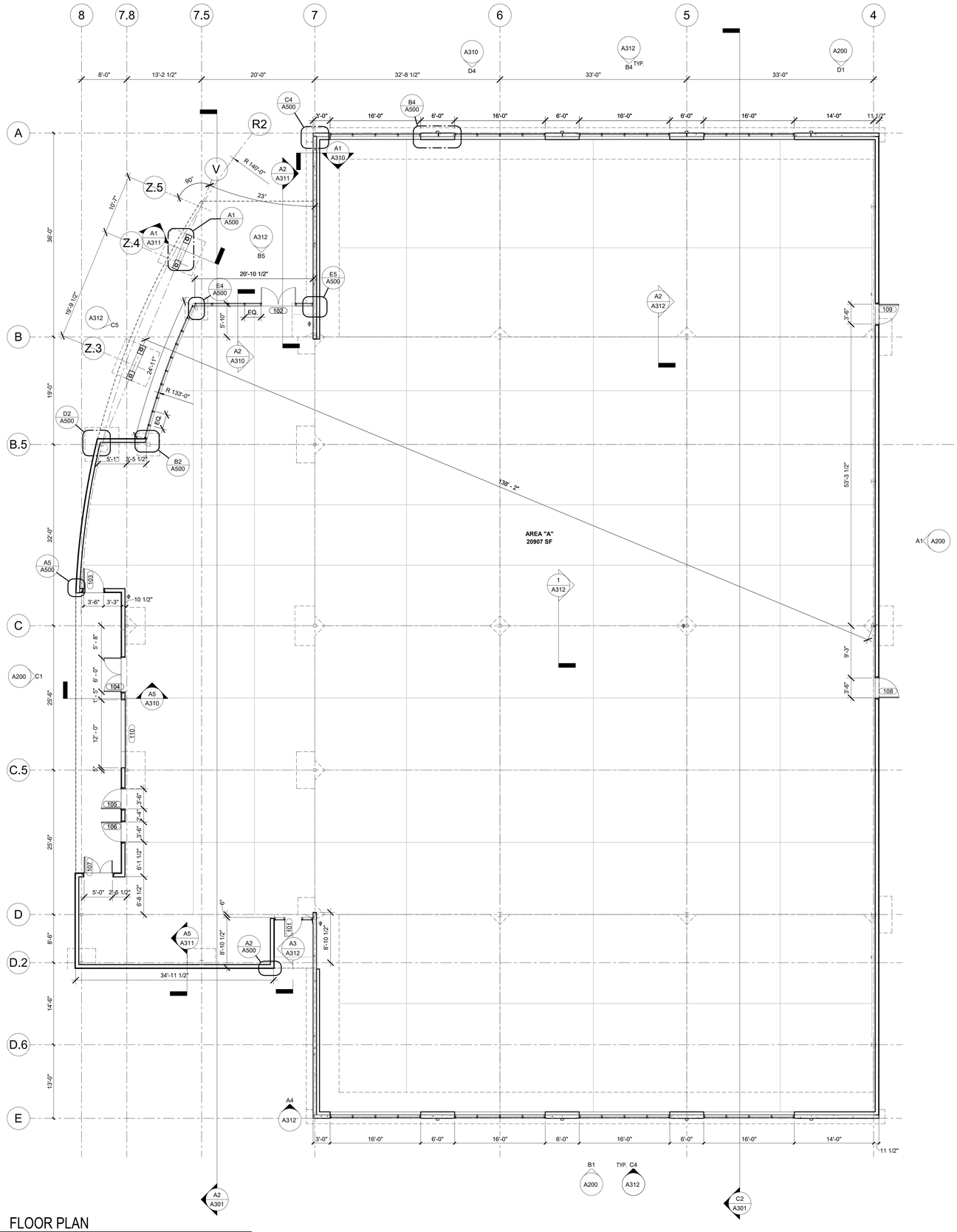
SHEET TITLE

FLOOR PLAN - 'POD A'

SHEET NUMBER

A101

CITY SUBMITTAL



T.N.

A1 FLOOR PLAN

SCALE: 1/8" = 1'-0"

FLOOR PLAN LEGEND & SHEET NOTES

PARTITION LEGEND

———	NEW CONSTRUCTION - NON RATED
FEC	FIRE EXTINGUISHER CABINET
CR	CARD READER ACCESS CONTROL DEVICE
PB	DOOR ACTUATOR PUSH BUTTON
	OUTSIDE SCOPE OF PROJECT

GENERAL SHEET NOTES

1. ALL EXTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF STUD, FACE OF STOREFRONT MULLION, OR CONCRETE U.N.O.
2. ALL INTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF STUD U.N.O.
3. FIELD VERIFY ALL DIMENSIONS, REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. SEAL ALL PENETRATIONS ON EXTERIOR WALLS.
5. ALL PLYWOOD TO BE FIRE TREATED, U.N.O.
6. DOOR FRAMES TO BE LOCATED 4" FROM CORNER OF WALL U.N.O.

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www.rsandh.com
FL Cert. Nos. AAC001886 * IB26000956 *
5620 * LCC000210 * GB236

PROJECT TITLE:

Foundation Park Building 2 Shell

PROJECT ADDRESS:

14193 NW 119th TERRACE #10
ALACHUA, FL 32615

KEY PLAN:

CONCEPT COMPANIES

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:	6/18/2021
REVIEWED BY:	TC
DRAWN BY:	JL
DESIGNED BY:	RS&H
PROJECT NUMBER:	5010948001

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SEAL:

SHEET TITLE:

OVERALL FLOOR PLAN

SHEET ID:

A101A

PROJECT STATUS:
100% CONSTRUCTION DOCUMENTS

8 0 8 16
SCALE: 1/8" = 1'-0"

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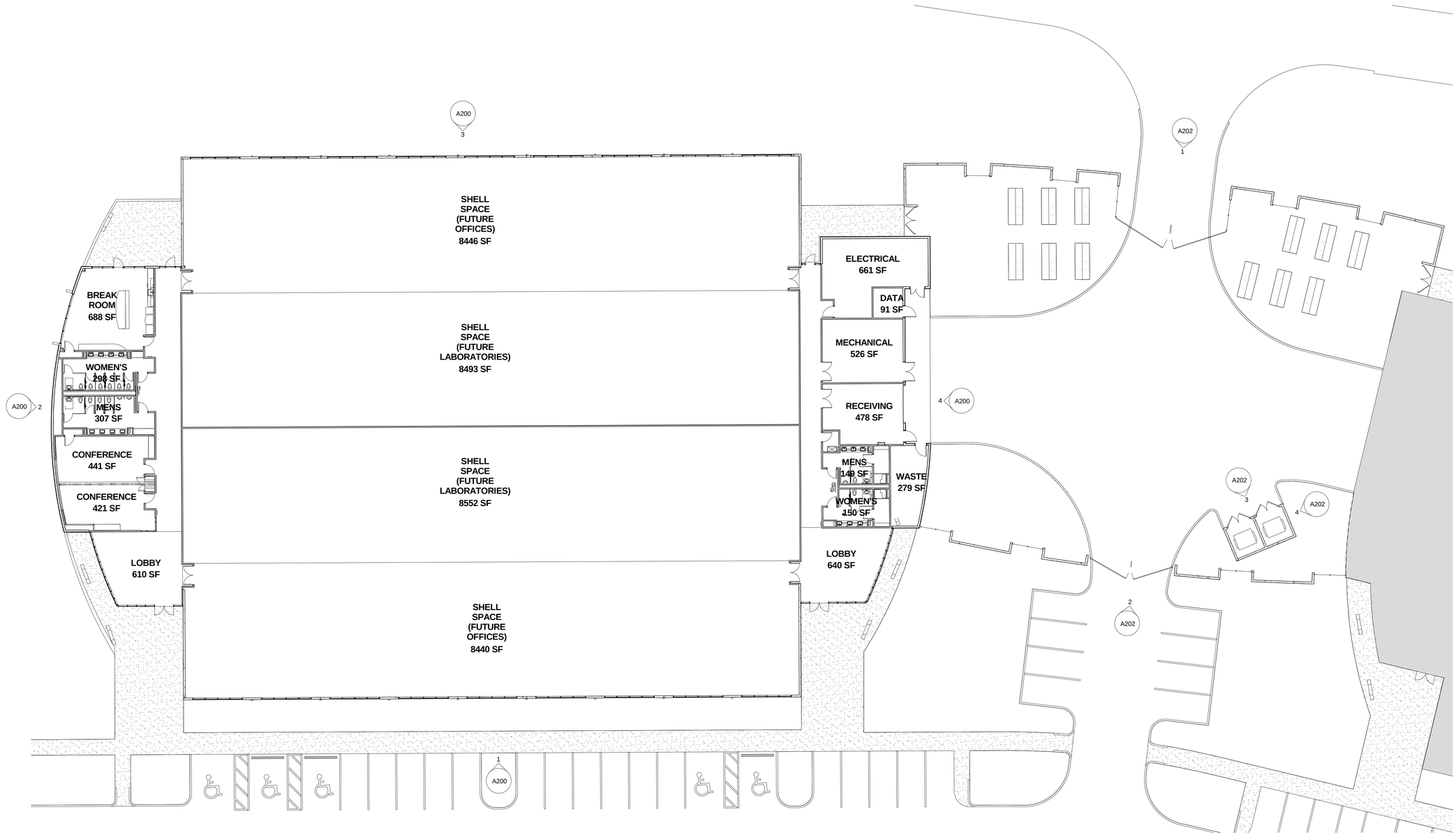

T.N.

1 A102 FLOOR PLAN - 'POD B'

1/16" = 1'-0"

0 8' 16' 32'

C:\Users\PourchB\Documents\FOUNDATION PARK BLDG 3-4_2016_brandon.pourch@rsandh.com.rvt

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CONCEPT CONSTRUCTION

FOUNDATIONPARK
A Bioscience & Innovation Center

14193 NW 119TH TERRACE
ALACHUA, FL 32615

CONSULTANTS

CHW
Professional Consultants

REVISIONS

NO.	DESCRIPTION	DATE
1		

DATE ISSUED:	10/10/2016
SCALE:	1/16" = 1'-0"
DRAWN BY:	ML
REVIEWED BY:	BSP

PROJECT NUMBER
501-0197-000

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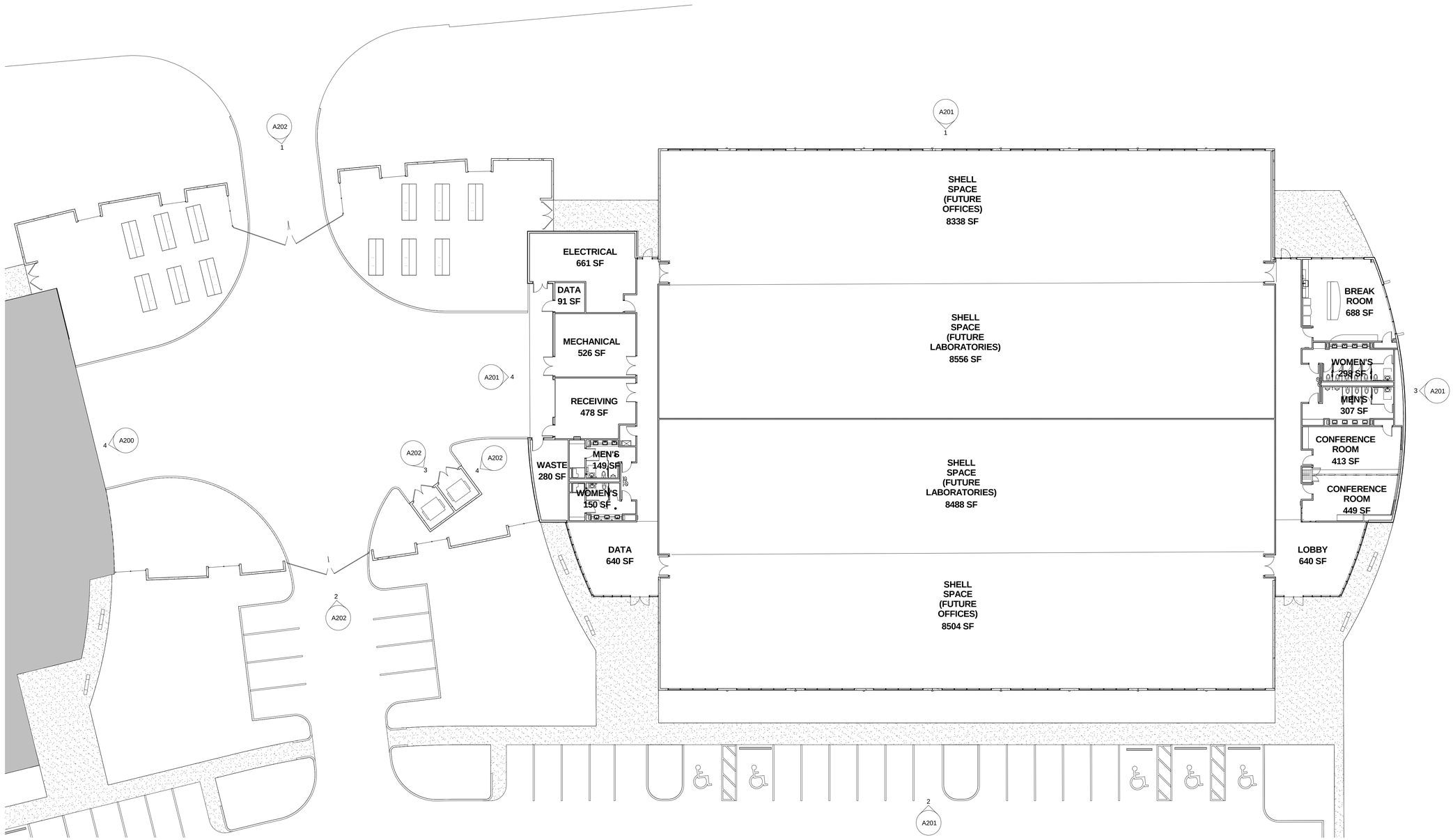
SHEET TITLE

FLOOR PLAN - 'POD B'

SHEET NUMBER

A102

CITY SUBMITTAL



1 A103 FLOOR PLAN - 'POD C'

1/16" = 1'-0"

0 8' 16' 32'

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CONCEPT CONSTRUCTION

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CONSULTANTS

CHW
Professional Consultants

REVISIONS

NO.	DESCRIPTION	DATE
1	PERMIT SET	3/27/15

DATE ISSUED:	10/10/16
SCALE:	1/16" = 1'-0"
DRAWN BY:	ML
REVIEWED BY:	BSP

PROJECT NUMBER
501-0197-000

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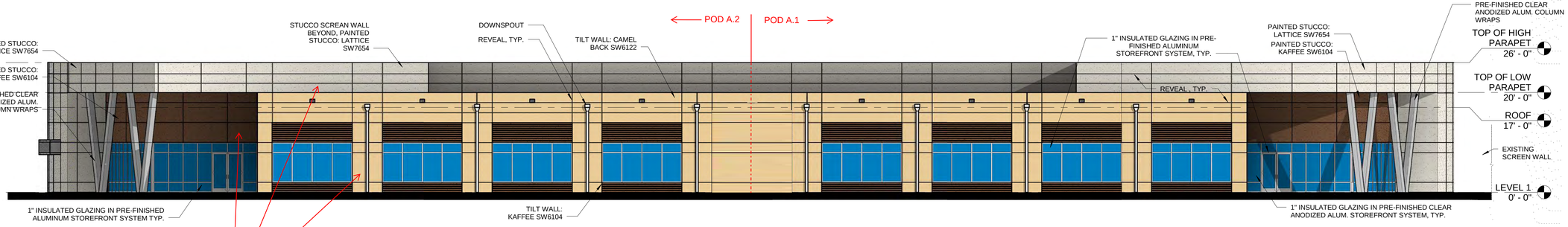
SHEET TITLE

FLOOR PLAN - 'POD C'

SHEET NUMBER

A103

CITY SUBMITTAL

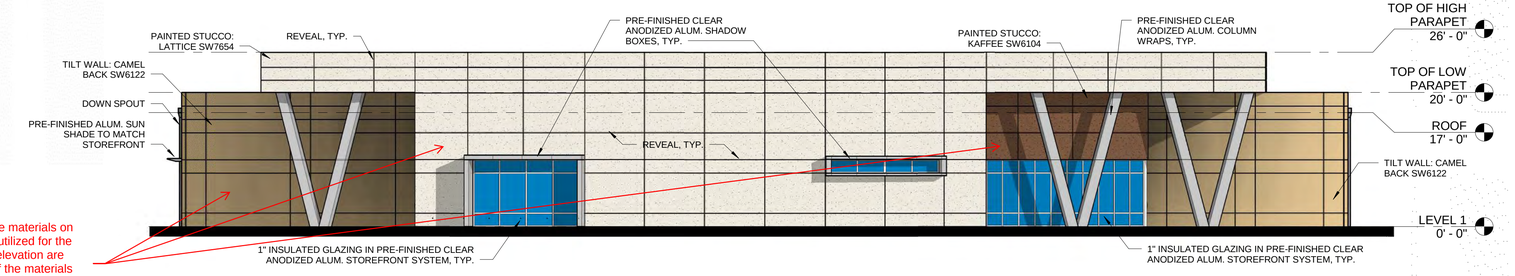


1 A200 NORTH ELEVATION 'POD A.1/1.2'

3/32" = 1'-0"

0 8' 16' 24'

Per LDR §6.8.2(A)(2)(c)(i), a minimum of 25% of the materials on the rear facade shall be the same as the materials utilized for the front facade. Typical materials utilized on the front elevation are also utilized on the side facade. Therefore, 100% of the materials utilized on the rear facade are also utilized on the front facade.



2 A200 EAST ELEVATION 'POD A.1/1.2'

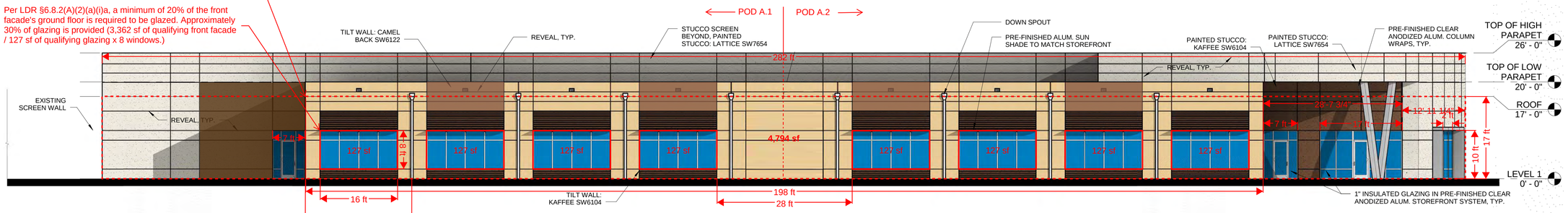
3/32" = 1'-0"

0 8' 16' 24'

Per LDR §6.8.2(A)(2)(c)(i), a minimum of 25% of the materials on the side facade shall be the same as the materials utilized for the front facade. Typical materials utilized on the front elevation are also utilized on the side facade. Therefore, 100% of the materials utilized on the side facade are also utilized on the front facade.

Portion of front facade subject to compliance with glazing requirement

Per LDR §6.8.2(A)(2)(a)(i)a, a minimum of 20% of the front facade's ground floor is required to be glazed. Approximately 30% of glazing is provided (3,362 sf of qualifying front facade / 127 sf of qualifying glazing x 8 windows.)



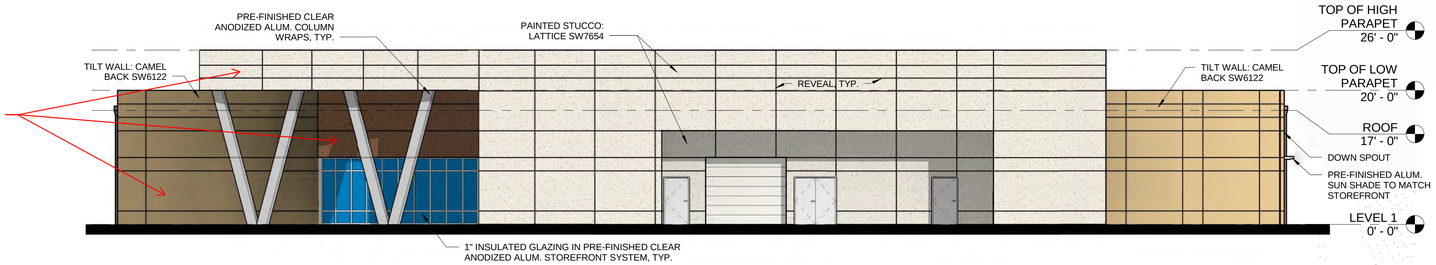
3 A200 SOUTH ELEVATION 'POD A.1/1.2'

3/32" = 1'-0"

0 8' 16' 24'

Per LDR §6.8.2(A)(2)(b)(ii), front facade massing offsets, which may alternatively be incorporated through color changes, shall be a minimum 10 feet wide and occur a minimum every of 30 feet. The primary front facade color is Camel Back. A 16-foot wide offset is incorporated through large windows with accents (top and bottom) that are painted the color Kaffee. The offset pattern repeats approximately every 22 feet, with the exception of a 28 foot gap where pod A.1 joins pod A.2, which exceeds the minimum 30-foot dimensional requirement. The front facade has 8 gutter downspouts every 22 feet that add texture, color, and depth change. The front facade has a recessed high parapet (11 feet) and building sides (11-26 feet) from the main wall that add to the overall front facade's massing offset.

Per LDR §6.8.2(A)(2)(c)(i), a minimum of 25% of the materials on the side facade shall be the same as the materials utilized for the front facade. Typical materials utilized on the front elevation are also utilized on the side facade. Therefore, 100% of the materials utilized on the side facade are also utilized on the front facade.



4 A200 WEST ELEVATION 'POD A.1/1.2'

3/32" = 1'-0"

0 8' 16' 24'

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CONCEPT CONSTRUCTION

FOUNDATIONPARK
A Bioscience & Innovation Center

14193 NW 119th TERRACE

CONSULTANTS

CHW
Professional Consultants

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 07/29/16

SCALE: 3/32" = 1'-0"

DRAWN BY: TJC

REVIEWED BY: BSP

PROJECT NUMBER
5010197000

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SHEET TITLE

EXTERIOR ELEVATIONS - 'POD A'

SHEET NUMBER

A200

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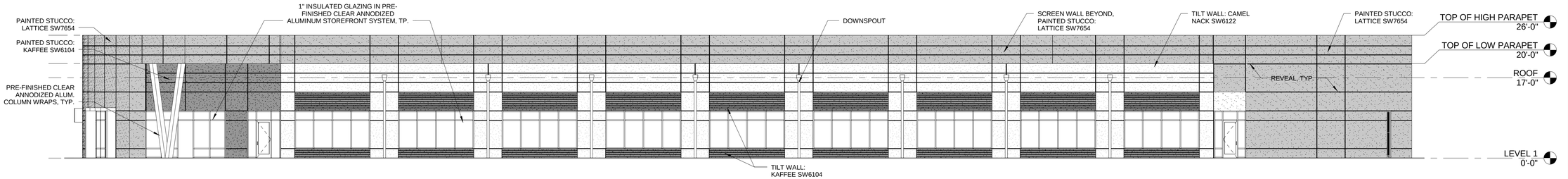
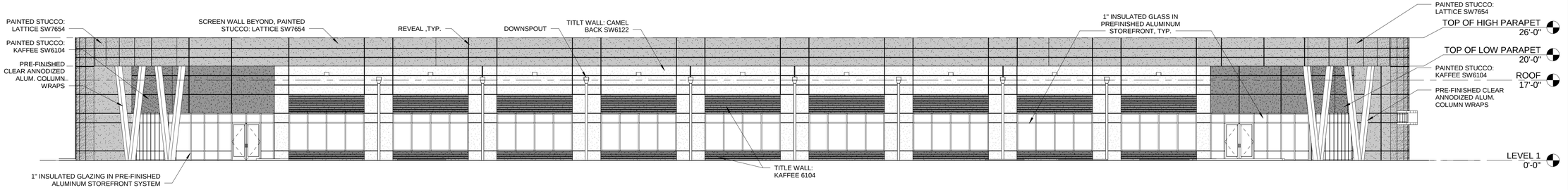
10/26/2018 3:56:09 PM \\rsandh.com\files\Corporate\P\Concept Companies\5010197000 Foundation Park - Bldg 2\REVIT\A1-Central Folder\5010197000_Arch_Central_2016.rvt



1 A201 NORTH ELEVATION 'PODC'

3/32" = 1'-0"

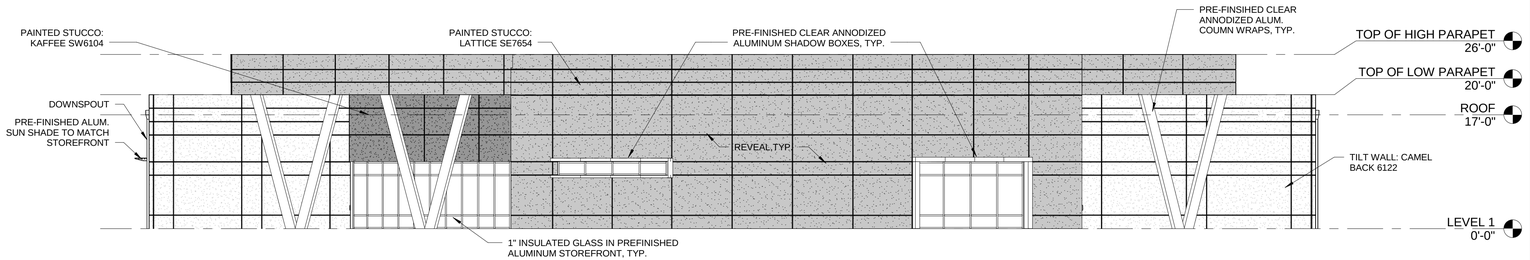
0 8' 16' 24'



2 A201 SOUTH ELEVATION 'POD C'

3/32" = 1'-0"

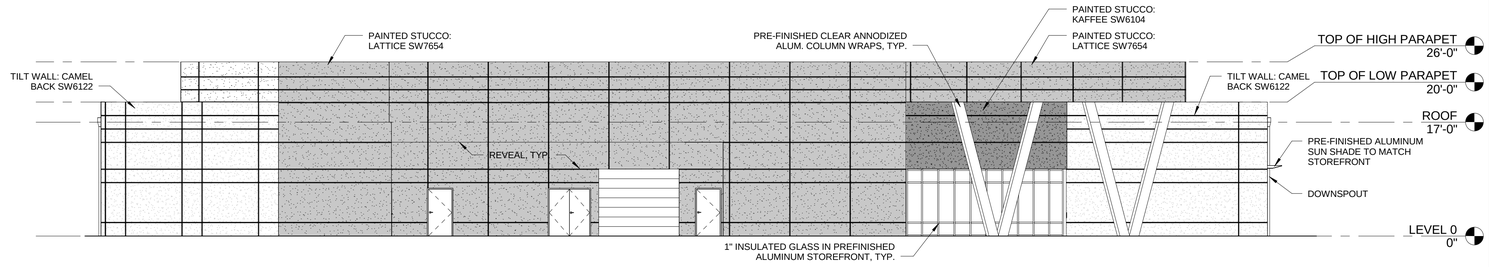
0 8' 16' 24'



3 A201 EAST ELEVATION 'POD C'

3/32" = 1'-0"

0 8' 16' 24'



4 A201 WEST ELEVATION 'POD C'

3/32" = 1'-0"

0 8' 16' 24'

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CONCEPT CONSTRUCTION

FOUNDATIONPARK
A Bioscience & Innovation Center

14193 NW 119TH TERRACE
ALACHUA, FL 32615

CONSULTANTS

CHW
Professional Consultants

REVISIONS

NO.	DESCRIPTION	DATE
1	PERMIT SET	3/27/15
2	ADDENDUM #1	5/26/15

DATE ISSUED:	11/24/2014
SCALE:	3/32" = 1'-0"
DRAWN BY:	ML
REVIEWED BY:	BSP

PROJECT NUMBER
501-3563-000

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SHEET TITLE

EXTERIOR ELEVATIONS - 'POD C'

SHEET NUMBER

A201

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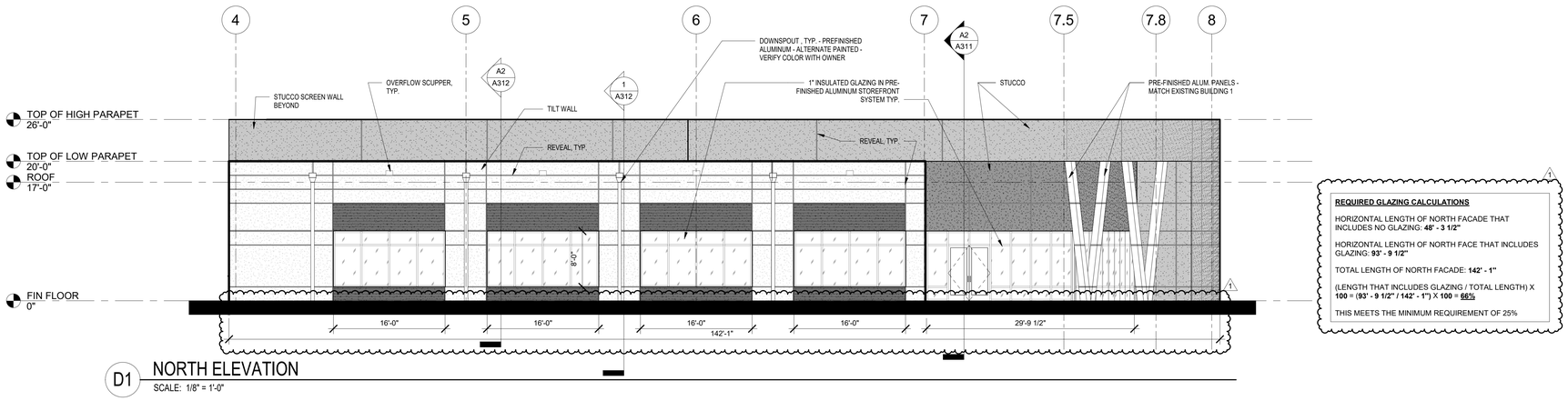


REQUIRED GLAZING CALCULATIONS

HORIZONTAL LENGTH OF NORTH FACADE THAT INCLUDES NO GLAZING: **48' - 3 1/2"**

HORIZONTAL LENGTH OF NORTH FACE THAT INCLUDES GLAZING: **93' - 9 1/2"**

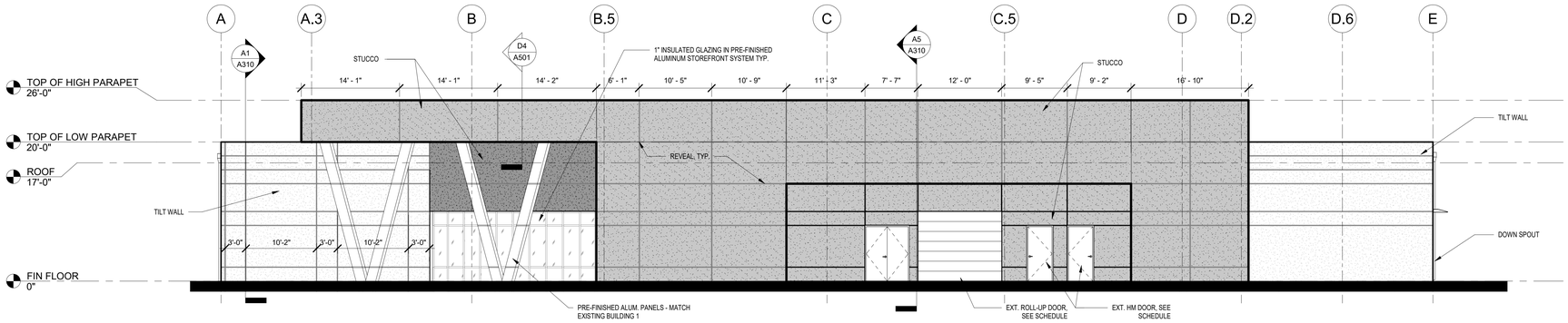
TOTAL LENGTH OF NORTH FACADE: **142' - 1"**

(LENGTH THAT INCLUDES GLAZING / TOTAL LENGTH) X **100** = (**93' - 9 1/2"** / **142' - 1"**) X **100** = **66%**

THIS MEETS THE MINIMUM REQUIREMENT OF 25%

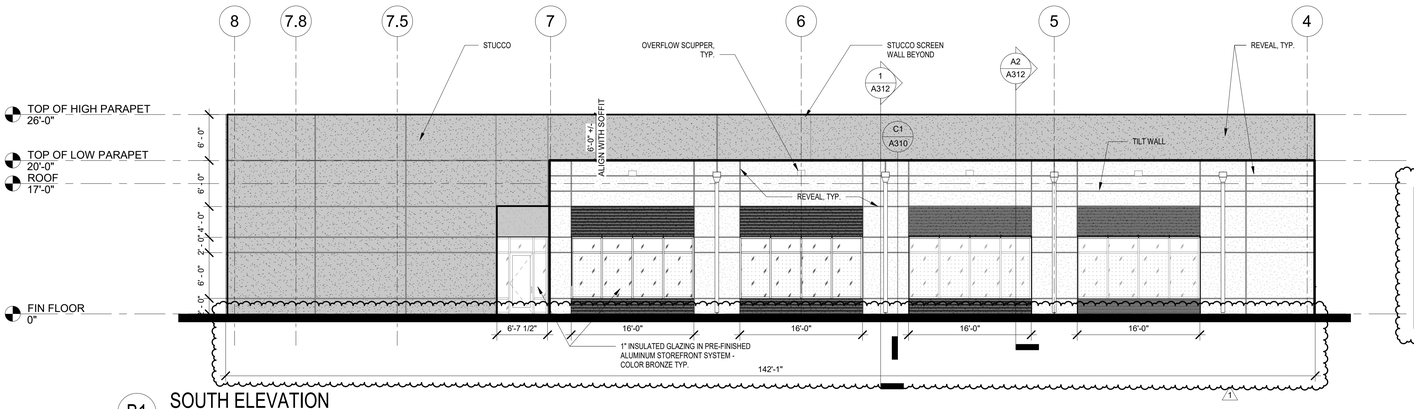
D1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



C1 WEST ELEVATION

SCALE: 1/8" = 1'-0"



REQUIRED GLAZING CALCULATIONS

HORIZONTAL LENGTH OF SOUTH FACADE THAT INCLUDES NO GLAZING: **71' - 5 1/2"**

HORIZONTAL LENGTH OF SOUTH FACE THAT INCLUDES GLAZING: **70' - 7 1/2"**

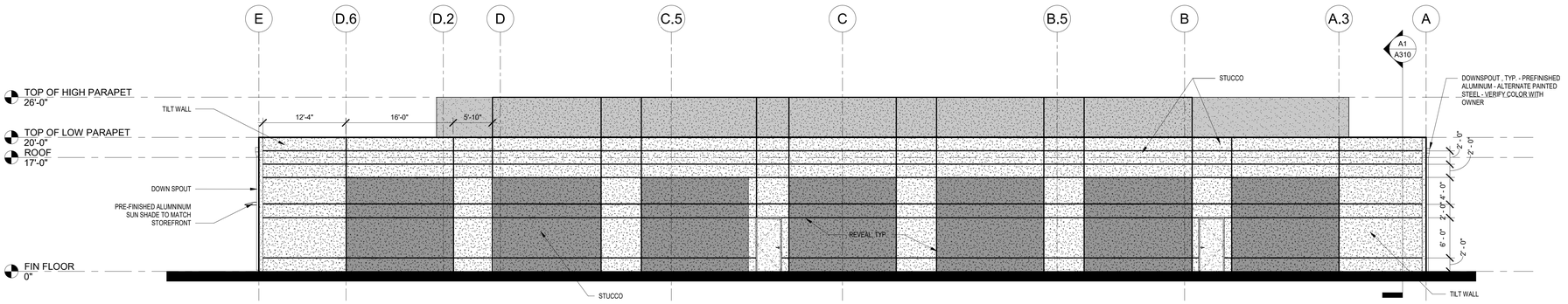
TOTAL LENGTH OF SOUTH FACADE: **142' - 1"**

(LENGTH THAT INCLUDES GLAZING / TOTAL LENGTH) X **100** = (**70' - 7 1/2"** / **142' - 1"**) X **100** = **50%**

THIS MEETS THE MINIMUM REQUIREMENT OF 25%

B1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



A1 EAST ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR ELEVAION LEGEND & SHEET NOTES

EXTERIOR FINISH LEGEND

- PAINTED STUCCO - FIELD COLOR - NUANCE SW 7049
- PAINTED STUCCO - ACCENT COLOR - KAFFEE SW 6104
- PAINTED STUCCO - FIELD COLOR - WHOLE WHEAT 6121
- PAINTED CONCRETE - FIELD COLOR - WHOLE WHEAT 6121
- PAINTED CONCRETE - ACCENT COLOR - KAFFEE SW 6104
- ALUMINUM PANEL - ACCENT COLOR - CLEAR ANODIZED
- CLEAR EXTERIOR GLASS - AS SUBMITTED
- SPANDREL EXTERIOR GLASS - AS SUBMITTED

GENERAL SHEET NOTES

1. DIMENSIONS ARE TO EDGE OF MATERIAL, CORNERS, OR COLUMN CENTERLINES, U.N.O.
2. REVEAL DIMENSIONS SHOWN ARE TO CENTERLINE U.N.O.
3. WHERE POSSIBLE, UNDIMENSIONED OPENINGS AND PENETRATIONS SHALL ALIGN SWITH EDGES OF PANELS OR REVEALS.
4. WHERE NOT DIMENSIONED, THE CENTERLINE OF VERTICAL REVEALS SHALL BE SYMETRICAL ACROSS THE ENTIRETY OF THE BUILDING FACE.
5. WHERE NOT DIMENSIONED, THE CENTERLINE OF HORIZONTAL REVEALS SHALL BE ALIGNED WITH ADJACENT MULLIONS, SOFFITS, OR OPENINGS.

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PROJECT TITLE:

Foundation Park Building 2 Shell

PROJECT ADDRESS:

14193 NW 119th TERRACE #10
ALACHUA, FL 32615

CONCEPT COMPANIES

REVISIONS

NO.	DESCRIPTION	DATE
1	SITE REVIEW COMMENTS	08/23/2021

DATE ISSUED: 6/18/2021
REVIEWED BY: TC
DRAWN BY: JL
DESIGNED BY: RS&H
PROJECT NUMBER: 5010948001

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SEAL:

SHEET TITLE:

POD A.1 OVERALL EXTERIOR ELEVATIONS

SHEET ID:

A200A

PROJECT STATUS:

100% CONSTRUCTION DOCUMENTS

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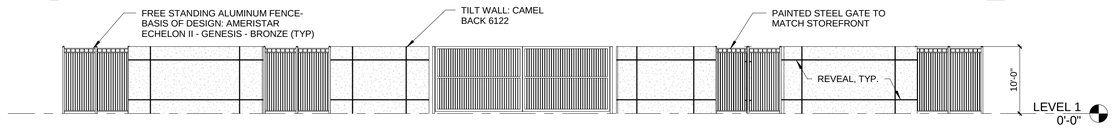
8/18/2021 3:22:28 PM BIM 360://AGTC Mfr Expansion/5010948001_AGTC Shell Core_A_R20.rvt

1 A202 NORTH SCREEN WALL - 'POD B&C'

3/32" = 1'-0"

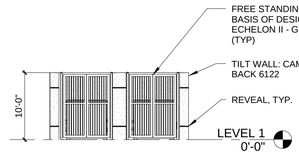
0 8' 16' 24'



2 A202 SOUTH SCREEN WALL - 'POD B&C'

3/32" = 1'-0"

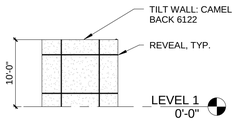
0 8' 16' 24'



3 A202 DUMPSTER ENCLOSURE - FRONT

3/32" = 1'-0"

0 8' 16' 24'



4 A202 DUMPSTER ENCLOSURE - SIDE

3/32" = 1'-0"

0 8' 16' 24'

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5620 * LCC000210 * GB238

CONCEPT CONSTRUCTION

FOUNDATIONPARK
A Bioscience & Innovation Center

14193 NW 119TH TERRACE
ALACHUA, FL 32615

CONSULTANTS

CHW
Professional Consultants

REVISIONS

NO.	DESCRIPTION	DATE
1	PERMIT SET	3/27/15

DATE ISSUED:	10/10/16
SCALE:	3/32" = 1'-0"
DRAWN BY:	ML
REVIEWED BY:	BSP

PROJECT NUMBER
501-0197-000

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SHEET TITLE

EXTERIOR ELEVATIONS - 'POD B&C' SCREENWALL

SHEET NUMBER

A202

CITY SUBMITTAL

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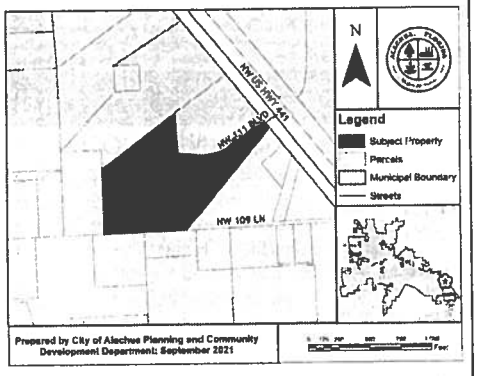
City of ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on October 12, 2021 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 Chad Colson, of CHW, Inc., applicant and agent, for Alachua Crossings, LLC property owner, for consideration of the Final Plat of Alachua Crossings. The final plat proposes a minor subdivision to plat the ±16.02 acre subject property into two lots, along with common areas and an easement for ingress/egress. The subject property is located at 5550 NW 111th Boulevard. Tax Parcel Numbers 05885-010-003; Future Land Use Map (FLUM) Designation: Commercial; Zoning: Commercial Intensive (CI).



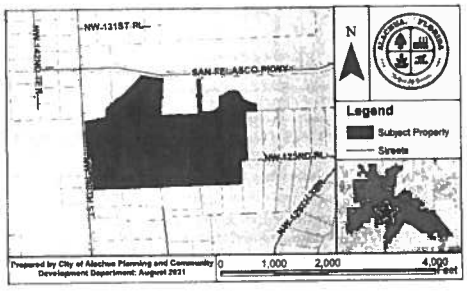
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - September 30, 2021)

City of ALACHUA

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on October 12, 2021 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 Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, Inc., property owner, for consideration of the preliminary plat of Convergence Research Park, which proposes the subdivision of a ±109.0 acre subject property into a total of 273 lots, with associated common areas and right-of-way. The subject property is generally located south of the San Felasco Parkway, east of County Road 241, and north of Shaw Farms of Alachua. Consisting of Tax Parcel Number 03970-000-000 and a portion of Tax Parcel Number 03929-000-000; Future Land Use Map (FLUM) Designation: Corporate Park; Zoning: Residential Corporate Park (CP).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - September 30, 2021)

City of ALACHUA

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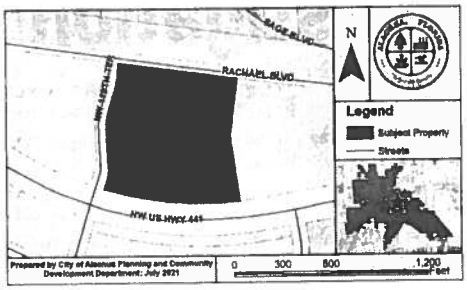

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(Published: Alachua County Today - September 30, 2021)

City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 9/27/21 KC

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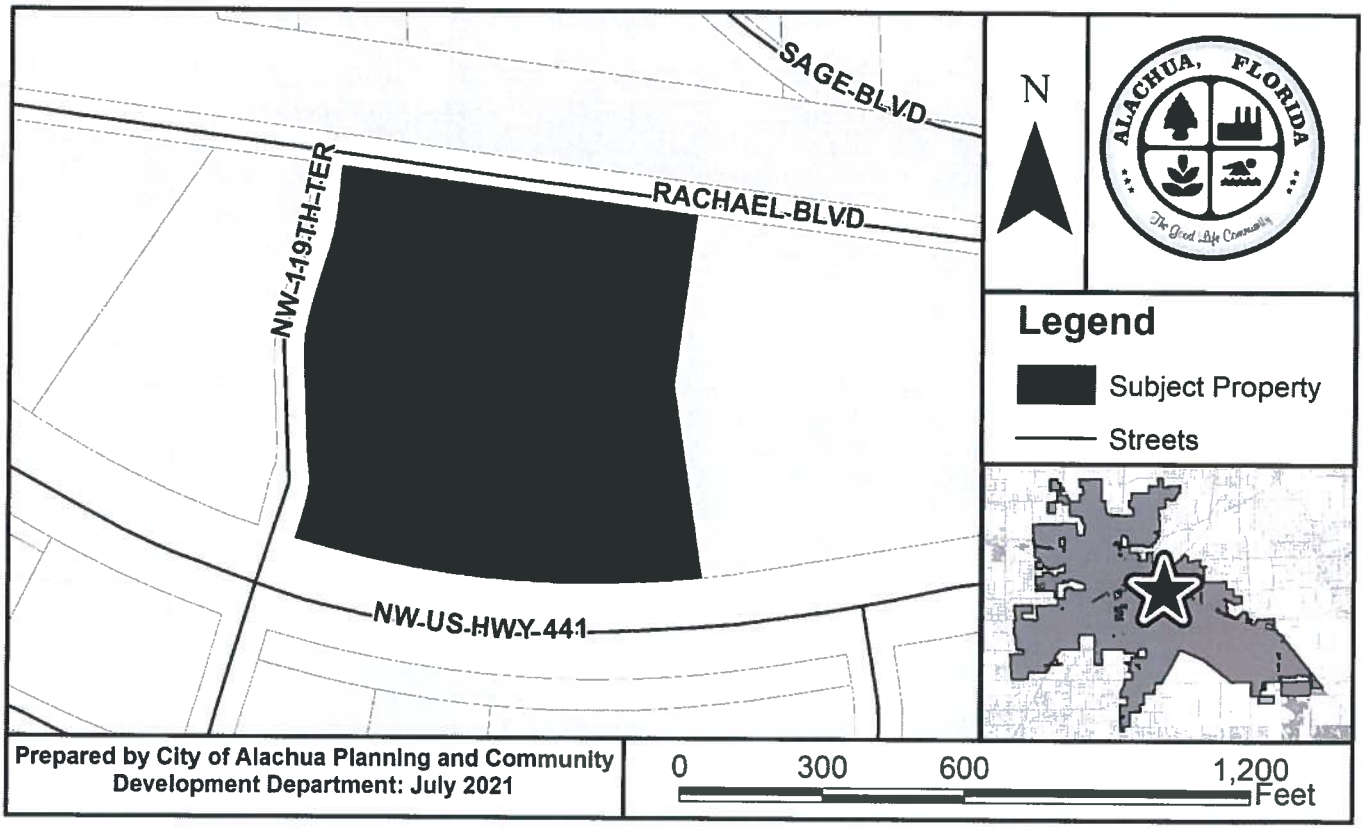

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Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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Alachua, FL 32616

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County Manager
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Alachua, FL 32616

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Alachua, FL. 32616

Peggy Arnold
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Alachua, FL 32615

Lynn Coullias
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Alachua, FL 32615

Lisia Jenkins
P.O. Box 1071
Alachua, FL. 32616

David Forest
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Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

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TALLAHASSEE, FL 32399

DISTRICT BOARD OF TRUSTEES OF SAN
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GAINESVILLE, FL 32606

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400 CAPITOL BLVD SE STE 101
TUMWATER, WA 98501

PONCE INLET GROUP LLC
PO BOX 1420
ALACHUA, FL 32616

PROGRESS CENTER PROPERTY OWNE
PO BOX 969
ALACHUA, FL 32616

SHOPPES AT PROGRESS CENTER LLC
3600 NW 43RD ST STE E-4
GAINESVILLE, FL 32606

TOMPKINS DARRYL J & CINDY P
PO BOX 519
ALACHUA, FL 32616

TOMPKINS DARRYL J
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U OF F FOUNDATION INC
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AFFIDAVIT FOR POSTED LAND USE SIGN

I Sherry Stinson (name), POSTED THE LAND USE SIGN ON _____ (date) FOR THE Foundation Park Phase 2 Site Plan (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.

Sherry Stinson
(signature)

5 (five)
(number of signs)

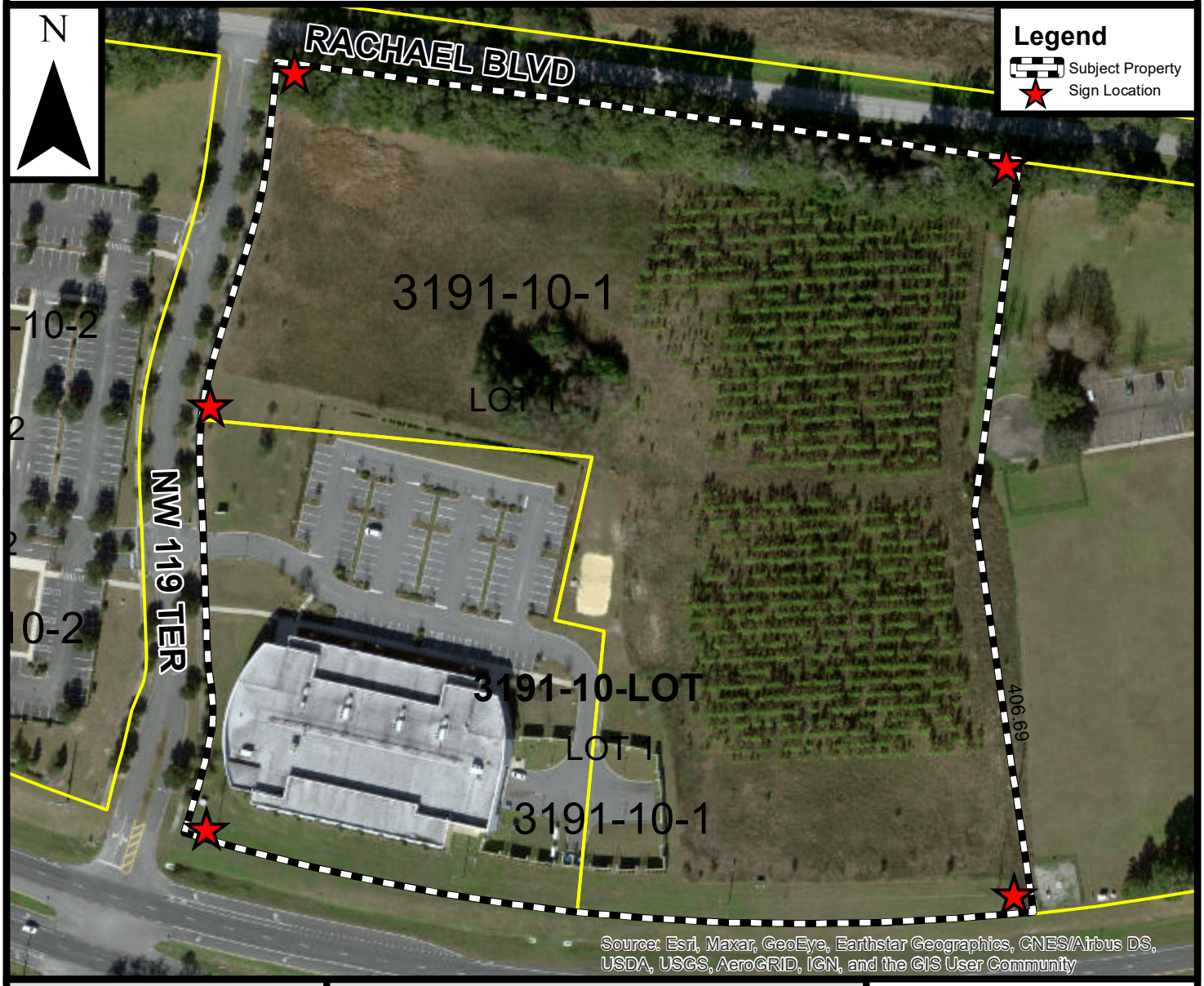
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Foundation Park Phase 2
Site Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared July 2021

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

0 50 100 200 Feet

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 10/12/2021
SUBJECT: Preliminary Plat – Convergence Research Park: A request by Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, Inc., property owner, for consideration of the Preliminary Plat of Convergence Research Park, which proposes the subdivision of a ±109.0 acre subject property into a total of 273 lots, with associated common areas and right-of-way, generally located south of the San Felasco Parkway, east of County Road 241, and north of Shaw Farms of Alachua; Tax Parcel Number 03970-000-000 and a portion of Tax Parcel Number 03929-000-000 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the preliminary plat of Convergence Research Park to the City Commission with a recommendation to approve subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the Staff Report 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 transmits the Preliminary Plat of Convergence Research Park to the City Commission, with a recommendation to approve, subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the Staff Report.

Summary

This application is a request by Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, Inc., property owner, for consideration of the preliminary plat of Convergence Research Park, which proposes the subdivision of a ±109 acre subject property into a total of 273 lots with associated common areas and road right-of-way. The preliminary plat indicates the development will be constructed in three (3) phases, with Phase 1 consisting of 86 lots, Phase 2 consisting of 103 lots, and Phase 3 consisting of 84 lots.

The subject property consists of portions of Tax Parcel Number 03970-000-000 and a portion of Tax Parcel Number 03929-000-000, and is generally located south of the San Felasco Parkway, east of County Road 241, and north of Shaw Farms of Alachua.

The proposed Convergence Research Park subdivision will consist of lots ranging size from ±5,750 square feet to ±15,500 square feet, with the majority of lots between ±5,750 square feet and ±10,000 square feet. The preliminary plat proposes a series of common areas throughout the project area and along the northern, eastern and western boundaries. Pedestrian pathways ranging in width from eight (8) feet to twelve feet are proposed within these common areas. A stub-out of the pedestrian pathway system is provided to the east of the project area. The pedestrian network will also connect to existing sidewalks located along San Felasco Parkway.

Two (2) vehicular access points will be provided to San Pelasco Parkway. Development within the proposed subdivision will connect to potable water and wastewater facilities. Stormwater for the proposed development will be conveyed to and treated within three (3) stormwater management facilities located in common areas located in the southern, eastern, and western boundaries of the site. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

Section 2.4.10(G)(2) of the City's Land Development Regulations (LDRs) establishes the requirements for a preliminary plat. An analysis of the application's compliance with the applicable standards of this section has been provided within the staff report.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Preliminary Plat - Convergence Research Park
- Application & Supporting Materials
- Public Notice Materials for the 10/12/2021 PZB Meeting

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: October 12, 2021
Quasi-Judicial Hearing

SUBJECT:	A request for consideration of the preliminary plat of Convergence Research Park, which proposes the subdivision of a ±109 acre subject property into a total of 273 lots with associated common areas and road right-of-way
APPLICANT/AGENT:	Robert Walpole, P.E., Causseaux, Hewett, & Walpole, Inc.
PROPERTY OWNER:	University of Florida Foundation, Inc.
PARCEL ID NUMBER:	03970-000-000 and a portion of Tax Parcel Number 03929-000-000
FLUM DESIGNATION:	Corporate Park
ZONING:	Corporate Park (CP)
OVERLAY:	N/A
ACREAGE:	±109.0
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the preliminary plat of Convergence Research Park to the City Commission with a recommendation to approve subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the Staff Report.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat of Convergence Research Park to the City Commission, with a recommendation to approve, subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the Staff Report.*

SUMMARY & BACKGROUND

This application is a request by Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, Inc., property owner, for consideration of the preliminary plat of Convergence Research Park, which proposes the subdivision of a ±109 acre subject property into a total of 273 lots with associated common areas and road right-of-way. The preliminary plat indicates the development will be constructed in three (3) phases, with Phase 1 consisting of 86 lots, Phase 2 consisting of 103 lots, and Phase 3 consisting of 84 lots.

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SURROUNDING USES

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

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Land	Corporate Park	Corporate Park (CP)
South	Shaw Farms of Alachua	Agriculture	Agricultural (A)
West	Vacant Land	Corporate Park	Corporate Park (CP)
East	County Road 241; Single-Family Residential	Agriculture; Rural/Agriculture (County)	Agricultural (A); Agricultural (County)

Map 1. Vicinity Map

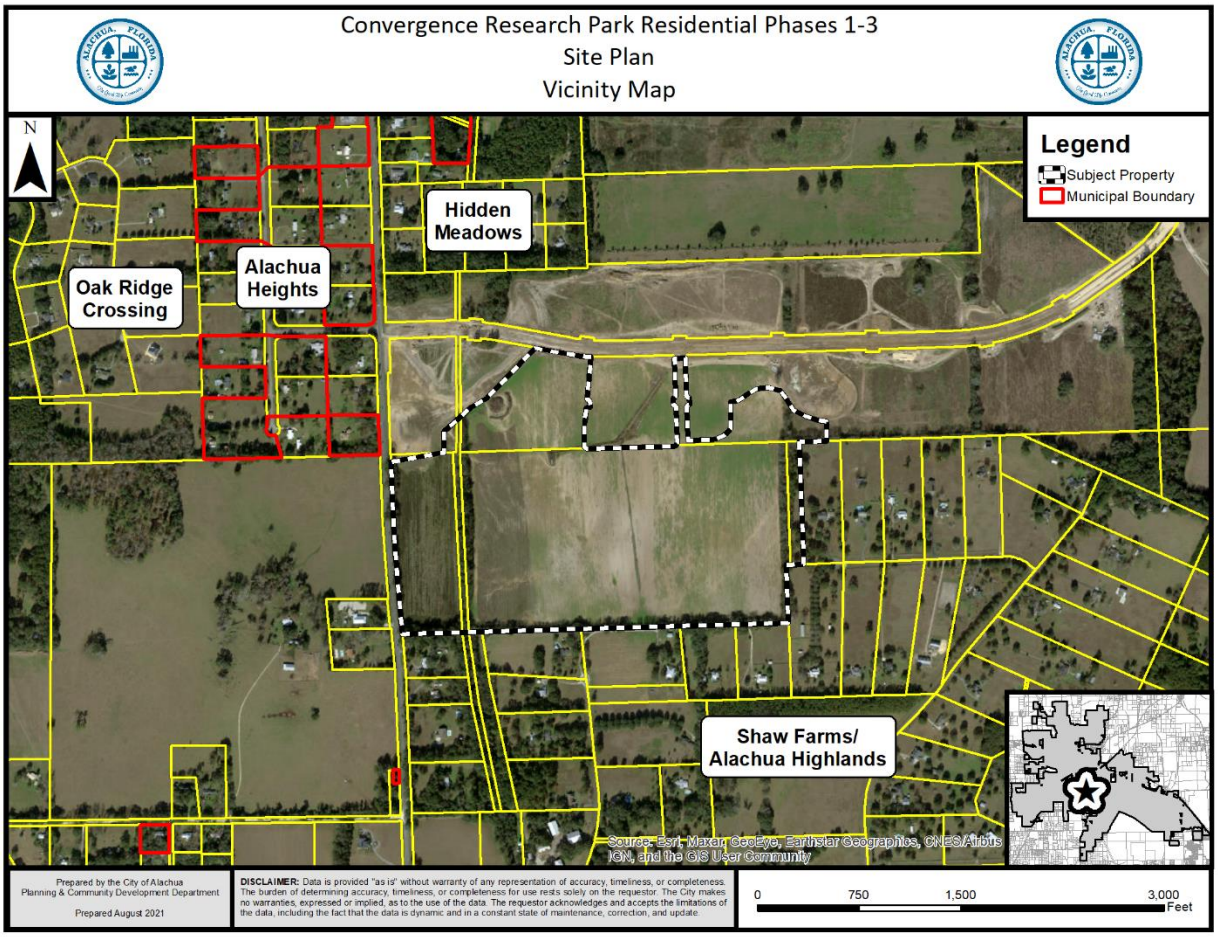
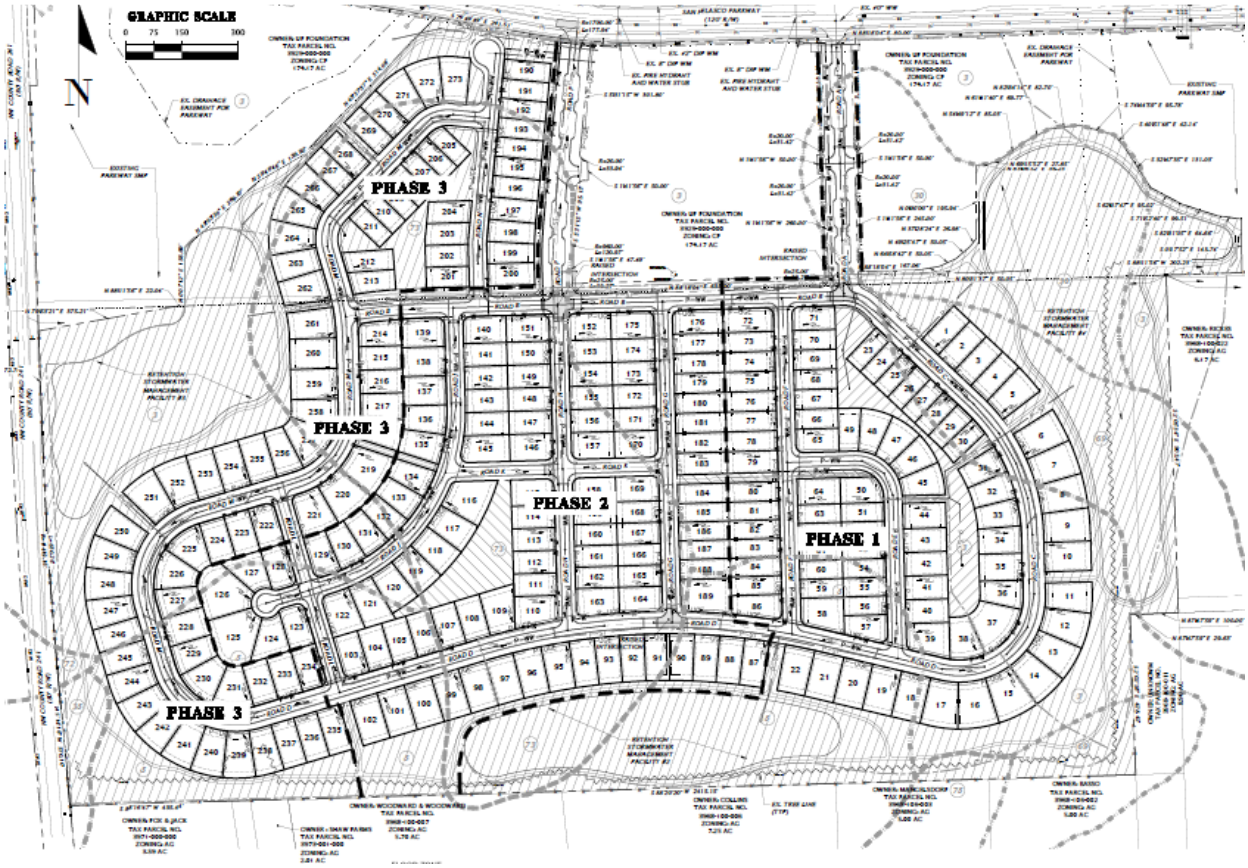


Illustration 1. Overall Site Plan for Convergence Research Park Subdivision



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 August 12, 2021. The applicant was present and available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by eleven persons. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

The City 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 1.4: *Corporate Park*

The City shall establish one mixed-use land use category: Corporate Park. This land use category shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. The Corporate Park category is intended to:

1. provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses; and,
2. provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, live-work units, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

Policy 1.4.b: Development within the Corporate Park land use category should be designed in a campus-like or "corporate park" setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features, such as buildings placed near the street, sidewalks, and trails leading to nearby uses, such as retail and housing, is encouraged.

Policy 1.4.d: Development within the Corporate Park land use category that consists of greater than 50 acres of contiguous land may provide clustered residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of 4 dwelling units per gross acre. Residential development must be developed consistent with the specific criteria identified within the Land Development Regulations for residential development in the Corporate Park zoning district.

Evaluation and Findings: The subject property has a Corporate Park FLUM Designation, which permits clustered residential development, including single-family residential

uses, when a parcel of land is comprised of more than 50 acres of contiguous land with a Corporate Park FLUM Designation. The Convergence Research Park plat is designed to provide linked open space that include trails which will lead to future nearby uses.

Policy 1.4.f: The City shall develop performance standards for uses in the Corporate Park land use category in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
9. Unique site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design;
11. Corporate Park uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less; and,
12. Complementary residential uses.

Evaluation and Findings: The applicant has demonstrated through the preliminary plat, application, and supporting documentation that each of these sub-policies have been sufficiently addressed.

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: The preliminary plat demonstrates that sufficient open space areas will be provided to meet the minimum requirements of Policy 2.5.a.

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: Based on the environmental assessment provided by the applicant, no listed wildlife or plant species were observed on-site. However, the environmental assessment notes the site has the potential for listed species to occur on-site based upon the site's available habitat and location. These species include the Florida pine snake, the gopher tortoise, the little blue heron, the Southeastern American kestrel, and the tricolored heron. Staff proposes a condition that would require a 100% survey considering the potential presence of listed species to be submitted at the time of final plat.

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: The subject property is located within the City's potable water and wastewater service areas, as defined in Policies 1.2.a and 4.2.a of the Community Facilities Element of the Comprehensive Plan, and will be required to connect to the City of Alachua's potable water and wastewater system.

GOAL 9: Water and Wastewater Service: The City will ensure that new development and redevelopment within the corporate limits shall connect to the City's potable water and wastewater systems, 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 Comprehensive Plan.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan that is within a Residential land use category or the Agriculture land use category shall connect to the City's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities Element of the City's Comprehensive Plan that is within a Residential land use category shall connect to the City's wastewater system.

Evaluation and Findings: The subject property is within the potable water and wastewater service area. Any development of the subject property will be required to connect to the potable water and wastewater systems at the time of development.

Housing Element

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

Evaluation and Findings: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

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

Evaluation and Findings: An analysis of the impacts to recreation facilities has been provided within this report. The proposed development would not result in a failure of the City's adopted level of service for recreation and park area.

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: An analysis of the impacts to transportation facilities has been provided within this report. The proposed development would not result in a decrease in the level of service for transportation facilities monitored for concurrency.

Community Facilities Element

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which 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: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to the wastewater system.

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

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

Evaluation and Findings: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would not result in a decrease in the level of service for solid waste disposal facilities.

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

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

Evaluation and Findings: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to the potable water system.

Conservation and Open Space Element

Objective 1.3: Listed Species: The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.a: The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

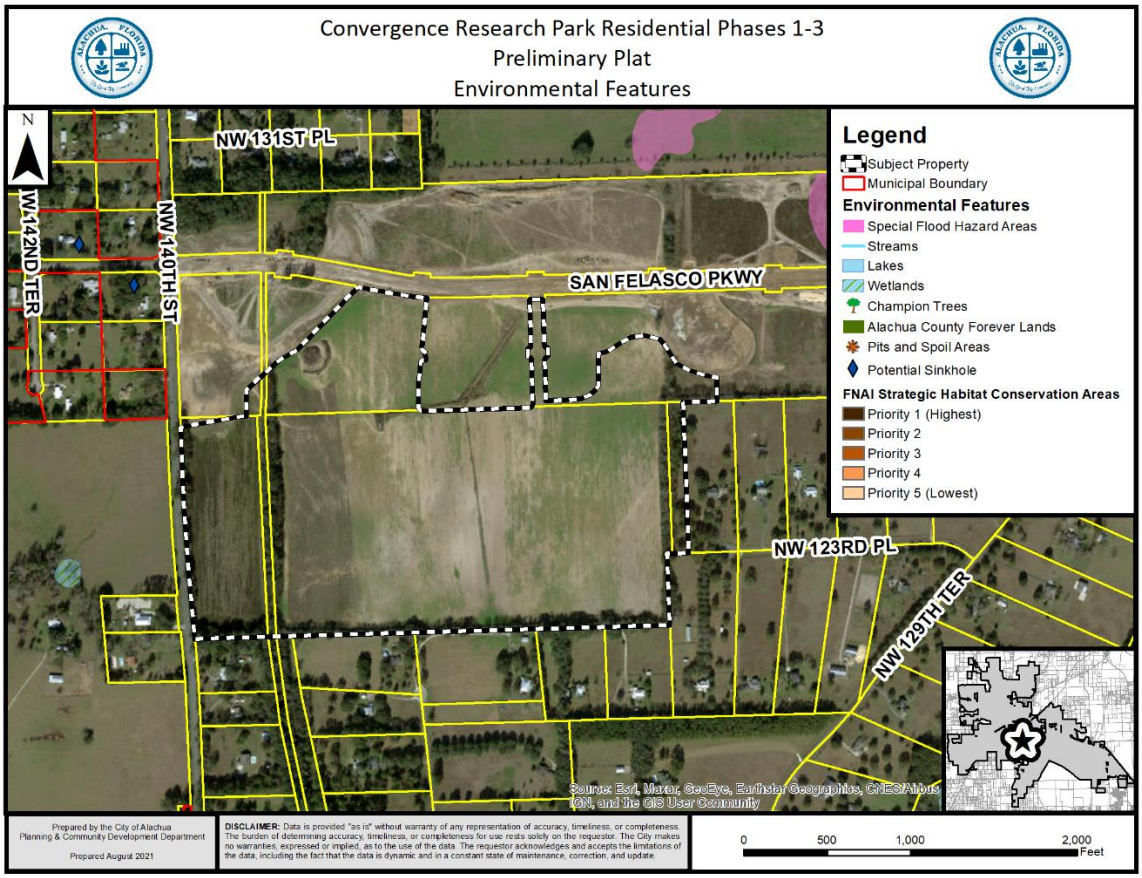
Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

Evaluation and Findings: Based on the environmental assessment provided by the applicant, no listed wildlife or plant species were observed on-site. However, the environmental assessment notes the site has the potential for listed species to occur on-site based upon the site's available habitat and location. These species include the Florida pine snake, the gopher tortoise, the little blue heron, the Southeastern American kestrel, and the tricolored heron. Staff proposes a condition that would require a 100% survey considering the potential presence of listed species to be submitted at the time of final plat.

Map 2. Environmental Features



Wetlands

According to the National Wetlands Inventory, no potential wetlands are located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

Evaluation: No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; 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 not adversely impact any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

Based on the environmental assessment provided by the applicant, no listed wildlife or plant species were observed on-site. However, the environmental assessment notes the site has the potential for listed species to occur on-site based upon the site's available habitat and location. These species include the Florida pine snake, the gopher tortoise, the little blue heron, the Southeastern American kestrel, and the tricolored heron.

Evaluation: Staff proposes a condition that would require a 100% survey considering the potential presence of listed species to be submitted at the time of final plat.

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 five (5) 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.

Fort Meade Fine Sand (0% - 5% slopes)
Hydrologic Soil Group: A
This soil type is well drained and surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Kendrick Sand (2-5% slopes)
Hydrologic Soil Group: B

This soil type is well drained with moderately slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Kendrick 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 moderate limitations as sites for homes and small commercial buildings because of the slope.

Evaluation: The soil types located within the subject property do not pose any significant limitations for residential dwellings. Therefore, there are no issues related to soil suitability. Any future development would require that any soil limitations be addressed at the time of development.

Flood Potential

Panel 140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

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

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around 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 Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SECTION 2.4.10(G)(2)(e), PRELIMINARY PLAT STANDARDS

Section 2.4.10(G)(2)(e) of the City's Land Development Regulations (LDRs) establishes the standards with which all major subdivision preliminary plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G) (2) (e.) An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(2)(e) is provided below.

2.4.10(G)(2)(e) Subdivision preliminary plat standards. A subdivision preliminary plat shall be approved upon a finding the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

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

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the impacts which would be generated by the proposed development, which consists of 273 single-family residential units.

At present, 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. Facility capacity will be re-evaluated at the time of the review of each final plat. A final plat serves as the final development order. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
8	SR 235 (from NW 143rd Place to US 441)	2/U	Major Collector	Comm	D
13	CR 241 (from CR 235 to South City Limit)	2/U	Major Collector	Comm	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
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. Potential Trip Generation[1]

Land Use	AADT (Enter/Exit)[2]	AM Peak Hour (Enter/Exit)[2]	PM Peak Hour (Enter/Exit)[2]
Single- Family, Detached (ITE Code 230)	2,619 (1,309/1,310)	199 (50/149)	266 (168/98)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: AADT – 9.44 trips per dwelling unit x 273 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.74 trips per dwelling unit x 273 dwelling units (17% entering/83% exiting); PM Peak Hour – 0.99 trips per dwelling unit x 273 dwelling units (67% entering/33% exiting).

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

Traffic System Category	Segment 8 SR 235 (from NW 143rd Place to US 441)[1]	Segment 13 CR 241 (from CR 235 to South City Limit))[1]
Average Annual Daily Trips		
Maximum Service Volume[2]	14,400	20,880
Existing Traffic[3]	10,180	6,025
Reserved Trips[4]	157	0
Available Capacity[4]	4,063	14,855
Increase in Daily Trips Generated by Development[5]	2,095	2,619
Residual Capacity After Development's Impacts[6]	1,968	12,236

1 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 June 2021 Development Monitoring Report.
5 Trip Distribution: Segment 8– 80%; Segment 13 – 100%.
*6 This application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Table 4b. Potential Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	Segment 8 SR 235 (from NW 143rd Place to US 441)[1]	Segment 13 CR 241 (from CR 235 to South City Limit))[1]
PM Peak Hour Trips		
Maximum Service Volume[2]	1,290	1,881
Existing Traffic[3]	967	572
Reserved Trips[4]	41	0
Available Capacity[4]	282	1,309
Increase in PM Peak Hour Trips Generated by Development[5]	213	266
Residual Capacity After Development's Impacts[6]	69	1,043

1 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 June 2021 Development Monitoring Report.
5 Trip Distribution: Segment 8- 80%; Segment 13 – 100%.
*6 This application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Evaluation: It is anticipated that the proposed development will not adversely affect the Level of Service ("LOS") for the affected roadway segments, and the potential impact of 273 single-family residential dwellings is therefore acceptable. Concurrency and impacts to the City's transportation network will be reevaluated at the final plat stage.

Potable Water Impacts

Table 5. Potential Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,300,250
Reserved Capacity[2]	156,701
Available Capacity	843,049
Projected Potable Water Demand from Application[3]	75,075
Residual Capacity	**767,974**
Percentage of Permitted Design Capacity Utilized	**66.61%**

Sources:
1 City of Alachua Public Services Department, April 2021.
2 City of Alachua June 2021 Development Monitoring Report.
3 City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons per dwelling unit per day

Evaluation: The proposed development would increase the maximum potential demand by 75,075 gallons per day. This analysis is based on the maximum development potential of 273 single-family residential dwellings that would be permitted by the preliminary plat. It is anticipated that the proposed development will not adversely affect the LOS for potable water facilities, and the impacts are therefore acceptable. Concurrency and impacts to the City's utility systems will be reevaluated at the final plat stage.

Sanitary Sewer Impacts

Table 6. Potential Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	677,000
Reserved Capacity[2]	137,740
Available Capacity	685,260
Projected Sanitary Sewer Demand from Application[3]	68,250
Residual Capacity	**617,010**
Percentage of Permitted Design Capacity Utilized	**58.87%**

Sources:
1 *City of Alachua Public Services Department, April 2021.*
2 *City of Alachua June 2021 Development Monitoring Report.*
3 *City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons per dwelling unit per day*

Evaluation: The proposed development would increase the maximum potential demand by 68,250 gallons per day. This analysis is based on the maximum development potential of 273 single-family residential dwellings that would be permitted by the preliminary plat. It is anticipated that the proposed development will not adversely affect the LOS for sanitary sewer facilities, and the impacts are therefore acceptable. Concurrency and impacts to the City's utility systems will be reevaluated at the final plat stage.

Recreational Impacts

Table 7a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	52.35
Reserved Capacity[1]	2.20
Potential Demand Generated by Development[3]	3.48
Residual Recreational Capacity After Impacts	**77.45**

Sources:
1 *City of Alachua June 2021 Development Monitoring Report.*
2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2020; Policy 1.2.b, Recreation Element (Formula: 10,470 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.55 persons per dwelling x 273 dwellings / [5 acres/1,000 persons])*

Table 7b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	10.91 acres
Acreage Required to Serve Demand Generated by Development[2]	0.70 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	11.67 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**33.52%**

1 Source: City of Alachua June 2021 Development Monitoring Report.
2 Formula: Recreation Demand Generated by Development (3.48 acres) x 20%.
3 Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)

Evaluation: The proposed development would increase the maximum potential demand of recreational facilities by 3.48 acres, and would increase the demand of passive park space by 0.70 acres. . It is anticipated that the proposed development will not adversely affect the LOS of recreational facilities; therefore, the impacts are acceptable. Concurrency and impacts to the City's recreation system will be reevaluated at the final plat stage

Solid Waste Impacts

Table 8. Potential Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	41,880	7,643.10
Reserved Capacity[2]	17,139.34	3,127.93
Demand Generated by Application[3]	2,784.60	508.19
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, 2019; Policy 2.1.a, CFNGAR Element (Formula: 10,470 persons x 0.73 tons per person per year).
1 City of Alachua June 2021 Development Monitoring Report.
2 Policy 2.1.a, CFNGAR Element (Formula: 2.55 persons per dwelling x 273 dwellings x 0.73 tons per year)
3 New River Solid Waste Facility, April 2020.

Evaluation: The proposed development would increase the maximum potential demand by approximately 508.19 tons per year. It is anticipated that the proposed development will not adversely affect the LOS of solid waste facilities; therefore, the impacts are acceptable. Concurrency and impacts to the solid waste system will be reevaluated at the final plat stage.

Public School Impact

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on August 19, 2021, capacity is available at the elementary, middle, and high school levels to support the proposed development.

Upon submittal of a final plat, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT "A"

TO

UNIVERSITY OF FLORIDA FOUNDATION, INC.
(CONVERGENCE RESEARCH PARK)
PRELIMINARY PLAT
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall provide a 100% survey of the subject property considering the potential presence of any listed species which may occur on-site based upon the site's available habitat and location. These species shall include the Florida pine snake, the gopher tortoise, the little blue heron, the Southeastern American kestrel, and the tricolored heron. If any listed species are observed on-site, the 100% survey shall include a list of all local, state, and federal permits required for relocation of the listed species. This survey shall be submitted with any application for a final plat, and shall be valid for a period of 3 years from original date of survey.

2. The applicant agrees that, in accordance with Section 3.5.2(F)(2)(a) and Table 5.3-1 of the City's Land Development Regulations, a final development order (final plat) shall not be granted for Phase 3 of the Convergence Research Park Phases 1 – 3 project until the minimum floor area of non-residential uses required by Section 3.5.2(F)(2)(a) and Table 5.3-1 has been constructed or shall be constructed as part of a mixed-use development.

3. The applicant agrees that Conditions 1 – 2 as stated above do not inordinately burden the land and shall run with the land and 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

UNIVERSITY OF FLORIDA FOUNDATION, INC.
(CONVERGENCE RESEARCH PARK)
PRELIMINARY PLAT
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 22, 2021

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

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

RE: Planning & Zoning Board (PZB) Public Hearing: Convergence Research Park Residential Phases 1 – 3 Preliminary Plat

Dear Mr. Walpole:

On September 20, 2021, the City of Alachua received your revised application submitted on behalf of the University of Florida Foundation, Inc. for the Preliminary Plat of Convergence Research Park Residential Phases 1 – 3. 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 12, 2021** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, September 28, 2021.*** 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 ***Tuesday, September 28, 2021***. 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 11, 2021***). 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 1602 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager (*by electronic mail*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Sept 8, 2021**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor
TR 9/8/2021

RE: **Convergence Research Park Residential Phases-1-3-Prelim-Plat**

Public Services has reviewed the subject project (August 31 2021 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on July 2021 Plans** Public Services have no comments on the submitted Preliminary Plat itself, but offer comments related to subsequent submittals. **Approved** **Comment on Aug 31, 2021 Plans** Public Services have no comments on the submitted Preliminary Plat & thus rate it Approved. **Approved**
2.	**Comment on July 2021 Plans** For subsequent Construction Plan submittals, CoA now has a strong preference that wastewater laterals be installed at lot corners, not lot centerlines. This preference should substantially reduce the number of CoA-maintained cleanouts that are under driveways.

NO.	COMMENTS
	For Information Only
3	**Comment on July 2021 Plans** For subsequent Construction Plan submittals, CoA now requires that the minimum distance between tree trunks and water piping, for example, is 10 feet. This could substantially alter the landscaping plans. Please notify the project design landscape of this requirement. **For Information Only**
4	**Comment on July 2021 Plans** For the subsequent Final Plat submittals, please: • Include text indicating that the CoA is not responsible for maintaining the stormwater system, except for the portion that is within the right-of-way. • Show all public utility easements, including those that are on the individual lots of property owners. **For Information Only**
	END OF COMMENTS

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

September 21, 2021

Justin Tabor, AICP
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Ref: Convergence Research Park – Residential Phases 1-3

Dear Justin:

This letter is to confirm that the Preliminary Plat submittal dated September 20, 2021 responded to all of our comments.

Feel free to call my office with any questions.

Sincerely,

Sergio Reyes, PE
President

September 20, 2021

City of Alachua
Justin Tabor, AICP
P.O. Box 9
Alachua, Florida 32615

RE: Convergence Research Park Residential
Preliminary Plat

Dear Justin:

Please find attached four (4) copies of the following items to address your comments from September 13, 2021:

- Revised Preliminary Plat Application;
- Student Generation Form;
- Authorized Agent Affidavit;
- Revised Concurrency Impact Analysis;
- Comprehensive Plan Consistency Analysis;
- Neighborhood Meeting Advertisement;
- Neighborhood Meeting Notice;
- Neighborhood Meeting Sign-In Sheet;
- Neighborhood Meeting Summary;
- Proof of 2020 Tax Payment;
- Division of Corporations Information;
- Property Appraiser Information for Tax Parcels 03929-000-000 & 03970-000-000;
- Warranty Deed;
- Legal Description;
- Zoning Exhibit;
- Revised Preliminary Plat; and
- Hightail Link of all PDFs

Previous Comments

1. *Article 7, Subdivision Standards*
   a. Section 7.3.1(B)(2) requires curb and gutter along Type A and B streets (those types within the proposed subdivision). Plans note Miami curb is proposed. A Type F curb and gutter system is required.

   Remaining Issue: City staff will contact you to further discuss this comment.
   - **Acknowledged.**

New Comments

2. Subsequent to the August 25 PAT meeting there were several amendments to the LDR text amendment proposed by CHW for cottage homes within the CP district, some of which will require additional information to be included within the preliminary plat for Convergence Research Park. Please see the summary below of the information that must be included on the preliminary plat.

3.5.2(F) *CP, Corporate Park District.*

(2) *Residential development criteria.* Development within the CP District that consists of greater than 50 acres of contiguous land may provide complementary residential development. Residential development within the CP District shall comply with the performance standards set forth in subsections (a) – (e) below and with the dimensional standards and maximum gross residential density as set forth in Table 5.1-3.

(a) In order to ensure that the purpose and intent of the CP District is achieved, development within the Corporate Park zoning district that includes residential uses as permitted by this subsection shall include a functional mix of residential and non-residential uses. The number of residential units within the CP District shall be limited. A final development order for residential units shall not be granted unless the minimum floor area of non- residential uses as set forth in Table 3.5-1, *Residential to Non-Residential Ratios within the CP District*, has been constructed within the CP District, or shall be constructed concurrent with residential units as a part of a mixed- use development.

Table 3.5-1, *Residential to Non-Residential Ratios within the CP District*	
Number of Residential Units	Minimum Floor Area of Non-Residential Uses
1 – 199	0 square feet
200 – 299	37,500 square feet
300 – 399	75,000 square feet
400 – 499	150,000 square feet
500 – 599	250,000 square feet
600 – 699	375,000 square feet
700 – 999	500,000 square feet
1,000 or more	700,000 square feet

NOTE: A condition will be proposed to the effect that a final development order (e.g. final plat) will not be granted for Phase 3 until the non-residential square footage as required by Table 3.5-1 has been constructed or shall be constructed concurrent with residential units as part of a mixed-use development.

- **Acknowledged.**

(c) Any site plan or preliminary plat which includes residential development in the CP District shall provide an exhibit depicting the area to be preserved for non-residential uses within the CP District. In addition to the standards as set forth in Subsection 3.5.2(F)(2)(a), the exhibit shall demonstrate the ability to meet the following minimum standards. The exhibit shall:

(i) Depict the boundary of the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park, together with all existing improvements; and,

(ii) Demonstrate that land shall remain within the CP District to construct a minimum of 750 square feet per dwelling unit of non-residential uses. The land area to be preserved for non-residential uses shall be depicted on the exhibit. An intensity of not more than 15,000 square feet of non-residential uses per acre shall be used for the preservation calculation.

Comment: The preliminary plat must include an exhibit that depicts the information required by subsections (i) and (ii). To fulfill the requirements of subsection (ii) a portion of the CP zoned property must be identified as an area where non-residential uses will be provided in the future. The preliminary plat proposes 273 lots, therefore, a minimum land area to accommodate at least 204,570 square feet of non-residential area (273 x 750 = 204,570)

must be identified on the exhibit within preliminary plat. For purposes of this calculation, acreage of the non-residential area cannot exceed an intensity of 15,000 square feet per acre, therefore, the minimum acreage identified for non-residential uses must be at least 13.65 acres (204,570 / 15,000 = 13.65).

- **Requested exhibit has been included in this submittal.**

(d) Site plan and preliminary plats which include residential development in the CP District shall provide:

(i) A calculation of the maximum gross residential density which is permitted within the CP District;

(ii) A matrix identifying all final development orders granted within the CP District, including the number of approved residential units permitted by each final development order; and,

(iii) A calculation of the minimum land required to be preserved for non- residential uses within the CP District as set forth in Subsection 3.5.2(F)(2)(c)(ii).

Comment: Please include the calculation of the minimum land required to be preserved for non-residential uses on the cover sheet.

- **Cover sheet has been updated.**

3. *Public Services / Fire Rescue / Engineering Review Comments*

a. The applicant must address the comments provided by Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., as provided in a letter dated September 12, 2021.

- **Items addressed. See responses below.**

EDA Comments

- Per the Preliminary Plat application, **D attachments 1. J. Acreage of the adjacent Land:** Provide the acreage of the adjacent parcels.
  - **Acreages added to PP-1.**

- Label the proposed Public Utilities Easements (PUEs) within the subdivision.
  - **PUEs are labeled on the detailed sheets PP-2 thru PP-10.**

- An existing right-of-way (ROW) running north-south at the west side of the proposed subdivision is showing on the master plans. The tax appraisal office website and Alachua County Growth Management office map Genius indicate that right way cross the parcel 03970-000-000 south/north direction. Also, this right of way is depicted on sheet PP-1 of the Preliminary plat. Please provide documentation that this right of way has been vacated or any other documentation that demonstrate that right of way is no longer there.
  - **An inquiry was made with Alachua County Public Works, resulting in NO records of maintenance or dedication of the purported graded road. A title search over the Parent Parcel was silent to the purported graded road; and as a result, Title will again be insured over the subject area. Other factors taken into consideration to support this decision was; (1) No apparent field evidence found based on current Survey by CHW; (2) No evidence disclosed on prior Survey by Chance, Eng & Denman (attached) prepared for the University of Florida Foundation in 1983 (coinciding with the current vesting deed in ORB 1466, Page 377).**

Sheets PP-2 thru PP-10:

- Depict the proposed easement according with sheet PP-11 proposed typica cross sections. Please label of the proposed PUE's.
  - **All are depicted and labels as typical have been added.**

- Road P shows an 80' Right-of-way (ROW) but the proposed PUE for 80' ROW is depicted a 10 PUE at each side of the ROW (Sheet PP-11) Sheet PP-3 depicts a 15' PUE. Please clarify.
  - **PUE was updated to 10 feet on PP-3.**

- Sheet PP-3 does not depict a proposed easement over the proposed water and wastewater facilities. Running from Road P west to Road N. it seems that additional PUEs are proposed but not labeled within this sheet.

- **PUE lines and labels added.**

- Sheet PP-4: proposed Road A shows an 80’ ROW (not labeled) but the depicted PUEs seems to be 15’ contrary with sheet PP-11 for 80’ ROW. Please clarify.
  - **PUE was updated to 10 feet on PP-4.**

- PP-6 shows Road B with a 50 ROW but there is not north PUE. The limits of the north ROW and the proposed limit of the plat shows a 30’ common area/open space only. Typical cross section indicated for a 50/ ROW indicates 10’ PUEs at each side of the proposed ROW. Clarify.
  - **10 ft PUE added on the north side of Road B.**

- PP-7: There are several stormwater pipes going thru the open space/common area, are those also proposed as Drainage Easement?
  - **Yes, label updated to reflect drainage easement for each area.**

- PP-8: label proposed PUEs for 50’ proposed ROW (10’ each side).
  - **10 ft PUE typical labels added to each street.**

- PP-9: label proposed PUEs and clarify common area/open space as drainage easement.
  - **10 ft PUE typical labels added to each street and label updated to reflect drainage easement for each area.**

- PP-10: label proposed PUEs. There are not sanitary sewer services laterals showing
  - **10 ft PUE typical labels added to each street, lateral removed. Typical lateral will be to the lot corners per the new City of Alachua Standard detail. It’s a standard detail and not required to be on a preliminary plat. Detail not added.**

- Boundary Survey: There is an error on the Surveyors Notes: 1 the bearing at the end of the sentence should be W in lieu of E.
  - **Basis of Bearings note has been revised.**

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at walpole@chw-inc.com

Sincerely,
CHW

Robert Walpole, P.E.
President

N:\2021\21-0105\Departments\04_Engineering\01_Regulatory Permitting\Municipalities\Subdivision\City\Submittals and Comments\2109XX Submittal\LTR 210920 Convergence Research Park Residential - City Comment Responses.docx

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** 8/19/2021

NAME & DESCRIPTION OF PROJECT Convergence Research Park Residential Ph 1-3

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361) TBD - San Felasco Parkway

Tax Parcel Numbers 03970-000-000, 03929-000-000

Acreage 109

DEVELOPMENT DATA (check all that apply)

- [x] Single Family — Number of Units: 273
- [ ] Multi Family — Number of Units:
- [ ] Exempt (See exemptions on page 2)

Level of Review

- [ ] Pre-Application Conference
- [x] Preliminary
- [ ] Final
- [ ] Revised
- [ ] Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua | **Middle** Mebane | **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	273	**units X 0.14 Elementary School Multiplier**	38	**Student Stations**
MIDDLE	273	**units X 0.06 Middle School Multiplier**	16	**Student Stations**
HIGH	273	**units X 0.08 High School Multiplier**	22	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.09 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.03 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.03 High School Multiplier**		**Student Stations**

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

☐ *Existing legal lots eligible for a building permit*

☐ *Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired*

☐ *Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development*

☐ *Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: Robert Walpole, P.E., CHW

Mailing Address: 11801 Research Drive

Alachua, FL 32615

Phone: 352 331 1976

Email: walpole@chw-inc.com

PROPERTY OWNER

Name: U of F Foundation, Inc

Mailing Address PO Box 14425

Gainesville, FL 32604-2425

Phone:

Email

CERTIFICATION

PROJECT NAME : Convergence **PROJECT #:**

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

☑ **Approved** based upon the following findings (see 2020-2021 Capacity Tables)

Elementary SCSA Northwest Alachua — Capacity Required 38

- ☑ Capacity Available — Available Capacity 272
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Mebane — Capacity Required 16

- ☑ Capacity Available — Available Capacity
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA Santa Fe — 22

- ☑ Capacity Available — Available Capacity 328
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Community Planning Director
Alachua County Public Schools
352.955.7400 x 1445

Date: 08.23.2021

City of Alachua

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

BOARD MEMBERS

Tina Certain
Robert P. Hyatt
Diyonne McGraw
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.

SUPERINTENDENT OF SCHOOLS

Carlee Simon, Ph.D.

Alachua County Public Schools

An 'A-rated' District

Mission Statement: We are committed to the success of every student!

District Office
620 East University Avenue
Gainesville, Florida
32601-5498

www.sbac.edu
(352) 955-7300

March 2, 2021

RE: ACPS – School Capacity and Comprehensive Zoning

Alachua County Public Schools ("ACPS") has received notification of a proposed residential development project to be located in unincorporated or incorporated Alachua County. Pursuant to Chapter 1003, Florida Statutes, the School Board is charged with the operation and control of public K-12 education and its responsibilities include school facility planning, maintenance and student zoning.

This letter is being sent as a response to the impact that will be created by proposed development. First, please be advised that the School Board will be launching a district wide comprehensive school rezoning. This will involve a comprehensive review of all public schools, including their attendance zones and the educational programs offered. As a result of this rezoning, areas of the County and the towns/cities currently zoned for a school – may no longer be zoned for the same school when the rezoning process is completed. Any new residential development that is an existing school zoning district is not guaranteed to remain in that same zoning district after the rezoning process is completed. It is anticipated that a new rezoning plan will be in place for the start of the 2022-2023 school year.

Additionally, please advise that many of ACPS do not have adequate space for additional students. The school board evaluates if there is available school capacity for each school type in the affected school concurrency service area to accommodate the impacts of the residential development. However, available school capacity based on concurrency service areas, may not be realistic to the actual ability to place additional students in a school. Due to existing or possible facility overcrowding, even if a proposed development meets school concurrency requirements, there is no guarantee from the School District that students who reside in the development will be zoned to a specific school. Attached please find supporting documentation, including a chart of school capacity v. enrollment. The School District is evaluating it measures and processes to address these overcrowding concerns. If you have additional question please contact our District office. Thank you for your understanding.

Sincerely,

Carlee Simon, Ph.D.
Superintendent
Encl.
cc: ACPS Director of Community Planning

School Board of Alachua County
School Capacity vs. Enrollment
9/25/2019

Municipality	Schools	Grade Level	Permanent Capacity	Enrollment 9/25/2019	Utilization Percentage
City of Alachua	Alachua	3 - 5	525	300	57%
County	Archer	PK - 5	489	540	110%
County	Chiles	PK - 5	727	809	111%
CoG	Duval (DELA)	PK - 1	408	163	40%
CoG	Foster	PK - 5	467	470	101%
CoG	Glen Springs	PK - 5	463	479	103%
County	Hidden Oak	PK - 5	744	770	103%
County	Idylwild	PK - 5	557	690	124%
City of Alachua	Irby	PK - 2	536	382	71%
County	Lake Forest	PK - 5	598	392	66%
CoG	Littlewood	PK - 5	588	722	123%
County	Meadowbrook	PK - 5	722	875	121%
CoG	Metcalfe	PK - 5	432	194	45%
CoG	Parker	PK - 5	489	644	132%
Newberry	Newberry	PK - 4	471	625	133%
CoG	Norton	PK - 5	669	635	95%
CoG	Rawlings	PK - 5	427	307	72%
Hawthorne	Shell	PK - 5	366	344	94%
CoG	Talbot	PK - 5	726	733	101%
CoG	Terwilliger	PK - 5	575	482	84%
County	Wiles	PK - 5	725	923	127%
CoG	Williams	PK - 5	590	546	93%
	Elementary Total		12,294		102%
CoG	Bishop	6 - 8	1,068	668	63%
County	Fort Clarke	6 - 8	875	992	113%
County	Kanapaha	6 - 8	1,107	1,120	101%
CoG	Lincoln	6 - 8	1,053	701	67%
City of Alachua	Mebane	6 - 8	779	376	48%
CoG	Westwood	6 - 8	1,150	1,073	93%
	Middle Total		6,032		82%
County	Buchholz	9 - 12	1,979	2,309	117%
County	Eastside	9 - 12	1,954	1,277	65%
CoG	Gainesville	9 - 12	1,935	1,955	101%
CoG	Loften	9 - 12	512	268	52%
Newberry	Newberry	9 - 12	671	664	99%
City of Alachua	Santa Fe	9 - 12	1,291	1,128	87%
	High Total		8,342		91%
Hawthorne	Hawthorne	6 - 12	664	367	55%
High Springs	High Springs Comm.	PK - 8	982	982	100%
Newberry	Oak View	5 - 8	709	932	131%
	Combination Total		2,355		98%
	District Schools Total		29,023		94%
CoG	AQ Jones	6 - 12	181	68	38%
CoG	Sidney Lanier	K - 12	369	177	48%
	Centers Total		550		45%
	DW Total (w/Centers)		29,573	27,082	93%

>=100%	Hawthorne Capacity = 664 (178 Middle, 486 High)
95% - 99.9%	High Springs Capacity = 982 (18 Head Start, 546 Elem., 418 Middle)
<=94.9%	Oak View Capacity = 709 (90 Elem., 619 Middle) - permanent capacity

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 13, 2021

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

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

RE: Planning Assistance Team (PAT) Resubmittal #1: Convergence Research Park Residential Phases 1 – 3 Preliminary Plat

Dear Mr. Walpole:

On August 31, 2021, the City of Alachua received your revised application submitted on behalf of the University of Florida Foundation, Inc. for the Preliminary Plat of Convergence Research Park Residential Phases 1 – 3. The Preliminary Plat proposes to subdivide a ±109 acre subject property into a total of 273 lots with associated common areas and road right-of-way. The revised application received on August 31, 2021 was submitted to address the PAT review comments issued to you in a letter dated August 24, 2021 and as discussed during a PAT meeting on August 25, 2021.

Upon review of the application and materials, the following insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Monday, September 21, 2021**. 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.

Please address the following:

Previous Comments

1. *Article 7, Subdivision Standards*
   a. Section 7.3.1(B)(2) requires curb and gutter along Type A and B streets (those types within the proposed subdivision). Plans note Miami curb is proposed. A Type F curb and gutter system is required.

   Remaining Issue: City staff will contact you to further discuss this comment.

New Comments

2. Subsequent to the August 25 PAT meeting there were several amendments to the LDR text amendment proposed by CHW for cottage homes within the CP district, some of which will require additional information to be included within the preliminary plat for Convergence Research Park. Please see the summary below of the information that must be included on the preliminary plat.

3.5.2(F) *CP, Corporate Park District.*

(2) *Residential development criteria.* Development within the CP District that consists of greater than 50 acres of contiguous land may provide complementary residential development. Residential development within the CP District shall comply with the performance standards set forth in subsections (a) – (e) below and with the dimensional standards and maximum gross residential density as set forth in Table 5.1-3.

(a) In order to ensure that the purpose and intent of the CP District is achieved, development within the Corporate Park zoning district that includes residential uses as permitted by this subsection shall include a functional mix of residential and non-residential uses. The number of residential units within the CP District shall be limited. A final development order for residential units shall not be granted unless the minimum floor area of non-residential uses as set forth in Table 3.5-1, *Residential to Non-Residential Ratios within the CP District*, has been constructed within the CP District, or shall be constructed concurrent with residential units as a part of a mixed-use development.

Table 3.5-1, *Residential to Non-Residential Ratios within the CP District*	
Number of Residential Units	Minimum Floor Area of Non-Residential Uses
1 – 199	0 square feet
200 – 299	37,500 square feet
300 – 399	75,000 square feet
400 – 499	150,000 square feet
500 – 599	250,000 square feet
600 – 699	375,000 square feet
700 – 999	500,000 square feet
1,000 or more	700,000 square feet

NOTE: *A condition will be proposed to the effect that a final development order (e.g. final plat) will not be granted for Phase 3 until the non-residential square footage as required by Table 3.5-1 has been constructed or shall be constructed concurrent with residential units as part of a mixed-use development.*

(c) Any site plan or preliminary plat which includes residential development in the CP District shall provide an exhibit depicting the area to be

preserved for non-residential uses within the CP District. In addition to the standards as set forth in Subsection 3.5.2(F)(2)(a), the exhibit shall demonstrate the ability to meet the following minimum standards. The exhibit shall:

(i) Depict the boundary of the property in common ownership as of the effective date of the ordinance adopting the rezoning to Corporate Park, together with all existing improvements; and,

(ii) Demonstrate that land shall remain within the CP District to construct a minimum of 750 square feet per dwelling unit of non-residential uses. The land area to be preserved for non-residential uses shall be depicted on the exhibit. An intensity of not more than 15,000 square feet of non-residential uses per acre shall be used for the preservation calculation.

Comment: *The preliminary plat must include an exhibit that depicts the information required by subsections (i) and (ii). To fulfill the requirements of subsection (ii) a portion of the CP zoned property must be identified as an area where non-residential uses will be provided in the future. The preliminary plat proposes 273 lots, therefore, a minimum land area to accommodate at least 204,570 square feet of non-residential area (273 x 750 = 204,570) must be identified on the exhibit within preliminary plat. For purposes of this calculation, acreage of the non-residential area cannot exceed an intensity of 15,000 square feet per acre, therefore, the minimum acreage identified for non-residential uses must be at least 13.65 acres (204,570 / 15,000 = 13.65).*

(d) Site plan and preliminary plats which include residential development in the CP District shall provide:

(i) A calculation of the maximum gross residential density which is permitted within the CP District;

(ii) A matrix identifying all final development orders granted within the CP District, including the number of approved residential units permitted by each final development order; and,

(iii) A calculation of the minimum land required to be preserved for non-residential uses within the CP District as set forth in Subsection 3.5.2(F)(2)(c)(ii).

Comment: *Please include the calculation of the minimum land required to be preserved for non-residential uses on the cover sheet.*

3. *Public Services / Fire Rescue / Engineering Review Comments*

a. The applicant must address the comments provided by Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., as provided in a letter dated September 12, 2021.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachment: Engineering Review Comments from Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., provided in a letter dated September 12, 2021

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

September 12, 2021

Justin Tabor, AICP
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Ref: Convergence Research Park – Residential Phases 1-3

Dear Justin:

My second set of comments on the Preliminary Plat plans for Convergence Research Park – Residential Phases 1-3 are below.

Plans

Master preliminary Plat:

- Per the Preliminary Plat application, **D attachments 1. J. Acreage of the adjacent Land:** Provide the acreage of the adjacent parcels.

- Label the proposed Public Utilities Easements (PUEs) within the subdivision.

- An existing right-of-way (ROW) running north-south at the west side of the proposed subdivision is showing on the master plans. The tax appraisal office website and Alachua County Growth Management office map Genius indicate that right way cross the parcel 03970-000-000 south/north direction. Also, this right of way is depicted on sheet PP-1 of the Preliminary plat. Please provide documentation that this right of way has been vacated or any other documentation that demonstrate that right of way is no longer there.

Sheets PP-2 thru PP-10:

- Depict the proposed easement according with sheet PP-11 proposed typica cross sections. Please label of the proposed PUE's.

- Road P shows an 80' Right-of-way (ROW) but the proposed PUE for 80' ROW is depicted a 10 PUE at each side of the ROW (Sheet PP-11) Sheet PP-3 depicts a 15' PUE. Please clarify.

- Sheet PP-3 does not depict a proposed easement over the proposed water and wastewater facilities. Running from Road P west to Road N. it seems that additional PUEs are proposed but not labeled within this sheet.

- Sheet PP-4: proposed Road A shows an 80' ROW (not labeled) but the depicted PUEs seems to be 15' contrary with sheet PP-11 for 80' ROW. Please clarify.

- PP-6 shows Road B with a 50 ROW but there is not north PUE. The limits of the north ROW and the proposed limit of the plat shows a 30’ common area/open space only. Typical cross section indicated for a 50/ ROW indicates 10’ PUEs at each side of the proposed ROW. Clarify.

- PP-7: There are several stormwater pipes going thru the open space/common area, are those also proposed as Drainage Easement?

- PP-8: label proposed PUEs for 50’ proposed ROW (10’ each side).

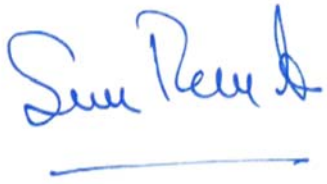
- PP-9: label proposed PUEs and clarify common area/open space as drainage easement.

- PP-10: label proposed PUEs. There are not sanitary sewer services laterals showing within the plans but lot 15 shows a main line going to that lot. Remove that to be consistent with the plan. Provide a typical service allocation for a typical lot in accordance with the city of Alachua requirements and standards.

- Boundary Survey: There is an error on the Surveyors Notes: 1 the bearing at the end of the sentence should be W in lieu of E

Feel free to call my office with any questions.

Sincerely,



Sergio Reyes, PE
President

August 31, 2021

City of Alachua
Justin Tabor, AICP
P.O. Box 9
Alachua, Florida 32615

RE: Convergence Research Park Residential
Preliminary Plat

Dear Justin:

Please find attached four (4) copies of the following items to address your comments from August 24, 2021:

- Revised Preliminary Plat Application;
- Student Generation Form;
- Authorized Agent Affidavit;
- Revised Concurrency Impact Analysis;
- Comprehensive Plan Consistency Analysis;
- Neighborhood Meeting Advertisement;
- Neighborhood Meeting Notice;
- Neighborhood Meeting Sign-In Sheet;
- Neighborhood Meeting Summary;
- Proof of 2020 Tax Payment;
- Division of Corporations Information;
- Property Appraiser Information for Tax Parcels 03929-000-000 & 03970-000-000;
- Warranty Deed;
- Legal Description;
- Revised Preliminary Plat; and
- Hightail Link of all PDFs

1. *Article 5, Density, Intensity, and Dimensional Standards*
   a. The plans note a side setback of 5'. The preliminary plat application will be scheduled to be presented to the Planning & Zoning Board subsequent to the final hearing for the associated LDR text amendments (final hearing for LDR text amendments is tentatively October 11, 2021).
      - **Acknowledged.**

2. *Article 6, Development Standards*
   a. Tree mitigation may be required. Any required tree mitigation shall be reviewed as part of the Construction Plan review phase.
      - **Acknowledged.**

3. *Article 7, Subdivision Standards*
   a. Section 7.2.3(B)(2) requires block lengths in residential areas to not exceed 600 feet. The block comprised of lots 72 – 86 and 176 – 189 and the block comprised of lots 1 – 39 exceed the maximum length.
      - **Sidewalks are shown to create blocks.**
   b. Section 7.2.5(I)(2) requires a new intersection along one side of an existing street shall, wherever practicable, to coincide with any existing intersections on the opposite side of such street. Consider reconfiguring the intersection of Roads B and H and Roads B and P to be a 4-way intersection.
      - **The intersection offsite is an intentional offset to create a residential feel and ensure additional traffic calming.**
   c. Section 7.2.5(C)(2) requires local streets to be laid out to utilize traffic calming techniques. Road B is approximately 1,300 feet and Road D is approximately 2,100 with no traffic calming incorporated into the proposed design of either road. Consider the provision of 4-way intersections and/or speed tables and/or small roundabouts to provide traffic calming measures along Roads B and D.
      - **Three raised intersections were added to create the requested additional traffic calming.**
   d. Section 7.3.1(B)(2) requires curb and gutter along Type A and B streets (those types within the proposed subdivision). Plans note Miami curb is proposed. A Type F curb and gutter system is required.
      - **The provided Miami curb is a curb/gutter section and for residential subdivisions is a superior product not requiring large, flared driveways and removal of the F curb with each house to pour driveways. This protects the road and base in the future as well.**
   e. The applicant shall be required to demonstrate compliance with Section 7.3.9, *Fire Protection Improvements*, at the time of Construction Plan review.
      - **Acknowledged.**

4. *Concurrency Impact Analysis*
   a. Section 2.4.14(H)(2) establishes the criteria to determine affected roadway segments. For developments generating more than 1,000 AADT, affected roadway segments includes all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection, whichever is greater and those on which the development's impacts are five percent or greater of the maximum service volume of the roadway. Based upon trip distribution, only Segments 8 and 13 are affected roadway segments.
      - **Updated accordingly.**

5. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated August 23, 2021.
   b. The applicant must address the comments provided by Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., as provided in a letter dated August 20, 2021.
      - **Acknowledged. Responses below.**

6. *Miscellaneous*
   a. Please identify the total number of lots within each phase on the cover sheet.
      - **Lot information has been added to the cover sheet.**

Public Services Comments:

1. For subsequent Construction Plan submittals, CoA now has a strong preference that wastewater laterals be installed at lot corners, not lot centerlines. This preference should substantially reduce the number of CoA-maintained cleanouts that are under driveways.
   - **Noted.**

2. For subsequent Construction Plan submittals, CoA now requires that the minimum distance between tree trunks and water piping, for example, is 10 feet. This could substantially alter the landscaping plans. Please notify the project design landscape of this requirement.
   - **Noted.**

3. For the subsequent Final Plat submittals, please:
   - Include text indicating that the CoA is not responsible for maintaining the stormwater system, except for the portion that is within the right-of-way.
   - Show all public utility easements, including those that are on the individual lots of property owners.
   - **Noted.**

EDA Comments:

Application

1. Please correct zoning listed to Corporate Park (not Agricultural)
   - **Corrected.**
2. Should state “a portion of” Parcel 03929-000-000
   - **Updated.**

Required Attachments

1. No boundary or topographic survey was provided with this submittal.
   - **Survey was provided to the City.**

2. Vicinity map does not include a scale or other items as required (adjacent properties, section lines and quarter section lines)
   - **Updated accordingly.**

3. No buffers are shown – and no notes are included that buffers are not required.
   - **Note added that not required.**

4. Surface drainage and direction of flow and retention are not shown on plans and it does not define detention or retention.
   - **Retention noted for each basin and flow arrows added.**

Plans

1. Phases are not clearly defined – an overall layout clearly defining the limits of the phases should be provided, including proposed sequencing of construction.
   - **Phase limits are clearly shown on PP-1.**

2. It is not clear where the limits of the proposed plat will be – For example: is Road A included, but the area between Road A and Road P excluded?

- **Limits of plat labeled and darkened. Yes the entry roads are part of the plat.**

3. I suggest a master development plan, master utility plan, and master drainage plan be presented on separate sheets so that details can be seen more clearly.
   - **This is a Preliminary Plat and that is not required. Those extra level of details will be provided with construction plans.**

4. Side setback per CP zoning should be 7.5 feet and 5 foot side setback is provided.
   - **CP is being modified to 5 ft and will be approved prior to our P&Z in October.**

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at walpole@chw-inc.com

Sincerely,
CHW

Robert Walpole, P.E.
President

N:\2021\21-0105\Departments\04_Engineering\01_Regulatory Permitting\Municipalities\Subdivision\City\Submittals and Comments\2108XX Submittal\LTR 210824 Convergence Research Park Residential - City Comment Responses.docx

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 24, 2021

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

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

RE: Planning Assistance Team (PAT) Summary: Convergence Research Park Residential Phases 1 – 3 Preliminary Plat

Dear Mr. Walpole:

On July 29, 2021, the City of Alachua received your application submitted on behalf of the University of Florida Foundation, Inc. for the Preliminary Plat of Convergence Research Park Residential Phases 1 – 3. The Preliminary Plat proposes to subdivide a ±109 acre subject property into a total of 273 lots with associated common areas and road right-of-way. A completeness review was performed on August 10, 2021 and the application was determined to be complete on August 16, 2021.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **2:00 PM** on **Wednesday, August 25, 2021** 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 **Wednesday, September 8, 2021**. 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 12, 2021 Planning & Zoning Board (PZB) Meeting**, pending the final public hearing for the associated LDR text amendments (tentatively scheduled for October 11, 2021).

Please address the following:

1. *Article 5, Density, Intensity, and Dimensional Standards*
   a. The plans note a side setback of 5'. The preliminary plat application will be scheduled to be presented to the Planning & Zoning Board subsequent to the final hearing for the associated LDR text amendments (final hearing for LDR text amendments is tentatively October 11, 2021).

2. *Article 6, Development Standards*
   a. Tree mitigation may be required. Any required tree mitigation shall be reviewed as part of the Construction Plan review phase.

3. *Article 7, Subdivision Standards*
   a. Section 7.2.3(B)(2) requires block lengths in residential areas to not exceed 600 feet. The block comprised of lots 72 – 86 and 176 – 189 and the block comprised of lots 1 – 39 exceed the maximum length.

b. Section 7.2.5(I)(2) requires a new intersection along one side of an existing street shall, wherever practicable, to coincide with any existing intersections on the opposite side of such street. Consider reconfiguring the intersection of Roads B and H and Roads B and P to be a 4-way intersection.
c. Section 7.2.5(C)(2) requires local streets to be laid out to utilize traffic calming techniques. Road B is approximately 1,300 feet and Road D is approximately 2,100 with no traffic calming incorporated into the proposed design of either road. Consider the provision of 4-way intersections and/or speed tables and/or small roundabouts to provide traffic calming measures along Roads B and D.
d. Section 7.3.1(B)(2) requires curb and gutter along Type A and B streets (those types within the proposed subdivision). Plans note Miami curb is proposed. A Type F curb and gutter system is required.
e. The applicant shall be required to demonstrate compliance with Section 7.3.9, *Fire Protection Improvements*, at the time of Construction Plan review.

4. *Concurrency Impact Analysis*
   a. Section 2.4.14(H)(2) establishes the criteria to determine affected roadway segments. For developments generating more than 1,000 AADT, affected roadway segments includes all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection, whichever is greater and those on which the development's impacts are five percent or greater of the maximum service volume of the roadway. Based upon trip distribution, only Segments 8 and 13 are affected roadway segments.

5. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated August 23, 2021.
   b. The applicant must address the comments provided by Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., as provided in a letter dated August 20, 2021.

6. *Miscellaneous*
   a. Please identify the total number of lots within each phase on the cover sheet.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachment: Memorandum from Tom Ridgik, P.E., Engineering Supervisor, dated August 23, 2021
Engineering Review Comments from Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., provided in a letter dated August 20, 2021

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Aug 23, 2021**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor
TR 08/23/2021

RE: **Convergence Research Park Residential Phases-1-3-Prelim-Plat**

Public Services has reviewed the subject project (July 2021 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on July 2021 Plans** Public Services have no comments on the submitted Preliminary Plat itself, but offer comments related to subsequent submittals. **Approved**
2.	**Comment on July 2021 Plans** For subsequent Construction Plan submittals, CoA now has a strong preference that wastewater laterals be installed at lot corners, not lot centerlines. This preference should substantially reduce the number of CoA-maintained cleanouts that are under driveways. **For Information Only**
3	**Comment on July 2021 Plans** For subsequent Construction Plan submittals, CoA now requires that the minimum distance between tree trunks and water piping, for example, is 10 feet. This could substantially alter the landscaping plans. Please notify the project design landscape of this

NO.	COMMENTS
	requirement. **For Information Only**
4	**Comment on July 2021 Plans** For the subsequent Final Plat submittals, please: • Include text indicating that the CoA is not responsible for maintaining the stormwater system, except for the portion that is within the right-of-way. • Show all public utility easements, including those that are on the individual lots of property owners. **For Information Only**
	END OF COMMENTS

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

August 20, 2021

Justin Tabor, AICP
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Dear Justin:

My comments on the Preliminary Plat plans for Convergence Research Park – Residential Phases 1-3 are below.

Application

1. Please correct zoning listed to Corporate Park (not Agricultural)

2. Should state “a portion of” Parcel 03929-000-000

Required Attachments

1. No boundary or topographic survey was provided with this submittal.

2. Vicinity map does not include a scale or other items as required (adjacent properties, section lines and quarter section lines)

3. No buffers are shown – and no notes are included that buffers are not required.

4. Surface drainage and direction of flow and retention are not shown on plans and it does not define detention or retention.

Plans

1. Phases are not clearly defined – an overall layout clearly defining the limits of the phases should be provided, including proposed sequencing of construction.

2. It is not clear where the limits of the proposed plat will be – For example: is Road A included, but the area between Road A and Road P excluded?

3. I suggest a master development plan, master utility plan, and master drainage plan be presented on separate sheets so that details can be seen more clearly.

4. Side setback per CP zoning should be 7.5 feet and 5 foot side setback is provided.

Feel free to call my office with any questions.

Sincerely,

Sergio Reyes, PE
President

PROJECT ASSISTANCE TEAM SUMMARY

PROJECT NAME: Convergence Research Park Residential Phases 1 – 3

APPLICATION TYPE: Preliminary Plat

APPLICANT/AGENT: Robert Walpole, P.E., Causseaux, Hewett, & Walpole, Inc.

PROPERTY OWNER: University of Florida Foundation, Inc.

PAT MEETING DATE: August 24, 2021

FLUM DESIGNATION: Corporate Park

ZONING: Corporate Park (CP)

OVERLAY: N/A

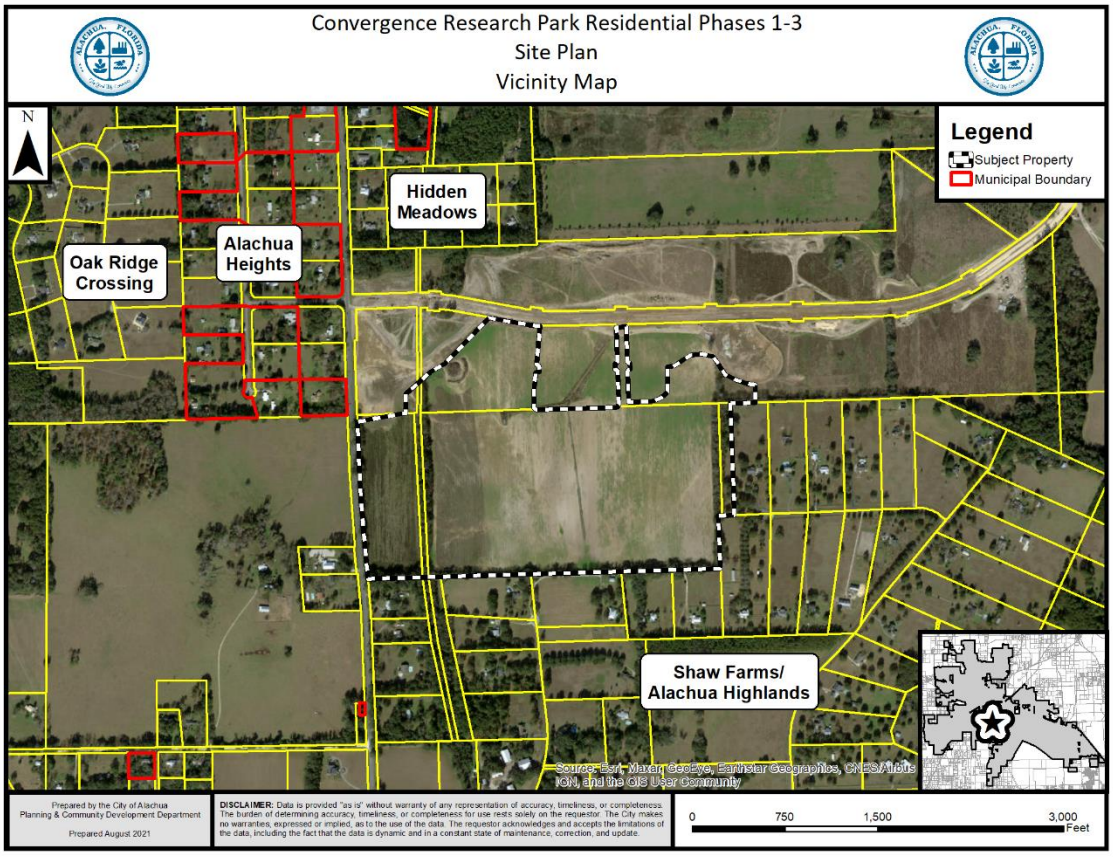
ACREAGE: ±109 acres

PARCEL(S): 03970-000-000 and a portion of 03929-000-000

PROJECT SUMMARY: Subdivision of a ±109 acre subject property into a total of 273 lots with associated common areas and road right-of-way

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 **Wednesday, September 8, 2021**

TENTATIVE PZB DATE: Please see comment 1.a. below concerning the adoption of associated LDR text amendments.



Deficiencies to be Addressed

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

1. *Article 5, Density, Intensity, and Dimensional Standards*
   a. The plans note a side setback of 5'. The preliminary plat application will be scheduled to be presented to the Planning & Zoning Board subsequent to the final hearing for the associated LDR text amendments (final hearing for LDR text amendments is tentatively October 11, 2021).

2. *Article 6, Development Standards*
   a. Tree mitigation may be required. Any required tree mitigation shall be reviewed as part of the Construction Plan review phase.

3. *Article 7, Subdivision Standards*
   a. Section 7.2.3(B)(2) requires block lengths in residential areas to not exceed 600 feet. The block comprised of lots 72 – 86 and 176 – 189 and the block comprised of lots 1 – 39 exceed the maximum length.
   b. Section 7.2.5(I)(2) requires a new intersection along one side of an existing street shall, wherever practicable, to coincide with any existing intersections on the opposite side of such street. Consider reconfiguring the intersection of Roads B and H and Roads B and P to be a 4-way intersection.
   c. Section 7.2.5(C)(2) requires local streets to be laid out to utilize traffic calming techniques. Road B is approximately 1,300 feet and Road D is approximately 2,100 with no traffic calming incorporated into the proposed design of either road. Consider the provision of 4-way intersections and/or speed tables and/or small roundabouts to provide traffic calming measures along Roads B and D.
   d. Section 7.3.1(B)(2) requires curb and gutter along Type A and B streets (those types within the proposed subdivision). Plans note Miami curb is proposed. A Type F curb and gutter system is required.
   e. The applicant shall be required to demonstrate compliance with Section 7.3.9, *Fire Protection Improvements*, at the time of Construction Plan review.

4. *Concurrency Impact Analysis*
   a. Section 2.4.14(H)(2) establishes the criteria to determine affected roadway segments. For developments generating more than 1,000 AADT, affected roadway segments includes all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection, whichever is greater and those on which the development's impacts are five percent or greater of the maximum service volume of the roadway. Based upon trip distribution, only Segments 8 and 13 are affected roadway segments.

5. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated August 23, 2021.
   b. The applicant must address the comments provided by Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., as provided in a letter dated August 20, 2021.

6. *Miscellaneous*
   a. Please identify the total number of lots within each phase on the cover sheet.

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Aug 23, 2021**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor
TR 08/23/2021

RE: **Convergence Research Park Residential Phases-1-3-Prelim-Plat**

Public Services has reviewed the subject project (July 2021 Documents) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on July 2021 Plans** Public Services have no comments on the submitted Preliminary Plat itself, but offer comments related to subsequent submittals. **Approved**
2.	**Comment on July 2021 Plans** For subsequent Construction Plan submittals, CoA now has a strong preference that wastewater laterals be installed at lot corners, not lot centerlines. This preference should substantially reduce the number of CoA-maintained cleanouts that are under driveways. **For Information Only**
3	**Comment on July 2021 Plans** For subsequent Construction Plan submittals, CoA now requires that the minimum distance between tree trunks and water piping, for example, is 10 feet. This could substantially alter the landscaping plans. Please notify the project design landscape of this

NO.	COMMENTS
	requirement. **For Information Only**
4	**Comment on July 2021 Plans** For the subsequent Final Plat submittals, please: • Include text indicating that the CoA is not responsible for maintaining the stormwater system, except for the portion that is within the right-of-way. • Show all public utility easements, including those that are on the individual lots of property owners. **For Information Only**
	END OF COMMENTS

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

August 20, 2021

Justin Tabor, AICP
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Dear Justin:

My comments on the Preliminary Plat plans for Convergence Research Park – Residential Phases 1-3 are below.

Application

1. Please correct zoning listed to Corporate Park (not Agricultural)

2. Should state “a portion of” Parcel 03929-000-000

Required Attachments

1. No boundary or topographic survey was provided with this submittal.

2. Vicinity map does not include a scale or other items as required (adjacent properties, section lines and quarter section lines)

3. No buffers are shown – and no notes are included that buffers are not required.

4. Surface drainage and direction of flow and retention are not shown on plans and it does not define detention or retention.

Plans

1. Phases are not clearly defined – an overall layout clearly defining the limits of the phases should be provided, including proposed sequencing of construction.

2. It is not clear where the limits of the proposed plat will be – For example: is Road A included, but the area between Road A and Road P excluded?

3. I suggest a master development plan, master utility plan, and master drainage plan be presented on separate sheets so that details can be seen more clearly.

4. Side setback per CP zoning should be 7.5 feet and 5 foot side setback is provided.

Feel free to call my office with any questions.

Sincerely,

Sergio Reyes, PE
President

August 16, 2021

City of Alachua
Justin Tabor, AICP
P.O. Box 9
Alachua, Florida 32615

RE: Convergence Research Park Residential
Preliminary Plat

Dear Justin:

Please find attached four (4) copies of the following items to address your comments from August 10, 2021:

- Preliminary Plat Application;
- Legal Description;
- Warranty Deed;
- Revised Concurrency Impact Analysis;
- Revised Preliminary Plat; and
- Hightail Link of all PDFs

1. **Preliminary Plat Application, Section A, #11, Zoning:** Application states the zoning of the property is Corporate Park (CP) and Agricultural (A). Please confirm.
   - **Corrected to CP.**

2. **Preliminary Plat Application Attachment #1, Plans:**
   a. Sheet Index on C0.00 notes the plan set includes a landscape plan (Sheet LS-1). Landscape plan has not been included with plans.
      - **Landscape removed from the cover.**
   b. Provide the telephone number and email address of property owner and developer on Sheet C0.00.
      - **Cover sheet has been updated to include the requested information.**
   c. A boundary & topographic survey has not been submitted. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
      - **Survey has been provided with this submittal.**
   d. Vicinity map does not identify the location of major adjacent streets, section lines, and quarter section lines.
      - **Location and vicinity maps have been updated.**
   e. Plans do not include a legal description of the property to be subdivided. If included with the boundary & topographic survey (to be submitted), there is no need to add to preliminary plat sheets.
      - **Legal description has been provided with this submittal and has been added to the survey.**

3. **Preliminary Plat Application Attachment #2, Concurrency Impact Analysis:** Concurrency Impact Analysis states the total number of lots proposed is 300. Revise the analysis to evaluate the actual number of lots proposed.
   - **Updated as requested. Please see revised concurrency report included in this submittal.**

4. **Preliminary Plat Application Attachment #8, Proof of Ownership:** The Quitclaim Deed (OR Book 4471, Page 1313) submitted with the application is not inclusive of the property subject to this application. Please submit proof of ownership of the property subject to this application.
   - **Warranty deed has been included in this submittal.**

5. **Preliminary Plat Application Attachment #12, Fee:** Check 0011157 in the amount of$2,730.00 was submitted with the application. The correct application fee is $3,730.00 (base fee of $1,000 plus $10 per lot x 273 lots). Please submit payment for the remaining application fee ($1,000).
    - **Additional fee will be submitted under separate cover.**

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at walpole@chw-inc.com

Sincerely,
CHW

Robert Walpole, P.E.
President

N:\2021\21-0105\Departments\04_Engineering\01_Regulatory Permitting\Municipalities\Subdivision\City\Submittals and Comments\2107XX Submittal\LTR 210816 Convergence Research Park Residential - City Comment Responses.docx

City of Alachua

MIKE DAROZA
INTERIM CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 10, 2021

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

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

RE: Completeness Review: Convergence Research Park Residential Phases 1 – 3 Preliminary Plat Application

Dear Mr. Walpole:

On July 29, 2021, the City of Alachua received your application submitted on behalf of the University of Florida Foundation, Inc. for the Preliminary Plat of Convergence Research Park Residential Phases 1 – 3. The Preliminary Plat proposes to subdivide a ±109 acre subject property into a total of 273 lots with associated common areas and road right-of-way.

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 Tuesday, August 17, 2021**. All materials (except for the application fee) may be submitted by email to the project planner.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Planning Assistance Team (PAT) Meeting.

Please address the following:

1. **Preliminary Plat Application, Section A, #11, Zoning:** Application states the zoning of the property is Corporate Park (CP) and Agricultural (A). Please confirm.

2. **Preliminary Plat Application Attachment #1, Plans:**
    a. Sheet Index on C0.00 notes the plan set includes a landscape plan (Sheet LS-1). Landscape plan has not been included with plans.
    b. Provide the telephone number and email address of property owner and developer on Sheet C0.00.
    c. A boundary & topographic survey has not been submitted. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
    d. Vicinity map does not identify the location of major adjacent streets, section lines, and quarter section lines.

e. Plans do not include a legal description of the property to be subdivided. If included with the boundary & topographic survey (to be submitted), there is no need to add to preliminary plat sheets.

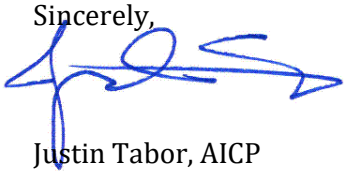
3. **Preliminary Plat Application Attachment #2, Concurrency Impact Analysis:** Concurrency Impact Analysis states the total number of lots proposed is 300. Revise the analysis to evaluate the actual number of lots proposed.

4. **Preliminary Plat Application Attachment #8, Proof of Ownership:** The Quitclaim Deed (OR Book 4471, Page 1313) submitted with the application is not inclusive of the property subject to this application. Please submit proof of ownership of the property subject to this application.

5. **Preliminary Plat Application Attachment #12, Fee:** Check 0011157 in the amount of $2,730.00 was submitted with the application. The correct application fee is $3,730.00 (base fee of $1,000 plus $10 per lot x 273 lots). Please submit payment for the remaining application fee ($1,000).

If you have any questions, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, Interim City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

July 29, 2021

City of Alachua
Justin Tabor, AICP
P.O. Box 9
Alachua, Florida 32615

RE: Convergence Research Park Residential
Preliminary Plat

Dear Justin:

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

- Check #0011157 in the amount of $2,730.00
- Four (4) copies of the following:
  - Preliminary Plat Application;
  - Authorized Agent Affidavit;
  - Concurrency Impact Analysis;
  - Analysis of Consistency with the City of Alachua Comprehensive Plan;
  - Neighborhood Meeting Advertisement;
  - Neighborhood Meeting Notice;
  - Neighborhood Meeting Sign-In Sheet;
  - Neighborhood Meeting Summary;
  - Proof of 2020 Tax Payment;
  - Division of Corporations Information;
  - Property Appraiser Information for Tax Parcels 03929-000-000 & 03970-000-000;
  - Warranty Deed;
  - Legal Description;
  - Signed and Sealed Preliminary Plat; and
- One (1) CD of all PDFs.

The project intent is to construct 273 single-family homes within the Convergence Research Park. The project is located on Alachua County Tax Parcel 03970-000-000 and a portion of 03929-000-000. The site is located on NW 140th Street, just south of San Felasco Parkway. The required utility infrastructure and stormwater management are included in this project.

We trust you will find this submittal to be complete for review and approval. If you have any questions, or need additional information, please contact me at (352) 331-1976 or via email at walpole@chw-inc.com

Sincerely,
CHW

Robert Walpole, P.E.
President

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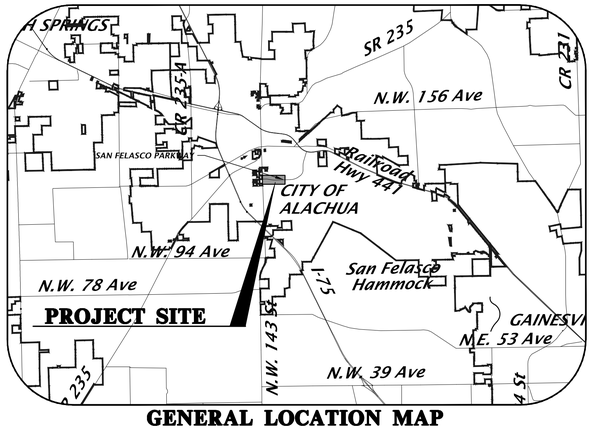
PRELIMINARY PLAT
FOR:
CONVERGENCE RESEARCH PARK
RESIDENTIAL PHASES 1-3

ALACHUA COUNTY PARCELS 03970-000-000

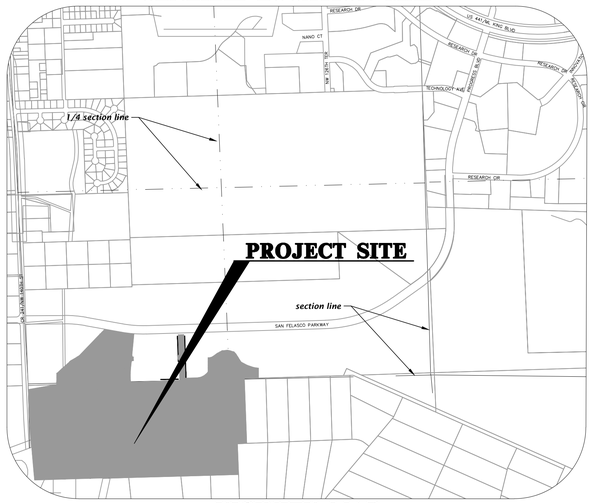
CITY OF ALACHUA, FLORIDA

SECTIONS 26, TOWNSHIP 08 SOUTH, RANGE 18 EAST

NOT FOR FINAL RECORDING



GENERAL LOCATION MAP



VICINITY MAP
1"=1000'

GENERAL NOTES

1. **LAND OWNER:**
   U OF F FOUNDATION, INC.
   PO BOX 14425
   GAINESVILLE, FL - 32604
   TOM MITCHELL, VICE PRESIDENT
   tmitchell@uff.ufl.edu
   352-333-3233

2. **DEVELOPER(SUBDIVIDER):**
   SAN FELASCO RESEARCH VENTURES, INC.
   3324 W. UNIVERSITY AVE, PMB 151
   GAINESVILLE, FL - 32607
   BRIAN CRAWFORD
   brian@conceptcompanies.com
   352-392-5407

3. **AGENT OF DEVELOPER/SUBDIVIDER:**
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL - 32615
   (352)331-1976

4. **ENGINEER OF RECORD:**
   ROBERT J. WALPOLE, P.E.
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352) 331-1976
   WALPOLE@CHW-INC.COM

5. **SURVEYOR OF RECORD:**
   AARON H. HICKMAN, PSM
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352) 331-1976
   AARONH@CHW-INC.COM

6. **DATE OF BOUNDARY SURVEY:**
   6/07/2021

7. **WATER SUPPLY:**
   A 12-INCH POTABLE WATER MAIN RUNS ALONG SAN FELASCO PARKWAY, AND WILL BE EXTENDED INTO THE SUBDIVISION ROADWAYS AS AN 8-INCH LOOP.

8. **SEWAGE DISPOSAL:**
   A 10-INCH GRAVITY RUNS ALONG SAN FELASCO PARKWAY AND WILL BE EXTENDED INTO THE SUBDIVISION ROADWAYS AS AN 8-INCH GRAVITY SYSTEM TO SERVE THE SUBDIVISION.

9. **DRAINAGE:**
   STORMWATER MANAGEMENT FACILITIES (SMF) ARE LOCATED THROUGHOUT THE SUBDIVISION IN THE LOW AREAS AND HAVE BEEN PRELIMINARY SIZED TO MEET SRWMD AND CITY OF ALACHUA REQUIREMENTS.

10. **ELECTRICAL UTILITY PROVISION:**
    CITY OF ALACHUA EXIST ALONG SAN FELASCO PARKWAY AND WILL BE EXTENDED THROUGHOUT THE SUBDIVISION.

11. **NATURAL FEATURES:**
    N/A

12. **ZONING/LAND USE INFORMATION:**
    ZONING = CP
    LAND USE = CORPORATE PARK DISTRICT

SETBACKS:

LOT NUMBERS	ALL
FRONT MIN (FT)	20
REAR MIN (FT)	15
SIDE MIN (FT)	5

13. **BUFFER: NOT REQUIRED**

CP ZONING RESIDENTIAL CALCULATION

TOTAL CONTIGOUS LAND 251.4 ACRES
ALLOWABLE DENSITY - 4 DU/ACRES
ALLOWABLE UNITS 251.4 x 4 = 1005 DU
APPROVED DU TO DATE = 0
APPROVED DU THIS PROJECT = 273
REMAINING DU POST THIS PROJECT = 732

ACCOMPANYING EXHIBIT MUST ILLUSTRATE THE FOLLOWING TO BE COMPLIANT WITH THE CP ZONING:

REQUIRED MINIMUM NON-RESIDENTIAL SF= 273 LOTS x 750 SF/LOT = 204,570 SF.

REQUIRED MINIMUM NON-RESIDENTIAL LAND AREA= 204,750 SF/15,000 SF/ACRES = 13.65 ACRES

PHASING PLAN:

PHASE 1	86
PHASE 2	103
PHASE 3	84

14. **COVENANTS AND RESTRICTIONS:**
    HOA AND CCR WILL BE PROVIDED WITH FINAL PLAT.

15. **ROADWAY TYPE:** *TYPE F CURB AND GUTTER ROADWAY WITH STORM SEWER PIPING AND RENTAL LIGHTING FROM CITY OF ALACHUA.*

16. **UTILITY PROVIDERS:**
    WATER: CITY OF ALACHUA
    SEWER: CITY OF ALACHUA
    ELECTRIC: CITY OF ALACHUA
    PHONE/CABLE: WINDSTREAM AND COX

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	MASTER PRELIMINARY PLAT
2-10	DETAILED PRELIMINARY PLAT
11	TYPICAL ROADWAY SECTIONS
L00-00-10	OVERALL ZONING EXHIBIT
1 - 1	BOUNDARY AND TOPOGRAPHIC SURVEY

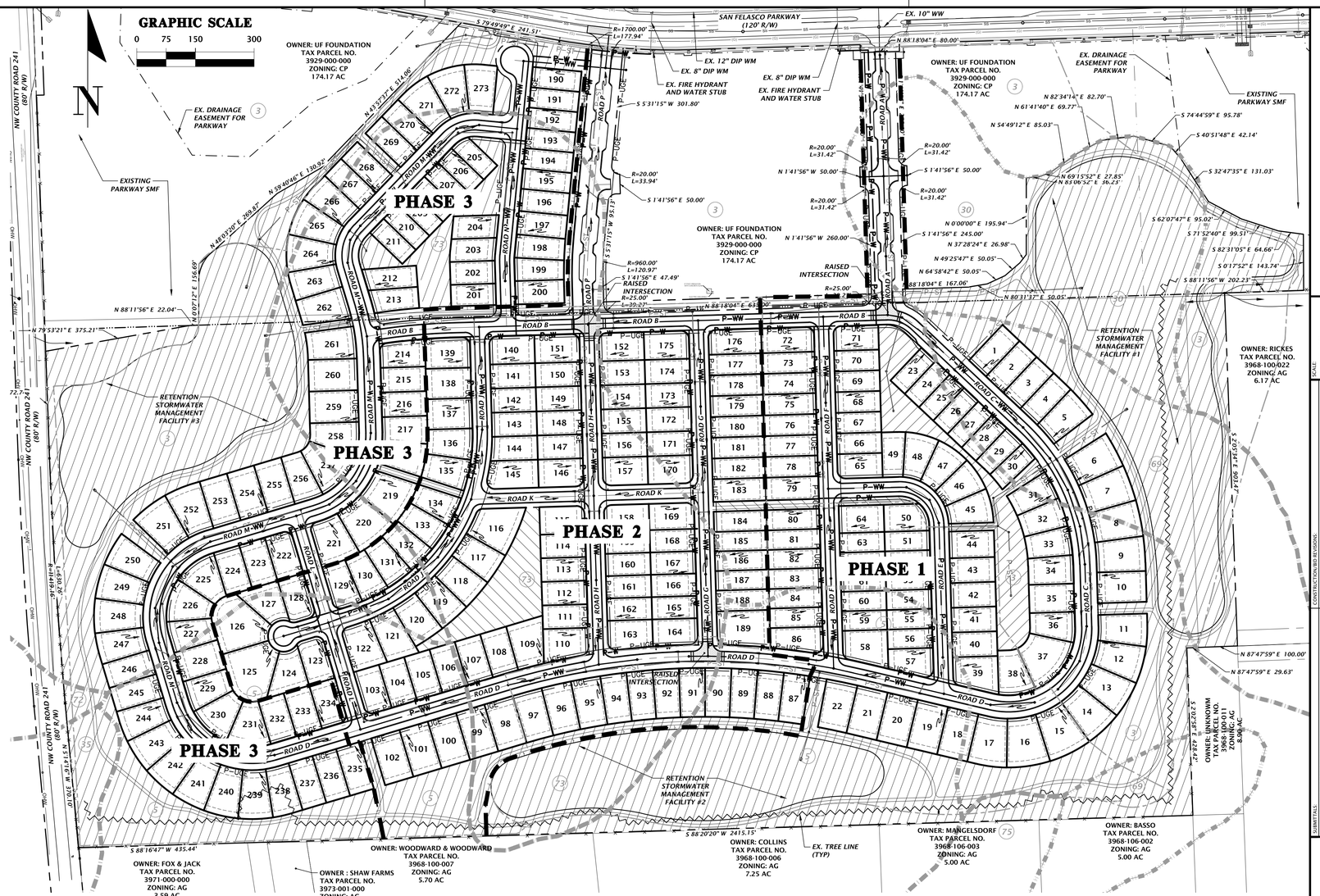
FLOOD ZONE:

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 INUDATION BY 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 140 OF 640, COMMUNITY PANEL NO.120669 0140 D, EFFECTIVE DATE: JUNE 16, 2006.

SOIL NUMBER	SOIL NAME	HYDROLOGIC SOIL GROUP
3	ARREDONDO FINE SANDS 0 TO 5 PERCENT SLOPES	A
5	FORT MEAD FINE SAND 0 TO 5 PERCENT SLOPES	A
30	KENDRICK SAND 2 TO 5 PERCENT SLOPES	B
35	GAINESVILLE SANDD TO 5 PERCENT SLOPES	A
69	ARREDONDO FINE SAND 5 TO 8 PERCENT SLOPES	A
72	LOCHLOOSA FINE SAND 5 TO 8 PERCENT SLOPES	B
73	KENDRICK SAND 5 TO 8 PERCENT SLOPES	B
75	BLICHTON SAND 5 TO 8 PERCENT SLOPES	C/D

LEGEND

- RIGHT-OF-WAY WITH CENTERLINE
- LOT WITH LOT NUMBER
- PHASE BOUNDARY
- OPEN SPACE / COMMON AREA
- SOIL BOUNDARY AND NUMBER (REFER TO TABLE THIS SHEET)
- POST DRAINAGE DIVIDE



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Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

SCALE: 1"=150'

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/27/2021 COA SUBMITTAL
09/07/2021 COA RESUBMITTAL
09/15/2021 COA RESUBMITTAL

CLIENT: SAN FELASCO RESERCH VENTURES, LLC

PROJECT: CONVERGENCE RESEARCH PARK RESIDENTIAL PHASES 1-3

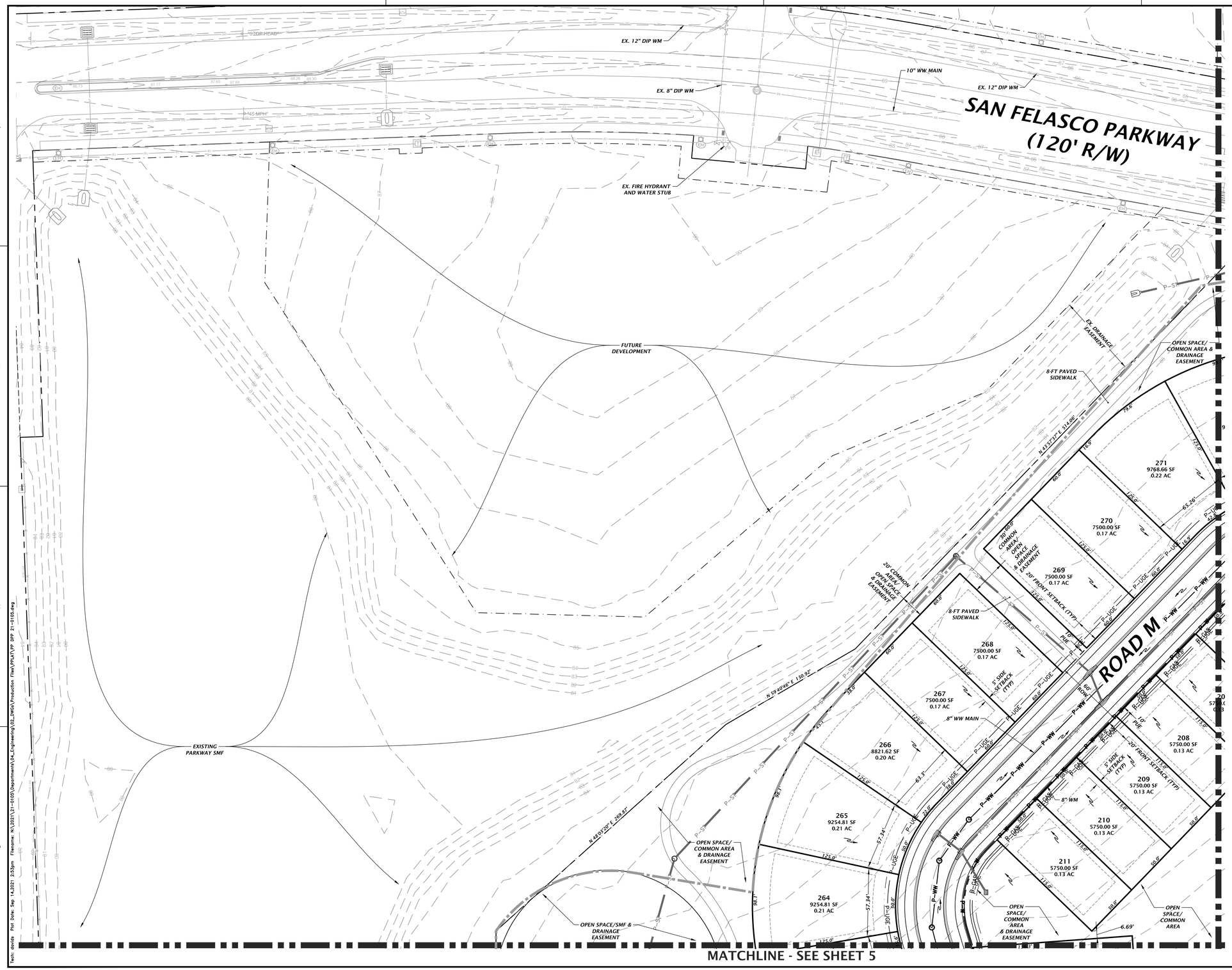
SHEET TITLE: MASTER PRELIMINARY PLAT

TECHNICIAN: DJS
DESIGNER: MAH
PROJECT CONTROL: RJW
PROJECT NUMBER: 21-0105

ROBERT J. WALPOLE
No 58206
Sep 27 2021
STATE OF FLORIDA
PROFESSIONAL ENGINEER
FL PE No. 58206

SHEET NO.: PP-1

Tech: davida Plot Date: Sep 14,2021 2:50pm I:\Newcrne N\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\PPLAT\PP MPP 21-0105.dwg



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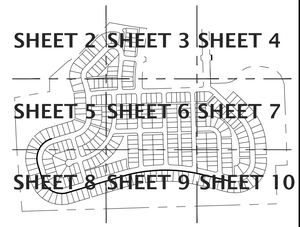

NOT FOR FINAL RECORDING

LEGEND

- RIGHT-OF-WAY WITH CENTERLINE
- 163 — LOT WITH LOT NUMBER
- PHASE BOUNDARY
- DRAINAGE DIVIDE

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 INUDATION BY 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 140 OF 640, COMMUNITY PANEL NO.120669 0140 D, EFFECTIVE DATE: JUNE 16, 2006.

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(352) 331-2476
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est. 1988 FLORIDA CA-5075

CHW Professional Consultants

SCALE: 1"=40'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS

SUBMITTALS:
08/27/2021 COA SUBMITTAL
09/01/2021 COA RESUBMITTAL
09/15/2021 COA RESUBMITTAL

CLIENT: SAN FELASCO RESERCH VENTURES, LLC

PROJECT: CONVERGENCE RESEARCH PARK RESIDENTIAL PHASES 1-3

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: DJS
DESIGNER: MM
PROJECT CONTROL: RW
PROJECT NUMBER: 21-0105

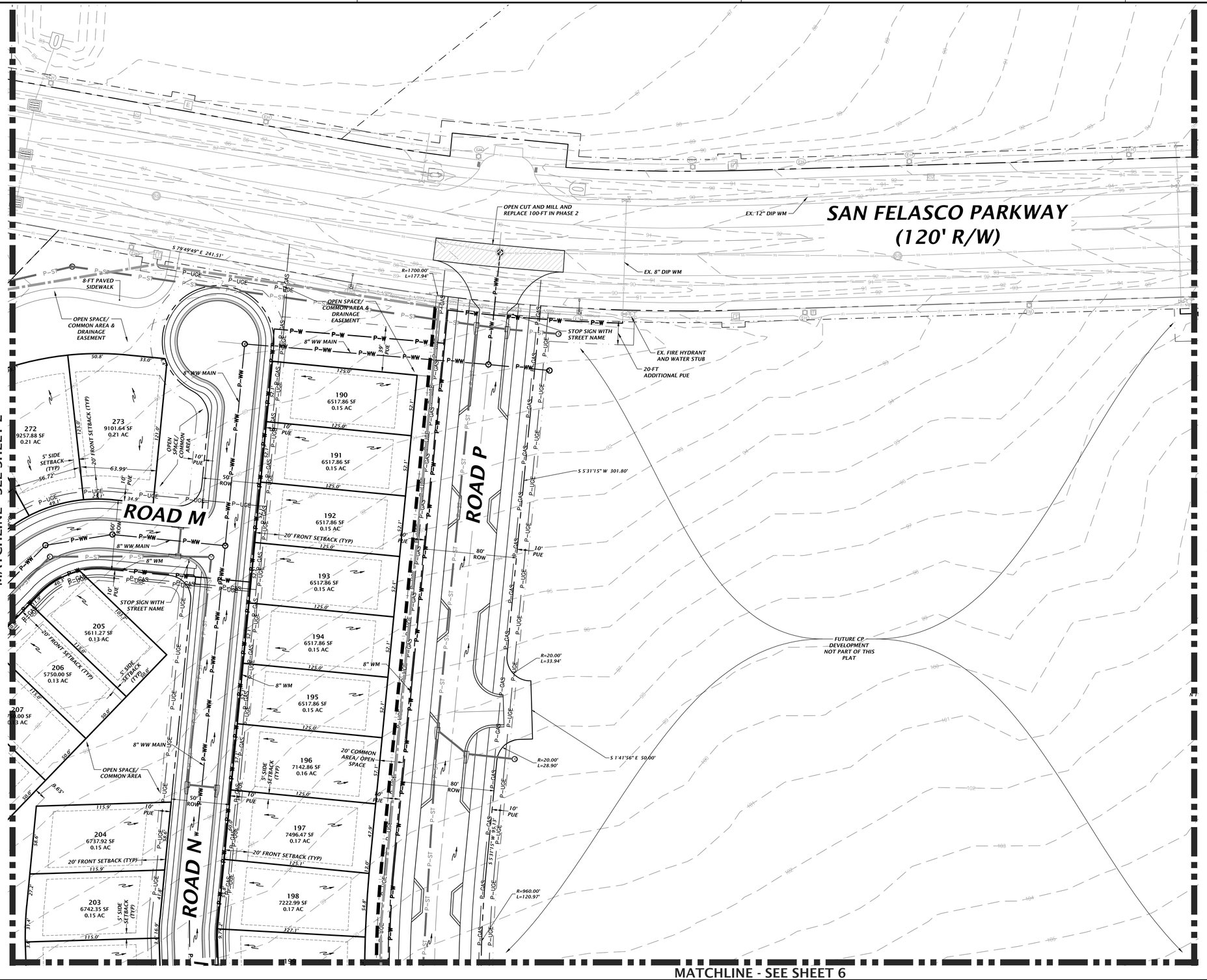
ROBERT J. WALPOLE

ROBERT J. WALPOLE LICENSE No 58206 STATE OF FLORIDA PROFESSIONAL ENGINEER
Sep 27 2021

FL PE No. 58206

SHEET NO.: PP-2

Tech: cinda Plot Date: Sep 14,2021 2:53pm Filename: N:\2021\21-0105\Department\04_Engineering\02_Design\Production Files\PPLAT\PP DPP 21-0105.dwg



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GRAPHIC SCALE

0 20 40 80

SHEET 2 SHEET 3 SHEET 4

SHEET 5 SHEET 6 SHEET 7

SHEET 8 SHEET 9 SHEET 10

NOT FOR FINAL RECORDING

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- PHASE BOUNDARY
- DRAINAGE DIVIDE

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/27/2021 COA SUBMITTAL
09/01/2021 RE-SUBMITTAL
09/15/2021 COA RE-SUBMITTAL

CLIENT: SAN FELASCO RESERCH VENTURES, LLC

PROJECT: CONVERGENCE RESEARCH PARK RESIDENTIAL PHASES 1-3

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: DJS
DESIGNER: MM
PROJECT CONTROL: RW
PROJECT NUMBER: 21-0105

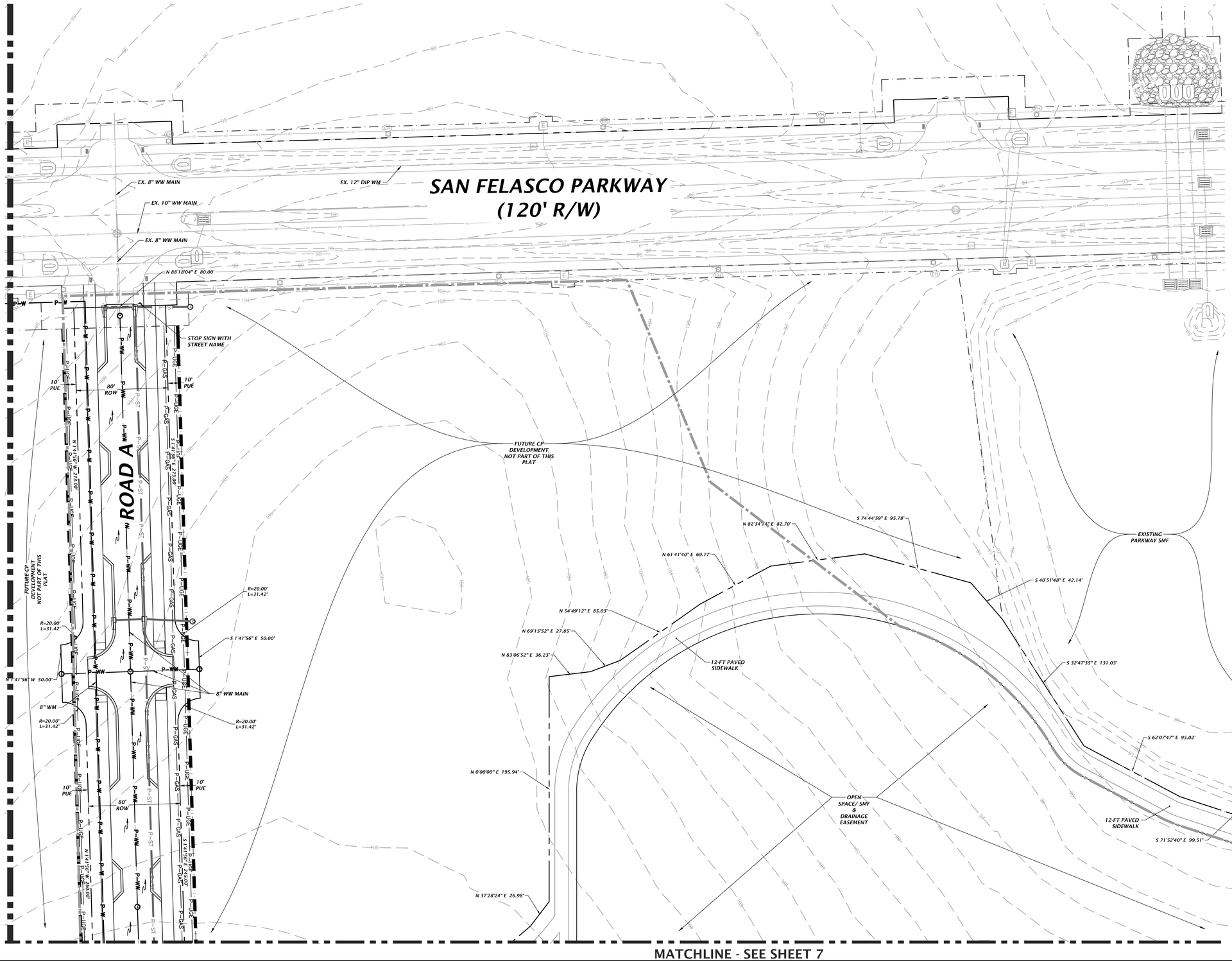
ROBERT J. WALPOLE

ROBERT J. WALPOLE LICENSE No 58206 STATE OF FLORIDA PROFESSIONAL ENGINEER Sep 27 2021

FL PE No. 58206

SHEET NO.: PP-3

Tech: dsvds Plot Date: Sep 14,2021 2:53pm Filename: N:\2021\21-0105\Departments\04_Engineering\03_DWGs\Production Files\PLAT\PP PPP 21-0105.dwg



N

GRAPHIC SCALE

0 20 40 80

SHEET 2 SHEET 3 SHEET 4

SHEET 5 SHEET 6 SHEET 7

SHEET 8 SHEET 9 SHEET 10

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LEGEND

- RIGHT-OF-WAY WITH CENTERLINE
- 163 — LOT WITH LOT NUMBER
- PHASE BOUNDARY
- DRAINAGE DIVIDE

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/27/2021 COA SUBMITTAL
09/01/2021 COA RE-SUBMITTAL
09/15/2021 COA RE-SUBMITTAL

CLIENT: SAN FELASCO RESERCH VENTURES, LLC

PROJECT: CONVERGENCE RESEARCH PARK RESIDENTIAL PHASES 1-5

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: DJS
DESIGNER: MM
QUALITY CONTROL: RJW
PROJECT NUMBER: 21-0105

ROBERT J. WALPOLE

LICENSE No 58206 STATE OF FLORIDA PROFESSIONAL ENGINEER
Sep 27 2021

FL PE No. 58206

SHEET NO.: PP-4

Tech: davida Plot Date: Sep 14,2021 2:53pm Filename: N:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\PLAT\PP SHT# 21-0105.dwg

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 8

EXISTING PARKWAY SMF

N 88°11'56" E 22.04'

N 79°53'21" E 375.21'

N 09°12'42" E 156.69'

N 20°16'16" W 272.74'

OPEN SPACE/ SMF & DRAINAGE EASEMENT

(80' R/W)

ROAD M

ROAD B

ROAD L

8" WW MAIN

8" WM

STOP SIGN WITH STREET NAME

8-FT PAVED SIDEWALK

12-FT PAVED SIDEWALK

20' FRONT SETBACK (TYP)

5' SIDE SETBACK (TYP)

20' COMMON AREA/ OPEN SPACE

30' COMMON AREA/ OPEN SPACE & DRAINAGE EASEMENT

60' ROW

50' ROW

10' PUE

P-UGE

P-WW

P-WM

P-S

P-CASE

250	9270.35 SF	0.21 AC	
251	10591.20 SF	0.24 AC	
252	10220.56 SF	0.23 AC	
253	9052.31 SF	0.21 AC	
254	9052.31 SF	0.21 AC	
255	9052.31 SF	0.21 AC	
256	8070.61 SF	0.19 AC	
257	10213.77 SF	0.23 AC	
258	8598.48 SF	0.20 AC	
259	10131.98 SF	0.23 AC	
260	10131.98 SF	0.23 AC	
261	9573.85 SF	0.22 AC	
262	9380.35 SF	0.22 AC	
263	8439.86 SF	0.19 AC	
212	7254.95 SF	0.17 AC	
213	6804.36 SF	0.16 AC	
214	7561.82 SF	0.17 AC	
215	7248.99 SF	0.17 AC	
216	7248.99 SF	0.17 AC	
217	7647.70 SF	0.18 AC	
218	8319.45 SF	0.19 AC	
219	11203.62 SF	0.26 AC	
220	10864.78 SF	0.25 AC	
221	10347.69 SF	0.24 AC	
222	7785.53 SF	0.18 AC	
223	7845.43 SF	0.18 AC	
224	7858.40 SF	0.18 AC	
130	7540.53 SF		
131	7542.02 SF	0.17 AC	
132	7539.05 SF	0.17 AC	
133	7540.53 SF	0.17 AC	
134	7334.64 SF	0.17 AC	

N

GRAPHIC SCALE

0 20 40 80

SHEET 2 SHEET 3 SHEET 4

SHEET 5 SHEET 6 SHEET 7

SHEET 8 SHEET 9 SHEET 10

NOT FOR FINAL RECORDING

LEGEND

- RIGHT-OF-WAY WITH CENTERLINE
- 163 — LOT WITH LOT NUMBER
- PHASE BOUNDARY
- DRAINAGE DIVIDE

FLOOD ZONE:

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/27/2021 COA SUBMITTAL
09/01/2021 COA RESUBMITTAL
09/15/2021 COA RESUBMITTAL

CLIENT: SAN FELASCO RESERCH VENTURES, LLC

PROJECT: CONVERGENCE RESEARCH PARK RESIDENTIAL PHASES 1-3

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: DJS
DESIGNER: NM
QUALITY CONTROL: RJW
PROJECT NUMBER: 21-0105

ROBERT J. WALPOLE
LICENSE No 58206 STATE OF FLORIDA PROFESSIONAL ENGINEER
Sep 27 2021
FL PE No. 58206

SHEET NO.
PP-5

I:\acn...\civil\...\Plat Date: Sep 14,2021 2:54pm Filename: N:\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\PLAT\ PP 21-0105.dwg

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 9

ROAD B

ROAD J

ROAD H

ROAD G

ROAD F

ROAD K

ROAD N

ROAD P

202 6737.93 SF 0.15 AC

201 6325.00 SF 0.15 AC

200 7498.94 SF 0.17 AC

199 6881.47 SF 0.16 AC

139 8047.78 SF 0.20 AC

138 8047.85 SF 0.21 AC

137 8047.85 SF 0.21 AC

136 8224.61 SF 0.19 AC

135 8256 SF 0.19 AC

140 8155.83 SF 0.19 AC

151 8155.83 SF 0.19 AC

141 7091.67 SF 0.16 AC

150 7091.67 SF 0.16 AC

142 7091.67 SF 0.16 AC

149 7091.67 SF 0.16 AC

143 7093.86 SF 0.16 AC

148 7091.67 SF 0.16 AC

144 7260.69 SF 0.17 AC

147 7091.67 SF 0.16 AC

145 9080.94 SF 0.21 AC

146 8155.83 SF 0.19 AC

152 8155.83 SF 0.19 AC

175 8155.83 SF 0.19 AC

153 7091.67 SF 0.16 AC

174 7091.67 SF 0.16 AC

154 7091.67 SF 0.16 AC

173 7091.67 SF 0.16 AC

155 7091.67 SF 0.16 AC

172 7091.67 SF 0.16 AC

156 7091.67 SF 0.16 AC

171 7091.67 SF 0.16 AC

157 8155.83 SF 0.19 AC

170 8155.83 SF 0.19 AC

115 8012.25 SF 0.18 AC

116 11700.45 SF 0.27 AC

114 6948.09 SF 0.16 AC

117 8627.78 SF 0.20 AC

113 6948.09 SF 0.16 AC

158 7635.39 SF 0.18 AC

169 7635.39 SF 0.18 AC

159 6571.23 SF 0.15 AC

168 6571.23 SF 0.15 AC

160 6571.23 SF 0.15 AC

167 6571.23 SF 0.15 AC

176 8436.03 SF 0.19 AC

72 8436.03 SF 0.19 AC

177 7171.88 SF 0.16 AC

73 7171.88 SF 0.16 AC

178 7171.88 SF 0.16 AC

74 7171.88 SF 0.16 AC

179 7171.88 SF 0.16 AC

75 7171.88 SF 0.16 AC

180 7171.88 SF 0.16 AC

76 7171.88 SF 0.16 AC

181 7171.88 SF 0.16 AC

77 7171.88 SF 0.16 AC

182 7171.88 SF 0.16 AC

78 7171.88 SF 0.16 AC

183 7846.88 SF 0.18 AC

79 7846.88 SF 0.18 AC

184 6988.66 SF 0.16 AC

80 6988.66 SF 0.16 AC

185 6750.00 SF 0.15 AC

81 6750.00 SF 0.15 AC

186 6750.00 SF 0.15 AC

82 6750.00 SF 0.15 AC

83 6750.00 SF

20' COMMON AREA/ OPEN SPACE

30' COMMON AREA/ OPEN SPACE

25' COMMON AREA/ OPEN SPACE

20' FRONT SETBACK (TYP)

5' SIDE SETBACK (TYP)

10' PUE

50' ROW

80' ROW

12-FT PAVED SIDEWALK

8-FT PAVED SIDEWALK

RAISED INTERSECTION

R=25.00' L=39.27'

S 1°41'56" E 47.49'

N 88°18'04" E 635.00'

8" PROT IRRIGATION WITH CONCRETE SLAB

ELECTRIC DISCONNECT WITH CONCRETE SLAB

STOP SIGN WITH STREET NAME

8" WM

8" WW MAIN

OPEN SPACE/ COMMON AREA

P-UGE P-WW P-GAS P-ST P-CAS

GRAPHIC SCALE

0 20 40 80

SHEET 2 SHEET 3 SHEET 4

SHEET 5 SHEET 6 SHEET 7

SHEET 8 SHEET 9 SHEET 10

NOT FOR FINAL RECORDING

LEGEND

- RIGHT-OF-WAY WITH CENTERLINE
- 163 LOT WITH LOT NUMBER
- PHASE BOUNDARY
- DRAINAGE DIVIDE

FLOOD ZONE:

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www.chw-inc.com

est. 1988 FLORIDA CA-5075

CHW Professional Consultants

SCALE: 1"=40'

VERIFY SCALE BAR IS CORRECT ON PLOTTED DRAWINGS. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/27/2021 COA SUBMITTAL
09/01/2021 COA RE-SUBMITTAL
09/15/2021 COA RE-SUBMITTAL

CLIENT: SAN FELASCO RESERCH VENTURES, LLC

PROJECT: CONVERGENCE RESEARCH PARK RESIDENTIAL PHASES 1-3

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: DJS

DESIGNER: MAM

QUALITY CONTROL: RJW

PROJECT NUMBER: 21-0105

ROBERT J. WALPOLE

ROBERT J. WALPOLE LICENSE No 58206 STATE OF FLORIDA PROFESSIONAL ENGINEER Sep 27 2021

FL PE No. 58206

SHEET NO.:

PP-6

Tech: dsvds Plot Date: Sep 14,2021 2:54pm Filename: N:\2021\21-0105\Departments\04_Engineering\08_DWGs\Production Files\PLAT\PP DPP 21-0105.dwg

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 10

ROAD A

ROAD B

ROAD C

ROAD E

80' ROW

50' ROW

60' ROW

12-FT PAVED SIDEWALK

R=25.00'
L=39.27'

STOP SIGN WITH STREET NAME

RAISED INTERSECTION

8" WW MAIN

8" WM

8" WW MAIN

FUTURE AMENITY CENTER SITE

OPEN SPACE/ COMMON AREA & DRAINAGE EASEMENT

OPEN SPACE/ SMF & DRAINAGE EASEMENT

OPEN SPACE/ COMMON AREA

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 9

NW COUNTY ROAD 241
(80' R/W)

ROAD M

ROAD J

ROAD L

ROAD D

OPEN SPACE/ COMMON AREA

8-FT PAVED SIDEWALK

TREE LINE

STOP SIGN WITH STREET NAME

8" WW MAIN

8" WM

20' FRONT SETBACK (TYP)

5' SIDE SETBACK (TYP)

10' PUE

30' COMMON AREA/ OPEN SPACE

249 9269.48 SF 0.21 AC	248 9269.48 SF 0.21 AC	247 8826.56 SF 0.20 AC
246 7922.63 SF 0.18 AC	245 7922.63 SF 0.18 AC	244 8793.59 SF 0.20 AC
243 9269.48 SF 0.21 AC	242 9269.48 SF 0.21 AC	241 9269.48 SF 0.21 AC
240 9269.48 SF 0.21 AC	239 9269.48 SF 0.21 AC	238 8662.29 SF 0.20 AC
237 7922.63 SF 0.18 AC	236 7922.63 SF 0.18 AC	235 7922.63 SF 0.18 AC
234 7772.49 SF 0.18 AC	233 7858.33 SF 0.18 AC	232 7858.33 SF 0.18 AC
231 8900.72 SF 0.20 AC	230 8747.06 SF 0.20 AC	229 8022.79 SF 0.18 AC
228 8891.17 SF 0.20 AC	227 7978.63 SF 0.18 AC	226 8747.06 SF 0.20 AC
225 8768.06 SF 0.20 AC	126 15514.06 SF 0.36 AC	125 15514.06 SF 0.36 AC
124 8377.48 SF 0.19 AC	123 7734.57 SF 0.18 AC	122 9643.22 SF 0.22 AC
121 9430.83 SF 0.22 AC	120 8627.78 SF 0.20 AC	119 8627.78 SF 0.20 AC
129 7699.11 SF 0.18 AC	128 7770.93 SF 0.18 AC	127 8341.12 SF 0.19 AC
105 7770.98 SF 0.18 AC	104 7770.98 SF 0.18 AC	103 7685.14 SF 0.18 AC
102 9449.98 SF 0.22 AC	101 9449.98 SF 0.22 AC	

N

GRAPHIC SCALE
0 20 40 80

SHEET 2 SHEET 3 SHEET 4
SHEET 5 SHEET 6 SHEET 7
SHEET 8 SHEET 9 SHEET 10

NOT FOR FINAL RECORDING

LEGEND
- RIGHT-OF-WAY WITH CENTERLINE
- 163 LOT WITH LOT NUMBER
- PHASE BOUNDARY
- DRAINAGE DIVIDE

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 INUDATION BY 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 140 OF 640, COMMUNITY PANEL NO.120669 0140 D, EFFECTIVE DATE: JUNE 16, 2006.

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

CHW Professional Consultants

SCALE: 1"=40'

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/27/2021 COA SUBMITTAL
09/10/2021 COA RESUBMITTAL
09/15/2021 COA RE-SUBMITTAL

CLIENT: SAN FELASCO RESERCH VENTURES, LLC

PROJECT: CONVERGENCE RESEARCH PARK RESIDENTIAL PHASES 1-3

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: DJS
DESIGNER: MM
DRAWING CONTROL: RJW
PROJECT NUMBER: 21-0105

ROBERT J. WALPOLE
LICENSED PROFESSIONAL ENGINEER
No 58206
Sep 27 2021
STATE OF FLORIDA
FL PE No. 58206

SHEET NO.: PP-8

Tech: dufdr Plot Date: Sep 14,2021 7:55pm Filename: N:\2021\21-0105\Departments\04_Engineering\02_DWGs\Production Files\PP\21-0105.dwg

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 10

ROAD H

ROAD G

ROAD F

ROAD D

ROAD D

OPEN SPACE/ COMMON AREA

STOP SIGN WITH STREET NAME

RAISED INTERSECTION

8" WW MAIN

8" WM

8-FT PAVED SIDEWALK

OPEN SPACE /SMF & DRAINAGE EASEMENT

40' COMMON AREA/ OPEN SPACE & DRAINAGE EASEMENT

TREE LINE

S 88°20'20" W 2415.15'

111 8627.78 SF 0.20 AC

112 6948.09 SF 0.16 AC

111 6948.09 SF 0.16 AC

110 8783.85 SF 0.20 AC

109 9646.63 SF 0.22 AC

108 7863.17 SF 0.18 AC

107 7770.98 SF 0.18 AC

106 7770.98 SF 0.18 AC

161 6571.23 SF 0.15 AC

166 6571.23 SF 0.15 AC

162 6571.23 SF 0.15 AC

165 6571.23 SF 0.15 AC

163 8253.28 SF 0.19 AC

164 7677.73 SF 0.18 AC

188 7186.34 SF 0.16 AC

189 12055.07 SF 0.28 AC

6750.00 SF 0.15 AC

84 6750.00 SF 0.15 AC

85 6750.00 SF 0.15 AC

86 7956.72 SF 0.18 AC

99 9449.98 SF 0.22 AC

100 9449.98 SF 0.22 AC

98 9441.22 SF 0.22 AC

97 9213.73 SF 0.21 AC

96 9213.73 SF 0.21 AC

95 9182.48 SF 0.21 AC

94 8147.37 SF 0.19 AC

93 8116.12 SF 0.19 AC

92 8116.12 SF 0.19 AC

91 8116.12 SF 0.19 AC

90 8116.12 SF 0.19 AC

89 8116.12 SF 0.19 AC

88 8116.12 SF 0.19 AC

87 8116.12 SF 0.19 AC

22 9682.48 SF 0.22 AC

20' FRONT SETBACK (TYP)

5' SIDE SETBACK (TYP)

10' PUE

50' ROW

60' ROW

8-FT PAVED SIDEWALK

GRAPHIC SCALE

0 20 40 80

SHEET 2 SHEET 3 SHEET 4

SHEET 5 SHEET 6 SHEET 7

SHEET 8 SHEET 9 SHEET 10

NOT FOR FINAL RECORDING

LEGEND

RIGHT-OF-WAY WITH CENTERLINE

163 LOT WITH LOT NUMBER

PHASE BOUNDARY

DRAINAGE DIVIDE

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 INUDATION BY 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 140 OF 640, COMMUNITY PANEL NO.120669 0140 D, EFFECTIVE DATE: JUNE 16, 2006.

11801 Research Drive
Alachua, FL 32615
(352) 331-1976
(352) 331-2476
www.chw-inc.com

est. 1988 FLORIDA CA-5075

CHW Professional Consultants

SCALE: 1"=40'

VERIFY SCALE BAR IS ONE INCH ON YOUR PRINTED PLANS. SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/27/2021 | COA SUBMITTAL
09/01/2021 | COA RE-SUBMITTAL
09/15/2021 | COA RE-SUBMITTAL

CLIENT: SAN FELASCO RESERCH VENTURES, LLC

PROJECT: CONVERGENCE RESEARCH PARK RESIDENTIAL PHASES 1-3

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: DJS

DESIGNER: MAS

QUALITY CONTROL: RJW

PROJECT NUMBER: 21-0105

ROBERT J. WALPOLE

ROBERT J. WALPOLE LICENSE No. 58206 STATE OF FLORIDA PROFESSIONAL ENGINEER

Sep 27 2021

FL PE No. 58206

SHEET NO: PP-9

Tech: davids Plot Date: Sep 14,2021 2:55pm Filename: W:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\PLAT\PP 9PP 21-0105.dwg

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 9

ROAD C

ROAD D

ROAD E

61 5750.00 SF 0.13 AC
60 5750.00 SF 0.13 AC
59 5750.00 SF 0.13 AC
58 9696.99 SF 0.22 AC
54 5750.00 SF 0.13 AC
55 5750.00 SF 0.13 AC
56 5750.00 SF 0.13 AC
57 7366.33 SF 0.17 AC
42 7283.45 SF 0.17 AC
41 7283.45 SF 0.17 AC
40 7283.45 SF 0.17 AC
39 9581.48 SF 0.22 AC
38 8506.45 SF 0.20 AC
35 8297.44 SF 0.19 AC
36 7519.12 SF 0.17 AC
37 12139.86 SF 0.28 AC
10 9854.68 SF 0.23 AC
11 9374.53 SF 0.22 AC
12 9978.74 SF 0.23 AC
13 9978.74 SF 0.23 AC
14 9978.74 SF 0.23 AC
15 11618.98 SF 0.27 AC
16 11618.98 SF 0.27 AC
17 11094.56 SF 0.25 AC
18 9930.75 SF 0.23 AC
19 9930.75 SF 0.23 AC
20 9930.75 SF 0.23 AC
21 9912.99 SF 0.23 AC

OPEN SPACE/ COMMON AREA

OPEN SPACE /SMF & DRAINAGE EASEMENT

8-FT PAVED SIDEWALK

TREE LINE

S 87°47'59" W 100.00'

S 87°47'59" W 29.63'

S 20°08'56" E 428.42'

GRAPHIC SCALE
0 20 40 80

SHEET 2 SHEET 3 SHEET 4
SHEET 5 SHEET 6 SHEET 7
SHEET 8 SHEET 9 SHEET 10

NOT FOR FINAL RECORDING

LEGEND
- RIGHT-OF-WAY WITH CENTERLINE
- 163 LOT WITH LOT NUMBER
- PHASE BOUNDARY
- DRAINAGE DIVIDE

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 INUDATION BY 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 140 OF 640, COMMUNITY PANEL NO.120669 0140 D, EFFECTIVE DATE: JUNE 16, 2006.

11801 Research Drive
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(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

CHW Professional Consultants

SCALE: 1"=40'
VERIFY SCALE BAR IS ONE INCH ON DRAWINGS AS PRINTED. IF NOT ONE INCH ON YOUR SET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
08/27/2021 COA SUBMITTAL
09/01/2021 COA RE-SUBMITTAL
09/15/2021 COA RE-SUBMITTAL

CLIENT: SAN FELASCO RESERCH VENTURES, LLC

PROJECT: CONVERGENCE RESEARCH PARK RESIDENTIAL PHASES 1-3

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: DJS
DESIGNER: MM
PROJECT CONTROL: RJW
PROJECT NUMBER: 21-0105

ROBERT J. WALPOLE

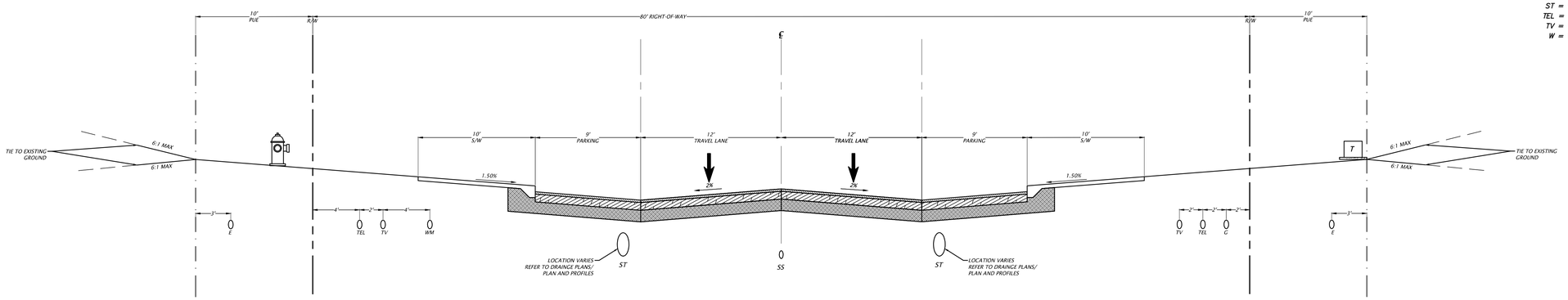
ROBERT J. WALPOLE LICENSE No 58206 STATE OF FLORIDA PROFESSIONAL ENGINEER
Sep 27 2021

FL PE No. 58206

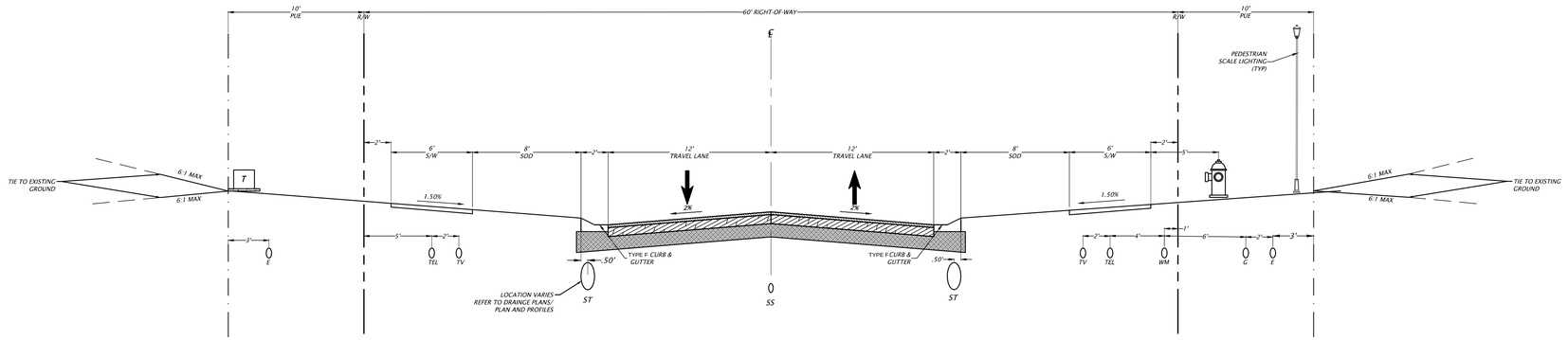
SHEET NO.: PP-10

Tech: davida Plot Date: Sep 14,2021 2:54pm Filename: N:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\PPLAT\PP DTP 21-0105.dwg

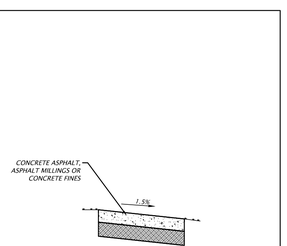
LEGEND
E = ELECTRIC
FO = FIBER OPTIC
FM = FORCEMAIN
G = GAS
SS = SANITARY SEWER
ST = STORM
TEL = TELEPHONE
TV = CABLE TELEVISION
W = WATER



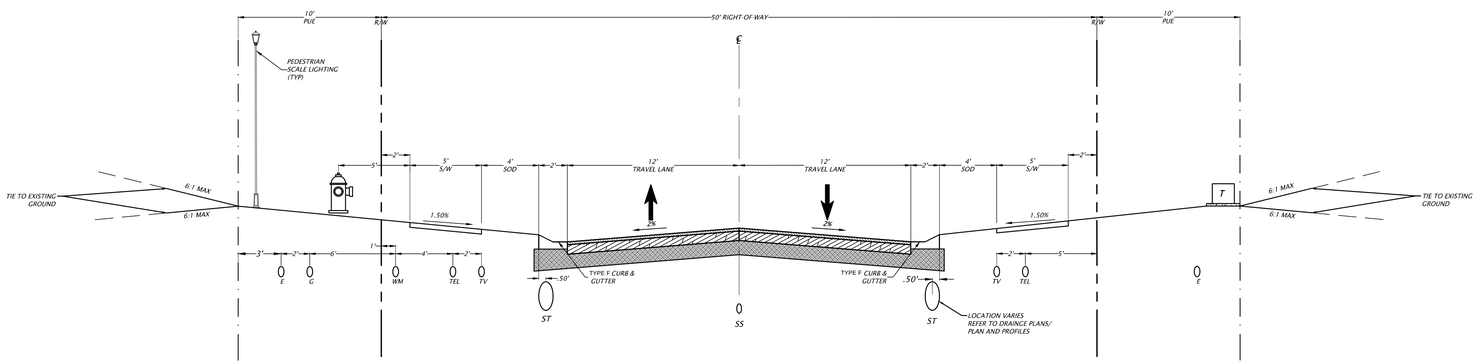
80' RIGHT-OF-WAY
TYPICAL ROAD SECTION
DESIGN SPEED = 25 MPH
POSTED SPEED = 25 MPH



60' RIGHT-OF-WAY
TYPICAL ROAD SECTION
DESIGN SPEED = 25 MPH
POSTED SPEED = 25 MPH



PAVED TRAIL
SIDEWALK - 8 OR 12-FT



50' RIGHT-OF-WAY
TYPICAL ROAD SECTION
DESIGN SPEED = 25 MPH
POSTED SPEED = 25 MPH

NOTE: ELECTRIC AND FIBER OPTIC SHALL BE JOINT TRENCHED WHERE APPLICABLE

11801 Research Drive
Alachua, Florida 32615
352.331.1976
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW Professional Consultants

SCALE: N/A
VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

SUBMITTALS:
08/27/2021 COA SUBMITTAL
09/01/2021 COA RE-SUBMITTAL
09/15/2021 COA RE-SUBMITTAL

CONSTRUCTION/BID REVISIONS:

CLIENT: SAN FELASCO RESERCH VENTURES, LLC
PROJECT: CONVERGENCE RESEARCH PARK RESIDENTIAL PHASES 1-3
SHEET TITLE: TYPICAL ROAD SECTIONS

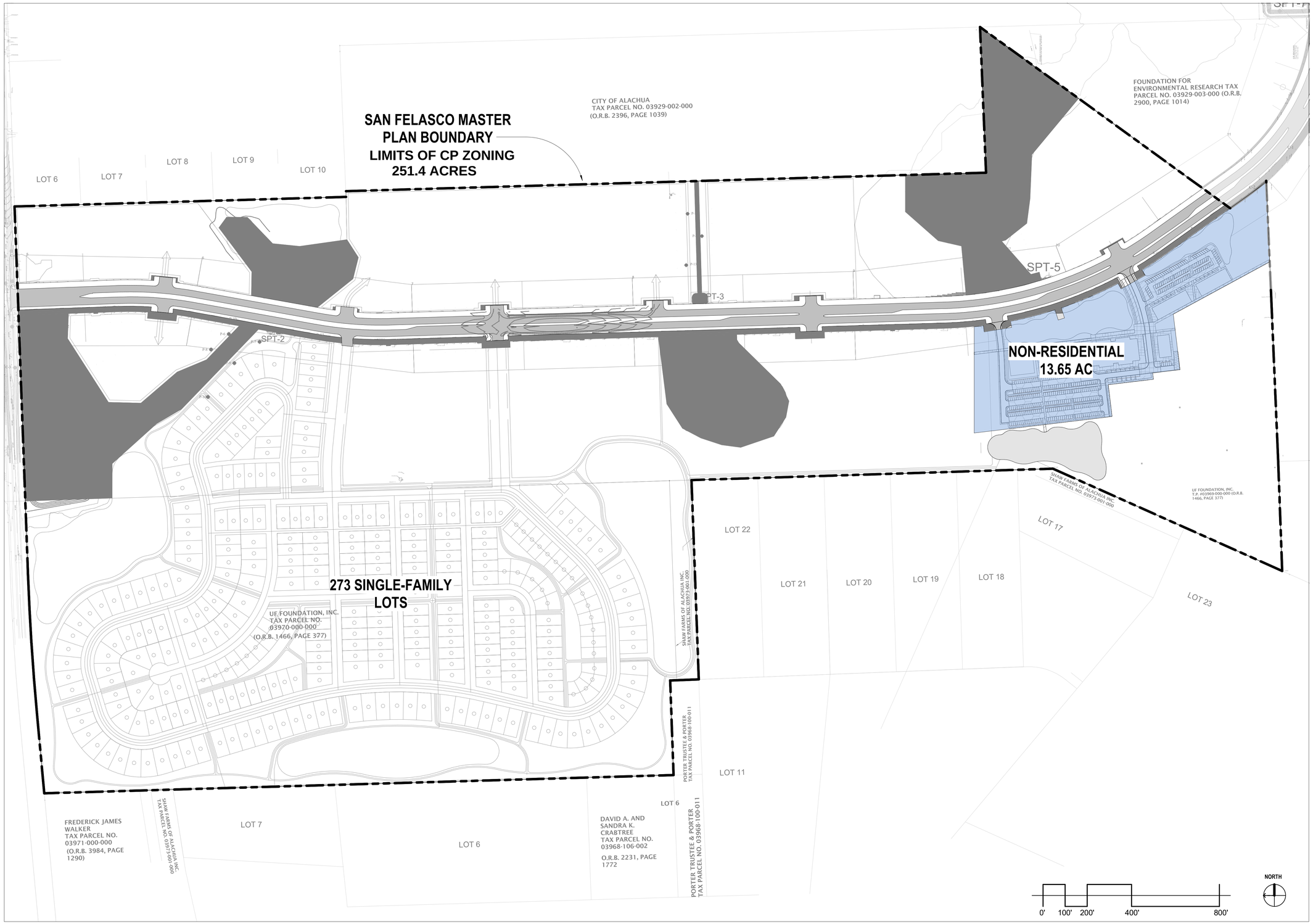
DESIGNER: DJS
PROJECT ENGINEER: MAH
QUALITY CONTROL: RJW
PROJECT NUMBER: 21-0105

ROBERT J. WALPOLE
LICENSE No. 58206 STATE OF FLORIDA PROFESSIONAL ENGINEER
Sep 27 2021

FL PE No. 58206

SHEET NO: PP-11

Tech: davids Plot Date: Sep 14,2021 2:54pm Filename: H:\2021\21-0105\Department\04_Engineering\02_DWGs\Production Files\PP-11.dwg



1 SAN FELASCO MASTER PLAN
1" = 200'-0"

Perkins&Will

1315 Peachtree St NE
Atlanta, GA 30309
t 404.873.2300
f 404.892.5923
www.perkinswill.com

SUBSECTION 3.5.2(F)(2)(a) REQUIREMENTS:
(i) 750 SF NON-RESIDENTIAL AREA/RESIDENTIAL UNIT

(ii) NO MORE THAN 15,000 SF NON-RESIDENTIAL USE PER 1 AC

CALCULATION:
273 UNITS X 750 SF = 204,570 SF
204,570 SF /15,000 SF = 13.65 AC

PROPOSED:
273 SINGLE-FAMILY LOTS
13.70 AC (596,772 SF)

PROJECT

SAN FELASCO ECO PARK MOMENTUM LABS

ALACHUA COUNTY, FLORIDA

DEVELOPER

CONCEPT COMPANIES

CONCEPT DEVELOPMENT, INC

5200 NW 43RD STREET
SUITE 102-381
GAINESVILLE, FL 32606
(352) 333-3233

KEYPLAN

DATE

09/17/2021

TITLE

OVERALL ZONING EXHIBIT

SHEET NUMBER

L00-00-10

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9/17/2021 4:12:59 PM BIM 360://San Felasco Research Master Plan/UD-SanFelascoResearchMasterPlan.rvt

BOUNDARY SURVEY

LOCATED IN FRACTIONAL SECTIONS 23 & 26
F.R. SANCHEZ GRANT, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

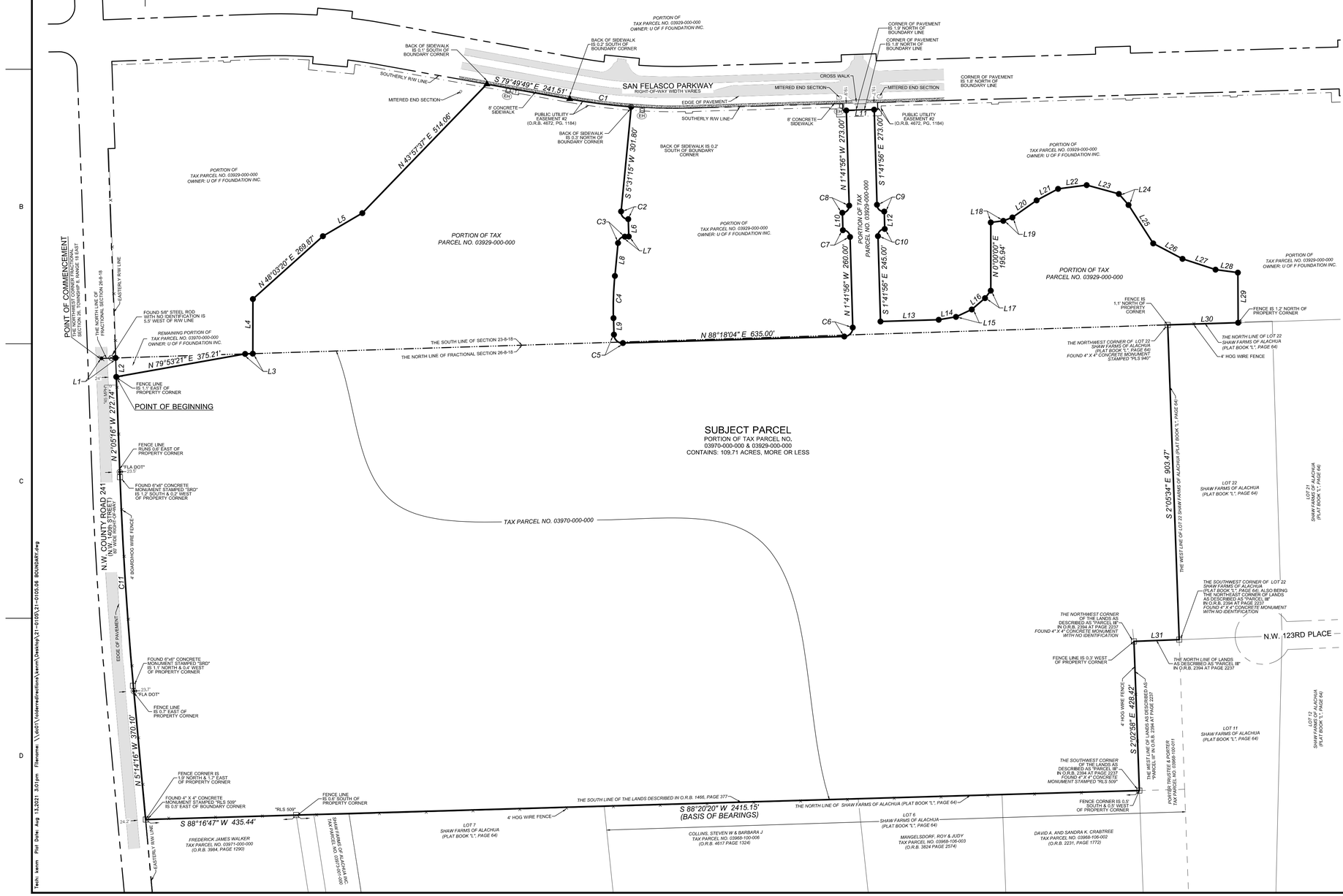
GRAPHIC SCALE
0 75 150 300

LEGEND:
- ▲ = SET NAIL AND DISK STAMPED "CHW PCP LB 5075"
- ● = SET 5/8" STEEL REBAR AND CAP MARKED "CHW INC LB 5075"
- ▣ = FOUND 4"x4" CONCRETE MONUMENT (MARKED AS NOTED)
- ⊕ = FOUND 5/8" STEEL REBAR AND CAP (MARKED AS NOTED)
- ◈ = FOUND 5/8" IRON ROD (NO IDENTIFICATION)
- ⊸ = SIGN
- ▢ = CONCRETE LIGHT POLE
- Ⓔ = ELECTRIC HANDHOLE
- Ⓣ = TRANSFORMER
- X ——— = FENCE (SIZE AND TYPE AS NOTED)
- = ASPHALT SURFACE
- = CONCRETE SURFACE

R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK

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.



DESCRIPTION: (BY THIS SURVEYOR)

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 23 AND 26, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION 26; THENCE NORTH 88°11'56" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 26, A DISTANCE OF 40.45 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 (A.K.A. NORTHWEST 140TH STREET), HAVING AN 80 FOOT RIGHT-OF-WAY; THENCE SOUTH 02°05'16" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 54.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 79°53'21" EAST, A DISTANCE OF 375.21 FEET; THENCE NORTH 88°11'56" EAST, A DISTANCE OF 22.04 FEET; THENCE NORTH 0°07'12" EAST, A DISTANCE OF 156.69 FEET; THENCE NORTH 48°03'20" EAST, A DISTANCE OF 269.87 FEET; THENCE NORTH 59°40'46" EAST, A DISTANCE OF 130.92 FEET; THENCE NORTH 43°57'37" EAST, A DISTANCE OF 514.06 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAN FELASCO PARKWAY (RIGHT OF WAY WIDTH VARIES); THENCE NORTH 79°49'49" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 241.51 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 82°49'44" EAST, 177.86 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 05°59'49", AN ARC DISTANCE OF 177.94 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 5°31'15" WEST, A DISTANCE OF 301.80 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 43°05'20" EAST, 30.01 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 97°13'11", AN ARC DISTANCE OF 33.94 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 11.40 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 46°54'40" EAST, 26.45 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°46'49", AN ARC DISTANCE OF 28.90 FEET TO THE END OF SAID CURVE; THENCE SOUTH 5°31'15" WEST, A DISTANCE OF 95.13 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 01°54'40" WEST, 120.89 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°13'11", AN ARC DISTANCE OF 120.97 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 47.49 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 46°41'56" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 635.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 43°18'04" EAST, 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 260.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 46°41'56" EAST, 28.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 43°18'04" EAST, 28.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 273.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 273.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 46°41'56" WEST, 28.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 43°18'04" EAST, 28.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 245.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 167.06 FEET; THENCE NORTH 80°31'37" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 64°58'42" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 49°25'47" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 37°28'24" EAST, A DISTANCE OF 26.98 FEET; THENCE NORTH 0°07'07" EAST, A DISTANCE OF 195.94 FEET; THENCE NORTH 83°06'52" EAST, A DISTANCE OF 36.23 FEET; THENCE NORTH 69°15'52" EAST, A DISTANCE OF 27.85 FEET; THENCE NORTH 54°49'12" EAST, A DISTANCE OF 85.03 FEET; THENCE NORTH 61°41'40" EAST, A DISTANCE OF 69.77 FEET; THENCE NORTH 82°34'14" EAST, A DISTANCE OF 82.70 FEET; THENCE SOUTH 74°44'59" EAST, A DISTANCE OF 95.78 FEET; THENCE SOUTH 40°51'48" EAST, A DISTANCE OF 42.14 FEET; THENCE SOUTH 32°47'35" EAST, A DISTANCE OF 131.03 FEET; THENCE SOUTH 62°07'47" EAST, A DISTANCE OF 95.02 FEET; THENCE SOUTH 71°52'40" EAST, A DISTANCE OF 99.51 FEET; THENCE SOUTH 0°17'52" EAST, A DISTANCE OF 64.66 FEET; THENCE SOUTH 0°17'52" EAST, A DISTANCE OF 143.74 FEET TO THE NORTH LINE OF LOT 22, SHAW FARMS OF ALACHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°11'56" WEST, ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 202.23 FEET TO THE NORTHWEST CORNER OF SAID LOT 22; THENCE SOUTH 2°05'34" EAST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 903.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22 ALSO BEING THE NORTHEAST CORNER OF LANDS AS DESCRIBED AS "PARCEL III" IN OFFICIAL RECORDS BOOK 2394 AT PAGE 2237 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87°47'59" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 129.63 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 2°02'58" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 428.42 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, SAID POINT ALSO BEING ON THE NORTH LINE OF AFOREMENTIONED SHAW FARMS OF ALACHUA, AND ALSO BEING ON THE SOUTH LINE OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°20'20" WEST, ALONG THE NORTH LINE OF SAID SHAW FARMS OF ALACHUA AND IT'S WESTERLY EXTENSION AND ALSO THE SOUTH LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 2415.15 FEET; THENCE SOUTH 88°16'47" WEST, ALONG SAID SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 435.44 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF NORTHWEST COUNTY ROAD 241 (A.K.A. NORTHWEST 140TH STREET), HAVING AN 80 FOOT RIGHT-OF-WAY; THENCE NORTH 5°14'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 370.10 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11,419.16 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 3°39'24" WEST, 630.18 FEET; THENCE ALONG SAID EAST RIGHT OF WAY, NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°09'44", AN ARC DISTANCE OF 630.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 2°05'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 272.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 109.71 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, STATE PLANE FLORIDA NORTH ZONE, LINE FOR BASIS OF BEARINGS IS THE SOUTHERLY LINE OF SUBJECT PARCEL YIELDING A BEARING OF S 88°20'20" E.
2. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
3. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR VIA FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER 2076-5307164, DATED APRIL 30TH, 2021. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
4. 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.
5. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
6. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 88°11'56" E	40.45'
L2	S 2°05'16" E	54.43'
L3	N 88°11'56" E	22.04'
L4	N 0°07'12" E	156.69'
L5	N 59°40'46" E	130.92'
L6	S 1°41'56" E	50.00'
L7	S 88°18'04" W	11.40'
L8	S 5°31'15" W	95.13'
L9	S 1°41'56" E	47.49'
L10	N 1°41'56" W	50.00'
L11	N 88°18'04" E	80.00'
L12	S 1°41'56" E	50.00'
L13	N 88°18'04" E	167.06'
L14	N 80°31'37" E	50.05'
L15	N 64°58'42" E	50.05'
L16	N 49°25'47" E	50.05'

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L17	N 37°28'24" E	26.98'
L18	N 83°06'52" E	36.23'
L19	N 69°15'52" E	27.85'
L20	N 54°49'12" E	85.03'
L21	N 61°41'40" E	69.77'
L22	N 82°34'14" E	82.70'
L23	S 74°44'59" E	95.78'
L24	S 40°51'48" E	42.14'
L25	S 32°47'35" E	131.03'
L26	S 62°07'47" E	95.02'
L27	S 71°52'40" E	99.51'
L28	S 82°31'05" E	64.66'
L29	S 0°17'52" E	143.74'
L30	S 88°11'56" W	202.23'
L31	S 87°47'59" W	129.63'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	177.94'	1700.00'	5°59'49"	89.05'	177.86'	S 82°49'44" E
C2	33.94'	20.00'	97°13'11"	22.69'	30.01'	S 43°05'20" E
C3	28.90'	20.00'	82°46'49"	17.63'	26.45'	S 46°54'40" W
C4	120.97'	960.00'	7°13'11"	60.56'	120.89'	S 1°54'40" W
C5	39.27'	25.00'	90°00'00"	25.00'	35.36'	S 46°41'56" E
C6	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 43°18'04" E
C7	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 46°41'56" W
C8	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 43°18'04" E
C9	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 46°41'56" E
C10	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 43°18'04" W
C11	630.26'	11419.16'	3°09'44"	315.21'	630.18'	N 3°39'24" W

1801 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est: 1988 FLORIDA CA-5075

CHW
Professional Consultants

SCALE: 1" = 150'
VERIFY SCALE BAR IS ACCURATE BEFORE SCALING. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.
0 1" 2"

SAN FELASCO RESEARCH VENTURES, LLC

CERTIFIED TO:

SURVEY DATE: 08/12/2021
REVISION DATE: N/A
PROJECT NUMBER: 21-0105.06

TECHNICIAN: KWM
CREW CHIEF: JJM
CHECKED BY: ASH
FIELD BOOK & PAGE: FILE

This map prepared by:
AARON H. HICKMAN
Professional Surveyor & Mapper Fla. License No. 6791

Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 1 OF 1

Tech: kwm Plot Date: Aug 13,2021 3:01pm Filename: \\cdot1\Users\eric\cuz\Desktop\21-0105.06 BOUNDARY.dwg

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Completeness Date: _____
Review Type: P&Z; CC

Major Subdivision – Preliminary Plat Application

Reference City of Alachua Land Development Regulations (LDRs) Section 2.4.10

A. PROJECT

1. Project Name: Convergence Research Park Residential Phases 1-3
2. Pre-Application Conference Date: June 23, 2021
3. Neighborhood Meeting Date: July 8, 2021
4. Phase/Unit Number (if applicable): Phase 1-3
5. Number of proposed lots/dwelling units: 273
6. Housing Type (i.e., attached/detached units): Detached
7. Address of Subject Property: TBD - San Felasco Parkway
8. Parcel ID Number(s): 03970-000-000 & a portion of 03929-000-000
9. Existing Use of Property: Cropland Soil capability Class II
10. Future Land Use Map Designation: Corporate Park District
11. Zoning Designation: Corporate Park District (CP)
12. Acreage: ± 109

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Robert Walpole, P.E. Title: President
   Company (if applicable): CHW
   Mailing address: 11801 Research Drive
   City: Alachua State: Florida ZIP: 32615
   Telephone: (352) 331-1976 FAX: _____ e-mail: walpole@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): U of F Foundation, Inc.
   Mailing Address: Post Office Box 14425
   City: Gainesville State: Florida ZIP: 32604-2425

   ** Must provide executed Authorized Agent Affidavit or other acceptable documentation (as deemed acceptable by the City in its sole discretion) which authorizes 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: San Felasco Research Ventures, LLC
2. Has the applicant discussed possible utility/infrastructure fees with the Public Services Department?
   If no, contact the Public Services Department at 386-418-6140. ■ Yes ☐ No

D. ATTACHMENTS

1. Plans, to include the following information and be prepared in accordance with the following criteria:
   a. Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins.
   b. Graphic scale, not to exceed one (1) inch equal to 200 feet and one (1) inch equal to 50 feet for detailed plan sheets.
   c. Proposed name of subdivision.
   d. Name, address, telephone number, and email address of the property owner, agent (if applicable), and developer.
   e. Name, address, telephone number, email address, and registration numbers of surveyor of record and professional engineer of record.
   f. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
   g. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties, section lines and quarter section lines. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet.
   h. Legal description of the property to be subdivided.
   i. Zoning of all adjacent property.
   j. Acreage of adjacent land. If adjacent land is within a subdivision, identify the subdivision name, and recording information.
   k. Preliminary layout of subdivision including, at a minimum, the location of streets, easements, lot lines with approximate dimensions, building setbacks for all lots, and land to be reserved or dedicated for public or common uses.
   l. Lot numbers. Additional phases of existing subdivisions shall continue numbering from previous phases.
   m. Proposed method of water supply, sanitary sewer disposal, and electric service.
   n. Natural features, including streams; lakes; wetlands; water courses; and required buffers from such features dimensioned on the preliminary plat; wooded areas; and land designated as a special flood hazard area on FEMA FIRM panels.
   o. Surface drainage and direction of flow and method of detention and retention.
   p. Inscription stating "NOT FOR FINAL RECORDING".

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

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

4. Two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

5. 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 a copy of the mailing labels or list of those who received written notice; and,
   iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

6. If the development will include single family or multifamily residential uses, City of Alachua Public School Student Generation Form.

7. Legal description with tax parcel number: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

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

9. Proof of payment of taxes.

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

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

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

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

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

Signature of Applicant

Robert Walpole, P.E., President

Typed or printed name *and title* of applicant

Signature of Co-applicant

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

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 29th day of July, 2021, by Robert Walpole who executed the same and has ____ produced _____ as identification or ☑ is personally known to me.

Signature of Notary

Print Name: Trina Lemnah

Notary Public, State of Florida

TRINA LEMNAH
Notary Public - State of Florida
Commission # GG 314838
My Comm. Expires Mar 21, 2023
Bonded through National Notary Assn.

My Commission Expires: March 21, 2023

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: TBD - NW 140th Street

Parcel ID Number(s): 03929-000-000, 03970-000-000 & 03969-000-000

Acreage: ± 266

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Karen Rice Title: Associate Vice President

Company (if applicable): U of F Foundation, Inc.

Mailing Address: Post Office Box 14425

City: Gainesville State: Florida ZIP: 32604-2425

Telephone: Contact Agent FAX: e-mail: Contact Agent

C. AUTHORIZED AGENT

Name: Robert Walpole, P.E. & Daniel Young, P.E. Title: President / Vice President

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: Florida ZIP: 32615

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

D. REQUESTED ACTION:

To submit and obtain all approvals needed for the San Felasco Eco Park projects

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

Karen Rice, Associate Vice President, U of F Foundation, Inc.
Typed or printed name and title of applicant

Signature of Co-applicant

Reviewed
Tara Boonstra
UFF Legal Counsel

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 27th day of July, 2021 by Karen Rice as Associate Vice President, U of F Foundation, Inc., who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Tara Boonstra
Signature of Notary Public, State of Florida

Tara Boonstra
Notary Public
State of Florida
Comm# HH114703
Expires 4/7/2025

Detail by Entity Name

Florida Not For Profit Corporation
UNIVERSITY OF FLORIDA FOUNDATION, INC.

Filing Information

Document Number	706676
FEI/EIN Number	59-0974739
Date Filed	01/09/1964
State	FL
Status	ACTIVE
Last Event	AMENDED AND RESTATED ARTICLES
Event Date Filed	05/02/2016
Event Effective Date	NONE

Principal Address

UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Changed: 01/18/2005

Mailing Address

UNIVERSITY OF FLORIDA FOUNDATION, INC.
P O BOX 14425
GAINESVILLE, FL 32604

Changed: 02/06/2001

Registered Agent Name & Address

GOFFMAN, SUSAN G
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Name Changed: 02/20/2014

Address Changed: 03/24/2015

Officer/Director Detail

Name & Address

Title Associate Vice President

Rice, Karen
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Executive Vice President

MITCHELL, THOMAS J
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Treasurer

Christie, David M
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Secretary

Goffman, Susan G
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Annual Reports

Report Year	Filed Date
2019	01/11/2019
2020	01/03/2020
2021	01/25/2021

Document Images

01/25/2021 -- ANNUAL REPORT	View image in PDF format
01/03/2020 -- ANNUAL REPORT	View image in PDF format
01/11/2019 -- ANNUAL REPORT	View image in PDF format
01/12/2018 -- ANNUAL REPORT	View image in PDF format
05/02/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
01/05/2017 -- ANNUAL REPORT	View image in PDF format
05/02/2016 -- Amended and Restated Articles	View image in PDF format
01/06/2016 -- ANNUAL REPORT	View image in PDF format
10/23/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
03/24/2015 -- ANNUAL REPORT	View image in PDF format
02/20/2014 -- Reg. Agent Change	View image in PDF format
01/23/2014 -- ANNUAL REPORT	View image in PDF format
01/22/2013 -- ANNUAL REPORT	View image in PDF format
01/20/2012 -- ANNUAL REPORT	View image in PDF format
01/14/2011 -- ANNUAL REPORT	View image in PDF format
01/05/2010 -- ANNUAL REPORT	View image in PDF format
01/20/2009 -- ANNUAL REPORT	View image in PDF format

01/06/2009 -- ANNUAL REPORT	View image in PDF format
01/17/2008 -- ANNUAL REPORT	View image in PDF format
01/22/2007 -- ANNUAL REPORT	View image in PDF format
03/13/2006 -- ANNUAL REPORT	View image in PDF format
01/18/2005 -- ANNUAL REPORT	View image in PDF format
12/17/2004 -- Amended and Restated Articles	View image in PDF format
01/26/2004 -- ANNUAL REPORT	View image in PDF format
01/27/2003 -- ANNUAL REPORT	View image in PDF format
05/24/2002 -- ANNUAL REPORT	View image in PDF format
02/06/2001 -- ANNUAL REPORT	View image in PDF format
01/18/2000 -- ANNUAL REPORT	View image in PDF format
03/01/1999 -- ANNUAL REPORT	View image in PDF format
01/27/1998 -- ANNUAL REPORT	View image in PDF format
10/09/1997 -- AMENDED AND RESTATED ARTICL	View image in PDF format
05/01/1997 -- ANNUAL REPORT	View image in PDF format
02/15/1996 -- ANNUAL REPORT	View image in PDF format
04/27/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

CONCURRENCY IMPACT ANALYSIS

Convergence Research Park, Residential Phases 1-3

21-0105

Professional Consultants

To: Kathy Winburn, AICP, City of Alachua Planning & Community Development, Director

From: Seth Wood, Project Planner

Date: ~~July 29, 2021 RESUBMITTED August 16, 2021~~ RESUBMITTED August 31, 2021

RE: Convergence Research Park, Residential Phases 1-3 – Concurrency Impact Analysis

This application is for a 273-lot single-family detached subdivision on Alachua County Tax Parcel 03970-000-000 and a portion of Alachua County Tax Parcel 03929-000-000. The site is located on NW 140th Street, just South of the San Felasco Parkway. The onsite Future Land Use (FLU) category is Corporate Park District and the Zoning district classification is Corporate Park (CP), which allows up to four (4) dwelling units per acre.

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development. The following tables include data from the City of Alachua June 2021 Development Monitoring Report, as well as data obtained within the City Comprehensive Plan and Florida Administrative Code (F.A.C.).

Roadways / Transportation

Table 1: Projected Trip Generation

Land Use	ITE LU Code	Variable (Dwelling units)	Daily Total	AM Peak			PM Peak		
				Total	In	Out	Total	In	Out
Single Family Detached Housing	210	273	2619	199	50	149	266	168	98

ITE Trip Generation Manual, 10th Edition

Conclusion: Approval of this application may generate **2,619** daily vehicle trips. This is not anticipated to negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Table 2.

Per City LDR §2.4.14(H)(2), affected roadways for developments generating greater than 1,000 external average daily trips (ADT) are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and the study area shall include all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection, whichever is greater.

Per city staff, the only affected roadways are Segment 8, State Road (SR) 235 from NW 143rd Place to US 441, and Segment 13, County Road (CR) 241, from CR 235 to southern city limits (SCL).

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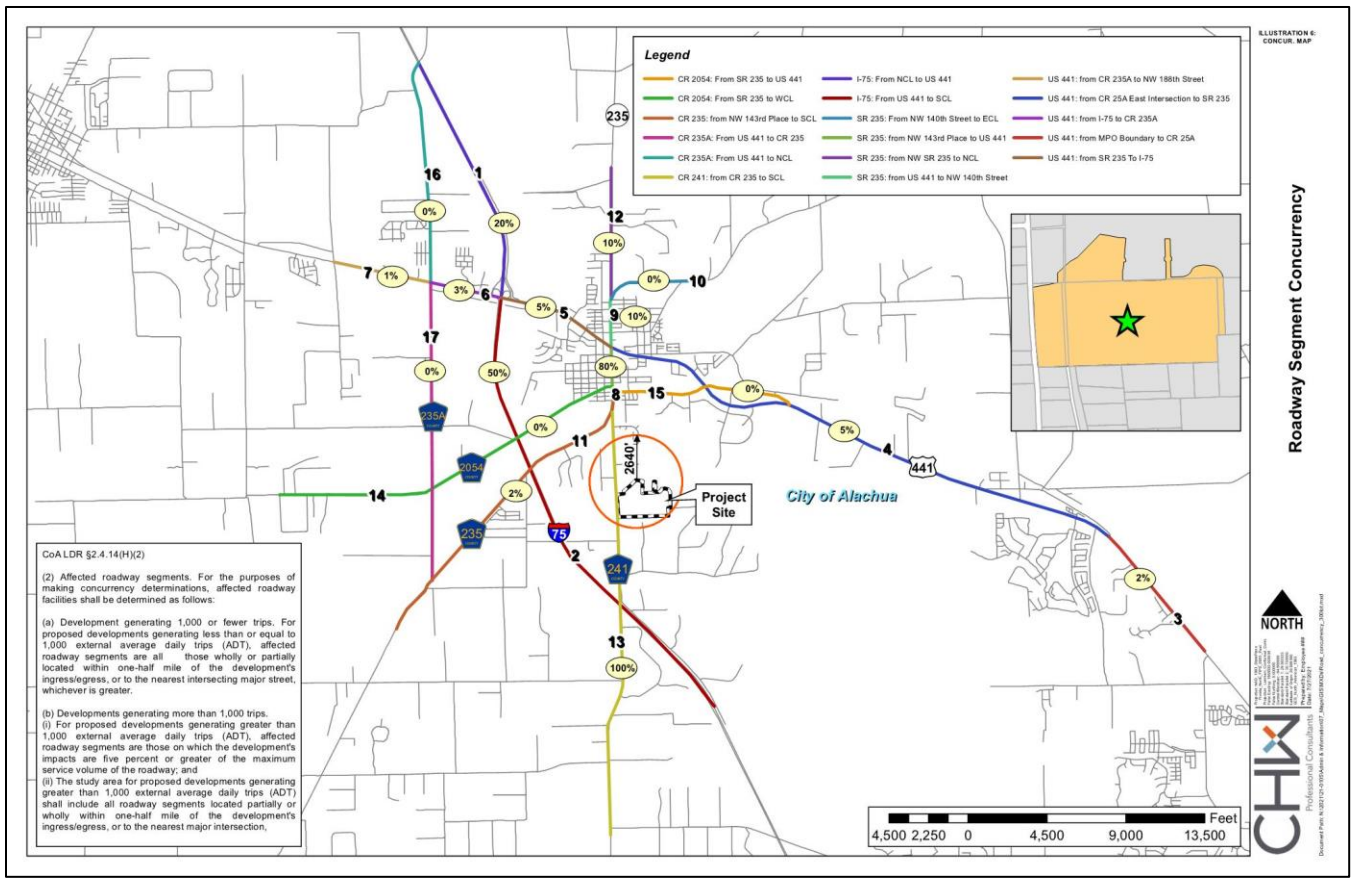

Figure 1: Anticipated Trip Distribution by Roadway Segment

Figure 1 illustrates the anticipated trip distribution. The project site is near the intersection of County Road 241 and the San Felasco Parkway, south of US 441. The center point used for the one-half mile radius measurement is the approximate ingress/egress to the subdivision. This ingress/egress will not be on County Road 241, but rather, on the San Felasco Parkway. Trips to and from the subdivision are anticipated to be generated predominately by residents.

Table 2: Projected Impacts on Roadways

	AADT	PM	AADT	PM
Traffic System Category	Segment 8		Segment 13	
	SR 235 From NW 143rd Place to US 441		CR 241 From CR 235 to SCL	
Maximum service volume[1]	14,400	1,290	20,880	1,881
Existing Traffic[1]	10,180	967	6,025	572
Reserved Trips[1]	157	41	0	0
Available Capacity	4,063	282	14,855	1,309
Projected Trip Generation[2]	2095	213	2619	266
Available Capacity with Application Approval	1968	69	12236	1043

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *Note: Projected trip distribution percentage is estimated by 80% for Segment 8; and 100% for Segment 13.*

Conclusion: There is available capacity with this application's approval. Therefore, this development *will not* cause the roadway segments to fall below the LOS standards.

Potable Water/Sanitary Sewer

Table 3: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
Reserved Capacity[1]	156,701
Residual Capacity[1]	843,049
Percentage of Permitted Design Capacity Utilized[1]	63.35%
Projected Potable Water Demand from Proposed Project[2]	75,075
Residual Capacity after Proposed Project	**767,974**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.*
   *Formulas used: # of dwelling units * 275 GPD*

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's potable water facilities to fall below LOS standards.

Table 4: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	677,000
Reserved Capacity[1]	137,740
Residual Capacity[1]	685,260
Percentage of Permitted Design Capacity Utilized[1]	54.32%
Projected Sanitary Sewer Demand from Proposed Project[2]	68,250
Residual Capacity after Proposed Project	**617,010**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.*
   *Formulas used: # of dwelling units * 250 GPD*

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's sanitary sewer facilities to fall below LOS standards.

Solid Waste

Table 5: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	41,880.00	7,643.10
Reserved Capacity[1]	17,139.34	3,127.93
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]		**518.15**

1. *Source: City of Alachua June 2021 Development Monitoring Report.*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.*
   *Formula used: # of dwelling units * 2.6 persons per dwelling unit * 0.73 per capita*

Conclusion: There is available capacity with this application's approval. Therefore, the proposed development *will not* cause the City's solid waste facilities to fall below LOS standards.

Public School and Recreation Impact

Table 6: Projected Public School Demand

Land Use	Units	Elem.		Middle		High	
		Rate[1]	Total	Rate[1]	Total	Rate[1]	Total
Proposed							
Single-Family Residential	273	0.14	**39**	0.06	**17**	0.08	**22**

1. *Source: City of Alachua June 2021 Development Monitoring Report.*

Conclusion: This submittal would generate an additional demand of 39 elementary, 17 middle, and 22 high school-age student stations to the system.

Table 7: Recreational Impact Table

System Category	System Acreage
Existing City of Alachua Acreage[1]	135.48
Acreage Required to Serve Existing Population[1]	52.35
Reserved Capacity[1]	2.20
Available Recreation Acreage	80.93
Proposed Recreational Impact[2]	3.55
Residual Capacity After Proposed Project	**77.38**

1. *Source: City of Alachua June 2021 Development Monitoring Report.*
2. *Source: City of Alachua Comprehensive Plan Recreation Element, Policy 1.2.b. Formula used: # of dwelling units x 2.6 person per du x (5 acres/1,000 persons)*

Conclusion: There is available capacity with this application's approval. Furthermore, onsite recreation facilities are included as part of Savannah Station including, but not limited to, outdoor workout facilities and passive trails. Thus, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

COMPREHENSIVE PLAN ANALYSIS

Convergence Research Park, Residential Phases 1-3

21-0105

Professional Consultants

To:	Kathy Winburn, AICP, City of Alachua Planning & Community Development, Director
From:	Seth Wood, Project Planner
Date:	July 29, 2021
RE:	Convergence Research Park, Residential Phases 1-3 – Comp. Plan Consistency Analysis

This application is for a 300-lot single-family detached subdivision on Alachua County Tax Parcel 03970-000-000 and a portion of Alachua County Tax Parcel 03929-000-000. The site is located on NW 140th Street, just south of the San Felasco Parkway. The onsite Future Land Use (FLU) category is Corporate Park District and the Zoning district classification is Corporate Park (CP), which allows up to four (4) dwelling units per acre.

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

Future Land Use Element

Objective 1.4: Corporate Park: The City shall establish one mixed-use land use category: Corporate Park. This land use category shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. The Corporate Park category is intended to:

1. Provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses; and
2. provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

The project site has Corporate Park FLU classification. This application seeks to permit 300 single-family dwelling units, which are part of a larger master plan for the Convergence Research Park. Additional uses include a mix of research and development, technology and biotechnology industries, offices, supportive retail sales, service, and a variety of housing types. The project site is near CR 241 and US 441, a major collector and a principal arterial, respectively.

Policy 1.4.a: The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, live-work units, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

The proposed 300-lot single family residential subdivision is permitted within the Corporate Park FLU.

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Policy 1.4.d: Development within the Corporate Park land use category that consists of greater than 50 acres of contiguous land may provide clustered residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of 4 dwelling units per gross acre. Residential development must be developed consistent with the specific criteria identified within the Land Development Regulations for residential development in the Corporate Park zoning district.

The project site is greater than 50 acres of contiguous land. Proposed density is less than 4 dwelling units per gross acre. Onsite residential development will be consistent with the specific criteria of the City's Land Development Regulations.

Policy 1.4.f: The City shall develop performance standards for uses in the Corporate Park land use category in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

Vehicular and non-vehicular site access will be integrated in the design process, with internal roads and sidewalks connecting to San Felasco Parkway and associated sidewalks. A combination of sidewalks, multi-use paths, and walking trails will allow pedestrian and bicycle connectivity both within the residential subdivision as well as throughout Convergence Research Park.

2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;

Buffering will be provided around the external perimeters of the project site to ensure compatibility with existing adjacent subdivisions, Shaw Farms and Alachua Highlands. The buffers retain existing trees to the maximum extent practicable. Detailed landscaping plans will be submitted with site plan applications.

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

Convergence Research Park is a master planned corporate park development with ample open space that exceed City requirements. The design intent is a mixed-use community that respects nature features. Detailed landscaping plans will be submitted with subsequent site plan applications.

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

Stormwater Management Systems (SMF) are located throughout the development and adequately address all drainage requirements.

5. Placement of signage;

Signage will be addressed in the site design and development process.

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;

Site lighting will be addressed in detail in the site design and development process. The overall intent of the Convergence Research Park is to be designed in harmony with nature and with surrounding existing communities. The impact of lighting on surrounding areas off-site will be minimized to the extent practicable and in accordance with City requirements.

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

Proposed onsite roadway patterns and multi-modal circulation is demonstrated on the attached plans.

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

Detailed landscaping plans will be submitted with subsequent site plan applications. All requirements and goals of the Comprehensive Plan and Land Development Regulations will be adhered to.

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

Unique site features, including existing vegetation, are integrated into the design and development process, and disturbance is minimized to the maximum extent practicable. There are no unique site features of historic significance known to be onsite at this time. Onsite soils are conducive to development.

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

Not applicable.

11. Corporate Park uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less; and,

Not applicable to this residential subdivision.

12. Complementary residential uses.

This application seeks to permit a 300-lot single family residential subdivision. The resulting residential development complements nonresidential uses in nearby Progress Park and future nonresidential uses in the Convergence Research Park.

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.

Detailed landscaping plans will be submitted with subsequent site plan applications. Buffering is provided around the external perimeters of the project site, as demonstrated on the attached plans. This will ensure compatibility with existing adjacent subdivisions, Shaw Farms and Alachua Highlands. The buffers retain existing trees to the maximum extent practicable.

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.

Convergence Research Park is a master planned corporate park development with ample open space that exceed City requirements. The design intent is a mixed-use community that respects nature features. Detailed landscaping plans will be submitted with subsequent site plan applications.

Objective 4.1: Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

Convergence Research Park is bound by residential subdivisions and City- or State-owned lands. Therefore, this development is considered infill. The site's master plan is designed to respect natural features while providing a mix of residential and nonresidential uses. This site's development helps to reduce development pressures at the urban fringe and in rural areas that are not as well supported by public facilities and services.

GOAL 5: Development Standards: The City shall include provisions through its Comprehensive Plan amendment process, development review process, and in its Land Development Regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Convergence Research Park is served by public facilities and services that adequately support the overall corporate park development program. Each design component adheres to Comprehensive Plan and LDR development standards.

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

There are no wetlands or flood areas onsite.

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

The site's design minimizes impacts to the natural topography to the greatest extent practicable. Natural features dictate the location of open space and Stormwater Management Facilities (SMF), as well as roadway alignments and developed areas.

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

There are currently eight types of soils located onsite:

- **Arredondo Fine Sand, 0-5% Slopes (Hydro Group: A)**

- **Fort Meade Fine Sand, 0-5% Slopes (Hydro Group: A)**
- **Kendrick Sand, 2-5% Slopes (Hydro Group: B)**
- **Gainesville Sand, 0-5% Slopes (Hydro Group: A)**
- **Arredondo Fine Sand, 5 to 8% Slopes (Hydro Group: A)**
- **Lochloosa Fine Sand, 5-8% Slopes (Hydro Group: B)**
- **Kendrick Sand: 5-8% Slopes (Hydro Group: B)**
- **Blichton Sand, 5-8% Slopes (Hydro Group: C/D)**

Each of the soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

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

There are no FEMA flood prone areas onsite.

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

There are no wetlands located onsite.

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

An inventory of listed species will be conducted for the project site if necessary as part of the development review process.

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

A Concurrency Impact Analysis report, included in this submittal, estimates the impacts onsite development could have on available facilities and services. No facilities and/or services will operate below the adopted Level of Service (LOS) following onsite development.

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

Public facilities shall continue to operate at or below established LOS standards following onsite development, to follow the platting process.

Transportation Element

Policy 1.2.b: New ingress / egress connections to arterial and collector roadways shall be designed to conform with the Florida Department of Transportation Access Management Guidebook, as amended. The City shall establish the following access point requirements for local roads:

1. Permitting 1 access point for ingress and egress purposes along a single local road to a single property or development;
2. Permitting 2 access points for ingress and egress along a single local road to a single property or development if the minimum distance between the two access points exceeds 20 feet for a single residential lot or 100 feet for nonresidential development and new residential subdivisions;
3. Permitting 3 access points for ingress and egress along a single local road to a single property or development if the minimum distance between each access point is at least 100 feet for a single residential lot or 250 feet for nonresidential development and new residential subdivision; or
4. Permitting more than 3 access points for ingress and egress along a single local road to a single property or development where a minimum distance of 1,000 feet is maintained between each access point.

The site directly accesses San Felasco Parkway, a local road that connects NW 140th St / CR 241 to US 441, a major collector and a principal arterial, respectively. This subdivision will have two (2) access points for ingress and egress.

Conservation and Open Space Element

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

There are currently eight types of soils located onsite:

- **Arredondo Fine Sand, 0-5% Slopes (Hydro Group: A)**
- **Fort Meade Fine Sand, 0-5% Slopes (Hydro Group: A)**
- **Kendrick Sand, 2-5% Slopes (Hydro Group: B)**
- **Gainesville Sand, 0-5% Slopes (Hydro Group: A)**
- **Arredondo Fine Sand, 5 to 8% Slopes (Hydro Group: A)**
- **Lochloosa Fine Sand, 5-8% Slopes (Hydro Group: B)**
- **Kendrick Sand: 5-8% Slopes (Hydro Group: B)**
- **Blichton Sand, 5-8% Slopes (Hydro Group: C/D)**

Each of the soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

21-0105

To:	Neighbors of NW 140th Street/Progress Boulevard Intersection
From:	Gerry Dedenbach, AICP
Date:	June 24, 2021
RE:	Neighborhood Meeting Public Notice

A virtual Neighborhood Meeting will be held via video conference to discuss four applications in the City of Alachua: a site plan application for an incubator building; a site plan application for a flex space, inclusive of a bicycle depot, retail, and conference areas; a preliminary plat application for a cottage neighborhood; and a preliminary plat application for a ±300-lot subdivision. The applications affect ±257.23 acres in the City of Alachua (Alachua County Tax Parcels 03929-000-000, 03970-000-000, and 03969-000-000). The site is located on NW 140th Street, with NW 128th Place/Progress Boulevard running across the northern portion.

Date:	July 8, 2021
Time:	6:00 p.m.
Link:	bit.ly/San-Felasco-Masterplan
Zoom Call-in Number:	+1 301 715 8592
Meeting ID:	988 0925 7216
Contact:	Gerry Dedenbach, AICP 11801 Research Drive Alachua, FL 32615 (352) 331-1976 Live@CHW-inc.com

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

Directions to Attend Meeting: Using your web browser, visit the web address link above. Please note, the link is case-sensitive. For best performance, Google Chrome, Safari, Microsoft Edge, or Mozilla Firefox are recommended. The meeting can also be attended by phone. To attend the meeting by phone, call the call-in number above, and enter the Meeting ID number followed by the pound sign ("#") when prompted.

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.

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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

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Newspaper Advertisement

PUBLIC NOTICE

A virtual Neighborhood Meeting will be held via video conference to discuss four applications in the City of Alachua: a site plan application for an incubator building; a site plan application for a flex space, inclusive of a bicycle depot, retail, and conference areas; a preliminary plat application for a cottage neighborhood; and a preliminary plat application for a ±300-lot subdivision. The applications affect ±251.4 acres in the City of Alachua (Alachua County Tax Parcels 03929-000-000 and 03970-000-000). The site is located on NW 140th Street, with NW 128th Place/Progress Boulevard running across the northern portion.

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

Time: 6:00 p.m. on July 8th, 2021
Link: bit.ly/San-Felasco-Masterplan
Zoom Call-in Number: +1 301 715 8592
Meeting ID: 988 0925 7216
Instructions: Using your web browser, visit the web address above, or call the number above. 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: Gerry Dedenbach, AICP
Address: 11801 Research Drive
Alachua, FL 32615
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW
Professional Consultants

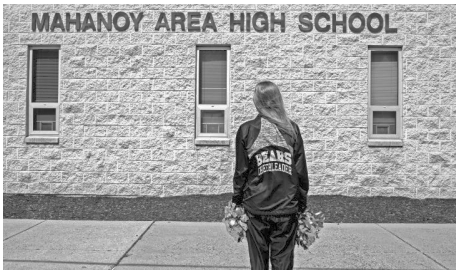
NATION & WORLD

DOW: 33,874.24 ▼71.34 (0.21%) **NASDAQ:** 14,271.73 ▲18.46 (0.13%) **S&P 500:** 4,241.84 ▼4.60 (0.11%)

Supreme Court backs punished cheerleader

Case centered on teen's profane off-campus post

John Fritze
USA TODAY



Brandi Levy wears her former cheerleading outfit while standing outside Mahanoy Area High School in Mahanoy City, Pa., on April 4. DANNA SINGER/AP

WASHINGTON – The Supreme Court on Wednesday sided with a former cheerleader who excoriated her school in a profanity-laced post on social media, holding that the punishment of her off-campus speech violated the First Amendment.

But the 8-1 ruling left unresolved the broader question of when schools may regulate off-campus speech, and when such punishment is off limits.

"It might be tempting to dismiss (the student's) words as unworthy of the robust First Amendment protections discussed herein," Associate Justice Stephen Breyer wrote for the majority. "But sometimes it is necessary to protect the superfluous in order to preserve the necessary."

Associate Justice Clarence Thomas dissented.

When Brandi Levy, who was 14 at the time, failed to make the varsity cheer team in 2017, she and one of her friends posted a vulgar message on Snapchat, exhorting her followers to "(Expletive) school (expletive) softball (expletive) cheer (expletive) everything." The message made it back to her coaches, who cut her from the JV squad. After appealing to school authorities, her parents sued the school district in federal court.

Levy's attorneys at the American Civil Liberties Union argued that allowing principals to punish students for their off-campus speech, including on social media, would give schools far too much power to police innocuous interactions with their friends. But school officials said they need to be able to discipline bullying and cheating that can begin off-campus or online before working its way into the school building.

Several of the justices said during oral arguments that they were wary of setting a hard-and-fast standard for when schools could regulate off-campus speech, and that hesitancy was reflected in the opinion. The court held that schools can sometimes punish a student for something they say at home, but that their power to do so was more limited than at school.

"The school's regulatory interests remain significant in some off-campus circumstances," Breyer wrote. "Thus, we do not now set forth a broad, highly general First Amendment rule stating just what counts as "off campus" speech and whether or how ordinary First Amendment standards must give way off campus."

Breyer said the court would leave that question to "future cases."

Thomas took issue with that approach in his dissent. Thomas asserted that historical factors suggested that schools could regulate off-campus speech if it could harm the school, its faculty or other students. Thomas said he believes that standard was met in Levy's case.

"The court's foundation is untethered from anything stable, and courts (and schools) will almost certainly be at a loss as to what exactly the court's opinion today means," Thomas wrote.

The standard for on-campus speech is more clear. A landmark 1969 Supreme Court decision, Tinker v. Des Moines, reaffirmed students' First Amendment rights at school. That case involved a group of students who wore black armbands to protest the war in Vietnam.

Harris to make 1st visit to border

Alexandra Jaffe
ASSOCIATED PRESS

WASHINGTON – Vice President Kamala Harris on Friday will make her first visit to the U.S.-Mexico border, her office announced, after she has faced criticism from members of both parties for failing to go there despite her role leading the Biden administration's response to a steep increase in migration.

Harris will visit the El Paso, Texas, area, accompanied by Homeland Security Secretary Alejandro Mayorkas, according to a statement.

The visit comes as Harris has faced months of attacks from Republicans, and some frustration from those in her own party, for declining to visit the area. Harris has been tasked by President Joe Biden with taking on the root causes of migration from Central America to the U.S.

So far she has focused her efforts on improving economic and living conditions in the region. Her aides have insisted her focus is distinct from the security issues that plague U.S. officials trying to handle a spike in border crossings.

But Republicans have seized on failures by Harris and Biden to paint the administration as absent on what they've described as a crisis at the border. The issue overshadowed Harris' first foreign trip earlier this month, to Guatemala and Mexico, where she met with both nations' presidents and local officials to discuss economic and humanitarian solutions to the significant migration out of both countries.

NOTICE OF PUBLIC HEARING

The Alachua County Board of County Commission will hold a public hearing Tuesday, July 06, 2021 at 5:00 pm or as soon thereafter as it may be heard. The meeting will be held virtually and in the John R. "Jack" Durrance Auditorium, room 209, 12 SE 1st Street, Gainesville, Florida to consider the following quasi-judicial zoning item:

ZOX-01-21 (Sand Bluff Solar Project Special Exception)
A request by FL Solar 6 LLC (Jason Thomas, Agent) on behalf of Uncle Willies LLC, owner, for a special exception to permit a major utility (photovoltaic solar array) on approximately 638 acres located in an 'A' (Agriculture) district with a Rural/Agriculture land use designation (one dwelling unit per five acres). The project is located along SW County Road 346 in Archer on parcel number 05197-000-000.

This meeting will allow for virtual or in person participation. The public may attend virtually through the County's Video on Demand website OR in person at 12 SE 1st Street, Gainesville, FL, Second Floor, Jack Durrance Board Room.

Public comment will be taken by telephone for all non-ministerial items on which the Board of County Commissioner votes. Once public comment is opened for an item under discussion, please call 1-800-876-7516.

The public is encouraged to submit any written or photographic documents prior to the meeting to planning@alachuacounty.us.

No later than 5 calendar days prior to the hearing, an individual or entity wishing to participate as a party in a quasi-judicial public hearing must provide the County with a written request to be considered as a party. The request must include a factual basis for why the requestor believes that he or she should be allowed to participate as a party. Please send your requests to be considered a party to planning@alachuacounty.us.

The Board of County Commission shall consider written requests for party status at the outset of the hearing and make a determination of which requesting individuals or entities qualify for party status in the hearing.

If an individual or entity intends to participate as a party and provide evidence, beyond testimony, at the public hearing, the individual or entity must provide electronic copies of all evidence to the appropriate County staff no later than 3 calendar days prior to the hearing. Any evidence provided electronically will be entered into the record and provided to all identified parties.

For public who attend in-person, those who are unvaccinated are strongly encouraged to wear a facial covering. Public seating will be made available up to the capacity that permits adequate social distancing.

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at least two business days in advance at (352) 374-5275 (voice) or (352) 374-5284 TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.

In addition to any other comments, interested persons are invited to submit comments on whether the proposal will have a significant impact on the cost of housing.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

General Information: A draft of the above item will be available on Friday of the week preceding the meeting by emailing planning@alachuacounty.us. For further information call (352) 374-5249. Visit www.alachuacounty.us and click on the meetings tab on the homepage for the most up to date information.

GF-2569874

Free summer meals program for students begins in Alachua County

Gershon Harrell
Gainesville Sun
USA TODAY NETWORK

The Alachua County Public Schools district has launched its free summer meals program.

The free summer meal program began Monday, giving students from babies to age 18 a free breakfast and lunch. Hot meals will be given to children at 93 locations Monday-Thursday.

Caron Rowe, food service specialist, said times can vary so she encourages parents and children to check the website at yourchoicefresh.com.

Multiple pickup options are being provided, such as in-person service, bus stop locations and curbside grab-and-go meals.

Food service assistants hand out meals to children outside the SWAG Center in the Linton Oaks neighborhood in Gainesville in June 2019. The Alachua County Public Schools system has kicked off its free summer meals program.
BRAD MCCLENNY/THE GAINESVILLE SUN

Starting Thursday and continuing through the summer the district will also have free grab-and-go distribution at 19 curbside locations from 10:30 a.m. to 12:30 p.m.

At the curbside locations, seven days' worth of breakfasts and lunches will be distributed.

The ACPS Food and Nutrition Services will also have bus routes Monday-Thursday where children can receive free grab-and-go meals.

Families can find the bus routes at sbac.nutrislice.com.

"So anytime a child wants to come in and eat a meal on campus, they're more than welcome to. It's a hot meal, but the Thursday meals are prepared at home, it's frozen refrigerated items and shelf-stable items they can prepare at home," Rowe said.

Funded by the federal government, the summer meal program is open to any child regardless of family income.

According to the press release, students do not have to be enrolled in a particular school or program, nor do they have to eligible for free or reduced price meals during the school year.

The nutrition department food truck was also out visiting neighborhoods in Southwest Gainesville such as Hidden Oaks, Maple Oaks and the SWAG Family Resource Center.

The program runs through July 22.

PUBLIC NOTICE

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

Time: 6:00 p.m. on July 8th, 2021
Link: bit.ly/San-Felasco-Masterplan
Zoom Call-in Number: +1 301 715 8592
Meeting ID: 988 0925 7216
Instructions: Using your web browser, visit the web address above, or call the number above. 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: Gerry Dedenbach, AICP
Address: 11801 Research Drive
Alachua, FL 32615
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com

CHW Professional Consultants

Workshop Presentation

San Felasco Eco Park Mixed-use Project

- *Incubator Building Site Plan*
- *Flex Space Site Plan*
- *Cottage Neighborhood Preliminary Plat*
- *Subdivision Preliminary Plat*

City of Alachua
Neighborhood Meeting
July 8, 2021

CHW
Professional Consultants

21-0105: San Felasco Master Plan

1

The purpose of the neighborhood meeting:

The City of Alachua requires applicants to host a neighborhood meeting *prior* to application submittal.

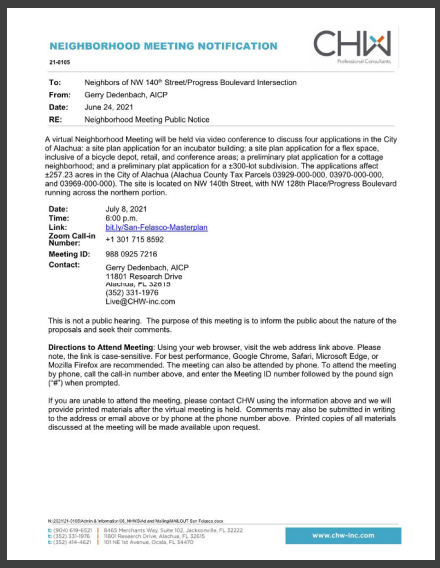
The purpose is to inform neighbors of the proposed action's nature and to get feedback early in the process.

This meeting provides the applicant with an opportunity to mitigate concerns prior to the application submittal.

21-0105: San Felasco Master Plan

2

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

21-0105

To: Neighbors of NW 140th Street/Progress Boulevard Intersection
From: Gerry Dedenbach, AICP
Date: June 24, 2021
RE: Neighborhood Meeting Public Notice

A virtual Neighborhood Meeting will be held via video conference to discuss four applications in the City of Alachua: a site plan application for an incubator building; a site plan application for a flex space, inclusive of a bicycle depot, retail, and conference areas; a preliminary plat application for a cottage neighborhood; and a preliminary plat application for a ±300-lot subdivision. The applications affect ±257.23 acres in the City of Alachua (Alachua County Tax Parcels 03929-000-000, 03970-000-000, and 03969-000-000). The site is located on NW 140th Street, with NW 128th Place/Progress Boulevard running across the northern portion.

Date: July 8, 2021
Time: 6:00 p.m.
Link: bit.ly/San-Felasco-Masterplan
Zoom Call-in Number: +1 301 715 8592
Meeting ID: 988 0925 7216
Contact: Gerry Dedenbach, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

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

Directions to Attend Meeting: Using your web browser, visit the web address link above. Please note, the link is case-sensitive. For best performance, Google Chrome, Safari, Microsoft Edge, or Mozilla Firefox are recommended. The meeting can also be attended by phone. To attend the meeting by phone, call the call-in number above, and enter the Meeting ID number followed by the pound sign ("#") when prompted.

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.

N:\2021\21-0105\Admin & Information\05_NHM\Drft and Mailing\NHLOUT San Felasco.docx

t: (904) 619-6521 | 6405 Merchants Way, Suite 102, Jacksonville, FL 32222
t: (352) 331-1976 | 1900 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

www.chw-inc.com

NATION & WORLD

Supreme Court backs punished cheerleader

Case centered on teen's profane off-campus post

John Fritze
USA TODAY

WASHINGTON – The Supreme Court on Wednesday sided with a former cheerleader who was punished by her school for a profanity-laced post on social media, holding that the punishment of the student in question violated the First Amendment.

But the 8-1 ruling left unresolved the question of whether and how far public schools can regulate off-campus speech, and what such punishment is off limits.

"It might be tempting to dismiss the student's words as unworthy of the respect normally accorded to speech in our censored forum," Associate Justice Stephen Breyer wrote for the majority. "But sometimes it is necessary to protect the superfluous in order to preserve the necessary."

Chief Justice Clarence Thomas dissented.

When Brandi Levy, who was in the ninth grade at Mahanoy Area High School in 2017, she used one of her friend's posted a vulgar message on Snapchat, a popular app that allows users to share photos with their friends. But one of her friends copied a vulgar message on Snapchat, a popular app that allows users to share photos with their friends. But one of her friends copied the message and sent it to Levy's parents, who were upset to see that Levy had used the F-word. After appealing to school authorities, her parents eventually filed a lawsuit on her behalf.

Levy's attorneys at the American Civil Liberties Union argued that allowing schools to punish students for their off-campus speech, including on social media, would give schools the license to police virtually everything students say when they're not in school.

Breyer said the court would leave that question to "future cases."

Thomas took issue with that approach, writing that the court should've said that historical factors suggested that schools could regulate off-campus speech that "substantially disrupts" its faculty or other students. Thomas said he believes that standard was met in this case.

"The court's foundation is unbelievable," Thomas wrote. "Even when a school is not in session, it is at a loss as to what exactly the court's opinion today means," Thomas wrote.

Levy's speech was a profanity-laced tirade in more than a hundred-word Supreme Court decision, Tinker v. Des Moines, that set the standard for student free speech rights at school. That case involved a group of students who wore black armbands to protest the war in Vietnam.

MAHANOY AREA HIGH SCHOOL

Brandi Levy wears her former cheerleading outfit while standing outside Mahanoy Area High School in Mahanoy City, Pa., on April 6. JOHN MINCHILLO

Harris to make 1st visit to border

Alexandra Jaffe
ASSOCIATED PRESS

WASHINGTON – Vice President Kamala Harris on Friday will make her first trip to the U.S.-Mexico border since assuming the office, after she has faced criticism from members of both parties for not visiting the border earlier and for not leading the Biden administration's response to a steep increase in migrants.

Harris will visit the El Paso, Texas, area, accompanied by Homeland Security Secretary Alejandro Mayorkas, according to a statement.

Since taking office, Republicans have used months of attacks from Republicans, and some frustration from those in her own party, to highlight Harris' absence. Harris has been tasked by President Joe Biden with taking on the root causes of migration from Central America to the U.S.

In the role has focused her efforts on diplomacy with countries in the region. She has also been instructed by Biden to refrain from the media spotlight as she works behind the scenes trying to forge a more stable border coverage.

Harris and Biden have worked to fulfill promises they have outlined to Latino voters by [illegible] to paint the administration as absent on what is one of the most politically charged issues in the near overshadowed Harris' [illegible] foreign trip earlier this month, to Guatemala and Mexico, where she met with both national presidents and local officials to discuss economic and humanitarian solutions to the significant migration out of both countries.

NOTICE OF PUBLIC HEARING

The Alachua County Board of County Commissioners will hold a public hearing on July 8th, 2021 at 6:00 pm or as soon thereafter as it may be heard. The hearing will be held at the Jack R. "Jack" Reichert Building, 12 SE 1st Street, Gainesville, Florida to consider the following quasi-judicial zoning item:

2020-21-01 Good Wolf Solar Project Special Exception

Applicant: Ft. Solar II LLC (Jason Thomas, Agent) on behalf of Linda White LLC, owner. For a special exception to allow a solar facility (photovoltaic energy) on approximately 639 acres located in an A (Agriculture) zoning district. Tax Parcel Identification (Jane Number) and geo-fire access. The property is generally located at 7941 NW 39th Avenue, Alachua, Florida.

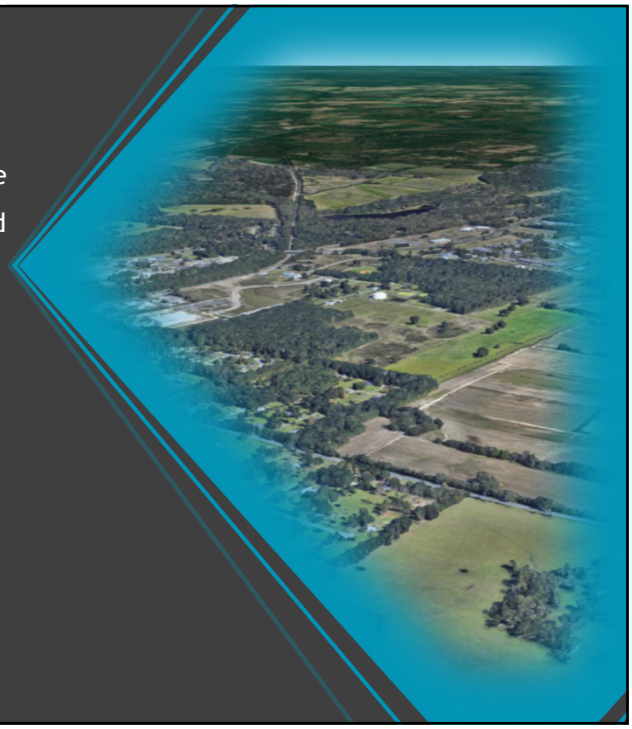
The hearing will allow for review of conditional use permit application for

INTENTS:

- To construct an incubator building and flex space, inclusive of a bicycle depot, retail, and conference areas; and to plat a new cottage neighborhood and ±300-lot subdivision, as part of the larger San Felasco Master Plan.

OPPORTUNITIES:

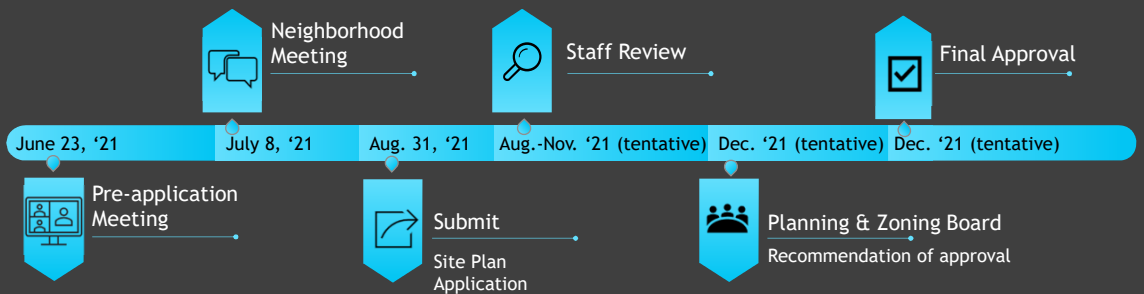
- Facility enabling new Alachua businesses to develop, grow, and prosper;
- Expanded commercial space, meeting space, and flexible space in City of Alachua; and
- Expanded housing options in City of Alachua



21-0105: San Felasco Master Plan

5

INCUBATOR BUILDING SITE PLAN APPLICATION TIMELINE



21-0105: San Felasco Master Plan

CHW

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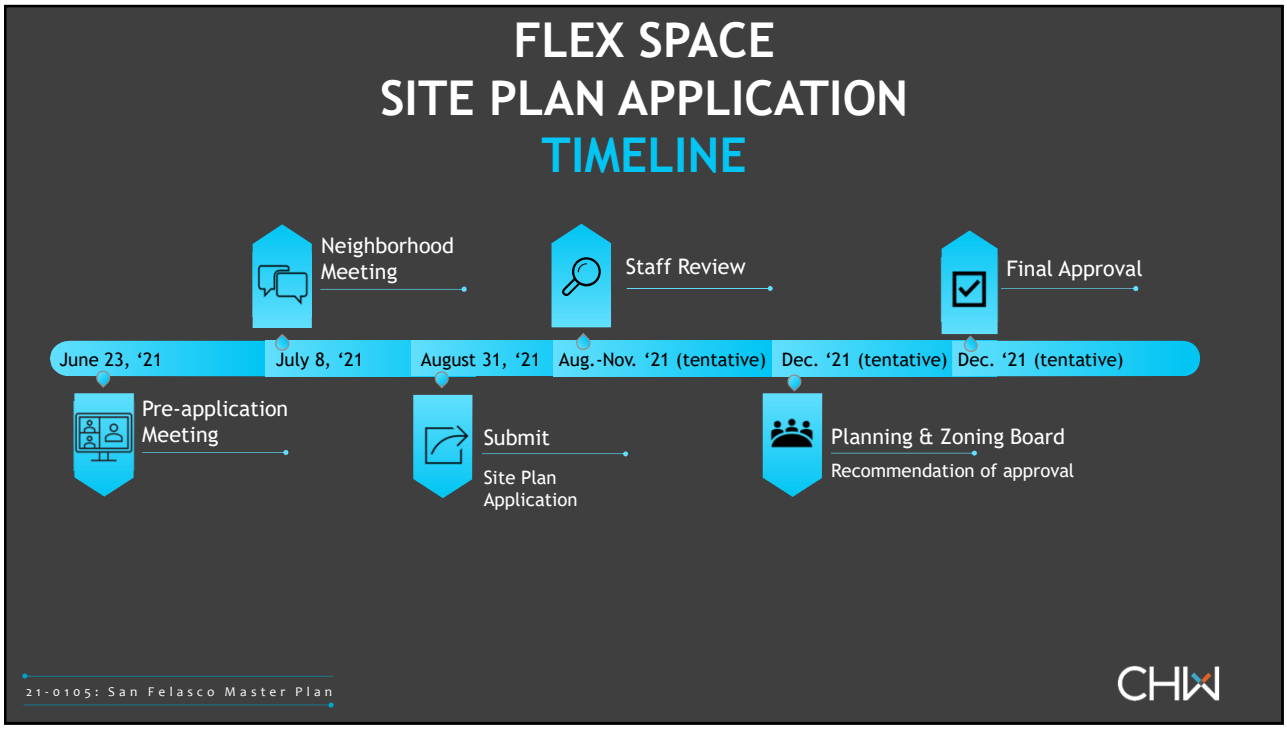
FLEX SPACE
SITE PLAN APPLICATION
TIMELINE
Neighborhood Meeting
Staff Review
Final Approval
June 23, '21
July 8, '21
August 31, '21
Aug.-Nov. '21 (tentative)
Dec. '21 (tentative)
Dec. '21 (tentative)
Pre-application Meeting
Submit
Site Plan Application
Planning & Zoning Board
Recommendation of approval
21-0105: San Felasco Master Plan
CHW

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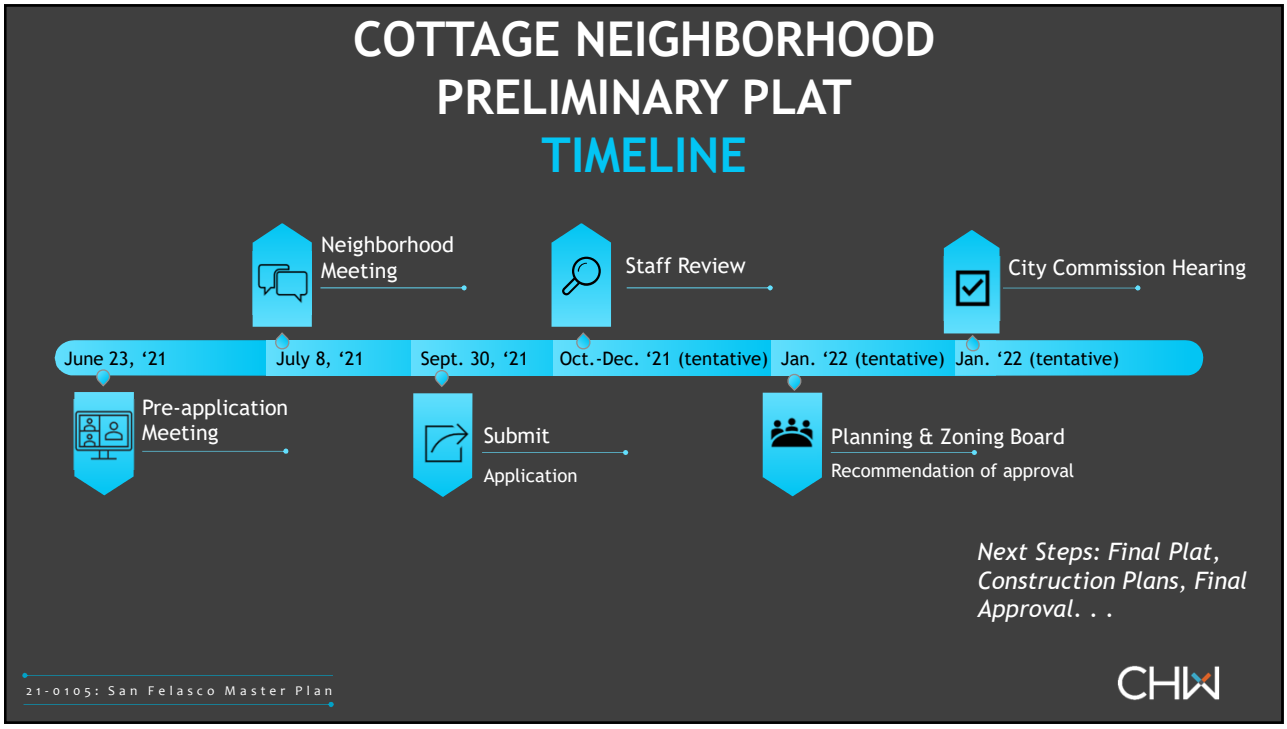
COTTAGE NEIGHBORHOOD
PRELIMINARY PLAT
TIMELINE
Neighborhood Meeting
Staff Review
City Commission Hearing
June 23, '21
July 8, '21
Sept. 30, '21
Oct.-Dec. '21 (tentative)
Jan. '22 (tentative)
Jan. '22 (tentative)
Pre-application Meeting
Submit
Application
Planning & Zoning Board
Recommendation of approval
Next Steps: Final Plat, Construction Plans, Final Approval. . .
21-0105: San Felasco Master Plan
CHW

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SUBDIVISION PRELIMINARY PLAT TIMELINE

- June 23, '21 — Pre-application Meeting
- July 8, '21 — Neighborhood Meeting
- Aug. 30, '21 — Submit Application
- Aug.-Oct. '21 (tentative) — Staff Review
- Nov. '21 (tentative) — Planning & Zoning Board Recommendation of approval
- Nov. '21 (tentative) — City Commission Hearing

Next Steps: Final Plat, Construction Plans, Final Approval. . .

21-0105: San Felasco Master Plan

CHW

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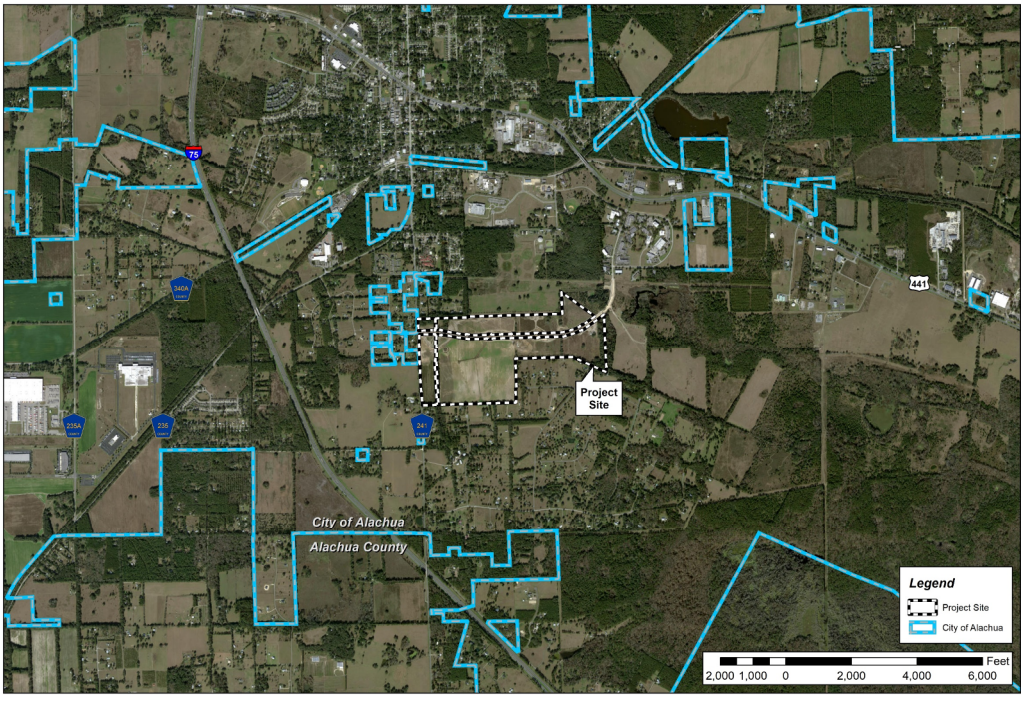
Context Map



CHW

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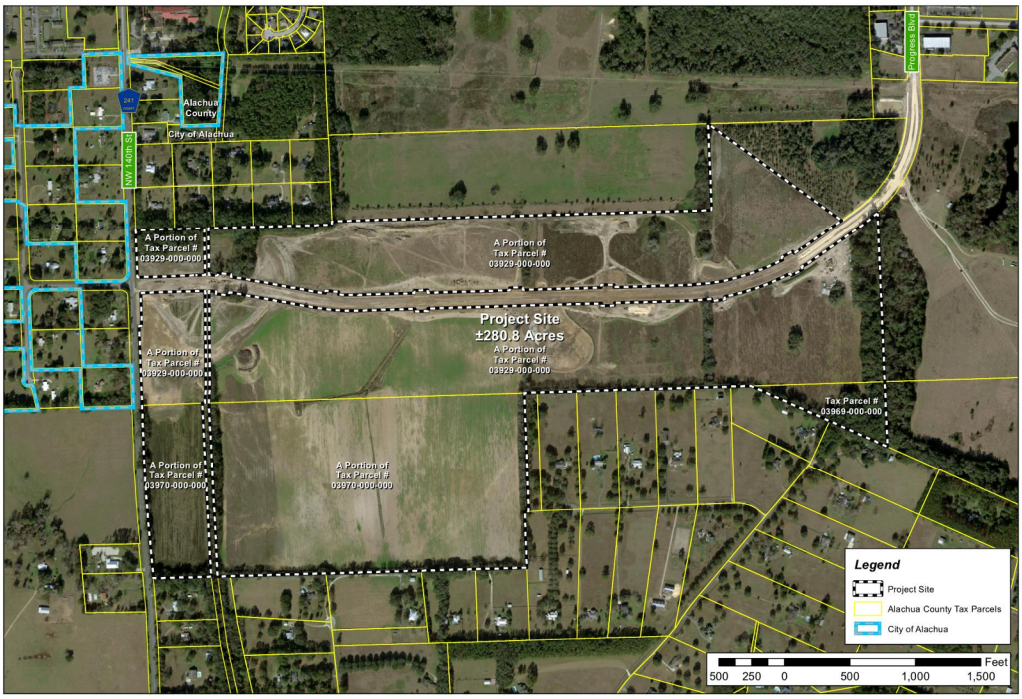
Aerial Map



11

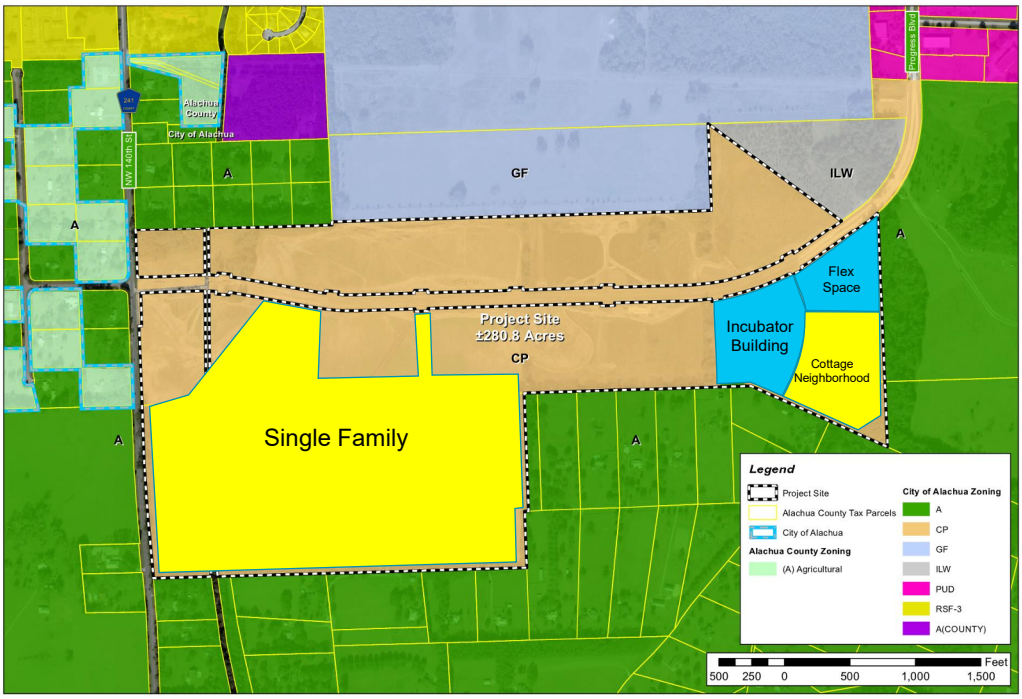
Future Land Use (FLU) Map

Corporate Park

12

Zoning Map

Corporate Park



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Contact Information

Address: 11801 Research Drive
Alachua, FL, 32615
Phone: (352) 331-1976
Email: Live@chw-inc.com

CHW
Professional Consultants

14

Sign-in Sheet

SIGN-IN SHEET

San Felasco Master Plan

21-0105

Professional Consultants

Event:	Virtual Neighborhood Meeting
Date/Time:	July 8, 2021 @ 6:00 PM
Place:	bit.ly/San-Felasco-Masterplan
Re:	San Felasco Master Plan Virtual Neighborhood Meeting

	Attendee Name (Or as appears on Zoom)
1	Laura Tipton
2	Kelsi Candelaria
3	Dan Pearson
4	Robert Rickles
5	Bob Dampman
6	Daryn Page
7	Mark Page
8	Brian (last name not provided)
9	(352) 231-8194 (call-in)
10	(352) 538-3626 (call-in)
11	iPhone (name, number not provided)
12	
13	

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

www.chw-inc.com

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

San Felasco Master Plan

21-0105

Professional Consultants

Event:	Virtual Neighborhood Meeting
Date/Time:	July 8, 2021 @ 6:00 PM
Place:	bit.ly/San-Felasco-Masterplan
Re:	San Felasco Master Plan Virtual Neighborhood Meeting

CHW (Agent) Attendees: Nicola Cowap, PE; Gerry Dedenbach, AICP; Travis Hastay, PE; Cole Menhennett; Walker Owen; Seth Wood

Public Attendees: 11

CHW hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the applications' requests and intents; the opportunities presented by the individual projects and by the master plan as a whole; the projects' respective timelines; maps illustrating the site's regulatory and physical characteristics; and an illustration showing the location of the projects relative to one another and to the surrounding area. Questions from public attendees are shown below, with applicant/agent responses.

Question: Will there be buffering between this development and neighborhood communities Shaw Farms and Alachua Highlands?
Response: Yes, buffers are planned for the project boundary, near the adjacent Shaw Farms and Alachua Highlands. This will be accomplished by keeping as much existing tree line as practicable. Buffers will vary in width, being wider in areas where existing tree lines are located and where stormwater management facilities are located at points along the site's boundary.

Question: Are there plans to cut down the trees on the east side of the property for the cottage neighborhood?
Response: No, tree removal will be minimized to the extent practicable, in this area and in the project as a whole. The intent is to provide substantial buffers between the cottage neighborhood and existing residents, as well as between the cottage neighborhood and the Cottontail mountain biking trail, which runs along the site's eastern boundary adjacent to the San Felasco Hammock Preserve State Park trail system.

Question: How will this development impact wildlife? I have noticed fewer animals since the San Felasco Parkway was put in.
Response: This community is being master planned diligently in consideration of the land. The intent is for a community built in harmony with nature, rather than in opposition. Trees will be preserved to the maximum extent practicable, and stormwater basins and structures will be located and shaped in consideration of the natural contours of the land. As much of the existing tree coverage along the perimeter, as practicable, will be preserved. This will result in retained tree lines at multiple points. The hope is that, if we leave the tree line in place, not only will it provide natural buffers, it will also allow for easy migration for wildlife, with little disruption to their existing pattern.

Question: Will there be a connecting road into Shaw Farms or Alachua Highlands?
Response: There will be no connectivity to the existing subdivisions. Given the different character of these existing subdivisions to what is being proposed, interconnection was not deemed appropriate. Additionally, there are no connecting rights-of-way in Shaw Farms or Alachua Highlands.

Question: Will this be a gated or walled community?
Response: No, this will not be a gated community or a walled community. Neither gates nor walls are desired. The design intent of this project is to design a community in harmony with nature.

Question: What sort of utilities will this community have?
Response: The homes will be connected to the City's utility system, which will include potable water and sanitary sewer and all other utilities available such as telecommunications and high speed internet services. There will not be septic tanks.

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
www.chw-inc.com

Question: What is an incubator building?
Response: An incubator building is a facility targeted towards new biotechnology and biomedical research companies that do not yet have the capital to build their own facilities. The incubator provides laboratory and office space for business owners to start, grow, and develop their businesses and generate the necessary capital to eventually have facilities of their own. The hope is that once these businesses generate that necessary capital in the incubator building, they decide to construct their own facilities in the City of Alachua, having had the opportunity to experience its many offerings while working out of the incubator. This concept currently exists in Progress Park and another would the UF Innovation Hub in Downtown Gainesville.

Comment: Please explain the cottage neighborhood concept.
Response: The cottage neighborhood is a small grouping of smaller homes. Conceptually, it is a group of houses located on common green space, clustered together. The cottage neighborhood in this master plan is meant to provide starter housing, giving people that work at the nearby Progress Park/San Felasco Eco Park or in the incubator building, that is part of this master plan, an opportunity to live in this new community at a price point more suitable to someone newer in their career, or an empty nester. It also can serve as a living space where someone may scale up to larger housing choices in the City later in their career.

Question: Who is the 300-lot single family subdivision for?
Response: Over time, the entire ±280 acres of the San Felasco Eco Park will be built out and developed with approximately 2 million square feet of Research and Development facilities. The 300-lot subdivision is intended to create a neighborhood for all of the people working at those facilities and in surrounding companies. The full construction will take a long time for all businesses, as will the buildout of all 300 lots.

Question: Do you plan on lowering the speed limit on the San Felasco Parkway as more people start living and working in this area?
Response: The applicant also wants a slower, safer road. The applicant is not able to change the speed limit on the roadway, as it is public right-of-way, but will keep this in mind and advocate for it as the development process moves forward.

Comment: I am the park manager for the neighboring San Felasco Hammock Preserve State Park. I would like to meet with the applicant to discuss park protocols and how the applicant and the park can work together.
Response: That is a great idea. The applicant would greatly appreciate the opportunity to meet with you and to find new ways to be good neighbors to the park and to surrounding communities.

The meeting was adjourned at approximately 6:39 p.m.

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: Admin

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

A. APPLICANT

1. Applicant's Status (check one):

   □ Owner (title holder) ■ Agent

2. Name of Applicant(s) or Contact Person(s): Robert Walpole, P.E. Title: President

   Company (if applicable): CHW

   Mailing address: 11801 Research Drive

   City: Alachua State: Florida ZIP: 32615

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

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

   Name of Owner (title holder): U of F Foundation, Inc.

   Mailing Address: Post Office Box 14425

   City: Gainesville State: Florida ZIP: 32604-2425

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

B. PROJECT

1. Project Name: Convergence Research Park Residential Phases 1-3
2. Address of Subject Property: TBD - San Felasco Parkway
3. Parcel ID Number(s): 03970-000-000 & 03929-000-000
4. Section 23 Township 08 Range 18 Grant N/A Acreage: ± 109
5. Existing Use of Property: Cropland Soil capability Class II
6. Future Land Use Map Designation: Corporate Park District
7. Zoning Designation: Corporate Park District (CP) & Agriculture (A)
8. Development Data (check all that apply):

   ■ Single Family Residential Number of Units 273

   □ Multi-Family Residential Number of Units _____

   □ Exempt (*see exempt developments on page 2*)

9. Review Type:

Preliminary Development Order	***Final Development Order***
□ Comprehensive Plan Amendment	■ Preliminary Plat
□ Large Scale	□ Final Plat
□ Small Scale	□ Site Plan
□ Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
□ *Revised*	

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

    Elementary: Northwest Alachua CSA

    Middle: Mebane CSA

    High: Santa Fe CSA

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

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

Student Generation Calculations: Single Family Residential Development

Elementary School	273	units	x	.14	Elementary School Multiplier*	38	Student Stations**
Middle School	273	units	x	.06	Middle School Multiplier*	16	Student Stations**
High School	273	units	x	.08	High School Multiplier*	22	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School		units	x		Elementary School Multiplier*		Student Stations**
Middle School		units	x		Middle School Multiplier*		Student Stations**
High School		units	x		High School Multiplier*		Student Stations**

* ***Student generation multipliers may be obtained from SBAC at:***
http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua
** ***Round to the nearest whole number***

EXEMPT DEVELOPMENTS (check all that apply):

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

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

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

Signature of Applicant

Signature of Co-applicant

Robert Walpole, P.E. President

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 29 day of July, 2021, by Robert Walpole

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

TRINA LEMNAH
Notary Public - State of Florida
Commission # GG 314838
My Comm. Expires Mar 21, 2023
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

City of ALACHUA
THE GOOD LIFE COMMUNITY

Certification

Alachua County Public Schools

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

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

Elementary SCSA:_____	Capacity Required:_____
☐ Capacity Available	Available Capacity:_____
☐ Capacity Available in 3 years	Available Capacity:_____
☐ Capacity Available in Adjacent SCSA	Available Capacity:_____
Middle SCSA:_____	Capacity Required:_____
☐ Capacity Available	Available Capacity:_____
☐ Capacity Available in 3 years	Available Capacity:_____
☐ Capacity Available in Adjacent SCSA	Available Capacity:_____
High SCSA:_____	Capacity Required:_____
☐ Capacity Available	Available Capacity:_____
☐ Capacity Available in 3 years	Available Capacity:_____
☐ Capacity Available in Adjacent SCSA	Available Capacity:_____

☐ **Denied** for reasons stated:_____

_____

_____

☐ **Local Government Certification**

Approved by:_____

Date:_____

☐ **School Board Staff Certification**

_____

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

Date:_____

LEGAL DESCRIPTION

DATE: July 29, 2021
CLIENT: San Felasco Research Ventures, LLC
PROJECT NO: 21-0105
DESCRIPTION FOR: San Felasco – Single Family Subdivision

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 23 AND 26, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID FRACTIONAL SECTION 26; THENCE NORTH 88°11'56" EAST, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 26, A DISTANCE OF 40.45 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 241 (A.K.A. NORTHWEST 140TH STREET), HAVING AN 80 FOOT RIGHT-OF-WAY; THENCE SOUTH 02°05'16" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 54.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 79°53'21" EAST, A DISTANCE OF 375.21 FEET; THENCE NORTH 88°11'56" EAST, A DISTANCE OF 22.04 FEET; THENCE NORTH 0°07'12" EAST, A DISTANCE OF 156.69 FEET; THENCE NORTH 48°03'20" EAST, A DISTANCE OF 269.87 FEET; THENCE NORTH 59°40'46" EAST, A DISTANCE OF 130.92 FEET; THENCE NORTH 43°57'37" EAST, A DISTANCE OF 514.06 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAN FELASCO PARKWAY (RIGHT OF WAY WIDTH VARIES); THENCE SOUTH 79°49'49" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 241.51 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1700.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 82°49'44" EAST, 177.86 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 05°59'49", AN ARC DISTANCE OF 177.94 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 5°31'15" WEST, A DISTANCE OF 301.80 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 43°05'20" EAST, 30.01 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 97°13'11", AN ARC DISTANCE OF 33.94 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 88°18'04" WEST, A DISTANCE OF 11.40 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 46°54'40" EAST, 26.45 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°46'49", AN ARC DISTANCE OF 28.90 FEET TO THE END OF SAID CURVE; THENCE SOUTH 5°31'15" WEST, A DISTANCE OF 95.13 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 01°54'40" WEST, 120.89 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°13'11", AN ARC DISTANCE OF 120.97 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 47.49 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 46°41'56" EAST, 36.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 635.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 43°18'04" EAST, 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 260.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 46°41'56" EAST, 28.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE

END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 43°18'04" EAST, 28.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 1°41'56" WEST, A DISTANCE OF 273.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 273.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 46°41'56" EAST, 28.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 43°18'04" WEST, 28.28 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE END OF SAID CURVE; THENCE SOUTH 1°41'56" EAST, A DISTANCE OF 245.00 FEET; THENCE NORTH 88°18'04" EAST, A DISTANCE OF 167.06 FEET; THENCE NORTH 80°31'37" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 64°58'42" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 49°25'47" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 37°28'24" EAST, A DISTANCE OF 26.98 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 195.94 FEET; THENCE NORTH 83°06'52" EAST, A DISTANCE OF 36.23 FEET; THENCE NORTH 69°15'52" EAST, A DISTANCE OF 27.85 FEET; THENCE NORTH 54°49'12" EAST, A DISTANCE OF 85.03 FEET; THENCE NORTH 61°41'40" EAST, A DISTANCE OF 69.77 FEET; THENCE NORTH 82°34'14" EAST, A DISTANCE OF 82.70 FEET; THENCE SOUTH 74°44'59" EAST, A DISTANCE OF 95.78 FEET; THENCE SOUTH 40°51'48" EAST, A DISTANCE OF 42.14 FEET; THENCE SOUTH 32°47'35" EAST, A DISTANCE OF 131.03 FEET; THENCE SOUTH 62°07'47" EAST, A DISTANCE OF 95.02 FEET; THENCE SOUTH 71°52'40" EAST, A DISTANCE OF 99.51 FEET; THENCE SOUTH 82°31'05" EAST, A DISTANCE OF 64.66 FEET; THENCE SOUTH 0°17'52" EAST, A DISTANCE OF 143.74 FEET TO THE NORTH LINE OF LOT 22, SHAW FARMS OF ALACHUA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°11'56" WEST, ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 202.23 FEET TO THE NORTHWEST CORNER OF SAID LOT 22; THENCE SOUTH 2°05'34" EAST, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 903.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22 ALSO BEING THE NORTHEAST CORNER OF LANDS AS DESCRIBED AS "PARCEL III" IN OFFICIAL RECORDS BOOK 2394 AT PAGE 2237 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87°47'59" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 129.63 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 2°02'58" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 428.42 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, SAID POINT ALSO BEING ON THE NORTH LINE OF AFOREMENTIONED SHAW FARMS OF ALACHUA, AND ALSO BEING ON THE SOUTH LINE OF LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 88°20'20" WEST, ALONG THE NORTH LINE OF SAID SHAW FARMS OF ALACHUA AND IT'S WESTERLY EXTENSION AND ALSO THE SOUTH LINE OF SAID LANDS IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 2415.15 FEET; THENCE SOUTH 88°16'47" WEST, ALONG SAID SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1466 AT PAGE 377, A DISTANCE OF 435.44 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF NORTHWEST COUNTY ROAD 241 (A.K.A. NORTHWEST 140TH STREET), HAVING AN 80 FOOT RIGHT-OF-WAY; THENCE NORTH 5°14'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 370.10 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11,419.16 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 3°39'24" WEST, 630.18 FEET; THENCE ALONG SAID EAST RIGHT OF WAY, NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°09'44", AN ARC DISTANCE OF 630.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 2°05'16" WEST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 272.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 109.71 ACRES, MORE OR LESS.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3024367 6 PG(S)
October 31, 2016 02:11:39 PM
Book 4471 Page 1313
J. K. IRBY Clerk Of Circuit Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $0.70

Prepared by and Return to:
Susan G. Goffman, Esq.
University of Florida Foundation, Inc.
Post Office Box 14425
Gainesville, FL 32604-2425

Tax Parcel No. _____

QUITCLAIM DEED

The Grantor, COQUI RADIO PHARMACEUTICALS, CORP., a corporation organized under the laws of the Commonwealth of Puerto Rico and duly authorized to do business in the State of Florida, , in consideration of the sum of ten dollars and other valuable consideration received from the Grantee, hereby quitclaims to the Grantee, UNIVERSITY OF FLORIDA FOUNDATION, INC., a Florida corporation not for profit whose mailing address is PO Box 14425, Gainesville FL 32604-2425 the real property in Alachua County, Florida, described in Exhibits A-1 and A-2 hereto.

Dated October 10, 2016.

Signed in the presence of:

Pedro C. Serrano-Ojeda

Pedro A. Serrano-Ojeda
{print 1st witness name}

Ryan Lombana
{print 2nd witness name}

GRANTOR:
COQUI RADIO PHARMACEUTICALS, CORP.
By: _____
Carmen I. Bigles
As its CEO & President

1172 South Dixie Hwy #335
Coral Gables, FL 33143
Address

STATE OF Florida.
COUNTY OF Dade.

The foregoing instrument was acknowledged before me on 10-10-, 2016, by Carmen Bigles as CEO of Coqui Radio Pharmaceuticals Corp., a corporation organized under the laws of the Commonwealth of Puerto Rico, not for profit, on behalf of the corporation, who is personally known to me.

_____
Notary Public, State and County aforesaid

(Notary seal)

MARISOL PENA
MY COMMISSION EXPIRES
September 2, 2019
#FF 915195
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

CHW

GAINESVILLE:
132 NW 76th Dr. Gainesville, FL 32607
P: (352) 331-1976 F: (352) 331-2476

OCALA:
101 NE 1st Ave. Ocala, FL 34470
P: (352) 414-4621

WWW.CHW-INC.COM

Exhibit A-1

LEGAL DESCRIPTION

DATE: October 13, 2014
CLIENT: COQUI RADIO PHARMACEUTICALS
PROJECT NO: 14-0382
DESCRIPTION FOR: 25-ACRE TRACT

A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 23 AND SECTION 26, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 01°24'48" EAST ALONG THE EAST LINE OF SAID SECTION AND THE WEST LINE OF REPLAT OF PROGRESS CENTER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA , A DISTANCE OF 1651.01 FEET TO THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER; THENCE CONTINUE SOUTH 01°24'48" EAST, ALONG SAID EAST LINE OF FRACTIONAL SECTION 23, A DISTANCE OF 1005.59 FEET TO POINT OF BEGINNING;

THENCE CONTINUE SOUTH 1°24'48" EAST ALONG SAID EAST LINE OF SAID FRACTIONAL SECTION AND THE EAST LINE OF FRACTIONAL SECTION 26A DISTANCE OF 1737.62 FEET TO A POINT LYING AND BEING PARALLEL TO AND 60 FEET NORTHEASTERLY OF THE NORTHEASTERLY BOUNDARY LINE OF SHAW FARMS OF ALACHUA, A PLAT THEREOF RECORDED IN PLAT BOOK "L", PAGE 64 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID EAST LINE OF FRACTIONAL SECTION 26, NORTH 64°59'43" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 1039.39 FEET; THENCE DEPARTING SAID LINE, NORTH 1°24'48" WEST, A DISTANCE OF 707.54 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1795.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 60°50'59" EAST, 775.93 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°57'52", AN ARC LENGTH OF 782.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 48°22'03" EAST, A DISTANCE OF 306.96 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1035.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°00'53" EAST, 12.75 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°42'21", AN ARC LENGTH OF 12.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 25.004 ACRES, MORE OR LESS

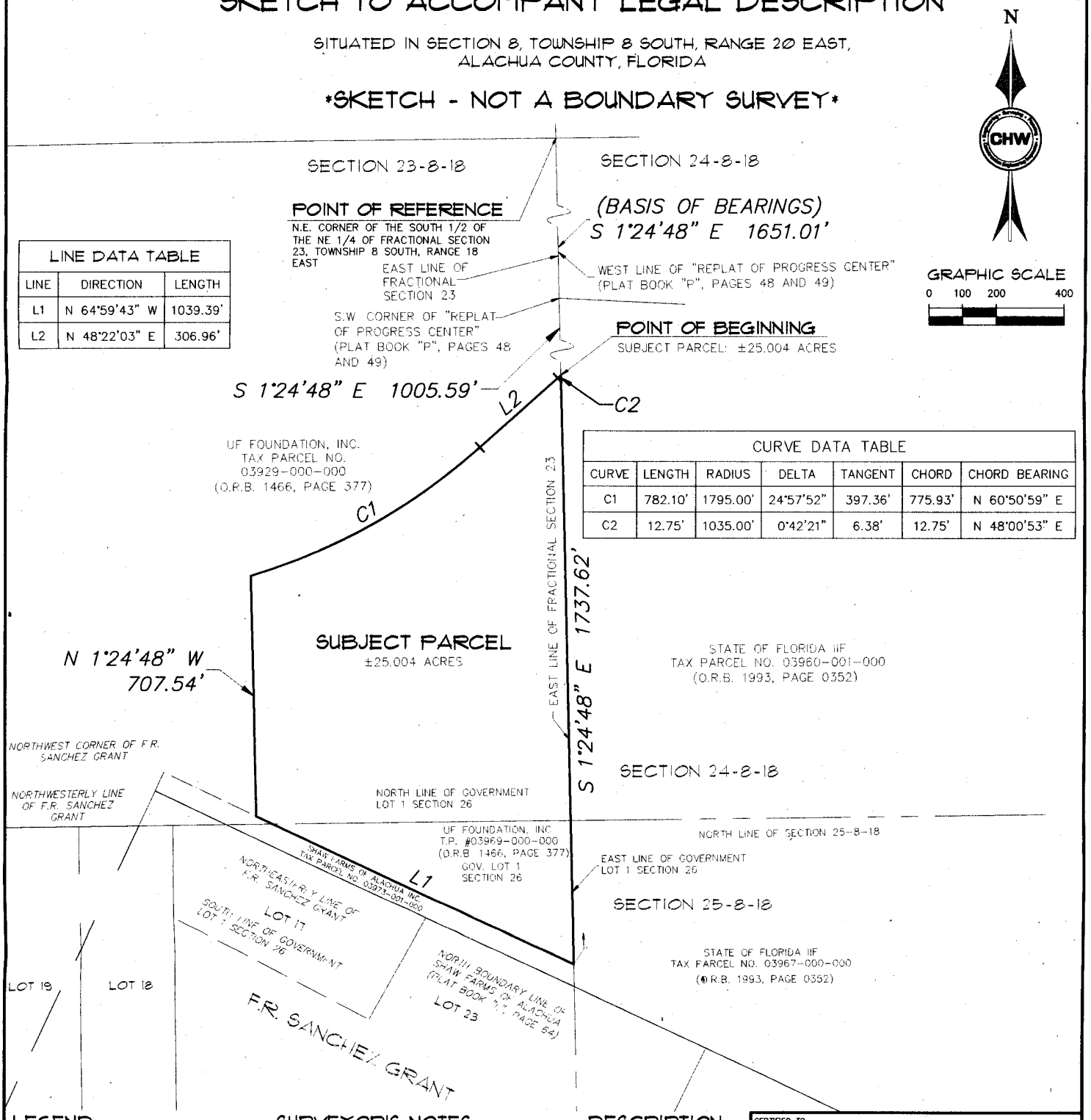
ALL AS SHOWN ON THE MAP ATTACHED HEREWITH AND MADE A PART HEREOF

Exhibit A-1

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 20 EAST,
ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 64°59'43" W	1039.39'
L2	N 48°22'03" E	306.96'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	782.10'	1795.00'	24°57'52"	397.36'	775.93'	N 60°50'59" E
C2	12.75'	1035.00'	0°42'21"	6.38'	12.75'	N 48°00'53" E

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF S 1°24'48" E FOR THE E. LINE OF FRACTIONAL SECTIONAL 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

COQUI RADIO PHARMACEUTICALS

SHEET NO: 1 OF 1

This map prepared by:

Certificate of Authorization No. L.B. 5075

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

AARON H. HICKMAN

Professional Surveyor & Mapper Fla. License No. 6791

DATE: 10/10/2014
TECHNICIAN: JTT
CHECKED BY: AHH
PROJECT NUMBER: 14-0385

SCALE: 1" = 400'
VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING
0 1/2"
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CHW
132 NW 76th Drive, Gainesville, Florida 32607
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GAINESVILLE | OCALA
est. 1988 FLORIDA
LB-5075

CHW

GAINESVILLE:
132 NW 76th Dr. Gainesville, FL 32607
P: (352) 331-1976 F: (352) 331-2476

OCALA:
101 NE 1st Ave. Ocala, FL 34470
P: (352) 414-4621

WWW.CHW-INC.COM

Exhibit A-2

LEGAL DESCRIPTION

DATE: October 13, 2014
CLIENT: COQUI RADIO PHARMACEUTICALS
PROJECT NO: 14-0382
DESCRIPTION FOR: R/W TRACT

A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF THE AFOREMENTIONED FRACTIONAL SECTION 23; THENCE SOUTH 01°24'48" EAST ALONG THE EAST LINE OF SAID SECTION AND THE WEST LINE OF REPLAT OF PROGRESS CENTER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 48 AND 49 OF THE OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA , A DISTANCE OF 1651.01 FEET TO THE SOUTHWEST CORNER OF SAID REPLAT OF PROGRESS CENTER; THENCE SOUTH 87°19'03" EAST ALONG THE SOUTH LINE OF SAID REPLAT, A DISTANCE OF 267.69 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 87°19'03" EAST, A DISTANCE OF 90.23 FEET; THENCE DEPARTING SAID SOUTH LINE, SOUTH 1°24'48" EAST, A DISTANCE OF 198.01 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1035.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 23°28'38" WEST, 871.23 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°46'51", AN ARC LENGTH OF 899.25 FEET; THENCE SOUTH 48°22'03" WEST, A DISTANCE OF 306.96 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1795.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 68°53'46" WEST, 1258.92 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°03'26", AN ARC LENGTH OF 1286.27 FEET; THENCE SOUTH 89°25'29" WEST, A DISTANCE OF 371.18 FEET; THENCE NORTH 1°10'11" WEST, A DISTANCE OF 90.00 FEET; THENCE NORTH 88°57'59" EAST, A DISTANCE OF 426.77 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1682.39 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 68°05'47" EAST, 1143.55 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°44'12", AN ARC LENGTH OF 1166.79 FEET; THENCE NORTH 48°22'03" EAST, A DISTANCE OF 306.96 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 945.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 23°28'38" EAST, 795.47 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°46'51", AN ARC LENGTH OF 821.05 FEET; THENCE NORTH 1°24'48" WEST, A DISTANCE OF 204.46 FEET TO THE POINT OF BEGINNING.

Exhibit A-2

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 6.213 ACRES, MORE OR LESS

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

Exhibit A-2

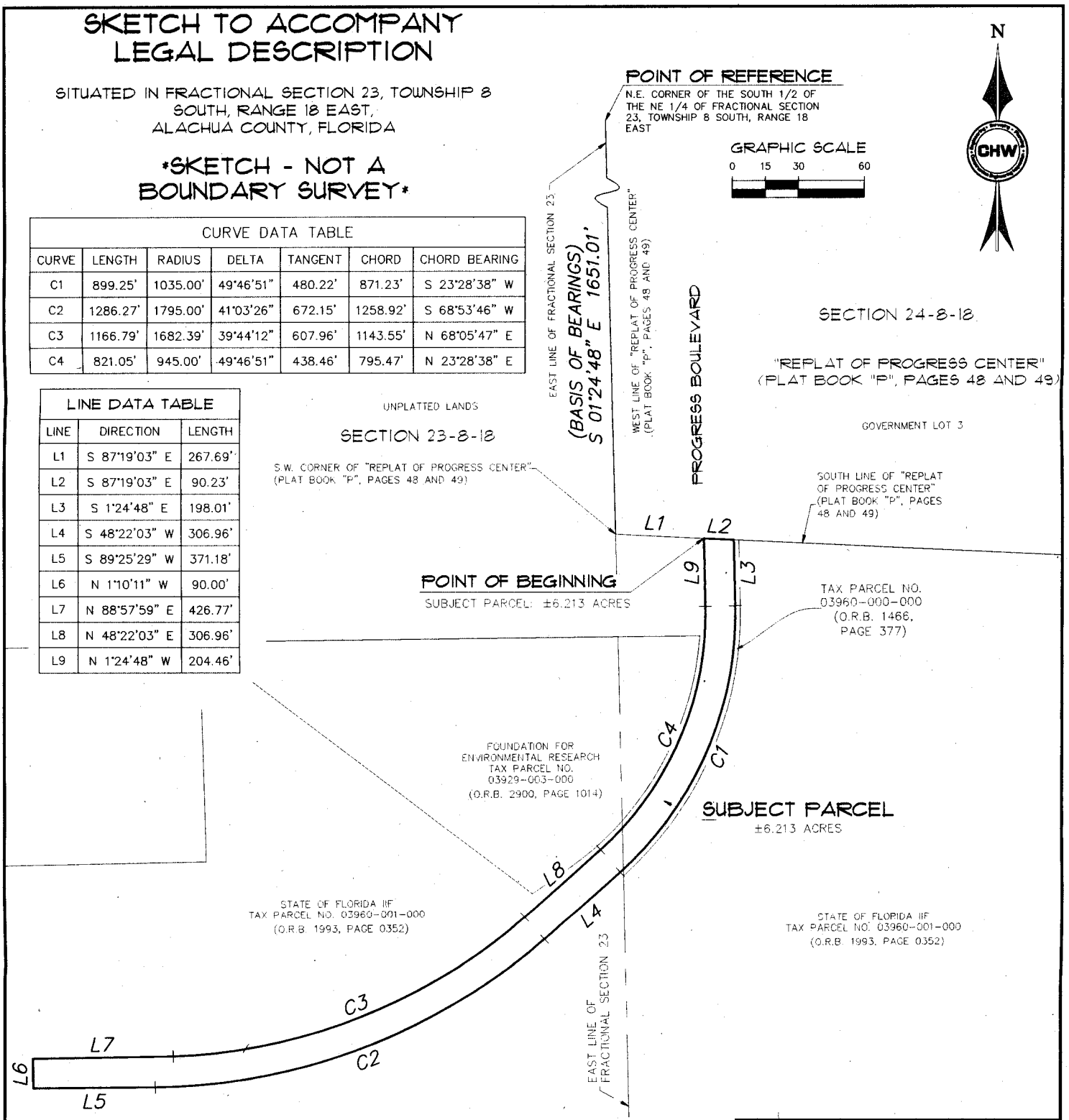
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN FRACTIONAL SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	899.25'	1035.00'	49°46'51"	480.22'	871.23'	S 23°28'38" W
C2	1286.27'	1795.00'	41°03'26"	672.15'	1258.92'	S 68°53'46" W
C3	1166.79'	1682.39'	39°44'12"	607.96'	1143.55'	N 68°05'47" E
C4	821.05'	945.00'	49°46'51"	438.46'	795.47'	N 23°28'38" E

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 87°19'03" E	267.69'
L2	S 87°19'03" E	90.23'
L3	S 1°24'48" E	198.01'
L4	S 48°22'03" W	306.96'
L5	S 89°25'29" W	371.18'
L6	N 1°10'11" W	90.00'
L7	N 88°57'59" E	426.77'
L8	N 48°22'03" E	306.96'
L9	N 1°24'48" W	204.46'



LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
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SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF S 1°24'48" E FOR THE E. LINE OF FRACTIONAL SECTIONAL 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

COQUI RADIO PHARMACEUTICALS

SHEET NO: 1 OF 1

This map prepared by:

Certificate of Authorization No. L.B. 5075

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

AARON H. HICKMAN

Professional Surveyor & Mapper Fla. License No. 6791

DATE: 10/10/2014
TECHNICIAN: JTT
CHECKED BY: AHH
PROJECT NUMBER: 14-0382

SCALE: 1" = 60'

VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING
0 1/2"
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

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est. 1988 FLORIDA
LB-6075

Doc # 18450
Rec
Fee 18.00
FILED
1983 FEB 24 PM 1:26
CLERK CIRCUIT COURT
ALACHUA COUNTY, FL.

Return to:
This instrument prepared by:
W. Henry Barber, Jr.
Dell, Graham, Willcox, Barber,
Henderson, Monaco & Catos, P.A.
203 N.E. First Street
Gainesville, Florida 32601

WARRANTY DEED

THIS INDENTURE, made this 24th day of February, 1983, between CONTEXT DEVELOPMENT CO., a Delaware corporation, Grantor, and UNIVERSITY OF FLORIDA FOUNDATION, INC., a Florida corporation, whose post office address is Post Office Box 14425, Gainesville, Florida 32604, Grantee,

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's successors and assigns, forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

A part of Sections 13, 14, 23 and 24, Fractional Sections 25 and 26, the F. R. Sanchez Grant, and the Fernandez Grant in Township 8 South, Range 18 East, together with a part of Fractional Sections 19, 20 and 29, the J. S. Sanchez Grant, the John Sanchez Grant and the Fernandez Grant in Township 8 South, Range 19 East, all in Alachua County, Florida, being more particularly described as follows:

Commence at the northwest corner of said Fractional Section 26 and run thence North 89 deg. 11 min. 05 sec. East along the North boundary thereof, 40.11 feet to the easterly right-of-way line of County Road No. 241 (80 foot R/W) and the Point of Beginning; thence run South 01 deg. 06 min. 36 sec. East, along said right-of-way line, 333.27 feet to the beginning of a curve, concave easterly, and having a radius of 11,419.20 feet, thence southeasterly along and with the arc of said curve and along said right-of-way line, through a central angle of 03 deg. 07 min. 37 sec., an arc distance of 623.21 feet to the end of said curve, thence South 04 deg. 22 min. 27 sec. East, along said right-of-way line, 370.99 feet to the South boundary of the North one-half (N½) of the Northwest quarter (NW¼) of said Fractional Section 26, thence North 89 deg. 21 min. 05 sec. East along said south boundary, 583.29 feet to a Permanent Reference Monument (PRM) at the northwesternmost corner of Shaw Farms of Alachua, according to a plat thereof recorded in Plat Book L, Page 64 of the public records of Alachua County, Florida, thence continue North 89 deg. 21 min. 05 sec. East along said south boundary of North one-half (N½) of Northwest quarter (NW¼) and along the north boundary of said Shaw Farms of Alachua, 2397.15 feet to a PRM at the northeast corner of Lot 6 of said Shaw Farms of Alachua and the southeast corner of said North one-half (N½) of Northwest quarter (NW¼), thence North 01 deg. 07 min. 32 sec. West, along the east boundary of said North one-half (N½) of Northwest quarter (NW¼) and along the west boundary of said Shaw Farms of Alachua, 1335.02 feet to the northwest corner of Lot 22 of said Shaw Farms of Alachua and the northeast corner of said North one-half (N½) of Northwest quarter (NW¼), said point also being the southwest corner of Government Lot 2 of said Section 23, thence North 89 deg. 11 min. 53 sec. East, along the north boundary of said Shaw Farms of Alachua and

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A. CURTIS POWERS, Clerk of Circuit Court
Alachua County - by Jeanne Cullens

O.R. BOOK 1466 PAGE 377

618729

the south boundary of said Section 23, a distance of 1637.45 feet, to an intersection with the northerly boundary of the F. R. Sanchez Grant, thence South 65 deg. 00 min. 32 sec. East, along the northerly boundary of said Shaw Farms and the northerly boundary of the F. R. Sanchez Grant, 3132.95 feet to the northeasterly corner of said Shaw Farms of Alachua; thence continue South 65 deg. 00 min. 32 sec. East along said northerly boundary of the Sanchez Grant, 2113.89 feet to the northwest corner of Lot 1 of Haile Estates in the F. R. Sanchez Grant according to a plat thereof recorded in Plat Book A, Page 56, of the public records of Alachua County, Florida; thence South 25 deg. 29 min. 34 sec. West, along the west boundary of said Lot 1, a distance of 1638.16 feet to the northwest corner of Lot 9 of said Haile Estates, said point also being the northeasterly corner of Alachua Highlands, Unit No. 1, according to a plat thereof recorded in Plat Book K, Page 56, of the public records of Alachua County, Florida; thence South 25 deg. 22 min. 48 sec. West, along the westerly boundary of said Lot 9 and the easterly boundary of Lots 1, 2 and 3 of said Alachua Highlands, Unit No. 1, a distance of 949.80 feet to the northerly boundary of the Hammock Lands conveyed to the State of Florida and recorded in Official Records Book 908 at pages 858 through 860, thence North 81 deg. 31 min. 14 sec. East, along said northerly boundary, 4009.08 feet, thence North 86 deg. 31 min. 58 sec. East, along said northerly boundary, 3610.46 feet, thence South 81 deg. 38 min. 52 sec. East, along said northerly boundary, 1949.33 feet, thence North 06 deg. 47 min. 16 sec. East, 1404.87 feet, thence South 71 deg. 05 min. 04 sec. East, 92.64 feet, thence North 34 deg. 13 min. 59 sec. East, 1476.82 feet, thence North 88 deg. 22 sec. 53 sec. East, 1252.57 feet, thence North 00 deg. 38 min. 14 sec. East, 1301.36 feet to the southerly right-of-way line of State Road 25, U. S. 441 (200 foot R/W) thence North 72 deg. 58 min. 52 sec. West, along said southerly right-of-way line, 225.69 feet to the beginning of a curve concave northeasterly and having a radius of 11,609.20 feet, thence northwesterly along and with the arc of said curve and along said right-of-way line through a central angle of 06 deg. 52 min. 00 sec. an arc distance of 1391.32 feet to the end of said curve, thence North 66 deg. 03 min. 55 sec. West, along said right-of-way line, 345.63 feet, thence South 23 deg. 56 min. 05 sec. West, 607.82 feet, thence North 60 deg. 14 min. 54 sec. West, 160.83 feet, thence North 23 deg. 56 min. 05 sec. East, 591.52 feet to said southerly right-of-way line, thence North 66 deg. 03 min. 55 sec. West, along said southerly right-of-way line, 3888.56 feet to the beginning of a curve, concave northeasterly and having a radius of 5896.58 feet, thence northwesterly along and with the arc of said curve and along said right-of-way line through a central angle of 04 deg. 05 min. 00 sec. an arc distance of 420.24 feet to the end of said curve, thence North 61 deg. 57 min. 50 sec. West, along said southerly right-of-way line 1681.47 feet, thence South 08 deg. 50 min. 07 sec. West, 1680.29 feet, thence North 81 deg. 10 min. 24 sec. West, 944.33 feet, thence North 08 deg. 49 min. 45 sec. East, 2008.91 feet to the aforementioned southerly right-of-way line of State Road No. 25, thence North 61 deg. 59 min. 14 sec. West,

along said right-of-way line, 882.07 feet, thence South 00 deg. 35 min. 40 sec. East, 1523.91 feet, thence South 89 deg. 22 min. 03 sec. West, 399.61 feet to a point on the east boundary of Section 24, Township 8 South, Range 18 East, thence South 00 deg. 35 min. 54 sec. East along said east boundary, 1245.81 feet to the northeast corner of the Southeast quarter (SE¼) of Southeast quarter (SE¼) of said Section 24, thence North 89 deg. 46 min. 15 sec. West, along the north boundary of said Southeast quarter (SE¼) of Southeast quarter (SE¼), 1218.03 feet to the southeast corner of the South one-half (S½) of the Northwest quarter (NW¼) of Southeast quarter (SE¼) of said Section 24, thence North 01 deg. 01 min. 46 sec. West, along the east boundary of said South one-half (S½) of Northwest quarter (NW¼) of Southeast quarter (SE¼), 661.14 feet to the northeast corner of said South one-half (S½) of Northwest quarter (NW¼) of Southeast quarter (SE¼), thence North 89 deg. 43 min. 32 sec. West along the north boundary of said South one-half (S½) of Northwest quarter (NW¼) of Southeast quarter (SE¼), 1222.41 feet to the northwest corner of said South one-half (S½) of Northwest quarter (NW¼) of Southeast quarter (SE¼) and the East boundary of Government Lot 4 of said Section 24, thence North 01 deg. 27 min. 18 sec. West, along the east boundary of Government Lots 4 and 1, a distance of 2782.53 feet to the southerly right-of-way line of State Road No. 25 (U.S. Highway 441) thence continue North 01 deg. 27 min. 18 sec. West, along the east boundary of said Government Lot 1, a distance of 201.49 feet to the North right-of-way line of said State Road No. 25, thence continue North 01 deg. 27 min. 18 sec. West, along said east boundary, 294.67 feet to the southeast corner of the Southwest quarter (SW¼) of Section 13, Township 8 South, Range 18 East, thence North 00 deg. 53 min. 56 sec. West, along the east boundary of said Southwest quarter (SW¼), 245.86 feet to the southerly right-of-way line of County Road No. S-340-A (66 foot R/W) thence North 81 deg. 38 min. 13 sec. West, along said southerly right-of-way line, 2307.19 feet to the beginning of a curve, concave northeasterly and having a radius of 1178.92 feet, thence northwesterly along and with said curve and along said right-of-way line, through a central angle of 12 deg. 00 min. 00 sec., an arc distance of 246.91 feet to the end of said curve, thence North 69 deg. 38 min. 13 sec. West, along said southerly right-of-way line, 99.39 feet to the beginning of a curve, concave southerly and having a radius of 539.96 feet, thence northwesterly along and with the arc of said curve and along said right-of-way line through a central angle of 30 deg. 54 min. 45 sec. an arc distance of 291.32 feet to said northerly right-of-way line of State Road No. 25, said arc being subtended by a chord having a bearing and distance of North 85 deg. 05 min. 36 sec. West, 287.80 feet, thence South 76 deg. 57 min. 08 sec. West, 254.78 feet to said southerly right-of-way line of State Road No. 25 (the right-of-way of County Road No. S-340-A becomes 50 feet at this point and remains 50 feet to the west) said point being on the arc of a curve, concave southeasterly and having a radius of 547.96 feet, thence southwesterly along and with the arc of said curve and along said southerly right-of-way line through a central angle of 11 deg. 39 min. 42 sec. an arc

distance of 111.53 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 60 deg. 48 min. 38 sec. West, 111.34 feet, thence South 54 deg. 58 min. 47 sec. West, along said southerly right-of-way line of County Road S-340-A, 123.99 feet to the beginning of a curve, concave northwesterly and having a radius of 843.51 feet, thence southwesterly along and with the arc of said curve and along said southerly right-of-way line, through a central angle of 14 deg. 48 min. 00 sec., an arc distance of 217.88 feet to the end of said curve, thence South 69 deg. 46 min. 47 sec. West, along said southerly right-of-way line, 248.93 feet to the beginning of a curve, concave northwesterly and having a radius of 1934.86 feet, thence southwesterly along and with the arc of said curve and along said southerly right-of-way line through a central angle of 05 deg. 50 min. 26 sec., an arc distance of 197.23 feet, said arc being subtended by a chord having a bearing and distance of South 72 deg. 42 min. 00 sec. West, 197.15 feet to the west boundary of the Southeast quarter (SE¼) of Southeast quarter (SE¼) of Section 14, Township 8 South, Range 18 East, thence South 01 deg. 35 min. 12 sec. East, along said west boundary of Southeast quarter (SE¼) of Southeast quarter (SE¼), 84.01 feet to the intersection with the easterly right-of-way line of an 80 foot right-of-way owned by the City of Alachua and recorded in Official Records Book 1279 at pages 840 through 841 of the public records of Alachua County, Florida; thence South 47 deg. 28 min. 41 sec. East, along said easterly right-of-way line 55.70 feet, thence South 01 deg. 35 min. 12 sec. East, 40.00 feet from and parallel to said west boundary of Southeast quarter (SE¼) of Southeast quarter (SE¼), 121.89 feet to the north boundary of the Northeast quarter (NE¼) of Northeast quarter (NE¼) of Section 23, Township 8 South, Range 18 East, thence North 89 deg. 31 min. 38 sec. East, along said north boundary, 191.44 feet, thence South 77 deg. 25 min. 05 sec. East, 833.14 feet, thence South 01 deg. 24 min. 55 sec. East, 465.34 feet, thence South 89 deg. 31 min. 38 sec. West, parallel to said north boundary, 1000.11 feet to said east right-of-way line, thence South 01 deg. 24 min. 04 sec. East, 40 feet from and parallel to the west boundary of said Northeast quarter (NE¼) of Northeast quarter (NE¼), 678.82 feet to the south boundary of said Northeast quarter (NE¼) of Northeast quarter (NE¼), thence North 89 deg. 14 min. 54 sec. East, along said south boundary, 1280.72 feet to the west boundary of the aforementioned Section 24, thence South 01 deg. 24 min. 48 sec. East, along said west boundary, 1959.51 feet to the southeast corner of property owned by the City of Alachua and recorded in Official Records Book 908 at pages 844 through 845 of the public records of Alachua County, Florida; thence South 88 deg. 57 min. 05 sec. West, along the south boundary of said City of Alachua property, 4165.85 feet; thence South 01 deg. 27 min. 01 sec. East, 659.40 feet to the north boundary of the South one-half (S½) of the Southwest quarter (SW¼) of said Section 23, thence South 89 deg. 20 min. 34 sec. West, along said north boundary, 1502.00 feet to the east right-of-way line of County Road No. 241 (80 foot R/W) thence South 01 deg. 06 min. 36 sec. East, along said east right-of-way line, 1334.44 feet to the Point of Beginning. Less the rights-of-way of U. S. Highway 441 and State Road 25.

Containing 2124.36 acres more or less excluding the area lying within the right-of-way of State Road No. 25.

ALSO:

Lots 5, 6, 9, 14, and the East 1/2 of Lot 13 of Haile Estates in Fractional Section 35, Township 8 South, Range 18 East, Alachua County, Florida, according to a plat thereof recorded in Plat Book "A", Page 56, of the public records of Alachua County, Florida; less rights of way for Interstate Highway No. I-75 (State Road 93) and a County Graded Road; and being more particularly described as follows:

Commence at the Southwest Corner of said Fractional Section 35 and run thence South 89 deg. 16 min. 33 sec. East, along the South boundary of said Fractional Section, 1984.75 feet to the Southwest Corner of said East Half (E-1/2) of Lot 13, and the Point of Beginning; thence continue South 89 deg. 16 min. 33 sec. East, along said South boundary, 1831.88 feet, to a point on the Southwesterly right of way line of said Interstate Highway No. I-75 (State Road No. 93), said point lying on the arc of a curve concave Southwesterly and having a radius of 14,217.94 feet; thence Northwesterly along the arc of said curve and along said right of way line through a central angle of 07 deg. 19 min. 25 sec., an arc distance of 1817.39 feet, said arc being subtended by a chord having a bearing and distance of North 41 deg. 08 min. 24 sec. West, 1816.15 feet, to the end of said curve; thence North 44 deg. 48 min. 07 sec. West, along said Southwesterly right of way line, 15.28 feet, to a point on the West boundary of said Lot 9; thence South 01 deg. 29 min. 15 sec. East, along said West boundary of Lot 9, a distance of 18.24 feet, to the Northeast Corner of said East Half (E-1/2) of Lot 13; thence North 89 deg. 40 min. 56 sec. West, along the North boundary of said East Half (E-1/2) of Lot 13, a distance of 659.66 feet, to the Northwest Corner of said East Half (E-1/2) of Lot 13; thence South 01 deg. 24 min. 44 sec. East, along the West boundary of said East Half (E-1/2) of Lot 13, a distance of 1341.28 feet to the point of beginning. Containing 39.51 acres, more or less.

ALSO:

Commence at the Southwest Corner of said Fractional Section 35, and run thence North 01 deg. 11 min. 18 sec. West, along the West boundary of said Fractional Section, 2654.12 feet, to the Southwest Corner of the Northwest Quarter (NW-1/4) of said Fractional Section; thence South 89 deg. 43 min. 54 sec. East, 1315.86 feet, to the Southwest Corner of said Lot 5 and the Point of Beginning; thence continue South 89 deg. 43 min. 54 sec. East, along the South boundary of said Lot 5, a distance of 42.13 feet, to a point on the Southwesterly right of way line of said Interstate Highway No. I-75 (State Road No. 93); thence North 44 deg. 48 min. 07 sec. West, along said right of way line 61.49 feet; to a point on the West boundary of said Lot 5; thence South 01 deg. 34 min. 27 sec. East, along said West boundary 43.45 feet to the point of beginning. Containing 0.02 of an acre, more or less.

ALSO:

Commence at the Southwest Corner of said Fractional Section 35 and run thence North 01 deg. 11 min. 18 sec. West, along the West boundary of said Fractional Section 2654.12 feet to the Southwest Corner of the Northwest Quarter (NW-1/4) of said Fractional Section; thence South 89 deg. 43 min. 54 sec. East, 1876.24 feet, to the intersection of the South boundary of said Lot 5 and the Northeasterly right of way line of said County Graded Road (66 foot right of way) and the Point of Beginning; thence continue South 89 deg. 43 min. 54 sec. East, along said South boundary of Lot 5, a distance of 755.48 feet, to the Northwest Corner of said Lot 9; thence South 01 deg. 29 min. 15 sec. East, along the West boundary of said Lot 9, a distance of 777.77 feet, to a point on said Northeasterly right of way line; thence South 44 deg. 48 min. 07 sec. East, along said right of way line, 1563.68 feet, to the beginning of a curve concave Southwesterly and having a radius of 7855.44 feet, thence Southeasterly along the arc of said curve and along said right of way line through a central angle of 02 deg. 44 min. 52 sec., an arc distance of 376.73 feet, said arc being subtended by a chord having a bearing and distance of South 43 deg. 25 min. 41 sec. East, 376.69 feet, to a point on the East boundary of said Lot 14; thence North 01 deg. 30 min. 45 sec. West, along the East boundary of said Lots 14, 9 and 6, a distance of 3515.19 feet, to the Northeast Corner of said Lot 6; thence North 89 deg. 59 min. 25 sec. West, along the North boundary of said Lots 6 and 5, a distance of 2641.10 feet to the Northwest Corner of said Lot 5; thence South 01 deg. 34 min. 27 sec. East, along the West boundary of said Lot 5, a distance of 770.34 feet to a point on said Northeasterly right of way line; thence South 44 deg. 48 min. 07 sec. East, along said right of way line, 817.76 feet to the Point of Beginning. Containing 122.72 acres, more or less.

SUBJECT TO THE FOLLOWING:

That certain oil and gas lease dated 29 March 1923, and recorded 24 April 1923, in Miscellaneous Records Book 11, Page 125, to Florida Mineral Oil and Sulphur Company.

Easement from H. C. Edwards and his wife, Susie S. Edwards, to Florida Power Corporation to construct, operate and maintain a single pole H-Frame tower line for the transmission and distribution of electricity, etc., over Lot 18 of L. L. Dell Estates, dated 3 February 1959, and recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida.

Special Warranty Deed from H. C. Edwards and wife, Susie S. Edwards, to the State of Florida for road right-of-way SE-93, over Lots 9, 14 and E-1/2 of Lot 13 of John Haile Estates Subdivision varying in width from 106 feet to 216 feet dated 23 February 1962, and recorded in Official Records Book 180, Page 594, together with a drainage easement covering the same lands recorded in Official Records Book 180, Page 596, of the public records of Alachua County, Florida.

Easement from H. C. Edwards and his wife, Susie S. Edwards, to Florida Power Corporation as in Easement recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida, dated 27 December 1962, and recorded in Official Records Book 219, Page 565, of the public records of Alachua County, Florida.

Easement from Donald M. Hough and his wife, Susie Mae Hough, to Florida Power Corporation as in Easement given by H. C. Edwards and his wife, Susie S. Edwards and recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida, dated 3 February 1959, covering Lot 18 of L. L. Dell Estates Subdivision and recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida.

Easement and right-of-way for construction, operation and maintenance of a pole line for transmission and distribution of electricity dated 4 October 1926, and recorded in Deed Book 226, Page 131, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 27 January 1927, and recorded in Deed Book 226, Page 201, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 6 November 1926, and recorded in Deed Book 226, at Page 280, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 2 November 1926, and recorded in Deed Book 226, at Page 281, of the public records of Alachua County, Florida.

Easement to Florida Power Corporation dated 4 March 1963, and recorded in Official Records Book 221, Page 219, of the public records of Alachua County, Florida.

Easement to Florida Power Corporation dated 11 April 1963, and recorded in Official Records Book 227, Page 391, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 29 November 1926, and recorded 25 July 1946, in Deed Book 226, Page 156, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 1 December 1926, and recorded 25 July 1946, in Deed Book 226, Page 222, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 29 November 1926, and recorded 25 July 1946, in Deed Book 226, Page 155, of the public records of Alachua County, Florida.

Easement to Florida Power Corporation dated 9 October 1959, and recorded in Official Records Book 73, Page 517, of the public records of Alachua County, Florida.

Reservation of an undivided one-half (1/2) interest of all petroleum and petroleum products and title to an undivided three-fourths (3/4) of all other minerals as to the East Half (E-1/2) of the Southeast Quarter (SE-1/4) of the Southeast Quarter (SE-1/4) of Section 24, Township 8 South, Range 18 East, reserved to State of Florida in Deed recorded in Deed Book 320, at Page 186, of the public records of Alachua County, Florida.

Easement to City of Alachua dated 12 March 1974, and filed 16 October 1979, in Official Records Book 1241, Page 113, of the public records of Alachua County, Florida.

Easement condemned by the City of Gainesville in Case Number 82-1735-CA in the Circuit Court of Alachua County, Florida.

An outstanding one-half (1/2) interest in oil, gas and minerals on the East Half (E-1/2) of Lot 16, of L. L. Dell Estates according to plat thereof recorded in Plat Book "A", Page 47, of the public records of Alachua County, Florida.

Easement to City of Alachua dated the 30th day of March 1979, filed for record 12 April 1979, in Official Records Book 1201, at Page 430, of the public records of Alachua County, Florida.

Taxes for the year 1983 and subsequent years.

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

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed in its name by its duly authorized officers and its corporate seal to be affixed, the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

_____
_____
As to Grantor

CONTEXT DEVELOPMENT CO.

By _____
Wallace M. Dill, As its
President

ATTEST:

By: _____
R. Diane Arch, As its
Secretary

(WITH CORPORATE SEAL)

O.R. BOOK 1466 PAGE 384

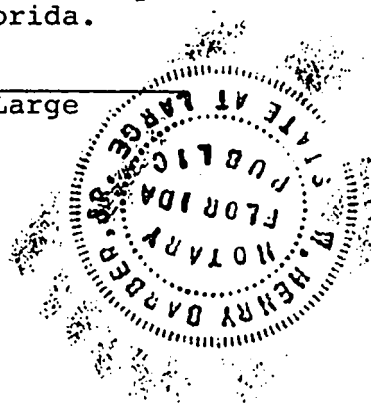
STATE OF FLORIDA
COUNTY OF ALACHUA

BEFORE ME, the undersigned authority, personally appeared WALLACE M. DILL, and R. DIANE ARCH, as President and Secretary respectively, of CONTEXT DEVELOPMENT CO., a Delaware corporation, who, being first identified and duly sworn, acknowledged that as such officers, and pursuant to authority from said corporation they executed the foregoing Warranty Deed and affixed the corporate seal, all for and on behalf of said corporation, as its act and deed, and for the uses and purposes set forth and contained in said instrument.

WITNESS my hand and official seal this 24th day of February, 1983, at Gainesville, Alachua County, Florida.

W. [illegible] Dill

Notary Public, State of Florida at Large



My Commission expires:

6-30-1985

O.R. BOOK 1466 PAGE 385

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE · COMMUNITY FOCUSED · COMMITTED

Parcel Summary

Parcel ID	03929-000-000
Prop ID	15528
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	S1/2 LYING S OF A LINE THAT COM AT S 1 DEG E 632.67 FT S OF NE COR OF GOVT LOT 1 AND RUN S 88 DEG W 4172.54 FT & LESS NW1/4 OF SW1/4 (LESS COM NE COR OF S1/2 OF NE1/4 S 1960.07 FT W 1265.35 FT POB W 2900.23 FT S 660.05 FT E 2900.23 N 660.05 FT POB PER OR (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS2 (05200)
Sec/Twp/Rng	23-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	174.170
Homestead	N

View Map

Owner Information

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$48,768	$52,100	$52,100	$52,100	$52,100
Agricultural (Market) Value	$313,506	$340,776	$340,800	$340,800	$340,800
Just (Market) Value	**$313,506**	**$340,776**	**$340,800**	**$340,800**	**$340,800**
Assessed Value	$48,768	$52,100	$52,100	$52,100	$52,100
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$48,768	$52,100	$52,100	$52,100	$52,100
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2020 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5200	CROPLAND 2	174.17	7586845.2	0	0	CP

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
10/10/2016	$100	MS	4471	1313	11 - CORRECTIVE DEED	Vacant	COQUI RADIO PHARMACEUTICALS CO	U OF F FOUNDATION INC	Link (Clerk)

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

Map

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

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
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GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

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Version 2.3.134

AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE · COMMUNITY FOCUSED · COMMITTED

Parcel Summary

Parcel ID	03970-000-000
Prop ID	15896
Location Address	
Neighborhood/Area	8-18 RURAL (233200.00)
Subdivision	
Brief Legal Description*	N1/2 OF NW1/4 LESS R/W (LESS THE E 30 FT OF THE S 429.50 FT PER OR 1967/1017) OR 832/876 & OR 1466/377 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	26-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	86.710
Homestead	N

View Map

Owner Information

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$21,700	$21,700	$21,700	$13,000	$13,000
Agricultural (Market) Value	$156,078	$156,078	$156,100	$156,100	$156,100
Just (Market) Value	**$156,078**	**$156,078**	**$156,100**	**$156,100**	**$156,100**
Assessed Value	$21,700	$21,700	$21,700	$13,000	$13,000
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$21,700	$21,700	$21,700	$13,000	$13,000
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2020 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	86.71	3777087.6	0	0	CP

Map

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

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

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Last Data Upload: 7/22/2021, 5:20:15 AM

Version 2.3.134

ALATB15081F

John Power TAX COLLECTOR
Serving Alachua County

2020 PAID REAL ESTATE 15528

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03929 000 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

UNASSIGNED LOCATION RE

S1/2 LYING S OF A LINE THAT COM AT S 1 DEG E 632.67 F
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	7.8935	48,768	0	48,768	384.95
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	48,768	0	48,768	55.05
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	48,768	0	48,768	73.15
SCHL DISCRNRY & CN (S01)	0.7480	48,768	0	48,768	36.48
SCHL GENERAL	3.6670	48,768	0	48,768	178.83
SCHOOL VOTED (S01)	1.0000	48,768	0	48,768	48.77
SUWANNEE RIVER WATER MGT DIST	0.3696	48,768	0	48,768	18.02
17 CITY OF ALACHUA	5.3900	48,768	0	48,768	262.86
CHILDREN'S TRUST	0.5000	48,768	0	48,768	24.38

TOTAL MILLAGE	22.1970	AD VALOREM TAXES	$1,082.49

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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	$1,082.49

If Paid By	Dec 31, 2020				
Please Pay	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE 15528

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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
03929 000 000	UNASSIGNED LOCATION RE	

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

IF PAID BY	PLEASE PAY
☐ Dec 31, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0065800 $1,050.02 Paid 12/18/2020

ALATB15081F

John Power TAX COLLECTOR
Serving Alachua County

2020 PAID REAL ESTATE

15896

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03970 000 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

UNASSIGNED LOCATION RE

N1/2 OF NW1/4 LESS R/W (LESS THE E 30 FT OF THE S 429
See Additional Legal on Tax Roll

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	21,700	0	21,700	171.29
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	21,700	0	21,700	24.50
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	21,700	0	21,700	32.55
SCHL DISCRNRY & CN (S01)	0.7480	21,700	0	21,700	16.23
SCHL GENERAL	3.6670	21,700	0	21,700	79.57
SCHOOL VOTED (S01)	1.0000	21,700	0	21,700	21.70
SUWANNEE RIVER WATER MGT DIST	0.3696	21,700	0	21,700	8.02
17 CITY OF ALACHUA	5.3900	21,700	0	21,700	116.96
CHILDREN'S TRUST	0.5000	21,700	0	21,700	10.85

TOTAL MILLAGE	22.1970	AD VALOREM TAXES	$481.67

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PAY ONLINE WITH E-CHECK

SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

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

COMBINED TAXES AND ASSESSMENTS	$481.67

If Paid By	Dec 31, 2020				
Please Pay	$0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE

15896

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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
03970 000 000	UNASSIGNED LOCATION RE	

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

IF PAID BY	PLEASE PAY
☐ Dec 31, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0065824 $467.22 Paid 12/18/2020

SAN FELASCO VENTURES PROJECT (±251.42 ACRES)

ALACHUA COUNTY, FLORIDA

ECOLOGICAL SURVEY REPORT

Prepared For:

Gerry Dedenbach
Vice President
CHW Professional Consultants
11801 Research Drive
Alachua, FL 32615

May 28, 2021

Prepared by:

FLATWOODS Consulting Group
8306 Laurel Fair Circle•Suite 120
Tampa, FL 33610•813-600-5747

M. Camille Knight
Ecologist

Lee M. Walton
Senior Ecologist/Principal

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Land Use Map..... Follows Text
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Protected Waters Map ..... Follows Text
Floodplain Map ..... Follows Text
Photo Station Map..... Follows Text

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Photo Document..... Follows Text

1.0 INTRODUCTION

Flatwoods Consulting Group Inc. (Flatwoods) was retained by CHW Professional Consultants (Client) to conduct a jurisdictional wetland delineation for the approximate 251.42-acre San Felasco Ventures Project on May 19 and 21, 2021. The site is located east of County Road 241 and north and south of Progress Boulevard in Alachua, Florida. (Location Map). The site consists of Parcel ID No. 03970-000-000 and 03929-000-000, according to the Alachua County Property Appraiser and is in Sections 23 and 26, Township 8 South, and Range 18 East (Quad Map).

2.0 METHODOLOGY

The following sections describe the methods used by Flatwoods to determine the wetland limits and the potential presence of listed wildlife and plants within the study site.

2.1 Preliminary Review

Information on the potential presence of listed species was collected through literature and data review. Flatwoods reviewed information from the U.S. Fish and Wildlife Service (FWS), the Florida Fish and Wildlife Conservation Commission (FWC), the Florida Natural Areas Inventory (FNAI), the Suwannee River Water Management District (SRWMD), and the Florida Department of Environmental Protection (FDEP) Geographic Information System (GIS) databases regarding the occurrence of listed species and protected habitats.

To further identify which federally and state listed plant and animal species have the potential to occur within the study site, upland and wetland vegetative communities were assessed to determine their plant species composition, approximate boundaries, and general condition and quality. To establish the approximate locations and boundaries of existing upland and wetland communities within the study site, available site-specific data were collected and reviewed using the following resources and methods (see References for complete source information):

- Infrared and true color aerial imagery of the project area
- U.S. Department of Agriculture (USDA)/Natural Resource Conservation Service (NRCS) Soil Survey of Alachua County, Florida
- Florida U.S. Geological Survey (USGS) Topographic Quadrangle maps
- FWS Critical Habitat Portal
- FNAI Biodiversity Matrix
- Florida Department of Transportation (FDOT) Florida Land Use, Cover, and Forms Classification System (FLUCCS)
- SRWMD land use mapping

2.2 Survey Methods

2.2.1 Wetland Delineation

Wetlands and surface waters are delineated in accordance with The Florida Wetlands Delineation Manual (Chapter 62-340, F.A.C.) and the U.S. Army Corps of Engineers (USACE) 1987 Wetlands Delineation Manual, 2010 Supplement, suitable for submittal to the SRWMD, the USACE, and Alachua County. These delineation methods are based on the identification of specific hydrologic characteristics, including the presence of hydric soils and hydric soil conditions (periodic, continuous, or saturated), a dominance of hydrophytic vegetation, and other indicators of hydrologic conditions (e.g., evidence of frequent inundation, moss collars, and the presence of muck soils). If any wetlands or surface waters were found, the landward extent of each jurisdictional wetland was flagged in the field. Each flag location was recorded using a sub-meter Global Positioning System (GPS). Wetlands and surface waters found occurring within the site, are shown on the Ecological Survey map.

2.2.2 Standard Listed Species Survey

Flatwoods conducted a listed species survey within the study site in accordance with the FWC Florida Wildlife Conservation Guide. The purpose of the listed species survey was to identify presence and relative abundance of species considered Endangered, Threatened, or of Special Concern by the FWS under 50 CFR 11-12 and the FWC under Chapter 68A-27 F.A.C. During these surveys, all habitats within the site are canvassed for listed species. Any observations of listed species, as well as physical features that may indicate the presence of these species, such as tracks, scat, nests, burrows, and nest cavities in trees were shown on the Ecological Survey Map, if present.

2.2.3 Listed Plant Survey

Flatwoods conducted a survey in all suitable habitats within the site for plant species listed by the FWS as Threatened or Endangered. If found, any observations of listed plant species will be recorded using a sub-meter GPS and shown on the Ecological Survey Map, if present.

3.0 RESULTS

3.1 Soil Descriptions

Based on the USDA/NRCS Soil Survey for Alachua County (1982), nine soil types were mapped: Arredondo Fine Sand, 0 to 5 Percent Slopes (3); Fort Meade Fine Sand, 0 to 5 Percent Slopes (5); Millhopper Sand, 0 to 5 Percent Slopes (8); Kendrick Sand, 2 to 5 Percent Slopes (30); Gainesville Sand, 0 to 5 Percent Slopes (35); Arredondo Fine Sand, 5 to 8 Percent Slopes (69); Millhopper Sand, 5 to 8 Percent Slopes (71); Lochloosa Fine Sand, 5 to 8 Percent Slopes (72); and Kendrick Sand, 5 to 8 Percent Slopes (73) (Soil Map). According to the *Hydric Soils of Florida Handbook,* no hydric soils occur onsite.

3.2 Existing Upland Communities

Existing land use within the site was determined using a combination of the FLUCCS descriptions, SRWMD land use mapping, and field reconnaissance (Land Use Map). The FLUCCS represents current habitat conditions on the property. Representative photographs of the site are depicted in the Photo Document.

Land Use Communities

Row Crops (FLUCCS 214)

This habitat consisted of well-defined rows for growing peanuts, cabbage, and melons.

Fallow Crop Land (FLUCCS 261)

This habitat is previously harvested agricultural land that is no longer in crop production. Vegetation within this land use included ruderal species such as dogfennel (*Eupatorium capillifolium*), fireweed (*Erechtites hieraciifolius*), hairy indigo (*Indigofera hirsuta*), and broomsedge bluestem (*Andropogon virginicus*).

Upland Hardwood Forest (FLUCCS 420)

The canopy within this habitat consisted of live oak (*Quercus virginiana*), chinaberry (*Melia azedarach*), Carolina laurelcherry (*Prunus caroliniana*), and hackberry (*Celtis occidentalis*). Other vegetative species within this habitat included American beauty-berry (*Callicarpa americana*), greenbrier (*Smilax* spp.), Virginia creeper (*Parthenocissus quinquefolia*), and poison ivy (*Toxicodendron radicans*).

3.3 Existing Wetland Communities

Seven surface waters were delineated on the San Felasco Ventures property during the field review. No wetlands were found on the property. The text below provides a brief description the surface waters.

Reservoirs less than 10 Acres (FLUCCS 534)

This land use category designates man-made surface waters that are less than 10 acres. The surface waters found on site were constructed to serve as stormwater management features. Conveyances are stabilized with rip rap, areas that serve as ponds contain a sand bottom. These systems are maintained by mowing. Vegetative species included bahiagrass (*Paspalum notatum*), falsefennel (*Eupatorium leptophyllum*), and saltbush (*Baccharis halimifolia*).

3.4 Listed Species Survey Results

No listed wildlife or plant species were observed. In addition to the field review, Flatwoods conducted a desktop review of possible nearby wildlife species. Flatwoods reviewed the FWC Eagle Nest Locator (2016-2017 Survey), the 1999 FWC Wading Bird Colony Database, and the FWS Wood Stork (*Mycteria americana*) Consultation Area. No known bald eagle (*Haliaeetus leucocephalus*) nests or wading bird colonies occur within one mile of the site. The project is not located within any wood stork Core Foraging Areas (CFAs) (FNAI/FWC Map).

Based on the project's available habitats and location, other listed species (animals and plants) have the potential to occur. Table 1 describes the potentially occurring species' habitat preferences, preferred survey window (breeding season or flowering time), their likelihood of occurrence, whether they were observed on the site, and their FWS and FWC listing status. The species that have a moderate or high probability of occurrence on the site are described in the sections below.

3.4.1 Florida Pine Snake

The Florida pine snake (*Pituophis melanoleucus mugitus*) is listed as Threatened by the FWC and not listed by the FWS. The Florida pine snake is a large, stocky, tan or rusty colored snake with an indistinct pattern of large blotches on a lighter background. They have a muscular body, with keeled scales with a relatively small head, somewhat pointed snout, and four prefrontal scales. These snakes may hiss loudly and vibrate their tail when encountered. They are found in sandhill and former sandhill, including old fields and pastures, but also sand pine scrub and scrubby flatwoods with open canopies and dry sandy soils. They often coexist with pocket gophers and gopher tortoises. Flatwoods did not observe the Florida pine snake during the survey.

3.4.2 Gopher Tortoise

The gopher tortoise is listed as Threatened by the FWC and is a candidate for listing by the FWS. Gopher tortoises are terrestrial turtles averaging 9 to 11 inches in length. They are typically found in sandhill, pine flatwoods, scrub, dry prairie, coastal dunes, and other well-drained, open habitats. Gopher tortoises dig half-moon-shaped burrows that average 15 feet long and 7 feet deep. No gopher tortoise burrows were observed during the ecological survey. Please note, a 100 percent gopher tortoise was not conducted at the time of this survey. Flatwoods will conduct a gopher tortoise survey at a future date. Completion of this survey will determine if gopher tortoises are present onsite and if an FWC Gopher Tortoise Relocation Permit will be required for site development.

3.4.3 Little Blue Heron

This medium-sized, slate-blue wading bird is listed as Threatened by the FWC and not listed by the FWS. The little blue heron (*Egretta caerulea*) prefers both fresh and saltwater habitats, such as fresh and saltwater mudflats and marshes, coastal beaches, mangrove swamps, cypress swamps, hardwood swamps, wet prairies, cypress wetlands,

bay swamps, and ditches. No communal roosts or rookeries were observed on the site. According to the 1999 FWC wading bird colony database, one wading bird colony is located within a mile of the project (FNAI/FWC Map). No FWC approvals should be required for the project.

3.4.4 Southeastern American Kestrel

The southeastern American kestrel (*Falco sparverius paulus*) is listed as Threatened by the FWC. It is a resident subspecies of the American kestrel (*Falco sparverius*) and kestrels observed in Florida during the breeding season (April-August) are assumed to be resident southeastern American kestrels. They are found in upland habitats, including sandhills, flatwoods, pastures, sand pine scrubs, and prairies. As cavity nesters and sit and wait predators, they require suitable cavity trees and perches in their territories as well as open ground cover to see and capture their prey. Typical prey items include insects, lizards, small rodents, and small birds. No kestrels were observed foraging during the site review.

3.4.5 Tricolored Heron

This medium-sized, two-toned wading bird is listed as Threatened by the FWC and not listed by the FWS. The tricolored heron (*Egretta tricolor*) prefers both fresh and saltwater habitats, such as fresh and saltwater mudflats and marshes, coastal beaches, mangrove swamps, cypress swamps, hardwood swamps, wet prairies, cypress wetlands, bay swamps, ditches, inland waterways, and urban and agricultural environments. No communal roosts or rookeries were observed on the site. According to the 1999 FWC wading bird colony database, one wading bird colony is located within a mile of the project (FNAI/FWC Map). No FWC approvals should be required for the project.

Table 1 Protected Plants and Animals Potentially Occurring on the San Felasco Ventures Project in Alachua County, Florida

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				FWS[3]	FWC[4]
BIRDS					
Antigone canadensis pratensis Florida sandhill crane	Open wetland habitats surrounded by shrubs or trees. Commonly found foraging in irrigated croplands, pastures, grasslands, or wetlands.	S - Year round B - January-June	Low: Little habitat present	---	T
Aphelocoma coerulescens Florida scrub-jay	Inhabits fire dominated, low-growing, oak scrub habitat found on well-drained sandy soils. May persist in areas with sparser oaks or scrub areas that are overgrown.	S - March-October B - March-July	Low: Lack of suitable habitat	T	T
Egretta caerulea Little blue heron	Shallow freshwater, brackish water, and saltwater habitats.	S - Year round B - March-July	Moderate: Some suitable habitat present	---	T
Egretta tricolor Tricolored heron	Forages in a variety of permanently and seasonally flooded wetlands, ditches, edges of ponds, and lakes. Inland nesting colonies typically found in Carolina willow dominated wetlands.	S - Year round B - March-July	Moderate: Some suitable habitat present	---	T
Falco sparverius paulus Southeastern American kestrel	Found in open pine habitats, woodland edges, dry prairies, and pastures.	S - April-August B - April-August	Moderate: Some habitat present	---	T
Haliaeetus leucocephalus Bald eagle	Areas close to the coast, bays, rivers, lakes, or other bodies of water. Typically nests in live mature pines and cypress trees.	S - Year round B - October-May	Low: Little habitat present	---	---
Mycteria americana Wood stork	Forages in shallow water in freshwater marshes, swamps, lagoons, ponds, tidal creeks, flooded pastures, and ditches. Nests in colonies in cypress swamps.	S - Year round B - March-August	Low: Little habitat present	T	T

Species	Habitat of Occurrence	Preferred Survey Window[1]	Likelihood of Occurrence	Status[2]	
				FWS[3]	FWC[4]
Picoides borealis Red-cockaded woodpecker	Open pine woodlands with mature to over-mature pine trees and a diversity of grass, forbs, and shrub species.	S - Year round B - April-July	Low: Lack of suitable habitat	E	E
REPTILES					
Drymarchon corais couperi Eastern indigo snake	Broad range of habitats from scrub and sandhill to wet prairies, forested wetlands, and mangrove swamps. Often seeks refuge in gopher tortoise burrows in sandy uplands, but also forages in mesic and hydric habitats.	S - Year round B - November-April	Low: Little habitat present	T	T
Gopherus polyphemus Gopher tortoise	Found in dry upland habitats, including sandhills, scrub, xeric oak hammock, and dry prairie flatwoods; also, commonly uses disturbed habitats such as pastures, old fields, abandoned citrus groves, and road shoulders.	S - Year round B - March-October	Moderate: Some habitat present	---	T
Pituophis melanoleucus mugitus Florida pine snake	Found in sandhill and former sandhill, including old fields and pastures, but also sand pine scrub and scrubby flatwoods with open canopies and dry sandy soils. Often coexists with pocket gophers and gopher tortoises.	S - Year round B - April-February	Moderate: Some habitat present	---	T

1 - S - Survey Window, B - Breeding Season
2 - E = Endangered, T = Threatened, T (S/A) = Similarity of Appearance to a Threatened Taxon
3 - U.S. Fish and Wildlife Service
4 - Florida Fish and Wildlife Conservation Commission

Table Source: Florida Wildlife Conservation Guide, Florida's Breeding Bird Atlas, FWS Listed Species by County, and Florida Natural Areas Inventory

4.0 PROTECTED HABITATS AND WATERS

The site was evaluated for the potential occurrence of Critical Habitat as defined by the Endangered Species Act of 1973, as amended. The FWS regulates the adverse modification of the biological or physical constituent elements essential to the conservation of the listed species within the Critical Habitat. There are no lands designated as Critical Habitat within or adjacent to the site. The site was also evaluated for the potential occurrence of Protected Waters and Protected Lands. No Protected Waters or Protected Lands occur onsite. The San Felasco Hammock Preserve State Park is immediately adjacent to the eastern boundary of the site (Protected Lands Map, Protected Waters Map).

5.0 FEMA FLOODPLAIN

Federal Emergency Management Agency (FEMA) identifies flood hazards and assesses flood risks. Based on the attached Floodplain Map, the northeast portion of the site occurs within Flood Zone A. Zone A is defined as areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies.

6.0 PERMITTING DISCUSSION

State Permitting

Four existing surface waters were observed on the site, constructed in accordance with Environmental Resource Permit (ERP) Individual Permit No. 001-205889-3, issued by the SRWMD on April 5, 2019. An ERP permit from the SRWMD will be required for the operation, maintenance, and any alteration of the existing systems, or the creation of any new surface waters.

No listed species were observed during the surveys. Flatwoods plans to conduct a 100% gopher tortoise survey at a future date. This survey will be conducted to determine whether gopher tortoise burrows are present onsite and if future construction will impact gopher tortoises. Upon completion of this survey, additional permitting requirements, if applicable, will be provided.

According to Section 3.6 of the SRWMD ERP Applicant's Handbook Volume II, there must be no net decrease in storage volume within the floodplain. Compensating storage may be used to offset impacts if impacts within the floodplain were to occur.

Local Government Permitting

Section 406.04 of Alachua County's Land Development Regulations requires a Resource Assessment as supporting documentation for various applications. This report is sufficient to support the application for Alachua County.

According to Article VII of Chapter 406 of Alachua County's Land Development Regulations, a floodplain development permit may be required if development occurs wholly or partially within the flood prone area (Floodplain Map).

According to Article II of Chapter 406 of Alachua County's Land Development Regulations, a permit is required to remove any champion trees, heritage trees, woody native tree species eight inches or more in diameter at breast height (DBH), specimen trees, and small specimen trees listed under Section 406.16. For protected trees permitted for removal, trees shall be either relocated, replaced, or a fee may be paid to Alachua County in lieu of replacement planting.

According to Section 6.2 of the City of Alachua's Code of Ordinances, a tree removal permit must be obtained before removing any champion or heritage tree. A tree survey was not conducted as part of this Ecological Survey but will likely be required for site development.

7.0 REFERENCES

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U.S. Fish and Wildlife Survey (FWS). National Wetland Inventory (NWI). Online resources available from http://www.fws.gov/wetlands/Data/Mapper.html.

U.S. Fish and Wildlife Survey Critical Habitat Designations. Online resources available from http://criticalhabitat.fws.gov/.

Feet

0 1 in = 900 feet 900

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

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AERIAL MAP

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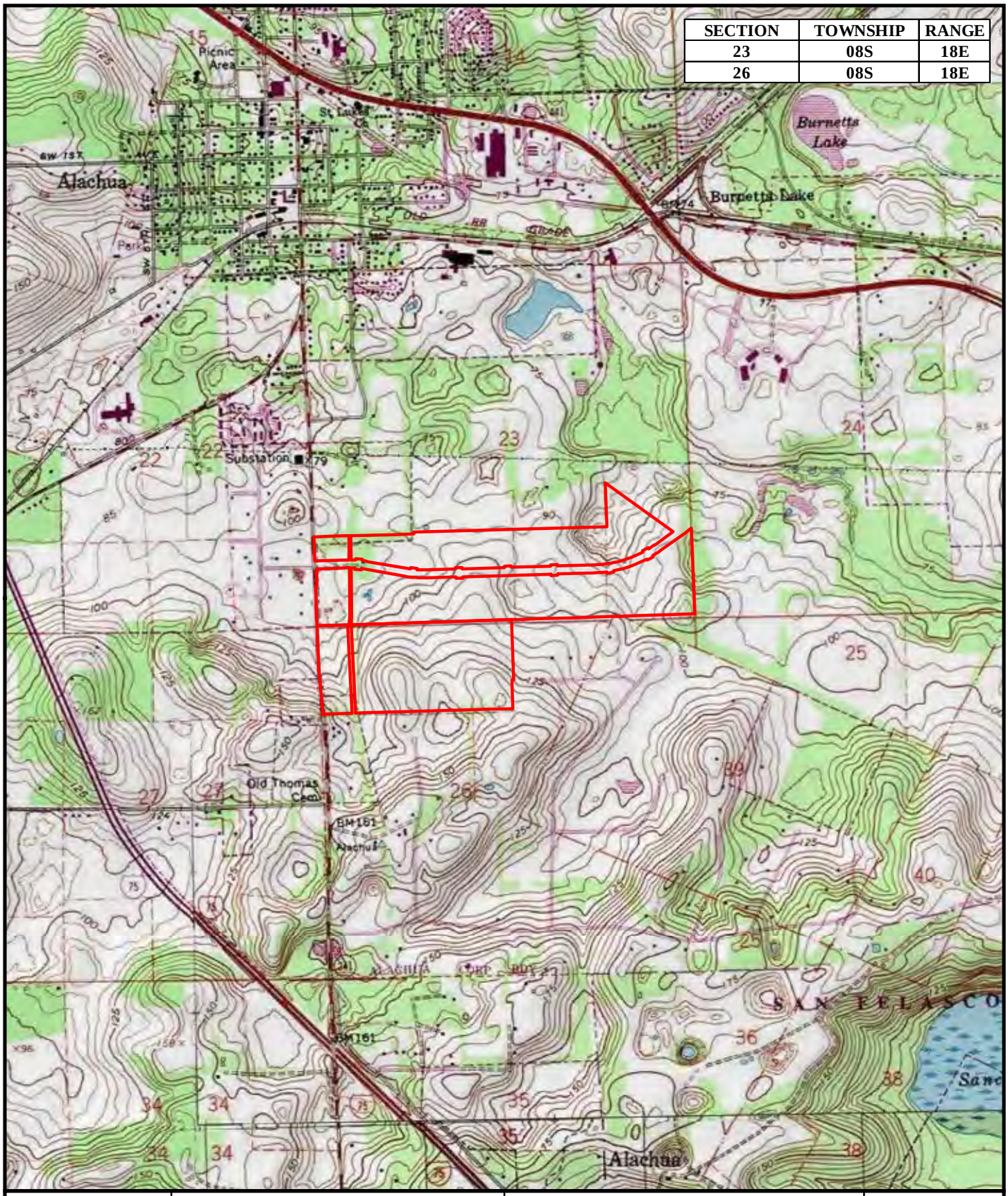

SECTION	TOWNSHIP	RANGE
23	08S	18E
26	08S	18E

Feet
0 1 in = 2,000 feet 2,000

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

Project Area

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QUAD MAP

FLATWOODS Consulting Group

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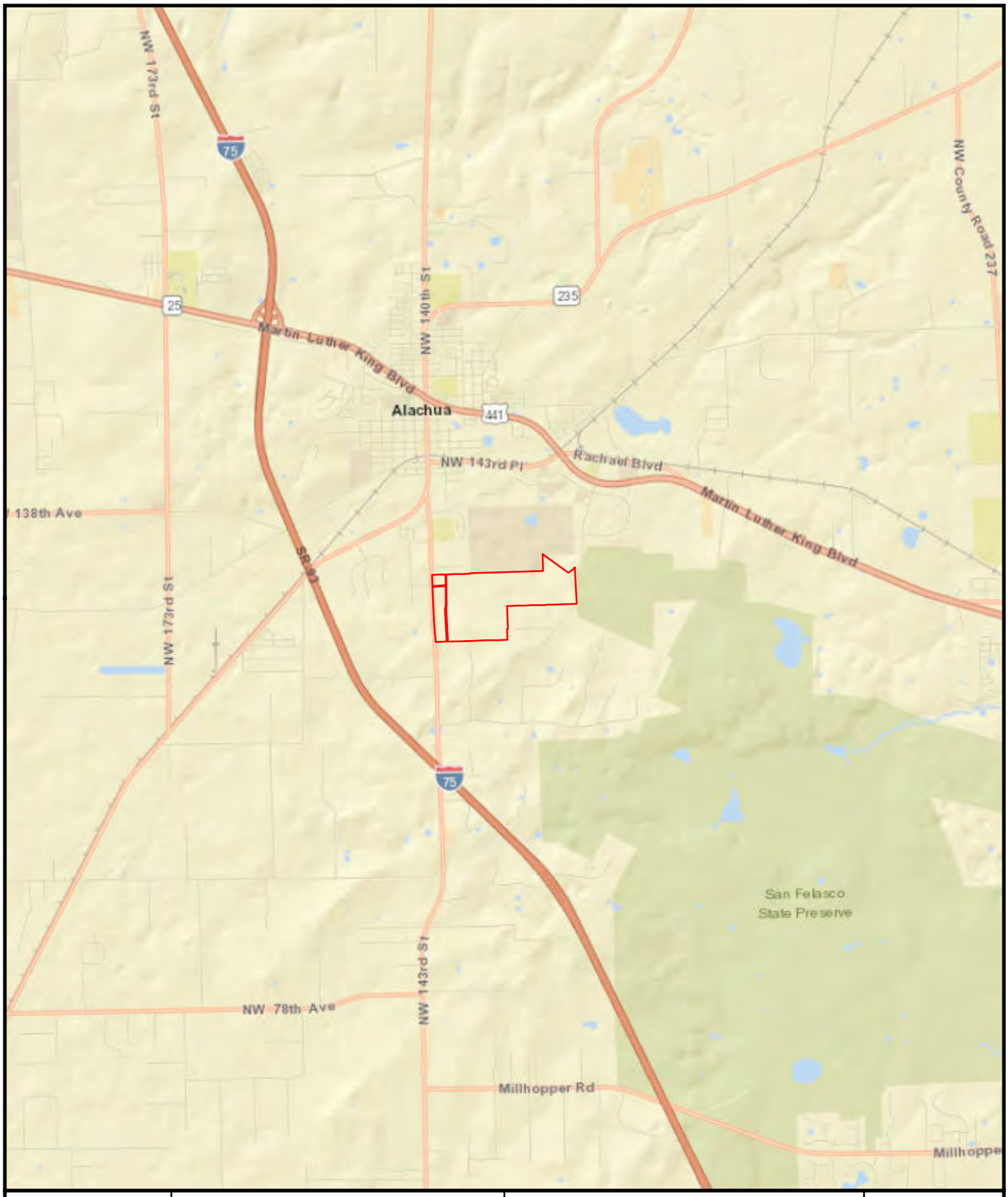

Miles

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SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

Project Area

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LOCATION MAP

FLATWOODS Consulting Group

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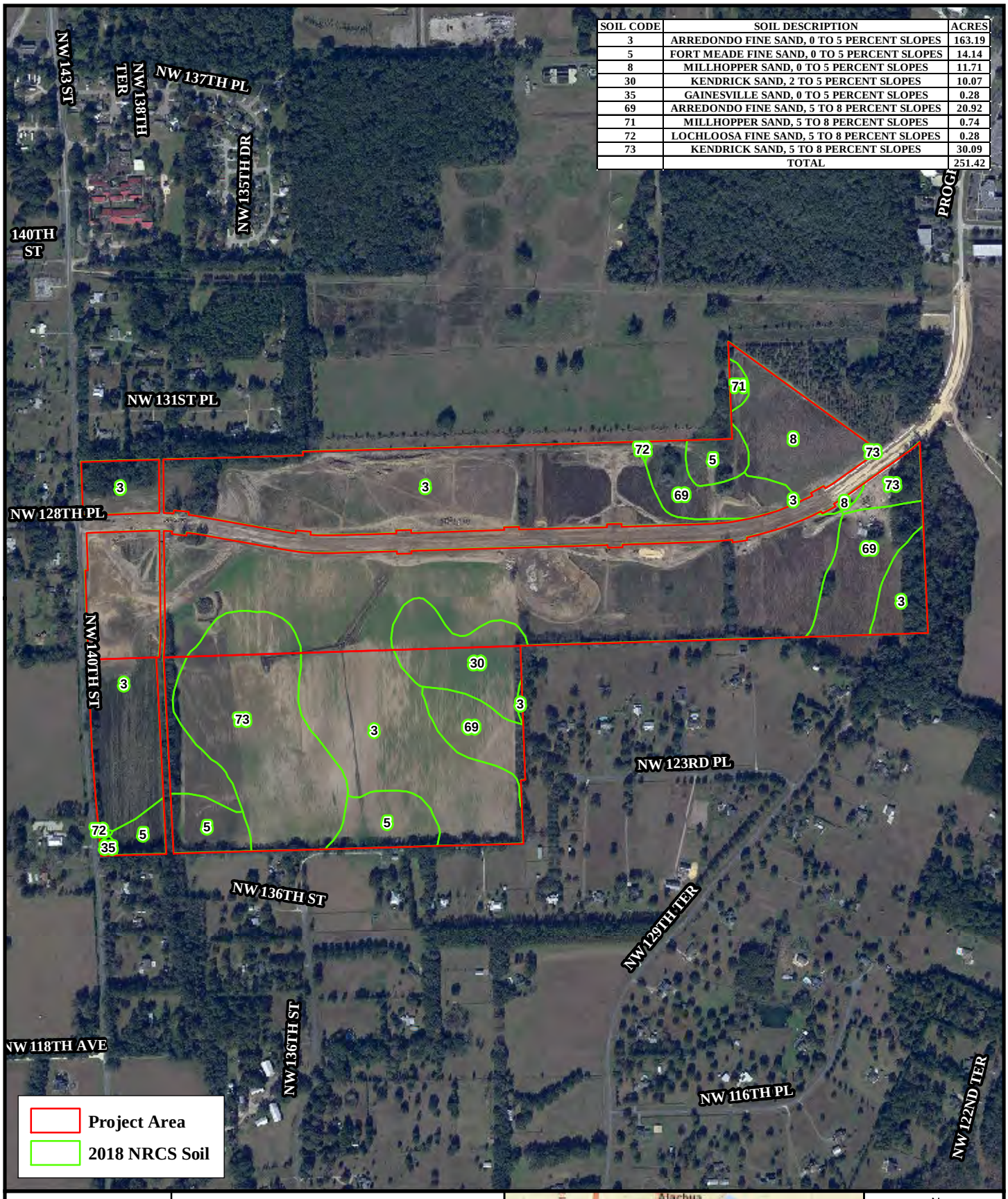

SOIL CODE	SOIL DESCRIPTION	ACRES
3	ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES	163.19
5	FORT MEADE FINE SAND, 0 TO 5 PERCENT SLOPES	14.14
8	MILLHOPPER SAND, 0 TO 5 PERCENT SLOPES	11.71
30	KENDRICK SAND, 2 TO 5 PERCENT SLOPES	10.07
35	GAINESVILLE SAND, 0 TO 5 PERCENT SLOPES	0.28
69	ARREDONDO FINE SAND, 5 TO 8 PERCENT SLOPES	20.92
71	MILLHOPPER SAND, 5 TO 8 PERCENT SLOPES	0.74
72	LOCHLOOSA FINE SAND, 5 TO 8 PERCENT SLOPES	0.28
73	KENDRICK SAND, 5 TO 8 PERCENT SLOPES	30.09
	TOTAL	251.42

Feet
0 1 in = 900 feet 900

SAN FELASCO VENTURES
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ALACHUA COUNTY, FLORIDA

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SOIL MAP

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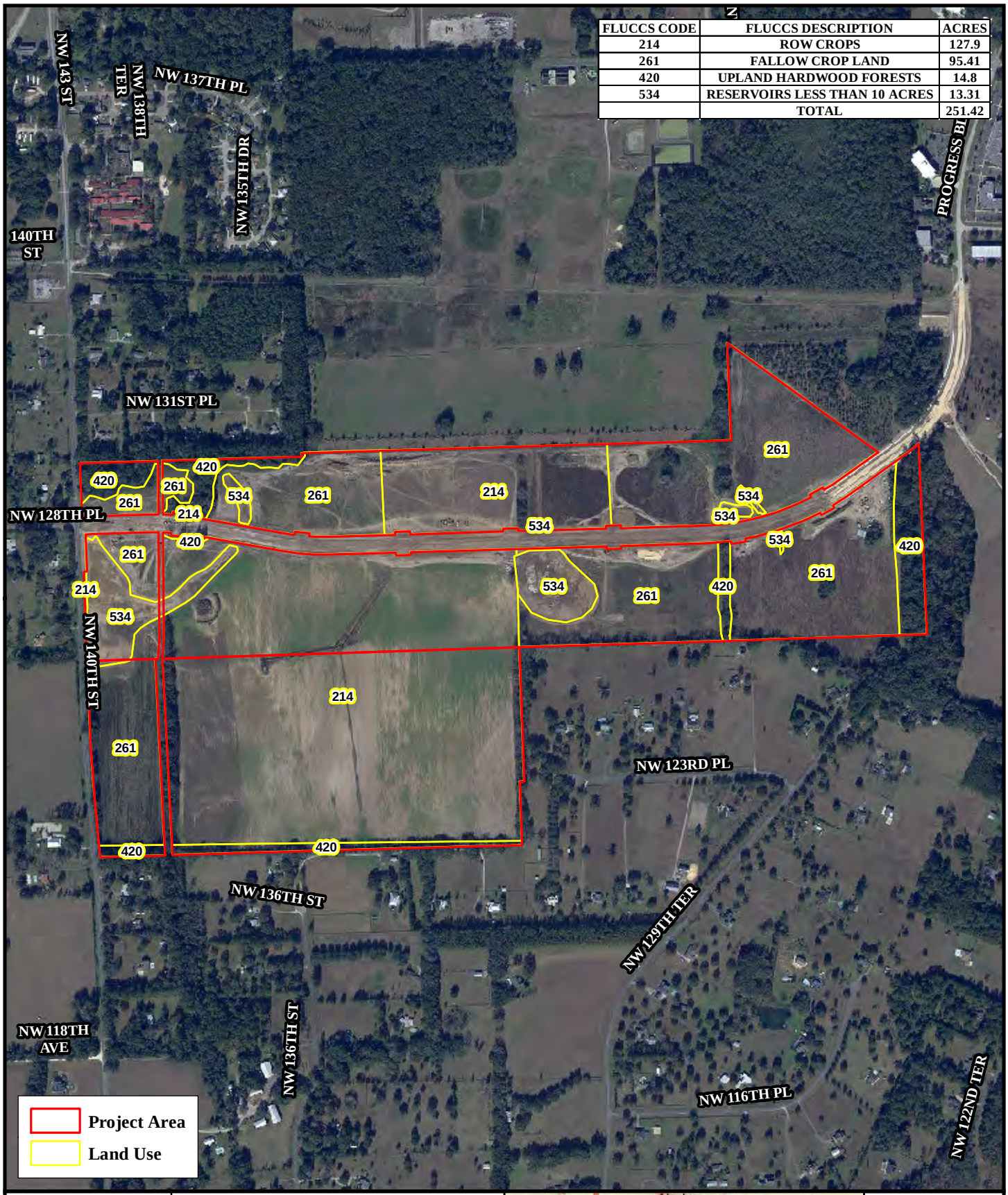

FLUCCS CODE	FLUCCS DESCRIPTION	ACRES
214	ROW CROPS	127.9
261	FALLOW CROP LAND	95.41
420	UPLAND HARDWOOD FORESTS	14.8
534	RESERVOIRS LESS THAN 10 ACRES	13.31
	TOTAL	251.42

Feet
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SAN FELASCO VENTURES
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ALACHUA COUNTY, FLORIDA

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LAND USE MAP

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Feet

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SAN FELASCO VENTURES
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ALACHUA COUNTY, FLORIDA

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ECO SURVEY MAP

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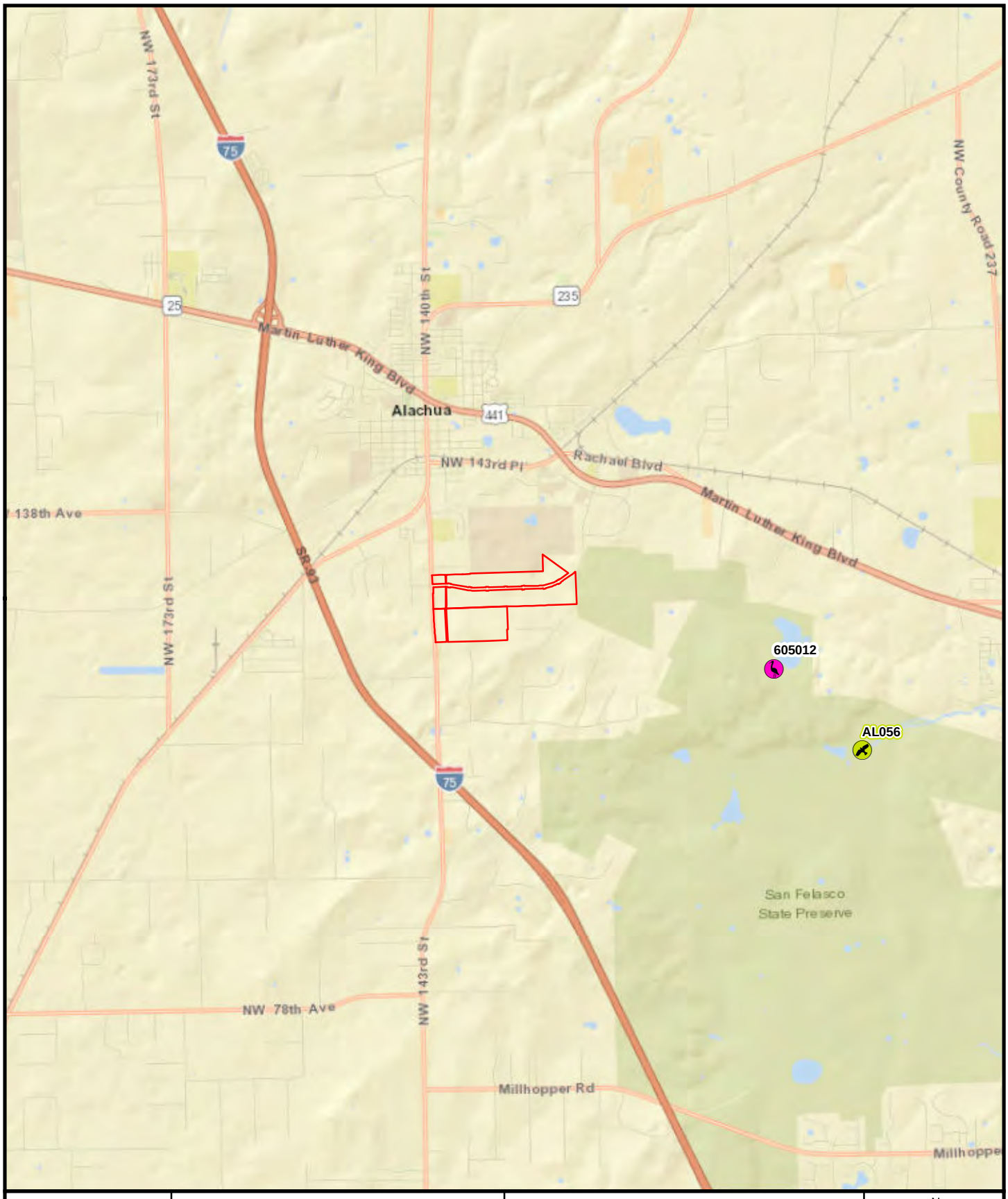

Miles

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ALACHUA COUNTY, FLORIDA

Project Area

Active Wading Bird Colony

Eagle Nest

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FNAI / FWC MAP

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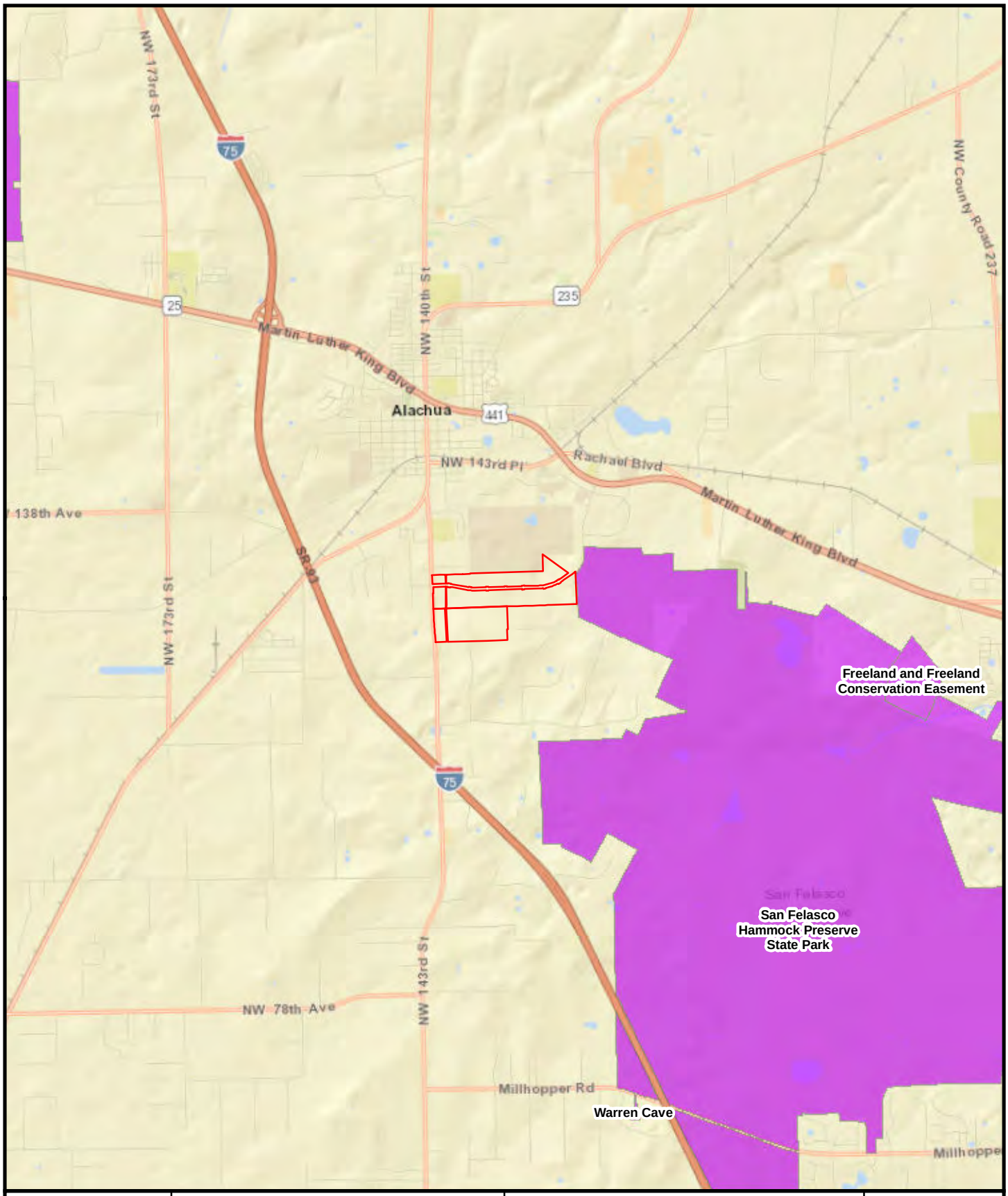

Miles

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ALACHUA COUNTY, FLORIDA

Project Area

Florida Conservation Lands

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PROTECTED LANDS MAP

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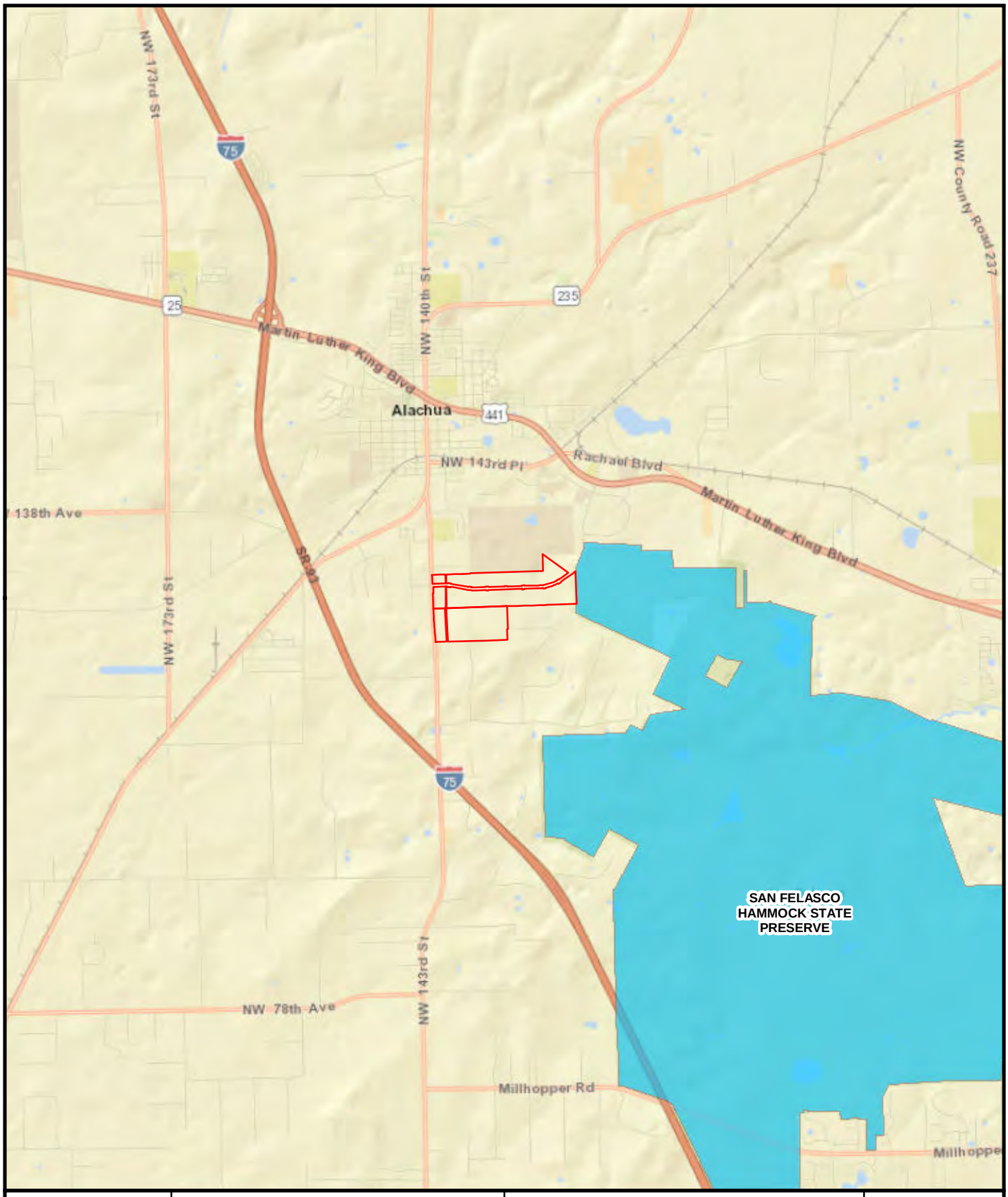

Miles

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SAN FELASCO VENTURES
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ALACHUA COUNTY, FLORIDA

Project Area

Outstanding Florida Waters April 2020

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PROTECTED WATERS MAP

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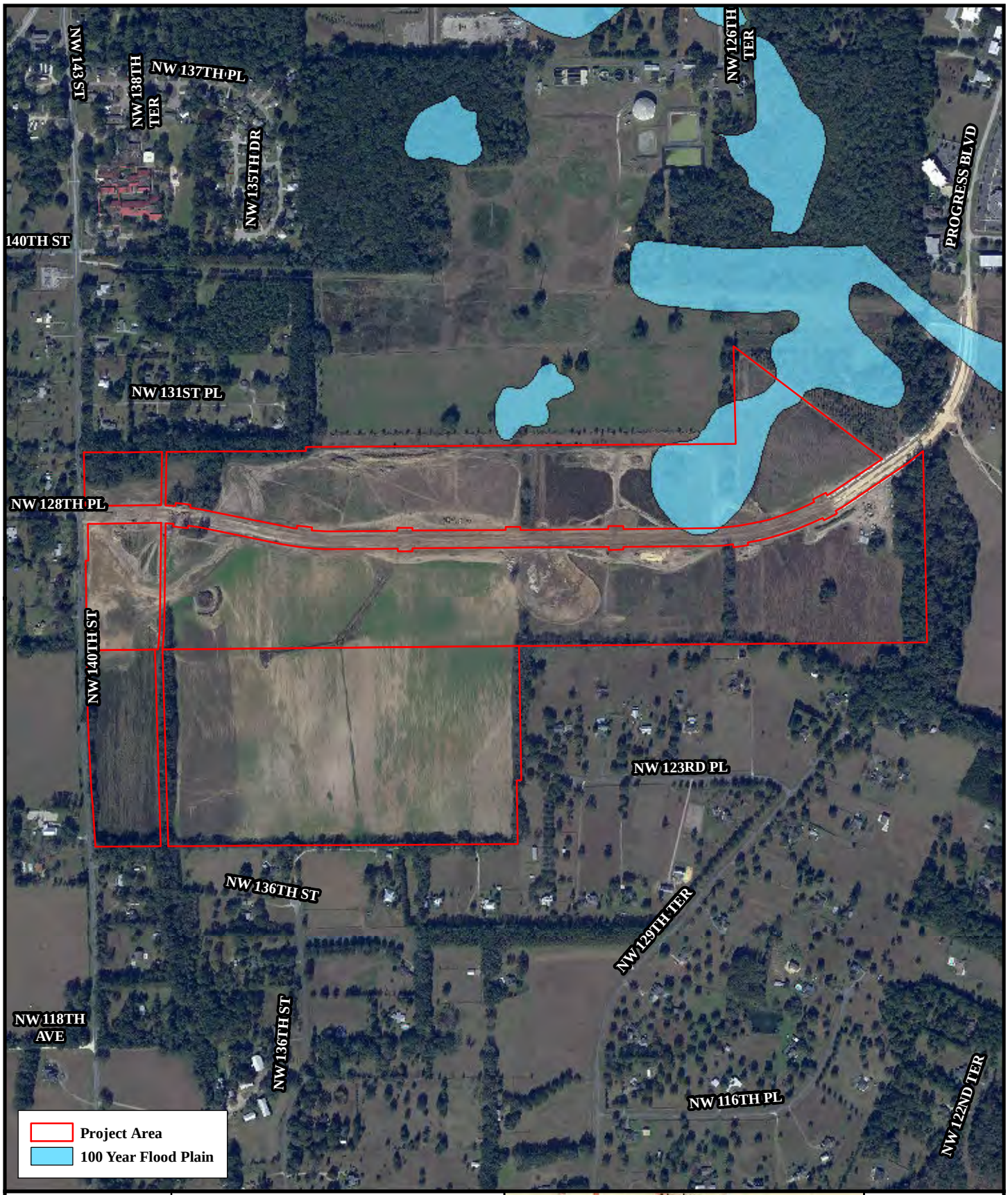

Feet

0 1 in = 900 feet 900

SAN FELASCO VENTURES
CHW PROFESSIONAL CONSULTANTS

ALACHUA COUNTY, FLORIDA

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FLOODPLAIN MAP

FLATWOODS Consulting Group

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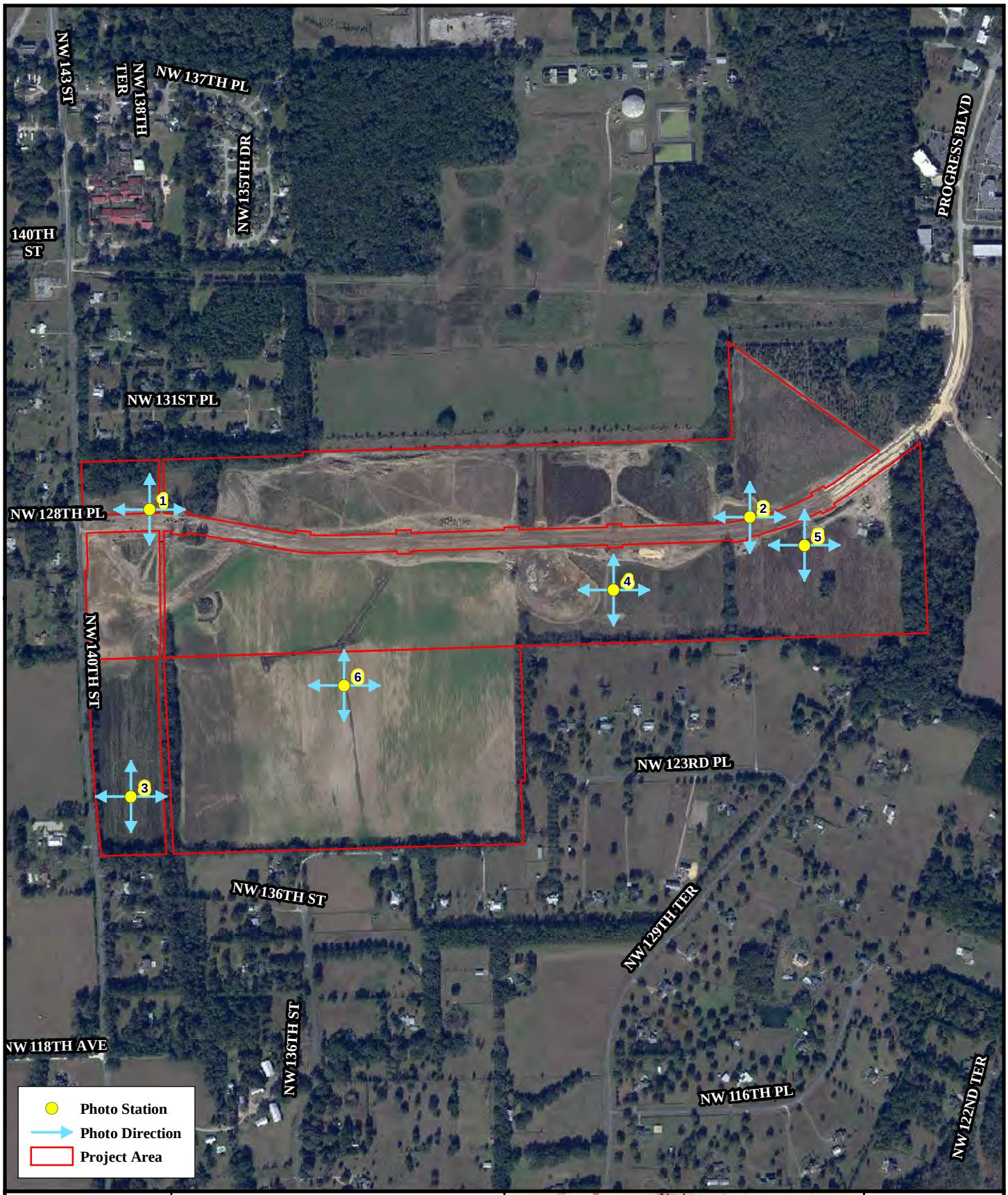

Feet

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SAN FELASCO VENTURES
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ALACHUA COUNTY, FLORIDA

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PHOTO STATION MAP

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Photo Station 1, view north

Photo Station 1, view east

Photo Station 1, view south

Photo Station 1, view west

Photo Station 2, view north

Photo Station 2, view east

Photo Station 2, view south

Photo Station 2, view west

Photo Station 3, view north

Photo Station 3, view east

Photo Station 3, view south

Photo Station 3, view west

Photo Station 4, view north

Photo Station 4, view east

Photo Station 4, view south

Photo Station 4, view west

Photo Station 5, view north

Photo Station 5, view east

Photo Station 5, view south

Photo Station 5, view west

Photo Station 6, view north

Photo Station 6, view east

Photo Station 6, view south

Photo Station 6, view west

Surface Water 1

Surface Water 2

Surface Water 3

Surface Water 4

Surface Water 5

Surface Water 6

Surface Water 7

First American	ALTA Commitment for Title Insurance
Commitment	ISSUED BY First American Title Insurance Company File No: 2076-5307164

AMERICAN LAND TITLE ASSOCIATION COMMITMENT FOR TITLE INSURANCE

Issued By

First American Title Insurance Company

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

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

Issued through:
Providence Title Company, LLC

First American Title Insurance Company

Dennis J. Gilmore, President

Greg L. Smith, Secretary

If this jacket was created electronically, it constitutes an original document.

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

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COMMITMENT CONDITIONS

1. DEFINITIONS
   (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
   (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
   (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
   (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   (a) the Notice;
   (b) the Commitment to Issue Policy;
   (c) the Commitment Conditions;
   (d) Schedule A;
   (e) Schedule B, Part I—Requirements;
   (f) Schedule B, Part II—Exceptions; and
   (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

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

5. LIMITATIONS OF LIABILITY
   (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      (i) comply with the Schedule B, Part I—Requirements;
      (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      (iii) acquire the Title or create the Mortgage covered by this Commitment.
   (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
   (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
   (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
   (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

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

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT
   The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

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

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Schedule A

Transaction Identification Data for reference only:

Issuing Agent: Providence Title Company, LLC
ALTA Universal ID:
Commitment Number:
Property Address: TBD SAN FELASCO PKWY, ALACHUA, FL 32615

Issuing Office:
Loan ID Number:
Issuing Office File Number: 21-01124
Revision Number:

SCHEDULE A

1. Commitment Date: April 30, 2021 @ 8:00 AM
2. Policy to be issued:
   (a) ☒ 2006 ALTA® Owner's Policy
   Proposed Insured: San Felasco Research Ventures, LLC, a Florida limited liability company
   Proposed Policy Amount: $ 14,183,000.00
   (b) ☒ 2006 ALTA® Loan Policy
   Proposed Insured: A Natural Person Or Legal Entity To Be Designated and each successor and/or assign that is a successor in ownership of the Indebtedness, except as provided in Section 12(c) of the Conditions.
   Proposed Policy Amount: $ 1,000.00
   (c) ☐ 2006 ALTA® Loan Policy
   Proposed Insured:
   Proposed Policy Amount: $
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:
   University of Florida Foundation, Inc., a Florida corporation
5. The Land is described as follows:

   See Exhibit "A" attached hereto and made a part hereof

Providence Title Company, LLC

By: Brian Block
Authorized Signatory

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

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Issuing Office File Number: 21-01124

SCHEDULE B-I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

    a. Warranty Deed conveying the land from University of Florida Foundation, Inc., a Florida corporation , to San Felasco Research Ventures, LLC, a Florida limited liability company . In connection with said deed, we will further require: 1) Certified copy of a Board of Directors resolution setting forth the terms, conditions and consideration for which the corporation is authorized to convey its property. The resolution must further identify the officers authorized to execute the deed and other closing documents on behalf of the corporation; 2) Certified incumbency certificate showing the identity of the officers authorized to execute the conveyance on behalf of the corporation; 3) The corporation must have been formed prior to, the date the corporation acquired title to the land; 4) Certificate from the Secretary of State of the state of origin of said corporation's current good standing; 5) If the property constitutes all or substantially all of the corporation's assets and the sale is not in the usual and regular course of the corporation's business, the Company shall further require shareholder approval for the transaction obtained in compliance with the State's statutory requirements; and 6) The Company reserves the right to amend the commitment, including but limited to, the addition of further requirements and/or exceptions as it deems necessary based upon a review of any of the documentation required above.

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b. Mortgage from San Felasco Research Ventures, LLC, a Florida limited liability company, to the Proposed Insured encumbering the Land. In connection with said mortgage, we will further require:

1) Production of a copy of the articles of organization and regulations, if adopted, with an affidavit affixed thereto that it is a true copy of the articles of organization and regulations, and all amendments thereto, and that the limited liability company has not been dissolved;

2) That said mortgage shall be executed by all of the members, unless the articles of organization provides that the company shall be governed by managers, then said mortgage shall be executed by all of the managers, unless said articles of organization and regulations, show no limitation on the authority of one member, or one manager, if applicable, to execute a mortgage;

3) Should any member, or manager, if applicable, be other than a natural person, we will require proof of good standing as well as documentation of authority of the person to execute documents on its behalf;

4) Certificate of Organization from the Secretary of State, showing the limited liability company to have been formed prior to the date of acquisition, together with proof as to the current status of said limited liability company;

5) Satisfactory evidence of compliance with all requirements regarding encumbering company property contained in the articles of organization and regulations, if adopted; and

6) The Company reserves the right to make such further requirements as it deems necessary after review of any of the documentation required above.

5. Provide the Company with a proper legal description and/or a survey prepared by a Florida registered land surveyor and certified to the Company for its review. The Company reserves the right to make additional requirements and/or exceptions, and to amend the legal description of the land described in Schedule A, upon review of the description furnished by said surveyor.

6. Satisfactory verification from appropriate governmental authorities that any and all unrecorded Special Taxing District Liens, City and County Special Assessment Liens, MSBU Assessment Liens, Impact Fees, and Water, Sewer and Trash Removal Charges, have been paid.

7. Proof of payment of taxes and assessments for the year 2020, and prior years, plus any penalties and interest.

8. Note: The following is for informational purposes only and is given without assurance or guarantee: 2020 taxes show PAID. The gross amount is $1,082.49 for Tax Identification No. 03929-000-000 (Parcel 1).

9. Note: The following is for informational purposes only and is given without assurance or guarantee: 2020 taxes show PAID. The gross amount is $33.29 for Tax Identification No. 03969-000-000 (Parcel 2).

10. Note: The following is for informational purposes only and is given without assurance or guarantee: 2020 taxes show PAID. The gross amount is $481.67 for Tax Identification No. 03970-000-000 (Parcel 3).

11. Note: The following is for informational purposes only and is given without assurance or guarantee: 2020 taxes show PAID. The gross amount is $890.10 for Tax Identification No. 05949-000-000 (Parcel 4).

NOTE: Because the land appears of record to be unencumbered, the Company requires that the affirmative declarations of the title affidavit, which includes a representation that there are no mortgages or other liens against the land whether recorded or not recorded, be properly emphasized before

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execution. Just as in all transactions, every seller/borrower must be encouraged to disclose any off record encumbrance, lien, or other matter that may affect title before the Company is willing to rely upon the representations contained within the title affidavit.

NOTE: The following conveyance(s) have been recorded within the last 24 months:

none

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Issuing Office File Number: 21-01124

SCHEDULE B-II

Exceptions

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

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

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

2. Any rights, interests, or claims of parties in possession of the land not shown by the public records.

3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.

4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.

5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.

6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.

7. Any minerals or mineral rights leased, granted or retained by current or prior owners.

8. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.

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NOTES FOR STANDARD EXCEPTIONS: Standard Exceptions for parties in possession, for mechanics liens, and for taxes or special assessments not shown as liens in the public records shall be deleted upon receipt of an acceptable Non-Lien and Possession Affidavit establishing who is in possession of the lands, that there are no liens or encumbrances upon the lands other than as set forth in the Commitment, that no improvements to the lands have been made within the past 90 days or are contemplated to be made before closing that will not be paid in full, and that there are no unrecorded taxes or assessments that are not shown as existing liens in the public records. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said affidavit.

Standard Exception(s) for questions of survey may be deleted upon receipt and review of a properly certified Survey meeting the Florida Minimum Technical Standards for all land surveys dated no more than 90 days prior to closing or such other proof as may be acceptable to the Company. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said survey or proof.

9. Rights of the United States Government to that part of the Land, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.

10. The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use.

11. The policy does not insure title to any part of the Land lying below the Mean or Ordinary High Water Line of the abutting body of water.

12. Riparian and/or littoral rights are not insured.

13. Easement granted to Florida Power Corporation by instrument recorded in Book 73, Page 517, as amended by Quit Claim Deed and Partial Release in Book 1993, Page 345 (Parcel 1).

14. Easement granted to Pinellas County Power Company by instrument recorded in Deed Book 226, Page 155 (Parcel 1).

15. Easement granted to Pinellas County Power Company by instrument recorded in Deed Book 226, Page 156 (Parcel 1).

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16. Easement granted to Pinellas County Power Company by instrument recorded in Deed Book 226, Page 222 (Parcel 1) .

17. Easement granted to City of Alachua by instrument recorded in Book 4672, Page 1184 (Parcel 1).

18. Easement granted to City of Alachua by instrument recorded in Book 4672, Page 1213 (Parcel 1).

19. Easement granted to Florida Power Corporation by instrument recorded in Book 221, Page 219 (Parcel 4).

20. Easement granted to Florida Power Corporation by instrument recorded in Book 227, Page 391 (Parcel 4).

21. Easement granted to City of Gainesville by instrument recorded in Book 1466, Page 267 (Parcel 4).

22. Easement granted to City of Gainesville by instrument recorded in Book 1589, Page 2936 (Parcel 4).

23. Easement granted to City of Alachua by instrument recorded in Book 1659, Page 2261 (Parcel 4).

24. Terms and conditions of the Drainage Facilities Construction Agreement between University of Florida Foundation, Inc. and Florida Power Corporation recorded in Book 1993, Page 340 (Parcel 4).

25. Terms and conditions of the Drainage Easement Agreement between Board of Trustees of the Internal Improvement Trust Fund of the State of Florida and University of Florida Foundation, Inc. recorded in Book 1993, Page 361 (Parcel 4).

26. Easement granted to City of Alachua by instrument recorded in Book 2017, Page 1854 (Parcel 4).

27. Easement granted to City of Alachua by instrument recorded in Book 2080, Page 188 (Parcel 4).

28. Easement granted to Donald E. Wallace and Ronald C. Champbers by instrument recorded in Book 2080, Page 201 (Parcel 4).

29. Possible easement condemned by the City of Gainesville in Case Number 82-1735-CA in the Circuit Court of Alachua County, Florida. (unavailable online)

30. Access to and from Parcel No. 2 is insured only, and solely, as long as all of the insured lands described in Schedule A herein remain under, and vested in the same title ownership.

31. Any rights granted to third parties to use rights-of-way of San Felasco Parkway and graded road running North-South across Parcels 1 and 3.

32. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

The Standard Exception for any minerals or mineral rights leased, granted or retained by current or prior owners is hereby deleted.

Searched by: Katrina Smith/Sr. Title Examiner - (352)372-0474 - katsmith@firstam.com

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Note: All of the recording information contained herein refers to the Public Records of ALACHUA County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.

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Issuing Office File Number: 21-01124

The land referred to herein below is situated in the County of ALACHUA, State of Florida, and described as follows:

PARCEL 1:

Government Lot One (1) in Section 23, Township 8 South, Range 18 East, LESS: Commence at the NE corner of said Government Lot 1 and run S 1°53'59" East along the East line of said lot 326.92 feet, thence run N 88°04'18" West 1323.29 feet to the West line of said Government lot; thence run N 1°54' West along said lot line 252.83 feet to the NW corner of said lot; thence N 88°42'43" East along the North line of said lot 1320.44 feet to the NE corner of said Lot 1 and the point of beginning.

AND:

Government Lot Two (2) in Section 23, Township 8 South, Range 18 East, LESS: Commence at the NE corner of said Government Lot 2 and run S 1°54' East along the East line of said lot 252.83 feet; thence run N 88°04'18" West 1323.29 feet to the West line of said Government lot, thence run N 1°54' West along said lot line 177.23 feet to the NW corner of said lot, thence ran N 88°42'43" East along the North line of said lot 1320.44 feet to the NE corner of said Lot 2 and the point of beginning.

ALSO:

The Northeast 1/4 of the Southwest 1/4 of Section 23, Township 8 South, Range 18 East, Alachua County, Florida, LESS: Commence at the NE corner of said NE 1/4 of SW 1/4 and run S 1°54' East along East line of said NE 1/4 of SW 1/4, 177.23; thence run N 88°04' 18" West 1533.36 feet to the West line of said NE 1/4 of SW 1/4, thence run N 1°43'56" West along said line, 92.37 feet to the NW corner of said NE 1/4 of SW 1/4, thence run N 88°42'43" East along the North line of said NE 1/4 of SW 1/4, 1530.07 feet to the NE corner of said NE 1/4 of SW 1/4 of Section 23, Township 3 South, Range 18 East, and the Point of Beginning.

ALSO:

South 1/2 of Southwest 1/4 of Section 23, Township 8 South, Range 18 East, Alachua County, Florida.

LESS AND EXCEPT any portion thereof lying within lands described in Book 906, Page 842; Book 2383, Page 497; Book 2900, Page 1014; and Book 4672, Page 1075 of the public records of said county.

ALSO, LESS road right-of-way.

PARCEL 2:

GOVERNMENT LOT 1 LYING IN SECTION 26, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

PARCEL 3:

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THE NORTH ½ OF THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA. LESS AND EXCEPT ROAD RIGHT OF WAY. LESS AND EXCEPT LANDS DESCRIBED IN BOOK 1972, PAGE 2509 OF THE PUBLIC RECORDS OF SAID COUNTY.

PARCEL 4:

THAT PORTION OF LANDS DESCRIBED IN BOOK 1466, PAGE 377 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA CURRENTLY ASSESSED UNDER PARCEL NO. 05949-000-000.

NOTE:

THE ABOVE LEGAL DESCRIPTION IS A PRELIMINARY DESCRIPTION. THIS DESCRIPTION IS CURRENTLY NOT AN INSURABLE DESCRIPTION. THE COMPANY MUST BE FURNISHED WITH A COMPLETE AND ACCURATE DESCRIPTION OF THE LANDS TO BE INSURED. THE COMPANY RESERVES THE RIGHT TO REVISE AND/OR AMEND THIS COMMITMENT UPON RECEIPT AND REVIEW OF SAID DESCRIPTION.

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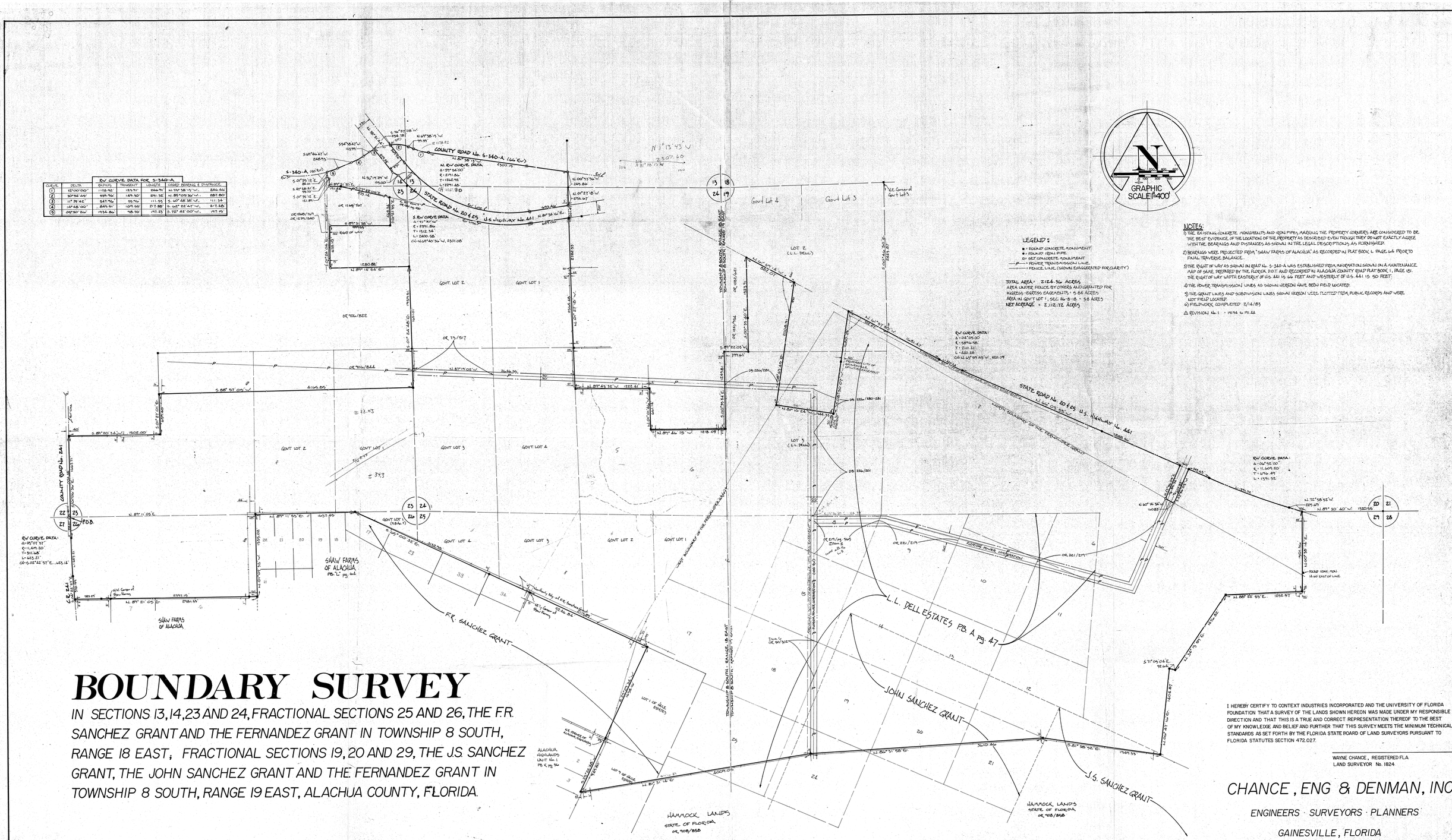
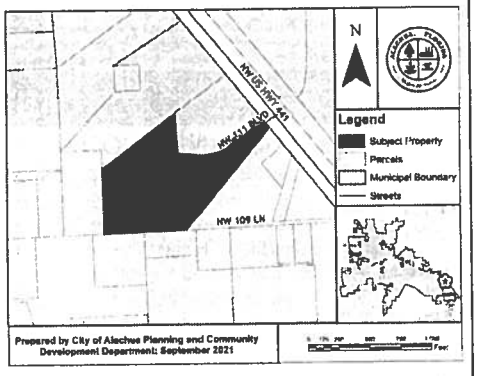
R/W CURVE DATA FOR S-340-A				
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING & DISTANCE
(1)	12°00'00"	1178.92	123.71	246.96	N. 155° 58' 15" W. 246.46
(2)	30°56'49"	659.76'	163.50'	356.32	N. 89°09'36" W. 687.80
(3)	11° 39' 42"	547.76'	55.76	111.53	S. 60° 48' 35" W. 111.34
(4)	10° 48' 00"	1483.51'	139.50	279.80	S. 66° 22' 45" W. 279.80
(5)	05°50' 26"	1934.86'	98.70	197.23	S. 72° 46' 00" W. 197.15


COUNTY ROAD No. S-340-A (66 R/W)
STATE ROAD No. 20 & 25 U.S. Highway No. 441
R/W CURVE DATA: Δ=39°56'00" R=2291.86 T=1362.76 L=1597.40' CH: N19°58'18"W 1565.08
R/W CURVE DATA: Δ=51°30'00" R=2291.86 T=1106.58 L=2060.58 CH: N64°46'30"W, 1991.08
R/W CURVE DATA: Δ=03°57'30" R=2291.86 T=79.12 L=158.20 CH: N.68°58'15"W. 158.17
R/W CURVE DATA: Δ=24°09.00 R=5814.58 T=1392.52 L=2451.22 CH: N.67°09'45"W. 2433.09
R/W CURVE DATA: Δ=06°52.00" R=11,509.20 T=676.89 L=1379.32
R/W CURVE DATA: Δ=05°01'51" R=11,459.20 T=511.68 L=1023.21 CH=S.02°42'51"E. 1023.16'
S 89°46'47"W 2487.73
S 89°58'43"W 1439.79
N 89°13'43" W
N 1°13'43" E
N 88°10'13"W
N 89°56'16"E
S 89°31'36"W
1280.82'
N 89°16'54"E
1218.09'
N 89°11'05"E
1405.88
S 89°10'34"W 1508.00'
S 89°10'34"W 1322.00'
S 89°11'05"W
1322.00'
N 89°11'05"E
1405.88
N 89°11'05"E
1322.00'
S 89°10'34"E
1322.00'
S 89°11'05"W
1322.00'
N 89°11'05

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 12, 2021 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 Chad Colson, of CHW, Inc., applicant and agent, for Alachua Crossings, LLC property owner, for consideration of the Final Plat of Alachua Crossings. The final plat proposes a minor subdivision to plat the ±16.02 acre subject property into two lots, along with common areas and an easement for ingress/egress. The subject property is located at 5550 NW 111th Boulevard. Tax Parcel Numbers 05885-010-003; Future Land Use Map (FLUM) Designation: Commercial; Zoning: Commercial Intensive (CI).



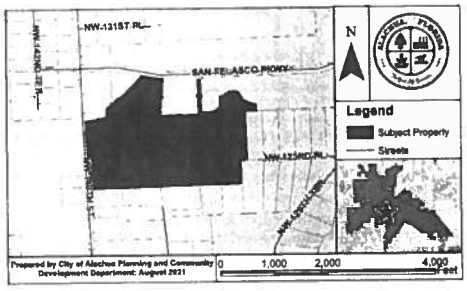
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - September 30, 2021)

City of ALACHUA

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on October 12, 2021 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 Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, Inc., property owner, for consideration of the preliminary plat of Convergence Research Park, which proposes the subdivision of a ±109.0 acre subject property into a total of 273 lots, with associated common areas and right-of-way. The subject property is generally located south of the San Felasco Parkway, east of County Road 241, and north of Shaw Farms of Alachua. Consisting of Tax Parcel Number 03970-000-000 and a portion of Tax Parcel Number 03929-000-000; Future Land Use Map (FLUM) Designation: Corporate Park; Zoning: Residential Corporate Park (CP).



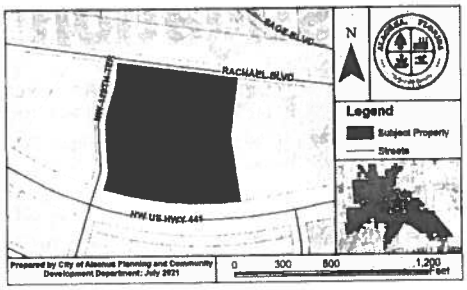
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - September 30, 2021)

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 12, 2021 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 AP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for HF Holdings Colorado LLC, and the University of Florida Foundation, Inc., property owners, for consideration of a Site Plan to revise the development plan and construction phasing for three (3) ±42,466 square foot buildings with associated site improvements on a ±14.53 acre subject property located north of NW US Highway 441, south of County Road 2054 (also known as Rachael Boulevard) and east of NW 119th Terrace; Tax Parcel Numbers 03191-010-001 and 03191-011-001; 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.

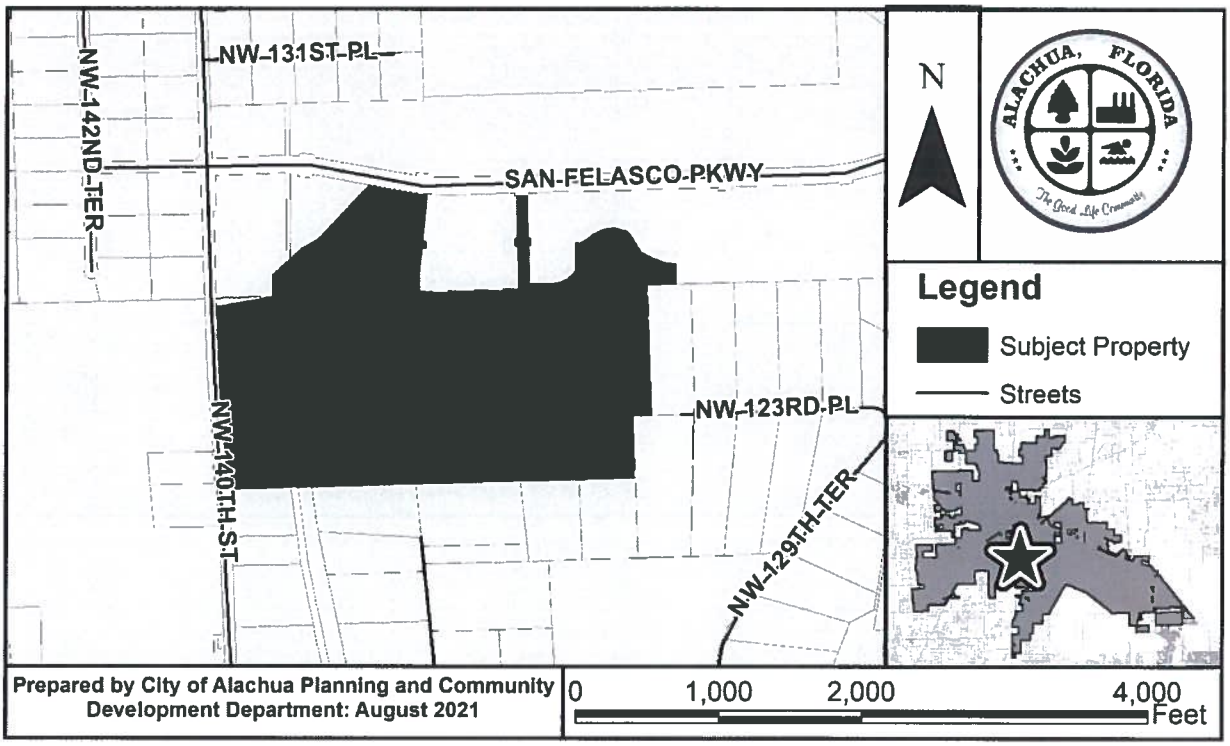
(Published: Alachua County Today - September 30, 2021)

City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 9/27/21 KC

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on October 12, 2021 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 Robert Walpole, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, Inc., property owner, for consideration of the preliminary plat of Convergence Research Park, which proposes the subdivision of a ±109.0 acre subject property into a total of 273 lots, with associated common areas and right-of-way. The subject property is generally located south of the San Felasco Parkway, east of County Road 241, and north of Shaw Farms of Alachua. Consisting of Tax Parcel Number 03970-000-000 and a portion of Tax Parcel Number 03929-000-000; Future Land Use Map (FLUM) Designation: Corporate Park; Zoning: Residential Corporate Park (CP).



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

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PO BOX 9
ALACHUA, FL 32616

DUQUE DIEGO ALONSO & MARIA MARG
13751 NW 131ST PL
ALACHUA, FL 32615

EDWARDS CHARLES T & NORMA G
13108 NW 140TH ST
ALACHUA, FL 32615

FOUNDATION FOR ENVIROMENTAL RESI
510 MISSISSIPPI RIVER BLVD N
ST PAUL, MN 55104

GRIFFIS & GRIFFIS JR TRUSTEES
PO BOX 40
ALACHUA, FL 32616

HARRIS GREGORY SCOTT & KELLY LYN
13950 NW 131ST PL
ALACHUA, FL 32615

HENLEY BRUCE LIFE ESTATE
PO BOX 2158
ALACHUA, FL 32615

HIGDON LINDA
PO BOX 118
ALACHUA, FL 32616

HOLMES JOHN E & JENNIFER A
13850 NW 131ST PL
ALACHUA, FL 32615

KIRKPATRICK & VAN DER LINDE H/W
13650 NW 131ST PL
ALACHUA, FL 32615

KOHN JOHN A & BETTE A
13551 NW 131ST PL
ALACHUA, FL 32615

LONG GREGORY M & MELISSA M
13026 NW 123RD PL
ALACHUA, FL 32615

MARO SHIRLEY A
12320 NW 129TH TER
ALACHUA, FL 32615

MILLS DOUGLAS W & CATHY A
13010 NW 123RD PL
ALACHUA, FL 32615

MORGAN & WALKO
12910 NW 140TH ST
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RICKES ROBERT E
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ALACHUA, FL 32615

SALBERT JOHN
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SMITH JASON H & JESSICA A
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ALACHUA, FL 32615

STATE OF FLA IIF
TIITF REC & PARKS SAN FELASCO HAM
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

STORMANT JOHN F & SUSAN S
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ALACHUA, FL 32616

SWIFT WILLIAM L & KATHERINE M
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ALACHUA, FL 32615

TIPTON BRIAN & LAURA S
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ALACHUA, FL 32615

U OF F FOUNDATION INC
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GAINESVILLE, FL 32604

UKHOVA TATIANA VASILYEVNA
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VALLELLANES CHARLOTTE V
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MARO SHIRLEY A
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PIAZZA JUSTIN & REBECCA
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WALKER FREDERICK JAMES & LINDA M
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Dan Rhine
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Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
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Alachua FL 32615

Hugh & Jean Calderwood
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Alachua FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

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AFFIDAVIT FOR POSTED LAND USE SIGN

I Sherry Stinson (name), POSTED THE LAND USE SIGN ON _____ (date) FOR THE Convergence Research Park Preliminary Plat (PZB/CCOM) (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.

Sherry Stinson
(signature)

4 (four)
(number of signs)

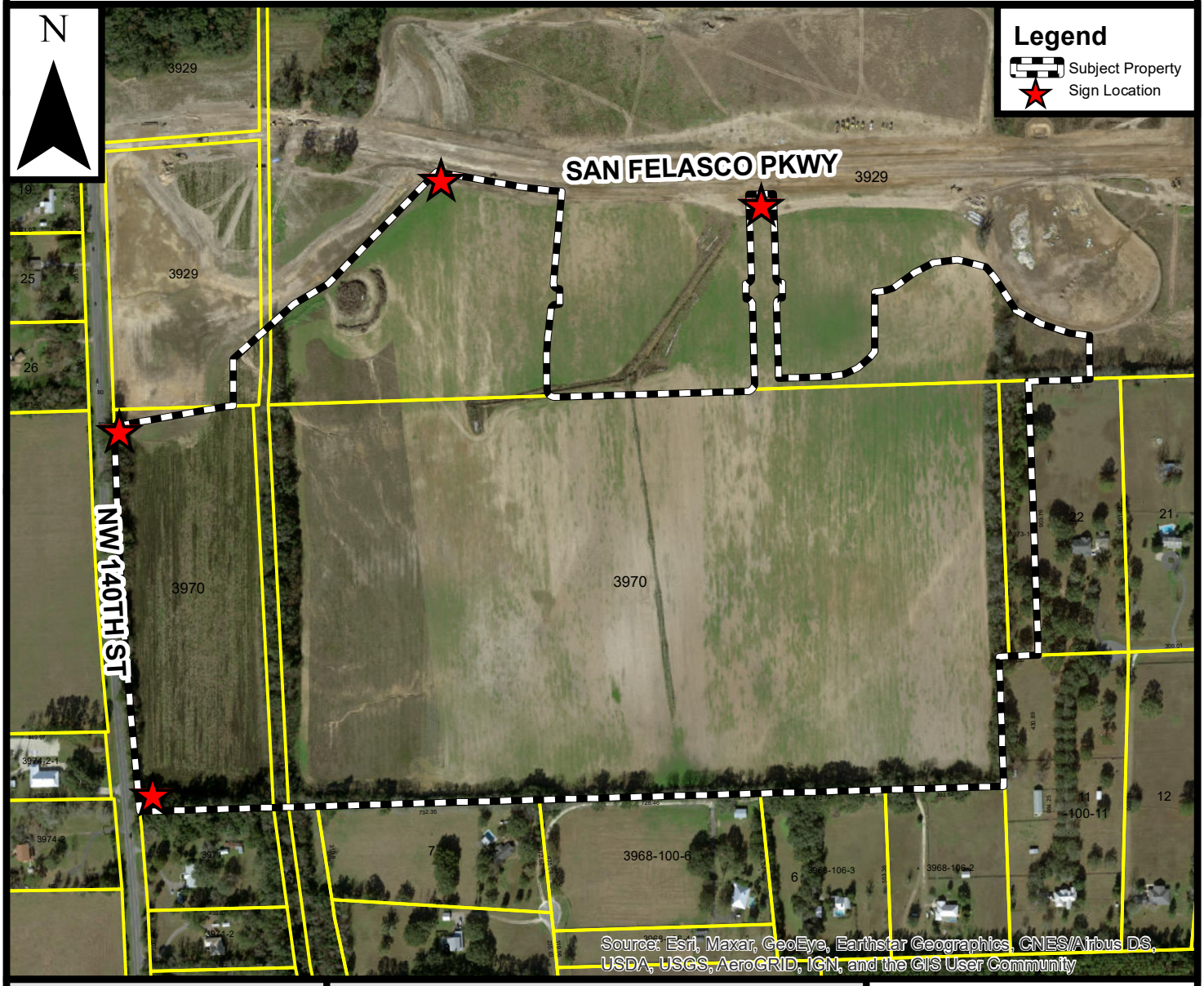
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Convergence Research Park Residential
Phases 1-3
Preliminary Plat



Prepared by the City of Alachua
Planning & Community Development Department

Prepared August 2021

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

0 200 400 800 Feet

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 10/12/2021
SUBJECT: Site Plan – IIP FL 3 LLC (Harvest): A request by Rob Davis, P.E., of Wood Environment & Infrastructure Solutions, Inc., applicant and agent for IIP FL 3 LLC, property owner, for consideration of a Site Plan which proposes parking lot and site improvements and the addition of ±912 square feet of new floor area on a ±36.26 acre subject property, located at 12895 NW US Highway 441; Tax Parcel No. 05855-004-000 and 05855-004-001; FLUM: Industrial; Zoning: Industrial General (IG) (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Site Plan for IIP FL 3 LLC, subject to the eight (8) conditions provided in Exhibit "A" and located on page 18 of the October 12, 2021 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 IIP FL 3 LLC, subject to the eight (8) conditions provided in Exhibit "A" and located on page 18 of the October 12, 2021 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Rob Davis, P.E., Wood Environment & Infrastructure Solutions, Inc., applicant and agent for IIP FL 3 LLC, property owner, for consideration of a Site Plan which proposes the construction of a new parking lot and site improvements as well as the addition of ±912 square feet of new floor area. The new floor area will include a new ±393 square foot vestibule and an ±135 square foot electrical addition adjacent to Building C (building located in the southwest portion of the property) and a ±384 building near Building L (building located in the northern portion of the property). The proposed site improvements also include the construction of a private roadway which will provide interconnectivity between the subject property and San Felasco Tech City, located to the north and west of the subject property.

The proposed development will convey the development's stormwater runoff to an existing stormwater basin located in the northern portion of the site and to a new stormwater basin to be constructed between the proposed parking lot and US Highway 441.

At the September 14, 2021 Planning & Zoning Board (PZB) Meeting, the Board moved to defer this application to its October 12, 2021 meeting.

Subsequent to the September 14, 2021 PZB Meeting, Staff's Recommended Condition #5 has been updated. No other significant changes have been made to the Staff Report or application materials.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Site Plan - IIP-FL 3 LLC (Harvest)
- Application & Supporting Materials
- Public Notice Materials for the 9/14/2021 PZB Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: ~~September 14, 2021~~
Quasi-Judicial Hearing REVISED OCTOBER 12, 2021

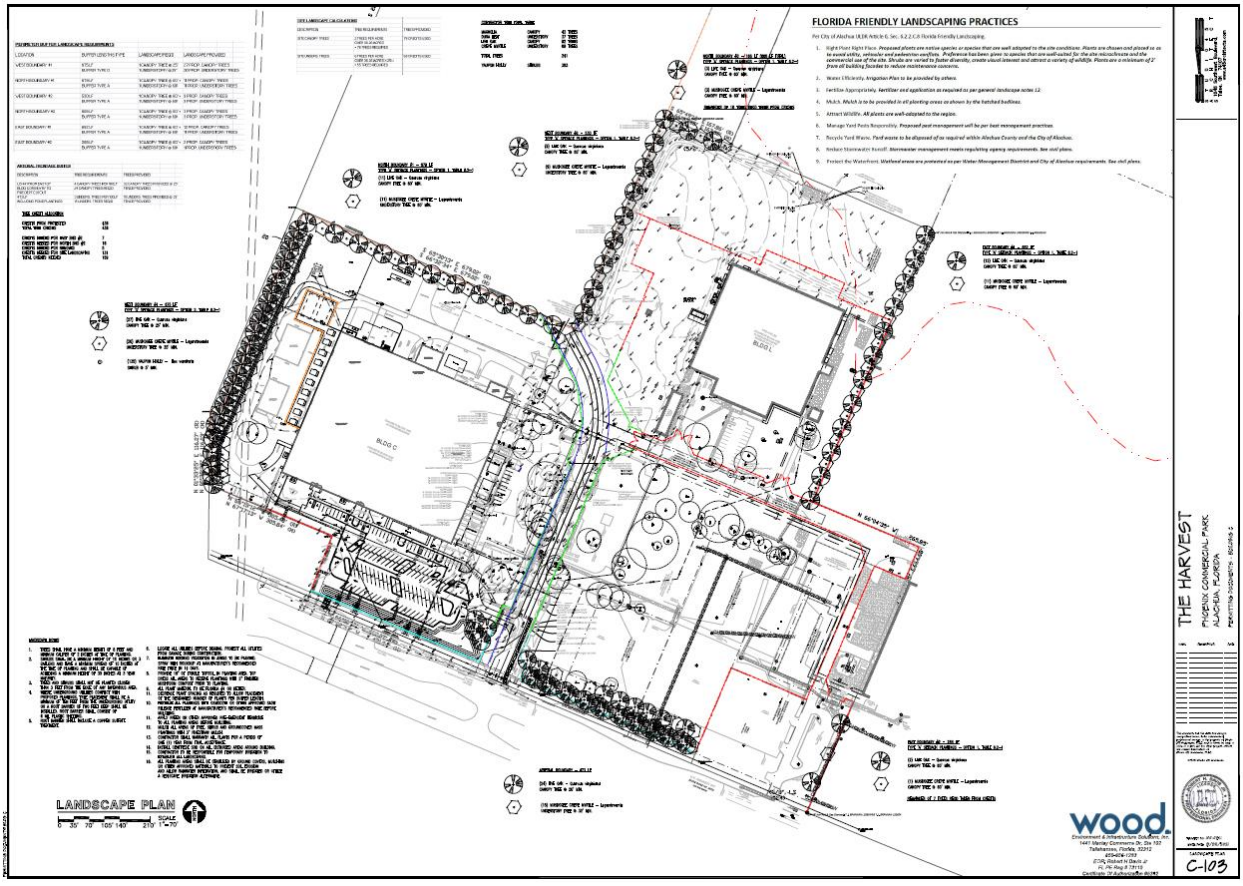
SUBJECT:	A request for a Site Plan proposing a new parking lot and site improvements and the addition of ±912 square feet of new floor area
APPLICANT/AGENT:	Rob Davis, P.E., Wood Environment & Infrastructure Solutions, Inc.
PROPERTY OWNER:	IIP-FL 3 LLC
LOCATION:	12895 NW US Highway 441
PARCEL ID NUMBERS:	05855-004-000; 05855-004-001
FLUM DESIGNATION:	Industrial
ZONING:	Industrial General (IG)
OVERLAY:	N/A
ACREAGE:	±36.26 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan for IIP-FL 3 LLC, subject to the eight (8) conditions provided in Exhibit "A" and located on page 18 of the October 12, 2021 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 IIP-FL 3 LLC, subject to the eight (8) conditions provided in Exhibit "A" and located on page 18 of the October 12, 2021 Staff Report to the Planning & Zoning Board.*

SUMMARY

This application is a request by Rob Davis, P.E., Wood Environment & Infrastructure Solutions, Inc., applicant and agent for IIP-FL 3 LLC, property owner, for consideration of a Site Plan which proposes the construction of a new parking lot and site improvements as well as the addition of ±912 square feet of new floor area. The new floor area will include a new ±393 square foot vestibule and a ±135 square foot electrical addition adjacent to Building C (building located in the southwest portion of the property) and a ±384 building near Building L (building located in the northern portion of the property). The proposed site improvements also include the construction of a private roadway which will provide interconnectivity between the subject property and San Felasco Tech City, located to the north and west of the subject property.

The proposed development will convey the development's stormwater runoff to an existing stormwater basin located in the northern portion of the site and to a new stormwater basin to be constructed between the proposed parking lot and US Highway 441.

Illustration 1. IIP-FL 3 LLC – Site Plan



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

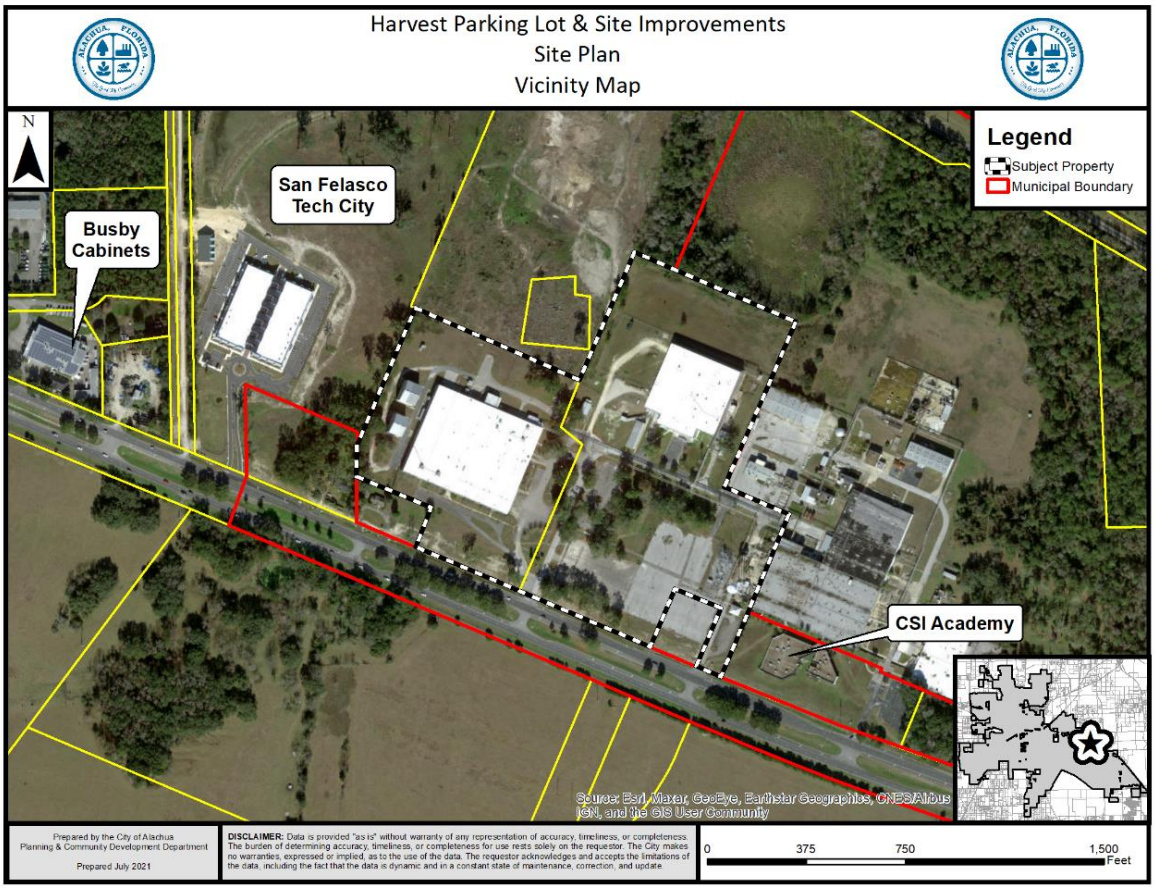


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Land	Corporate Park; Rural Employment Center (Alachua County)	Corporate Park (CP); Manufacturing & Production (Alachua County)
South	CSI Academy	Commercial; Rural Employment Center (Alachua County)	Commercial Intensive (CI); Manufacturing & Production (Alachua County)
East	US 441	N/A	N/A
West	San Felasco Tech City; Vacant Commercial Building	Corporate Park; Community Commercial; Rural Employment Center (Alachua County)	Corporate Park (CP); Community Commercial (CC); Business Highway (Alachua County)

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 April 5, 2021. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was attended by five (5) members of the public.

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 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: 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 use of the property is 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: 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, the landscaped areas will exceed 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: 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: An environmental conditions and site suitability analysis has been provided in this report, and indicates that, based upon best available data, the development is not expected to have any adverse impacts upon 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: 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: 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: An analysis of the development's impacts to transportation facilities is provided within this report. The development will not adversely affect the level of service for transportation facilities.

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

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

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

Evaluation and Findings: The site plan demonstrates that the development will comply with Objective 1.1 and Policies 1.3.a, 1.3.d, 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 will be provided within parking areas. The site plan also provides the minimum number of required accessible parking spaces.

Community Facilities Element

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: 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:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Evaluation and Findings: 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.

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: The development is located within the City's utility service area and will connect to the City's potable water system.

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: The development will have minimal environmental impacts. Please reference the Environmental Conditions Analysis provided within this report for further review of specific features and environmental features.

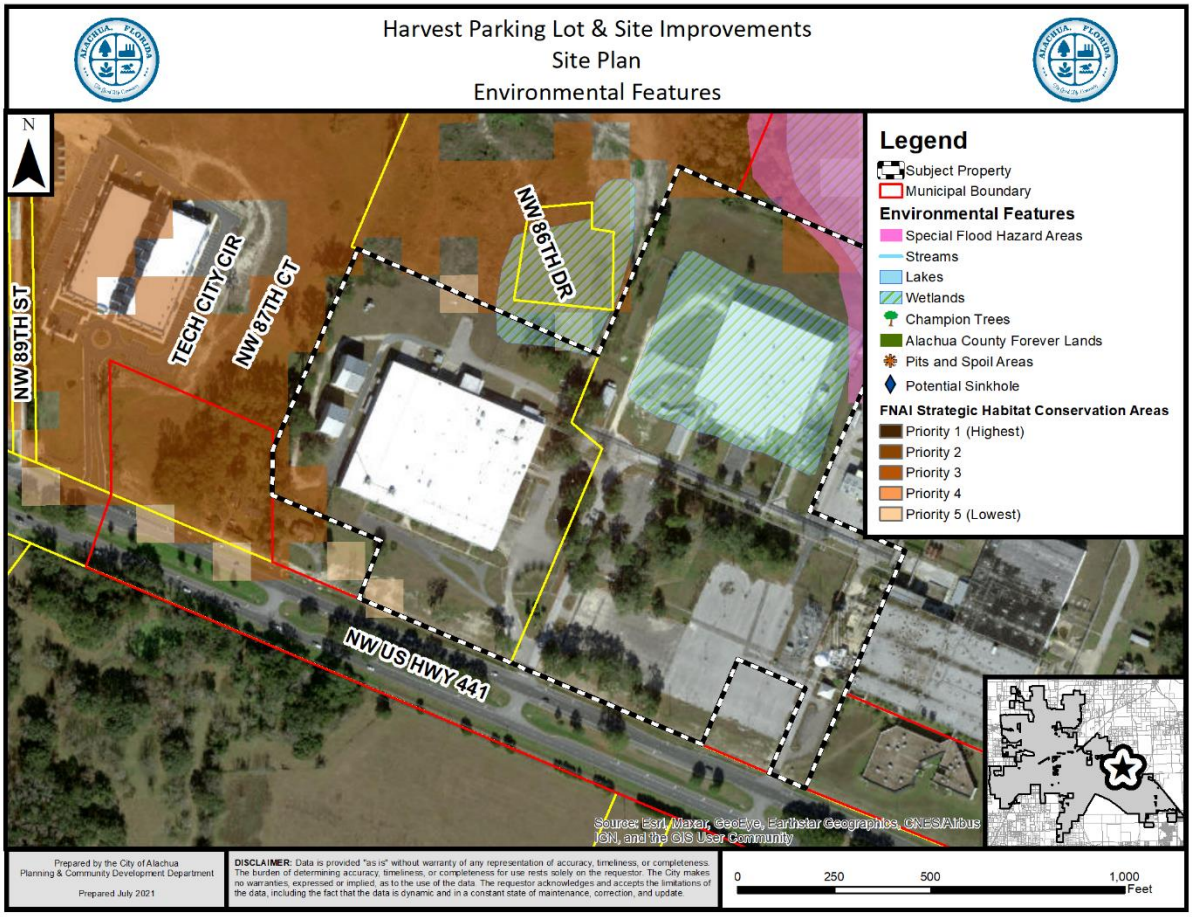
ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to best available data, there are no wetlands located within the area of proposed development. If any wetlands are identified within the area of proposed development, 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 in the area of proposed development, therefore, there are no issues related to wetland protection.

Map 2. Environmental Features



Strategic Ecosystems

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

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. A very small portion land within the area of the proposed development area contains areas identified as Priority 3 and Priority 5. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife.

If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

There are three (3) soil types found within the development area:

Fort Meade Fine Sand (0% – 5% slopes)
Hydrologic Soil Group: A
This soil type is well drained and surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Millhopper Sand (0% – 5% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

Tavares Sand (0% - 5% slopes)
Hydrologic Soil Group: A
This soil type is moderately well drained and permeability is rapid to very rapid at the surface. This soil has slight limitations for small commercial buildings and local roads and streets.

Evaluation: The 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, and Panel 0143E of the FEMA FIRM Series, dated November 2, 2018, indicate that the development area 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: Chapter 381.986(11), Florida Statutes, preempts the regulation of cultivation, processing, and delivery of marijuana by medical marijuana treatment centers to the state except as otherwise provided within therein. The current and proposed use for the property is medical marijuana cultivation and processing. There are no provisions within Chapter 381.986(11), Florida Statutes, that would otherwise restrict the cultivation and processing of medical marijuana at the subject property.

(3) *Zone District Use-Specific Standards*

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

Evaluation & Findings: There are no Use-Specific Standards for this 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 applicable and 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

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
4	US 441 (from CR 25A East Intersection to SR 235)	4/D	Principle Arterial	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 · 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 3a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 4 US 441 (from CR 235 East Intersection to SR 235)[1]
Average Annual Daily Trips	
Maximum Service Volume[2]	45,700
Existing Traffic[3]	20,435
Reserved Trips[4]	5,375
Available Capacity[4]	19,890
Increase/Decrease in Daily Trips Generated by Development[5]	0
Residual Capacity After Development's Impacts[6]	19,890

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 June 2021 Development Monitoring Report.
5 Proposed use will not exceed traffic impacts realized by previous use of the property.
6 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Table 3b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	Segment 4 US 441 (from CR 235 East Intersection to SR 235)[1]
PM Peak Hour Trips	
Maximum Service Volume[2]	4,110
Existing Traffic[3]	1,941
Reserved Trips[4]	509
Available Capacity[4]	1,660
Increase/Decrease in PM Peak Hour Trips Generated by Development[5]	0
Residual Capacity After Development's Impacts[6]	1,660

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 June 2021 Development Monitoring Report.
5 Proposed use will not exceed traffic impacts realized by previous use of the property.
6 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 4. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,300,250
Reserved Capacity[2]	156,701
Available Capacity	843,049
Increase/Decrease in Potable Water Demand from Application[3]	15,396
Residual Capacity	**827,653**
Percentage of Permitted Design Capacity Utilized	**64.01%**

Sources:
1 City of Alachua Public Services Department, April 2021
2 City of Alachua June 2021 Development Monitoring Report
3 Source: Letter from Rob Wood, P.E., Wood Environment & Infrastructure Solutions, Inc., dated August 25, 2021; Formula: 37.2 gallons per day per 100 square feet of building area.

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 5. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	677,000
Reserved Capacity[2]	137,740
Available Capacity	685,260
Increase/Decrease in Sanitary Sewer Demand from Application[3]	15,396
Residual Capacity	**669,864**
Percentage of Permitted Design Capacity Utilized	**55.34%**

Sources:
1 *City of Alachua Public Services Department, April 2021*
2 *City of Alachua June 2021 Development Monitoring Report*
3 *Source: Letter from Rob Wood, P.E., Wood Environment & Infrastructure Solutions, Inc., dated August 25, 2021; Formula: 37.2 gallons per day per 100 square feet of building area.*

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 6. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	41,880	7,643.10
Reserved Capacity[2]	17,139.34	3,127.93
Increase/Decrease in Demand Generated by Application[3]	496.50	90.61
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, 2019; Policy 2.1.a, CFNGAR Element (Formula: 10,470 persons x 0.73 tons per person per year).*
2 *City of Alachua June 2021 Development Monitoring Report.*
3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996*
4 *New River Solid Waste Facility, April 2021.*

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
IIP-FL 3 LLC
(THE "APPLICANT")
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The Applicant and Harvest DCP of Florida, LLC ("Harvest") acknowledge and agree that Harvest has placed temporary chain link fencing on the property subject to the Site Plan for security purposes. The Applicant and Harvest acknowledge and agree that this fencing does not comply with Section 6.3 of the City of Alachua's Land Development Regulations (LDRs). All fences located on the subject property shall comply with the provisions of Section 6.3, Fencing Standards, of the LDRs and with the specifications of the fencing plan as shown on Sheet C-205 of the Site Plan. Any fencing material located on-site that is not in compliance with Section 6.3, Fencing Standards, of the LDRs or with the specifications of the fencing plan as shown on Sheet C-205 of the Site Plan shall be removed from the subject property on or before June 1, 2022. If this condition of the Site Plan is not met, the Applicant and Harvest acknowledge, agree and admit that the Applicant shall be in violation of the requirements of the Site Plan and Harvest shall be in violation of the Amended and Restated Developer Agreement with Harvest dated June 28, 2021 (the "Agreement").
2. The Applicant and Harvest agree they shall provide an Easement for Ingress/Egress and Public Utilities (the "Easement") as depicted on the Site Plan. The Easement shall be prepared in coordination with the City's Compliance & Risk Management Department and shall receive approval of the City's Compliance & Risk Management Director prior to being recorded in the Public Records of Alachua County and prior to the discharge and termination of the Common Law Performance Bond held by the City in accordance with the Agreement. The Applicant shall incur all costs associated with preparing and recording the Easement.
3. The Applicant and Harvest agree they shall provide road side swales to accommodate drainage from the proposed road. Road side swales shall be located within the 60 foot ingress/egress easement as shown on the Site Plan. The design of road side swales shall be reviewed and approved by the City's Public Services Director or appointee prior to the commencement of any site work associated with the construction of the proposed road and swale system.
4. The Applicant and Harvest acknowledge and agree that the site plan property is located in the Alachua East Water Distribution Infrastructure Area and in the Alachua East Wastewater Collection Infrastructure Improvement Area (the "Areas"), as designated within Chapter 38, Article VI. of the City of Alachua Code of Ordinances, Subpart A, and as such, is subject to all of the terms and conditions of Chapter 38, Article VI., including but not limited to the fees for the improvements to the water distribution system and the wastewater collection system within the Areas. Fees shall be paid at the time of connection to the water distribution system and at the time of connection to the

wastewater collection system. Water or wastewater services shall not be provided until the fees have been paid to the City. The Applicant and Harvest further acknowledges and agrees that, in accordance with Section 38-203 and Section 38-204 of the City of Alachua Code of Ordinances, fees for improvements within the Areas shall be in addition to, and not in lieu of, any and all other fees and charges assessed by the City, including, but not limited to, capital facilities charges and meter installation charges.

5. In order to determine Harvest's impact to the City's water distribution system, the Applicant and Harvest agree they shall identify and define the total water demand for Buildings C and L for evaluation by the City. The City's evaluation shall include a system impact study that considers the sum of water required for all domestic and industrial uses as well as system requirements for fire suppression. In the event the City, in the City's sole discretion and based on the opinion of its Public Services Director, determines that Harvest's demand requires system improvements, the Applicant and Harvest shall design, permit, and construct such improvements as determined to accommodate Harvest's impact to the City's water distribution system, for which Harvest shall be responsible for all related expenses. Such improvements may include, but are not limited to: (1) the installation of a water main under US 441 to connect existing water mains located to the north and to the south of US 441; (2) the installation of additional water meters on the subject property; and/or (3) such other improvements as may be determined necessary by the City. If additional water meters are required, the installation of such meters shall be subject to all applicable meter fees and capital facilities charges in accordance with Chapter 38 of the City of Alachua Code of Ordinances. The Applicant and Harvest agree that any such improvements shall be completed no later than June 1, 2022. As a temporary measure for commercial demand only (e.g., excluding any needs for fire suppression), Harvest may submit a request to the Public Services Department to install a pressure sustaining valve (i.e., modulating valve) designed to maintain constant upstream pressure within defined, narrow limits. The pressure setpoint of the pressure sustaining valve shall be defined by the City.

6. The Applicant and Harvest agrees they shall contact the Planning & Community Development Department upon the completion of all site plan improvements and that a site inspection shall be performed by City Staff to confirm that all site plan improvements have been completed in accordance with the approved site plan and Development Order prior to the discharge and termination of the Common Law Performance Bond held by the City in accordance with the Agreement.

7. The Applicant and Harvest agree they shall obtain all other applicable local, state, and federal permits before the commencement of site plan work.

8. The Applicant and Harvest agree that Conditions 1 – 7 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the site plan shall comply with Conditions 1 – 8 as stated herein.

NOTE: Harvest agrees to the above conditions pursuant to the "Affidavit of Eric Powers" located within Exhibit "B" of the October 12, 2021 Staff Report to the Planning & Zoning Board.

EXHIBIT "B"

TO

IIP-FL 3 LLC
SITE PLAN
STAFF REPORT

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

AFFIDAVIT OF ERIC POWERS

STATE OF FLORIDA
COUNTY OF LEON

Before me, the undersigned authority, this day personally appeared, Eric Powers, who after first being duly sworn, deposes and says:

1. My name is Eric Powers, I am over the age of 18 years, and am *sui juris,* and I have personal knowledge of the matters contained in this affidavit.

2. I am the Corporate Secretary of Harvest DCP of Florida, LLC, a Florida limited liability company (herein "Harvest"), the Corporate Secretary of Trulieve, Inc., a Florida corporation ("Trulieve, Inc.") and the Corporate Secretary and Chief Legal Officer of Trulieve Cannabis Corp., a British Columbia corporation (herein "Trulieve Corp.").

3. Harvest is and continues to be a wholly owned subsidiary of Harvest Health & Recreation Inc, a British Columbia corporation.

4. On October 1, 2021, Trulieve Corp. acquired Harvest Health & Recreation Inc. Therefore, Harvest is now also a wholly owned subsidiary of Trulieve Corp. As such, Harvest continues to exist and carry-on business as it did prior to being purchased by Trulieve Corp.

5. IIP-FL 3 LLC purchased Property described in Exhibit A to the Special Warranty Deed (herein Property") attached hereto as Exhibit 1.

6. As part of the acquisition of Harvest by Trulieve Corp., the lease for the Property was assigned to Trulieve, Inc., which is now the tenant at the Property.

7. Harvest entered into an "Amended and Restated Developer Agreement with Harvest" with the City of Alachua on June 28, 2021 ("Agreement").

8. A requirement of the Agreement requires Harvest to obtain Site Plan approval for certain proposed improvements on the Property.

9. Harvest has provided a Common Law Performance bond in the amount of $1,851,740.00 (herein "Bond") to the City as a security instrument for the completion of the terms of the Agreement, including the Site Plan. A copy of the Bond is attached hereto as Exhibit 2.

10. Trulieve, Inc., the new tenant at the Property, is the successor in interest to all of the obligations under the Agreement, however, all entities are ultimately owned or controlled by Trulieve Corp.

11. The City requires certain conditions to be met as conditions for the approval of the Site Plan. A copy of the conditions is attached hereto as Exhibit 3. All of those obligations are now the obligations of Harvest and Trulieve, Inc.

12. I affirm that on behalf of Trulieve, Inc. that Trulieve, Inc. and Trulieve Corp, through its affiliates and subsidiaries, are the successors in interest to any and all obligations under the Agreement, along with Harvest.

13. On behalf of Trulieve, Inc., I affirm that Harvest, Trulieve Inc. and Trulieve, Corp. agree to the terms of the conditions on attached Exhibit 3 and that those conditions are part of the Site Plan referenced in the Agreement for which Harvest provided the City with the Bond for the completion of the Site Plan.

FURTHER AFFIANT SAYETH NAUGHT

ERIC POWERS

STATE OF FLORIDA
COUNTY OF LEON

Sworn to and subscribed before me, by means of ☑ physical presence or ☐ online notarization, on this 11th day of October 2021 by ERIC POWERS, who ☑ is personally known to me or ☐ has produced a valid _____ Driver License as identification, and who took an oath.

Lori A. Mason
Notary Public, State of Florida
Print Name: Lori A. Mason
Commission No.: HH 162754
Expiration: Aug. 9, 2025 *[SEAL]*

LORI A. MASON
Commission # HH 162754
Expires August 9, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

RECORDED IN OFFICIAL RECORDS
INSTRUMENT# 3312256 8 PG(S)
1/25/2021 10:13 AM
BOOK 4852 PAGE 1515
J.K. JESS IRBY, ESQ.
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 992262
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $186,500.00
Intang. Tax: $0.00

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL AND SEND
TAX BILLS TO:

IIP-FL 3 LLC
11440 West Bernardo Court
Suite 100
San Diego, CA 92127
Attn: General Counsel

PERMANENT PARCEL NUMBERS:
05855004000 and 05855004001

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

This DEED is made and entered into as of the 22 day of January, 2021, by Harvest DCP of Florida, LLC, a Florida limited liability company, having an address of 1155 West Rio Salado Parkway, Suite 201, Tempe, Arizona 85281 Attention: Assistant General Counsel, Real Estate ("Grantor"), to for the benefit of IIP-FL 3 LLC, a Delaware limited liability company, having an address of 11440 West Bernardo Court, Suite 100, San Diego, California 92127 ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL unto the Grantee the following described real estate, situated in the County of Alachua and the State of Florida, (the "Property") more particularly described as follows.

See Exhibit A attached hereto and hereby made a part hereof.

Subject however, to any real estate taxes or assessments for the year 2020 and all subsequent years, applicable zoning, laws and governmental regulations and the conditions, restrictions, reservations, covenants, easements, rights of way, and other agreements of record affecting title to the Property set forth on Exhibit B attached hereto, however this provisions shall not reimpose any of the same (the "Permitted Exceptions").

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the Grantee, and to its successors and assigns forever. The Grantor hereby specially warrants the title to the Property, subject to the Permitted Exceptions, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but against none other.

EXHIBIT
1

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the day and year first above written.

Witness Signatures:

Name: _____

Name: _____

GRANTOR:

HARVEST DCP OF FLORIDA, LLC,
a Florida limited liability company

By: _____
Name: Steve White
Title: CEO

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

I, The undersigned, a Notary Public for said County and state, do hereby certify that Steve White, the CEO of Harvest DCP of Florida, LLC, a Florida limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such CEO of Harvest DCP of Florida, LLC, a Florida limited liability company, he signed and delivered the said instrument as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

WITNESS my hand and notarial seal or stamp, this 19 day of January, 2021.

_____
Notary Public

My commission expires:
1/18/2022

ALLISON MCBRIDE
Notary Public, State of Arizona
Maricopa County
My Commission Expires
January 18 2022

EXHIBIT A
TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF REAL PROPERTY

A Parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4 inch iron pin marking a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West along said North right-of-way line a distance of 171.11 feet to a found 5/8 inch iron pin (Florida Department of Transportation) marking the Point of Curvature of a curve concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a radius of 11424.66 feet and a chord bearing North 69 degrees 24 minutes 13 seconds West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6 inch x 6 inch concrete monument (Florida Department of Transportation); thence North 66 degrees 00 minutes 17 seconds West, a distance of 58.98 feet to a set 5/8 inch rebar and cap (#3524) marking the intersection with the Southerly projection of a line offset 10 feet from the face of an existing Moltech Manufacturing building with said right-of-way line and the Point of Beginning; thence, leaving said right-of-way line, North 23 degrees 59 minutes 25 seconds East, along said projected line, a distance of 664.68 feet to a set rebar and cap (#3524); thence North 66 degrees 04 minutes 35 seconds West, a distance of 265.85 feet to a set nail and disk (#3524); thence North 24 degrees 28 minutes 46 seconds East, a distance of 680.88 feet to a set 5/8 inch rebar and cap (#3524); thence North 65 degrees 49 minutes 12 seconds West, a distance of 500.01 feet to a set 5/8 inch rebar and cap (#3524); thence North 24 degrees 11 minutes 00 seconds East, a distance of 870.43 feet to a set 5/8 inch rebar and cap (#3524) marking the intersection with the South line of the Seaboard Coast Line Railroad (200 foot right-of-way); thence North 58 degrees 45 minutes 42 seconds West, along said right-of-way, a distance of 881.26 feet to a found 5/8 inch rebar and cap (#3524); thence South 23 degrees 50 minutes 23 seconds West, a distance of 2014.63 feet to a found 4 inch x 4 inch concrete monument; thence South 08 degrees 33 minutes 25 seconds West, a distance of 169.02 feet to a found 5/8 inch rebar and cap (#3524); thence South 66 degrees 13 minutes 12 seconds East, a distance of 305.43 feet to a found 1 inch open pipe; thence South 22 degrees 09 minutes 10 seconds West, a distance of 158.74 feet to a found 1 inch open pipe marking a point on the North right-of-way line of U.S. Highway 441, thence South 66 degrees 00 minutes 17 seconds East, along said right-of-way line, a distance of 1251.02 feet to the Point of Beginning, more or less.

Less the following-described Parcel (Cemetery Lot):

A Parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4 inch iron pin marking a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West along said North right-of-way line a distance of 171.11 feet to a found 5/8 inch iron pin (Florida Department of Transportation) marking the Point of Curvature of a curve concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a radius of 11424.66 feet and a chord bearing North 69 degrees 24 minutes 13 seconds West 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6 inch x 6 inch concrete monument (Florida Department of Transportation); thence North 65 degrees 56 minutes 44 seconds West a distance of 867.12 feet to a found 5/8 inch rebar and cap (#3524); thence leaving said right-of-way line North 15 degrees 03 minutes 32 seconds West a distance of 187.96 feet to a found 5/8 inch rebar and cap (#3524); thence North 24 degrees 10 minutes 22 seconds East a distance of 626.55 feet to a found 5/8 inch rebar and cap (#3524); thence North 24 degrees 10 minutes 34 seconds East a distance of 41.51 feet to a set 5/8 inch rebar and cap (#3524); thence North 16 degrees 37 minutes 33 seconds East a distance of 129.54 feet to a found 5/8 inch rebar and cap (#3524) and the Point of Beginning; thence North 02 degrees 02 minutes 12 seconds East a distance of 200.81 feet to a point; thence North 79 degrees 51 minutes 54 seconds West a distance of 58.29 feet to a point; thence North 02 degrees 52 minutes 48 seconds East a distance of 66.89 feet to a point; thence South 86 degrees 13 minutes 09 seconds West a distance of 165.25 feet to a point; thence South 10 degrees 05 minutes 22 seconds West a

distance of 240.68 feet to a point; thence South 83 degrees 17 minutes 12 seconds East a distance of 255.69 feet to the Point of Beginning.

AND LESS AND EXCEPT: (Laser Parcel)

A portion of Parcel A as recorded in Official Records Book 3527, Page 1217 of the Public Records of Alachua County, Florida being more particularly described as follows:

Commence at the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet; thence North a distance of 218.99 feet to a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West on said North right-of-way line a distance of 171.11 feet to the Point of Curvature of a curve concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a radius of 11424.66 feet and a chord bearing and distance of North 69 degrees 24 minutes 13 seconds West, 1368.62 feet; thence Northwesterly on the arc of said curve a distance of 1369.44 feet; thence North 66 degrees 00 minutes 17 seconds West, a distance of 58.98 feet to the Southeast corner of said Parcel A; thence on the boundary of said Parcel A the following Seven (7) courses and distances: 1) leaving said North right-of-way line, North 23 degrees 59 minutes 25 seconds East, a distance of 664.68 feet; 2) thence North 66 degrees 04 minutes 35 seconds West, a distance of 265.85 feet; 3) thence North 24 degrees 28 minutes 46 seconds East, a distance of 680.88 feet; 4) thence North 65 degrees 49 minutes 12 seconds West, a distance of 500.01 feet to the Point of Beginning of the following described Parcel of land; 5) thence North 24 degrees 11 minutes 00 seconds East, a distance of 870.43 feet to a point on the South right-of-way line of the Seaboard Coast Line Railroad (200 foot right-of-way); 6) thence North 58 degrees 45 minutes 42 seconds West, on said South right-of-way line, a distance of 881.26 feet; 7) thence South 23 degrees 50 minutes 23 seconds West, a distance of 1504.88 feet; thence leaving said boundary South 65 degrees 30 minutes 13 seconds East, a distance of 699.02 feet; thence North 24 degrees 02 minutes 31 seconds East, a distance of 530.00 feet to a point on the Northwesterly projection of the boundary of said Parcel A; thence South 65 degrees 49 minutes 12. seconds East on said Northwesterly projection, a distance of 167.86 feet to the Point of Beginning.

AND LESS AND EXCEPT: (Harvest Parcel)

A Parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being a portion of Parcel A as recorded in Official Records Book 3527, Page 1217 of the Public Records of Alachua County, Florida and more particularly described as follows:

Commence at a found iron pin marking the Southeast Corner of Section 20, Township 8 South Range 19 East, Alachua, County, Florida; thence West a distance of 1313.40 feet to a Point; thence North a distance of 218.99 feet to a found 3/4 inch iron pin marking a Point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West along said North right-of-way line a distance of 171.11 feet to a found 5/8 inch iron pin (Florida D.O.T.) marking the Point of Curvature of a curve Concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a Radius of 11424.66 feet and a chord bearing North 69 degrees 24 minutes 13 seconds West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6 inch x 6 inch concrete monument (Florida D.O. T.); thence North 66 degrees 00 minutes 17 seconds West, a distance of 58.98 feet to a set 5/8 inch rebar and cap. (#3524) marking the intersection with the Southerly projection of a line offset 10 feet from the face of an existing Moltech Manufacturing Building with said right-of-way line and the Point of Beginning of said Parcel A; thence on the boundary of said Parcel A the following Five (5) courses and distances: 1) continue North 66 degrees 00 minutes 17 seconds West on said right-of-way line, a distance of 828.95 feet to the Point of Beginning of the following described Parcel of land; 2) thence continue North 66 degrees 00 minutes 17 seconds West on said right-of-way line, a distance of 422.07 feet; 3) thence North 22 degrees 09 minutes 10 seconds East, a distance of 158.74 feet; 4) thence North 66 degrees 13 minutes 12 seconds West, a distance of 305.43 feet; 5) thence North 01 degrees 33 minutes 25 seconds East, a distance of 116.27 feet; thence North 23 degrees 50 minutes 23 seconds East on a line 20 feet Easterly of and parallel with the Westerly line of said Parcel A, a distance of 558.33 feet to a Point on the Southerly most South line of the lands described in Official Records Book 4637, Page 2216 of said Public Records; thence South 65 degrees 30 minutes 13 seconds East on said South line, a distance of 679.02 feet to the Southerly most Southeast corner of said lands; thence South 24 degrees 02 minutes 31 seconds West, a distance of 184.54 feet; thence South 49 degrees 29 minutes 39 seconds East, a distance of 103.97 feet; thence South 23 degrees 59 minutes 52 seconds West, a distance of 603.28 feet to a Point on said North right-of-way line and the Point of Beginning.

AND LESS AND EXCEPT. (Parcel for Hague Fire Station Contract)

A parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southeast corner of lands as described and recorded in Official Records Book 3527, at Page 1217, of the Public Records of Alachua County, Florida, said corner being on the North right of way line of U.S. Highway 441, (State Road number 25/20, 200 foot wide right of way); thence run North 66 degrees 00 minutes 17 seconds West, along said right of way line a distance of 101.41 feet to the Point of Beginning; thence run North 66 degrees 00 minutes 17 seconds West, along said right of way line, a distance of 188.59 feet to the Easterly easement line of a Duke Energy 160 foot wide right of way, (formerly Florida Power Corporation) as described and recorded in Official Records Book 219, at Page 571, Public Records of Alachua County, Florida; thence run North 23 degrees: 58 minutes 26 seconds East, departing from said right of way line and along said easement line, a distance of 237.92 feet; thence run South 66 degrees 00 minutes 17 seconds East, departing said easement line, a distance of 188. 71 feet; thence run South 24 degrees 00 minutes 13 seconds West, a distance of 237.92 feet to the Point of Beginning.

AND LESS AND EXCEPT: (20 FOOT WIDE STRIP)

A 20 foot wide strip of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being a portion of Parcel A as recorded in Official Records Book 3527, Page 1217, of the Public Records of Alachua County, Florida, and more particularly described as follows:

Commence at the Southeast corner of said Parcel A, being on the North right-of-way line of U.S. Highway 441; thence on the boundary of said Parcel A the following five (5) courses and distances: 1) North 66 degrees 00 minutes 17 seconds West on said right-of-way line, a distance of 1,251.02 feet; 2) thence North 22 degrees 09 minutes 10 seconds East, a distance of 158.74 feet; 3) thence North 66 degrees 13 minutes 12 seconds West, a distance of 305.43 feet; 4) thence North 01 degrees 33 minutes 25 seconds East, a distance of 116.27 feet to the Point of Beginning; 5) thence continue North 01 degrees 33 minutes 25 seconds East, a distance of 52.75 feet to a point on the Westerly line of said Parcel A; thence North 23 degrees 50 minutes 23 seconds East on said Westerly line, a distance of 509.75 feet to a point on the Southerly most South line of the lands described in Official Records Book 4637, Page 2216, of said public records; thence South 65 degrees 30 minutes 13 seconds East on said South line, a distance of 20.00 feet; thence South 23 degrees 50 minutes 23 seconds West on a line 20 feet East of and parallel with said Westerly line, a distance of 558.33 feet to the Point of Beginning.

TOGETHER WITH:

A 50 feet wide outfall storm drainage easement located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4 inch iron pin marking a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West along said North right-of-way line a distance of 171.11 feet to a found 5/8 inch iron pin (Florida Department of Transportation) marking the Point of Curvature of a curve concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a radius of 11424.66 feet and a chord bearing North 69 degrees 24 minutes 13 seconds West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6 inch x 6 inch concrete monument (Florida Department of Transportation); thence North 66 degrees 00 minutes 17 seconds West, a distance of 58.98 feet to a set 5/8 inch re bar and cap #3524) marking the intersection with the Southerly projection of a line offset 10 feet from the face of an existing moitech manufacturing building with said right-of-way line; thence, leaving said right-of-way line, North 23 degrees 59 minutes 25 seconds East, along said projected line, a distance of 664.68 feet to a set rebar and cap (#3524); thence North 66 degrees 04 minutes 35 seconds West, a distance of 265.85 feet to a set nail and disk #3524); thence North 24 degrees 28 minutes 46 seconds East, a distance of 680.88 feet to a set 5/8 inch rebar and cap (#3524); thence continue North 24 degrees 28 minutes 46 seconds East, a distance of 292.58 feet to a point marking the Point of Beginning; thence South 65 degrees 21 minutes 28 seconds East, a distance of 700.27 feet to a point; thence South 23 degrees 19 minutes 09 seconds East, a distance of 245.10 feet to a point; thence South 18 degrees 09 minutes 39 seconds East, a distance of 132.02 feet to a point; thence South 15 degrees 32 minutes 29 seconds West, a distance of 265.88 feet to a point; thence South 74 degrees

27 minutes 31 seconds East, a distance of 50.00 feet to a point; thence North 15 degrees 32 minutes 29 seconds East, a distance of 281.02 feet to a point; thence North 18 degrees 09 minutes 39 seconds West, a distance of 149.41 feet to a point; thence North 23 degrees 19 minutes 09 seconds West, a distance of 266.56 feet to a point; thence North 65 degrees 21 minutes 28 seconds West, a distance of 734.70 feet to a point marking the intersection with the waters edge of Lake Ursula; thence along the said waters edge of Lake Ursula, a distance of 50.00 feet to a point; thence, leaving said waters edge, South 65 degrees 21 minutes 28 seconds East, a distance of 15.22 feet to the Point of Beginning.

AND TOGETHER WITH:

Lake Ursula storm drainage easement located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4 inch iron pin marking a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West along said North right-of-way line a distance of 171.11 feet to a found 5/8 inch iron pin (Florida Department of Transportation) marking the Point of Curvature of a curve concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a radius of 11424.66 feet and a chord bearing North 69 degrees 24 minutes 13 seconds West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6 inch x 6 inch concrete monument (Florida Department of Transportation); thence North 66 degrees 00 minutes 17 seconds West, a distance of 58.98 feet to a set 5/8 inch rebar and cap #3524) marking the intersection wing the Southerly projection of a line offset 10 feet from the face of an existing moltech manufacturing building with said right-of-way line; thence leaving said right-of-way line, North 23 degrees 59 minutes 25 seconds East, along said projected line, a distance of 664.68 feet to a set rebar and cap (#3524); thence North 66 degrees 04 minutes 35 seconds West, a distance of 265.85 feet to a set nail and disk #3524); thence North 24 degrees 28 minutes 46 seconds East, a distance of 680.88 feet to a set 5/8 inch rebar and cap (#3524) and the Point of Beginning; thence North 65 degrees 49 minutes 12 seconds West, a distance of 500.01 feet to a set 5/8 inch rebar and cap (#3524); thence North 24 degrees 11 minutes 00 seconds East, a distance of 870.43 feet to a set 5/8 inch rebar and cap #3524) marking the intersection with the South line of the seaboard coast line railroad (200 foot right-of-way); thence South 58 degrees 45 minutes 42 seconds East, a distance of 508.03 feet to a point; thence South 24 degrees 28 minutes 46 seconds West, a distance of 808.02 feet to the Point of Beginning.

AND TOGETHER WITH:

A Parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being a portion of Parcel A as recorded in Official Records Book 3527, Page 1217 of the Public Records of Alachua County, Florida and more particularly described as follows:

Commence at a found iron pin marking the Southeast Corner of Section 20, Township 8 South Range 19 East, Alachua, County, Florida; thence West a distance of 1313.40 feet to a Point; thence North a distance of 218.99 feet to a found 3/4 inch iron pin marking a Point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West along said North right-of-way line a distance of 171.11 feet to a found 5/8 inch iron pin (Florida D.O.T.) marking the Point of Curvature of a curve Concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a Radius of 11424.66 feet and a chord bearing North 69 degrees 24 minutes 13 seconds West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6 inch x 6 inch concrete monument (Florida D.O. T.); thence North 66 degrees 00 minutes 17 seconds West, a distance of 58.98 feet to a set 5/8 inch rebar and cap. (#3524) marking the intersection with the Southerly projection of a line offset 10 feet from the face of an existing Moltech Manufacturing Building with said right-of-way line and the Point of Beginning of said Parcel A; thence on the boundary of said Parcel A the following Five (5) courses and distances: 1) continue North 66 degrees 00 minutes 17 seconds West on said right-of-way line, a distance of 828.95 feet to the Point of Beginning of the following described Parcel of land; 2) thence continue North 66 degrees 00 minutes 17 seconds West on said right-of-way line, a distance of 422.07 feet; 3) thence North 22 degrees 09 minutes 10 seconds East, a distance of 158.74 feet; 4) thence North 66 degrees 13 minutes 12 seconds West, a distance of 305.43 feet; 5) thence North 01 degrees 33 minutes 25 seconds East, a distance of 116.27 feet; thence North 23 degrees 50 minutes 23 seconds East on a line 20 feet Easterly of and parallel with the Westerly line of said Parcel A, a distance of 558.33 feet to a Point on the Southerly most South line of the lands described in Official Records Book 4637, Page 2216 of said Public Records; thence South 65 degrees 30 minutes 13 seconds East on said South line, a distance of 679.02 feet

to the Southerly most Southeast corner of said lands; thence South 24 degrees 02 minutes 31 seconds West, a distance of 184.54 feet; thence South 49 degrees 29 minutes 39 seconds East, a distance of 103.97 feet; thence South 23 degrees 59 minutes 52 seconds West, a distance of 603.28 feet to a Point on said North right-of-way line and the Point of Beginning.

Tax Parcel No: A portion of 05855-004-000

ADDRESS: 12895 NW US Highway 441
Alachua, Florida

EXHIBIT B
TO SPECIAL WARRANTY DEED

PERMITTED TITLE EXCEPTIONS

1. Taxes for the year 2021 and subsequent years, which are not yet due and payable.

2. Easement granted to Florida Power Corporation as set forth in document recorded in Official Records Book 219, Page 571, of the Public Records of Alachua County, Florida; Supplement to Easement recorded in Official Records Book 349, Page 472, of the Public Records of Alachua County, Florida.

3. Ordinance No. 0-90-21 of the City of Alachua extending corporate limits recorded in Official Records Book 1796 Page 815, of the Public Records of Alachua County, Florida.

4. Right of way of the "community road" as referenced in Official Records Book 1923, Page 140, Public Records of Alachua County, Florida. (As to Parcel 1)

5. Notice recorded in Official Records Book 2138, Page 2461, of the Public Records of Alachua County, Florida. (As to Parcel 2)

6. Terms and conditions contained in Drainage Easement between Lithium Nickel Asset Holding Company I, Inc., a Delaware corporation, and Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership, recorded in Official Records Book 3527, Page 1206, of the Public Records of Alachua County, Florida.

7. Distribution Easement granted to Duke Energy Florida, Inc., d/b/a Duke Energy, recorded in Official Records Book 4308, Page 685, of the Public Records of Alachua County, Florida.

8. Ordinance 18-14 of the City of Alachua, Florida, extending corporate limits to encompass subject property recorded in Official Records Book 4617, Page 1019, of the Public Records of Alachua County, Florida.

9. Easement granted to the City of Alachua, recorded in Official Records Book 4668, Page 800, of the Public Records of Alachua County, Florida.

10. Terms and conditions contained in Easement granted to Harvest DCP of Florida, LLC, recorded in Official Records Book 4682, Page 646, of the Public Records of Alachua County, Florida.

11. Easement granted to Duke Energy of Florida, LLC d/b/a Duke Energy recorded in Official Records Book 4746, Page 1719, of the Public Records of Alachua County, Florida.

12. Easement for ingress and egress over and across subject property for access to any burial lots or cemetery located on adjacent lands.

13. Terms, covenants, conditions and provisions of that certain unrecorded lease by and between UP-FL 3 LLC, as landlord, and San Felasco Nurseries, Inc., a Florida corporation.

COPY

CITY OF ALACHUA

COMMON LAW PERFORMANCE BOND # 615114661

PRINCIPAL (Legal name and business address): Harvest DCP of Florida, LLC, a Florida limited liability company (also known in the referenced Amended and Restated Developer Agreement with Harvest as "Developer")

SURETY (Name and business address):
United States Fire Insurance Company
305 Madison Avenue, Morristown, NJ 07962
1-800-690-5520

OBLIGEE:
The City of Alachua, Florida, a Florida municipal corporation (herein "City")
P.O. Box 9
Alachua, FL 32616

INSURANCE AGENT AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA:
Daryl LaForge
Senior Vice President - NFP
360 Mt. Kemble Avenue – 3rd Floor
Morristown, NJ 07960
212-233-0010

PENAL SUM OF BOND: $1,851,740.40

WHEREAS, PRINCIPAL (Developer) has entered into an Amended and Restated Developer Agreement with Harvest (herein "Amended Agreement") with the City for developing a Project in the City at the real property locally described as 12895 NW US Highway 441 located in Alachua, Florida ("Project") which Amended Agreement is incorporated herein by reference. The real property for the Project is more particularly described in in Exhibit A to the Special Warranty Deed attached as Exhibit 1 (referred to herein as the "Property") to the affidavit in Exhibit A to the Amended Agreement. Subject to possible extension as set forth in the Amended Agreement, the Amended Agreement requires, among other things, that Developer complete the improvements for the Project on or before June 1, 2022 and requires that this Common Law Performance Bond remain in full force and effect until the satisfactory completion of the maintenance period in the Amended Agreement. The Surety will promptly release and extinguish this Bond upon receipt of notice from the City that this Bond is to be discharged and terminated.

OBLIGATION:

We, the Principal and Surety, are firmly bound to the City in the above penal sum. For payment of the penal sum, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally. The Surety binds itself, jointly and severally with the Principal, for the payment of the penal sum. The limit of liability is the full amount of the penal sum.

EXHIBIT
tabbies
2

This Bond shall remain in effect until the conditions herein including all of the requirements of the Agreement have been fulfilled.

CONDITIONS:

The **PRINCIPAL** has entered into the Agreement identified above. THEREFORE: The above obligation is void if the **PRINCIPAL**:

(a) Performs and fulfills all the understandings, covenants, terms, conditions, and agreements of the Agreement during the original term of the Agreement and any extensions thereof that are granted by City, with or without notice of the Surety and during the life of any guaranty required under the contract, and

(b) Performs and fulfills all the undertakings, covenants, terms, conditions, and agreements of any and all duly authorized modifications of the Agreement that hereafter are made. Notice of those modifications to the Surety are waived.

This Bond is governed in accordance with the laws of the State of Florida and any dispute regarding it shall be in the Circuit Court of Alachua County, Florida.

No right of action shall accrue on this Surety Bond to or for the use of any person or corporation other than the **PRINCIPAL** named hereunder or the heirs, executors, administrators or successors of the **PRINCIPAL** and the City.

Signed and sealed this 24th day of June, 2021.

Harvest DCP of Florida, LLC

(witness)

By: _____
Steve White, CEO

Robert Dennis
(print name)

United States Fire Insurance Company

(witness)

By: _____
Name: Daryl LaForge
Title: Attorney-In-Fact

Lourdes Scheel
(print name)

Contact Name: Katherine Stanton
Phone: 1-800-690-5520

ACKNOWLEDGEMENT FOR PRINCIPAL

ACKNOWLEDGEMENT FOR PRINCIPAL, IF A LIMITED LIABILITY COMPANY

STATE OF Arizona ,)
COUNTY OF Maricopa ,)

ON THE 25 DAY OF June, 2021, BEFORE ME PERSONALLY APPEARED Steve White TO ME KNOWN AND KNOWN TO ME TO BE THE CEO OF Harvest DCP of Florida, LLC, A LIMITED LIABILITY COMPANY, DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME AS AND FOR THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

Notary Public

ALLISON MCBRIDE
Notary Public, State of Arizona
Maricopa County
My Commission Expires
January 18, 2022

ACKNOWLEDGEMENT OF ANNEXED INSTRUMENT

Acknowledgement by Surety

STATE OF **NJ**

COUNTY OF **Morris**

On this 24th day of June , 2021 before me personally came Daryl LaForge who, being by me duly sworn, did depose and say that he/she is an Attorney-In-Fact of United States Fire Insurance Company and knows the corporate seal thereof; that the seal affixed to said instrument is such corporate seal, and was thereto affixed by authority of the Power of Attorney of said Company, of which a Certified Copy is hereto attached, and that he/she signed said instrument as an Attorney-In-Fact of said Company by like authority.

NOTARY PUBLIC

Susan Bulman-Ditchkus
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2406166
MY COMMISSION EXPIRES March 24, 2026

POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

06410439421

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Daryl LaForge, Susan Bulman-Ditchkus, Thomas J. Henn, John P. Hyland

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: **Seven Million, Five Hundred Thousand Dollars ($7,500,000).**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney revokes all previous Powers of Attorney issued on behalf of the Attorneys-In-Fact named above and expires on January 31, 2022.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

> Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:
>
> (a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
>
> (b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.
>
> Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 22nd day of August 2019.

UNITED STATES FIRE INSURANCE COMPANY

Anthony R. Slimowicz, President

State of Pennsylvania }
County of Philadelphia }

On this 22nd day of August 2019, before me, a Notary public of the State of Pennsylvania, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

Commonwealth of Pennsylvania – Notary Seal
Tamara Watkins, Notary Public
Philadelphia County
My commission expires August 22, 2023
Commission number 1348843

Tamara Watkins (Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 24th day of June 2021

UNITED STATES FIRE INSURANCE COMPANY

Al Wright, Senior Vice President

UNITED STATES FIRE INSURANCE COMPANY

1209 ORANGE STREET, WILMINGTON, DELAWARE 19801

STATEMENT OF ASSETS, LIABILITIES, SURPLUS AND OTHER FUNDS

AT DECEMBER 31, 2020

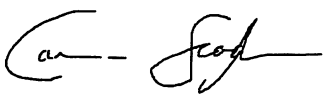
ASSETS

Bonds (Amortized Value)	1,271,745,314
Preferred Stocks (Market Value)	12,500,000
Common Stocks (Market Value)	1,367,179,277
Mortgage Loans (Market Value)	129,482,676
Cash, Cash Equivalents, and Short Term Investments	872,418,743
Derivatives	22,295,392
Other Invested Assets	381,854,569
Investment Income Due and Accrued	10,633,412
Premiums and Considerations	361,050,764
Amounts Recoverable from Reinsurers	37,752,224
Funds Held by or Deposited with Reinsured Companies	9,551,031
Current Income Taxes Recoverable	99,753
Net Deferred Tax Asset	189,212,579
Electronic Data Processing Equipment	2,976,676
Receivables from Parent, Subsidiaries and Affiliates	66,045,263
Other Assets	83,625,922
TOTAL ASSETS	$ 4,818,423,595

LIABILITIES, SURPLUS & OTHER FUNDS

Losses (Reported Losses Net of Reinsurance Ceded and Incurred But Not Reported Losses)	1,773,113,441
Reinsurance Payable on Paid Losses and Loss Adjustment Expenses	96,184,770
Loss Adjustment Expenses	379,712,166
Commissions Payable, Contingent Commissions and Other Similar Charges	10,938,946
Other Expenses (Excluding Taxes, Licenses and Fees)	74,050,735
Taxes, Licenses and Fees (Excluding Federal Income Taxes)	19,112,482
Unearned Premiums	711,160,035
Advance Premium	10,524,196
Ceded Reinsurance Premiums Payable	39,739,814
Funds Held by Company under Reinsurance Treaties	27,831,610
Amounts Withheld by Company for Account of Others	111,982,736
Provision for Reinsurance	1,603,526
Payable to Parent, Subsidiaries and Affiliates	11,258,344
Other Liabilities	32,706,068
TOTAL LIABILITIES	$ 3,299,918,869
Common Capital Stock	18,780,000
Gross Paid In and Contributed Surplus	1,657,074,940
Unassigned Funds (Surplus)	(157,350,214)
Surplus as Regards Policyholders	1,518,504,726
TOTAL LIABILTIIES, SURPLUS & OTHER FUNDS	$ 4,818,423,595

I, Carmine Scaglione, Senior Vice President and Controller of UNITED STATES FIRE INSURANCE COMPANY, certify that the foregoing is a fair statement of Assets, Liabilities, Surplus and Other Funds of this Company, at the close of business, December 31, 2020, as reflected by its books and records and as reported in its statement on file with the Insurance Department of the State of Delaware.



IN TESTIMONY WHEREOF, I have set my hand and affixed the seal of the Company, this 8th day of March, 2021.
UNITED STATES FIRE INSURANCE COMPANY

IIP-FL 3 LLC
(THE "APPLICANT")
SITE PLAN

CONDITIONS:

1. The Applicant and Harvest DCP of Florida, LLC ("Harvest") acknowledge and agree that Harvest has placed temporary chain link fencing on the property subject to the Site Plan for security purposes. The Applicant and Harvest acknowledge and agree that this fencing does not comply with Section 6.3 of the City of Alachua's Land Development Regulations (LDRs). All fences located on the subject property shall comply with the provisions of Section 6.3, Fencing Standards, of the LDRs and with the specifications of the fencing plan as shown on Sheet C-205 of the Site Plan. Any fencing material located on-site that is not in compliance with Section 6.3, Fencing Standards, of the LDRs or with the specifications of the fencing plan as shown on Sheet C-205 of the Site Plan shall be removed from the subject property on or before June 1, 2022. If this condition of the Site Plan is not met, the Applicant and Harvest acknowledge, agree and admit that the Applicant shall be in violation of the requirements of the Site Plan and Harvest shall be in violation of the Amended and Restated Developer Agreement with Harvest dated June 28, 2021 (the "Agreement").
2. The Applicant and Harvest agree they shall provide an Easement for Ingress/Egress and Public Utilities (the "Easement") as depicted on the Site Plan. The Easement shall be prepared in coordination with the City's Compliance & Risk Management Department and shall receive approval of the City's Compliance & Risk Management Director prior to being recorded in the Public Records of Alachua County and prior to the discharge and termination of the Common Law Performance Bond held by the City in accordance with the Agreement. The Applicant shall incur all costs associated with preparing and recording the Easement.
3. The Applicant and Harvest agree they shall provide road side swales to accommodate drainage from the proposed road. Road side swales shall be located within the 60 foot ingress/egress easement as shown on the Site Plan. The design of road side swales shall be reviewed and approved by the City's Public Services Director or appointee prior to the commencement of any site work associated with the construction of the proposed road and swale system.
4. The Applicant and Harvest acknowledge and agree that the site plan property is located in the Alachua East Water Distribution Infrastructure Area and in the Alachua East Wastewater Collection Infrastructure Improvement Area (the "Areas"), as designated within Chapter 38, Article VI. of the City of Alachua Code of Ordinances, Subpart A, and as such, is subject to all of the terms and conditions of Chapter 38, Article VI., including but not limited to the fees for the improvements to the water distribution system and the wastewater collection system within the Areas. Fees shall be paid at the time of connection to the water distribution system and at the time of connection to the wastewater collection system. Water or wastewater services shall not be provided until the fees have been paid to the City. The Applicant and Harvest further acknowledges and agrees that, in accordance with Section 38-203 and Section 38-204 of the City of

Alachua Code of Ordinances, fees for improvements within the Areas shall be in addition to, and not in lieu of, any and all other fees and charges assessed by the City, including, but not limited to, capital facilities charges and meter installation charges.

5. In order to determine Harvest's impact to the City's water distribution system, the Applicant and Harvest agree they shall identify and define the total water demand for Buildings C and L for evaluation by the City. The City's evaluation shall include a system impact study that considers the sum of water required for all domestic and industrial uses as well as system requirements for fire suppression. In the event the City, in the City's sole discretion and based on the opinion of its Public Services Director, determines that Harvest's demand requires system improvements, the Applicant and Harvest shall design, permit, and construct such improvements as determined to accommodate Harvest's impact to the City's water distribution system, for which Harvest shall be responsible for all related expenses. Such improvements may include, but are not limited to: (1) the installation of a water main under US 441 to connect existing water mains located to the north and to the south of US 441; (2) the installation of additional water meters on the subject property; and/or (3) such other improvements as may be determined necessary by the City. If additional water meters are required, the installation of such meters shall be subject to all applicable meter fees and capital facilities charges in accordance with Chapter 38 of the City of Alachua Code of Ordinances. The Applicant and Harvest agree that any such improvements shall be completed no later than June 1, 2022. As a temporary measure for commercial demand only (e.g., excluding any needs for fire suppression), Harvest may submit a request to the Public Services Department to install a pressure sustaining valve (i.e., modulating valve) designed to maintain constant upstream pressure within defined, narrow limits. The pressure setpoint of the pressure sustaining valve shall be defined by the City.
6. The Applicant and Harvest agrees they shall contact the Planning & Community Development Department upon the completion of all site plan improvements and that a site inspection shall be performed by City Staff to confirm that all site plan improvements have been completed in accordance with the approved site plan and Development Order prior to the discharge and termination of the Common Law Performance Bond held by the City in accordance with the Agreement.
7. The Applicant and Harvest agree they shall obtain all other applicable local, state, and federal permits before the commencement of site plan work.
8. The Applicant and Harvest agree that Conditions 1 – 7 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the site plan shall comply with Conditions 1 – 8 as stated herein.

NOTE: Harvest agrees to the above conditions pursuant to the "Affidavit of Eric Powers" located within Exhibit "B" of the October 12, 2021 Staff Report to the Planning & Zoning Board.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 30, 2021

Sent by electronic mail to robert.davis4@woodplc.com

Rob Davis, P.E.
Wood Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Drive
Tallahassee, FL 32312

RE: Planning & Zoning Board (PZB) Public Hearing: Harvest Parking Lot & Site Improvements Site Plan

Dear Mr. Davis:

On August 25, 2021, the City of Alachua received your revised application and materials for a Site Plan on behalf of IIP FL 3 LLC for the Harvest Parking Lot & Site Improvements. 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 **September 14, 2021** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, August 31, 2021.*** 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 ***Tuesday, August 31, 2021***. 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, September 13, 2021***). 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 1602 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Mike DaRoza, City Manager (*by electronic mail*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Principal Planner (*by electronic mail*)
Project File

August 25, 2021

Mr. Justin Tabor
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Via email: jtabor@cityofalachua.org

Re: Planning Assistance Team (PAT) Summary: Harvest Parking Lot & Site Improvements
(Tax Parcel Numbers 05855-004-000 and 05855-004-001)

Mr. Tabor:

In response to your comments dated August 18, 2021, please see the following responses for the above referenced project.

PLANNING AND ZONING

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

a. Site landscape calculations (Section 6.2.2(D)(1)) are not provided. Calculate the required number of site landscaping trees as set forth in Section 6.2.2(D)(1) and identify the number provided for each site landscape requirement.

RESPONSE: Please see sheet C103 for revised site landscape calculations showing the correct number of credits.

b. The plan notes that the majority of north perimeter buffer #2 is met with existing vegetation. In order for existing vegetation to be credited to meet the perimeter buffer requirements, the location and species of existing trees must be identified on the landscape plan, and the existing trees must use tree credits as set forth in Section 6.2.2(D)(4) to fulfill the perimeter buffer landscape requirement.

RESPONSE: The intent in this area is to meet the remaining 16 trees required in this perimeter buffer through from credits taken from protected and planted trees. 25% of the plantings are provided.

c. Perimeter Buffer: The approved use on Tax Parcel 05962-002-000 adjacent to the west property line of the subject property includes single family attached and detached dwellings. A

20′ Type D buffer is required between the use of the subject property and the adjacent use to the west. Please update west perimeter buffer #1 accordingly.

RESPONSE: West perimeter buffer #1 is revised using option 2. Please see sheet C103.

d. A 5′ Type A Buffer is required along the east property line of the subject property and Tax Parcel 05855-002-000. Please address.

RESPONSE: East perimeter buffer #2 is revised to show 25% of the required ten (10) plantings and use credits for the remaining 7 trees.

e. Arterial frontage screening not provided. Provide arterial screening as set forth in Section 6.2.3(E).

RESPONSE: Please see arterial screening provided on sheet C103. Four canopy trees were added west of the driveway connection. Request for approval of alternative landscape plan, for installation of stormwater pond, using parking lot plantings in this area.

2. *Section 6.3, Fencing Standards*

a. Sheet C-205 shows the location of proposed fencing. This sheet notes that fencing shall be new 6′ or 8′ chain link and that fencing along US 441 shall be 6′ Impasse II, Gauntlet Style, Black.

i. Per Section 6.3.5(B), chain link fencing is not permitted when visible from a public right-of-way. Additionally, galvanized chain link is prohibited when visible from an arterial or collector road. Please specify the type of chain link to be used.

RESPONSE: Fencing visible from public ROW is shown as decorative Impasse II, Gauntlet style.

ii. Per Section 6.3.3(B), fences within front yards (e.g., in front of the building) shall not exceed a height of 6 feet. Indicate the height of fencing in front yard areas.

RESPONSE: Please see proposed fence heights on sheet C205. Fence in front yard is shown as 6 feet.

3. *Section 6.4, Exterior Lighting Standards.*

a. Provide detail/cut-sheet of proposed lighting fixtures. Per Section 6.4.4(F)(1), light fixtures in excess of 60 watts or 100 lumens shall use full cut-off lenses or hoods to prevent glare and spillover from the site onto adjacent lands and roads.

RESPONSE: Please see attached photometric layout.

4. *Land Rights*

a. The survey and plans indicate an existing easement is located over a portion of the area of the proposed roadway. This easement is identified as "Schedule B – II Item #12, Easement 3 of the Roadway" of the Reciprocal Easement and Operating Agreement, recorded in Book 2478, Page 968 of the Official Records of Alachua County. This easement must be cleared and vacated over the area of the proposed roadway and within the area of the Ingress/Egress Easement and Public Utility Easement. Coordinate with the City's Compliance & Risk Management Department.

Remaining Issues: City Compliance & Risk Management has been in contact with Harvest legal

counsel. It is our understanding that the easement identified as "Schedule B – II Item #12, Easement 3 of the Roadway" might have been previously nullified. This needs to be confirmed.
RESPONSE: Harvest and City attorney have reviewed this comment.

b. Submit legal description and sketch of Ingress/Egress Easement and Public Utility Easement. Easement area shall include a minimum 50 foot width over the roadway from US 441 to terminus of road.
RESPONSE: Respectfully request sketch and legal description be made a condition of project closout.

6. *Miscellaneous*

a. Sheet C-204 shows a proposed 393 square foot "Electrical Addition" and proposed 135 square foot "Vestibule" on the north side of Building C. These additions are not referenced anywhere else within application materials. Please address.
Remaining Issues: Provide a narrative on the site plan cover sheet which specifies proposed building area additions, including square footage of each.
RESPONSE: Please see narrative on sheet X100 un upper left corner.

b. Sheet C-203 shows a proposed 384 square foot "BHO Building" near Building L. The title of this Site Plan is "Site Plan Submittal for The Harvest – Building C", and the BHO Building is not referenced or identified anywhere else within the plan set. Please address.
Remaining Issues: Provide a narrative on the site plan cover sheet which specifies proposed building area additions, including square footage of each.
RESPONSE: Please see narrative on sheet X100 un upper left corner.

c. No provisions are made for gate access where fences are located over sidewalks.
Remaining Issues: Fencing is shown over a sidewalk near the drive aisle into the new parking lot area, with no gate provided.
RESPONSE: Please see the two pedestrian gates provided in this area.

7. Completeness Review Comments

a. **Site Plan Attachment #4, Concurrency Impact Analysis.** A concurrency impact analysis has not been provided. See sample analysis attached to this letter.
Remaining Issues: A sample concurrency impact analysis has been provided. An analysis has not been submitted for this project, and needs to be provided ASAP.
RESPONSE: Please see attached.

b. **Site Plan Attachment #5, Comprehensive Plan Consistency Analysis.** An analysis of the application's consistency with the City's Comprehensive Plan has not been provided. See sample analysis attached to this letter.
Remaining Issues: A sample Comprehensive Plan consistency analysis has been provided. An analysis has not been submitted for this project, and needs to be provided ASAP.
RESPONSE: Please see attached.

c. **Site Plan Attachment #13, Environmental Resource Permit.** A copy of an Environmental Resource
Permit or documentation which shows a permit application has been submitted to Suwannee River Water Management District has not been provided.
RESPONSE: Please see attached.

PUBLIC SERVICES

3. The 6" wastewater main on private property will connect to an existing CoA manhole. This is existing manhole 12 as shown on attached sheet C404. Note that this manhole connects to an existing 15 foot long, 8 inch stubout routed to the north. Please connect the 6 inch wastewater main to this stubout. Include a cleanout.
RESPONSE: Please see revised manhole invert on C401 per sheet provided.

11. Please call out "END OF COA MAINTENANCE" at noted locations.
RESPONSE: This note is provided at the 8 inch stub out. No new water meter is proposed.

ENGINEERING

COMMENT: Red line comments on site plan provided.
RESPONSE: Red line comments addressed for site plan resubmittal.

If you have any questions or comments, please give me a call at 904.382.2286.

Sincerely,

Wood Environment & Infrastructure Solutions, Inc.

Rob Davis, P.E.
Project Manager

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 18, 2021

Sent by electronic mail to robert.davis4@woodplc.com

Rob Davis, P.E.
Wood Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Drive
Tallahassee, FL 32312

RE: Planning Assistance Team (PAT) Resubmittal #1: Harvest Parking Lot & Site Improvements Site Plan

Dear Mr. Davis:

On August 11, 2021, the City of Alachua received your revised application for a Site Plan on behalf of IIP FL 3 LLC. The application proposes parking lot and site improvements at 12895 NW US Highway 441 (Tax Parcel Numbers 05855-004-000 and 05855-004-001). The revised application received on August 11, 2021 was submitted to address the PAT review comments issued to you in a letter dated July 27, 2021 and as discussed during a PAT meeting on July 28, 2021.

Upon review of the application and materials, the following insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Wednesday, August 25, 2021**. 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.

Please address the following:

1. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
   a. Site landscape calculations (Section 6.2.2(D)(1)) are not provided. Calculate the required number of site landscaping trees as set forth in Section 6.2.2(D)(1) and identify the number provided for each site landscape requirement.

      Remaining Issues: Site landscaping requirements are currently met through landscaping provided to also meet other landscape requirements (e.g., perimeter buffer landscaping, parking lot landscaping). There is no need to use tree credits to meet the site landscaping requirement.

   b. The plan notes that the majority of north perimeter buffer #2 is met with existing vegetation. In order for existing vegetation to be credited to meet the perimeter buffer requirements, the location and species of existing trees must be identified on the landscape plan, and the existing trees must use tree credits as set forth in Section 6.2.2(D)(4) to fulfill the perimeter buffer landscape requirement.

Remaining Issues: Tree credits must be calculated using the matrix provided in Table 6.2-3. Tree credits may then be allocated to meet up to 75% of any of the landscaping standards found in Sections 6.2.2(D)(1), Site landscaping; 6.2.2(D)(2), Parking lot landscaping; or 6.2.2(D)(3), Perimeter buffers.

c. Perimeter Buffer: The approved use on Tax Parcel 05962-002-000 adjacent to the west property line of the subject property includes single family attached and detached dwellings. A 20' Type D buffer is required between the use of the subject property and the adjacent use to the west. Please update west perimeter buffer #1 accordingly.

Remaining Issues: A Type D perimeter buffer is not fully provided for west perimeter buffer #1. Table 6.2-1 requires one of the following three options to fulfill a Type D perimeter buffer:

- Option 1: One canopy tree every 25 linear feet, one understory tree every 40 linear feet, plus one evergreen hedge;
- Option 2: One canopy tree every 25 linear feet, one understory tree every 35 feet, plus one shrub hedge per five linear feet; or,
- Option 3: One fence or wall, plus one canopy tree every 25 linear feet

Note the existing chain link fence does not fulfill the fencing requirement of Option 3, as a chain link fence cannot provide an opaque screen from the ground to a height of 6 feet as required for the Type D perimeter buffer.

d. A 5' Type A Buffer is required along the east property line of the subject property and Tax Parcel 05855-002-000. Please address.

Remaining Issues: Tree credits must be calculated using the matrix provided in Table 6.2-3. Tree credits may then be allocated to meet up to 75% of any of the landscaping standards found in Sections 6.2.2(D)(1), Site landscaping; 6.2.2(D)(2), Parking lot landscaping; or 6.2.2(D)(3), Perimeter buffers.

e. Arterial frontage screening not provided. Provide arterial screening as set forth in Section 6.2.3(E).

Remaining Issues: Arterial screening is required for all US 441 road frontage, including the area west of the site ingress/egress. If this is not possible, approval of an alternative landscape plan may be requested as set forth in Section 6.2.2(D)(10).

2. *Section 6.3, Fencing Standards*
   a. Sheet C-205 shows the location of proposed fencing. This sheet notes that fencing shall be new 6' or 8' chain link and that fencing along US 441 shall be 6' Impasse II, Gauntlet Style, Black.
      i. Per Section 6.3.5(B), chain link fencing is not permitted when visible from a public right-of-way. Additionally, galvanized chain link is prohibited when visible from an arterial or collector road. Please specify the type of chain link to be used.

Remaining Issues: Chain link fencing is proposed to extend to the US 441 right-of-way line. This fencing would be visible from US 441. A fencing material other than chain link must be extended along the west property line and along each side of the roadway. Suggest utilizing the alternative fencing material along the west property line and to the roadway crosswalk location.

ii. Per Section 6.3.3(B), fences within front yards (e.g., in front of the building) shall not exceed a height of 6 feet. Indicate the height of fencing in front yard areas.

Remaining Issues: The Impasse II, Gauntlet Style fencing along US 441 exceed the maximum permitted height of 6 feet.

3. *Section 6.4, Exterior Lighting Standards.*
   a. Provide detail/cut-sheet of proposed lighting fixtures. Per Section 6.4.4(F)(1), light fixtures in excess of 60 watts or 100 lumens shall use full cut-off lenses or hoods to prevent glare and spillover from the site onto adjacent lands and roads.

      Remaining Issues: (1) Light trespasses onto parcel located southwest of property (west of proposed parking lot). Please address. (2) Cut-sheets of proposed lighting fixtures have not been provided.

4. *Land Rights*
   a. The survey and plans indicate an existing easement is located over a portion of the area of the proposed roadway. This easement is identified as "Schedule B – II Item #12, Easement 3 of the Roadway" of the Reciprocal Easement and Operating Agreement, recorded in Book 2478, Page 968 of the Official Records of Alachua County. This easement must be cleared and vacated over the area of the proposed roadway and within the area of the Ingress/Egress Easement and Public Utility Easement. Coordinate with the City's Compliance & Risk Management Department.

      Remaining Issues: City Compliance & Risk Management has been in contact with Harvest legal counsel. It is our understanding that the easement identified as "Schedule B – II Item #12, Easement 3 of the Roadway" might have been previously nullified. This needs to be confirmed.

   b. Submit legal description and sketch of Ingress/Egress Easement and Public Utility Easement. Easement area shall include a minimum 50 foot width over the roadway from US 441 to terminus of road.

      Remaining Issues: A legal description and sketch of ingress/egress easement and PUE is needed.

5. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated August 18, 2021.
   b. The applicant must address the comments provided by Robert Walpole, P.E., of CHW, Inc., as provided via email on August 12, 2021.

6. *Miscellaneous*
   a. Sheet C-204 shows a proposed 393 square foot "Electrical Addition" and proposed 135 square foot "Vestibule" on the north side of Building C. These additions are not referenced anywhere else within application materials. Please address.

      Remaining Issues: Provide a narrative on the site plan cover sheet which specifies proposed building area additions, including square footage of each.

   b. Sheet C-203 shows a proposed 384 square foot "BHO Building" near Building L. The title of this Site Plan is "Site Plan Submittal for The Harvest – Building C", and the BHO Building is not referenced or identified anywhere else within the plan set. Please address.

Remaining Issues: Provide a narrative on the site plan cover sheet which specifies proposed building area additions, including square footage of each.

c. No provisions are made for gate access where fences are located over sidewalks.

Remaining Issues: Fencing is shown over a sidewalk near the drive aisle into the new parking lot area, with no gate provided.

7. *Completeness Review Comments*

a. **Site Plan Attachment #4, Concurrency Impact Analysis.** A concurrency impact analysis has not been provided. See sample analysis attached to this letter.

Remaining Issues: A sample concurrency impact analysis has been provided. An analysis has not been submitted for this project, and needs to be provided ASAP.

b. **Site Plan Attachment #5, Comprehensive Plan Consistency Analysis.** An analysis of the application's consistency with the City's Comprehensive Plan has not been provided. See sample analysis attached to this letter.

Remaining Issues: A sample Comprehensive Plan consistency analysis has been provided. An analysis has not been submitted for this project, and needs to be provided ASAP.

c. **Site Plan Attachment #13, Environmental Resource Permit.** A copy of an Environmental Resource Permit or documentation which shows a permit application has been submitted to Suwannee River Water Management District has not been provided.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised applications.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachment: Memorandum from Tom Ridgik, P.E., Engineering Supervisor, dated August 18, 2021
Engineering Review Comments from Robert Walpole, CHW, Inc., provided via email on August 12, 2021

c: Mike DaRoza, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Aug 18, 2021**

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

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

8/18/2021

RE: **Harvest Building C Site Plan**

Public Services has reviewed the subject project (Aug. 2021 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

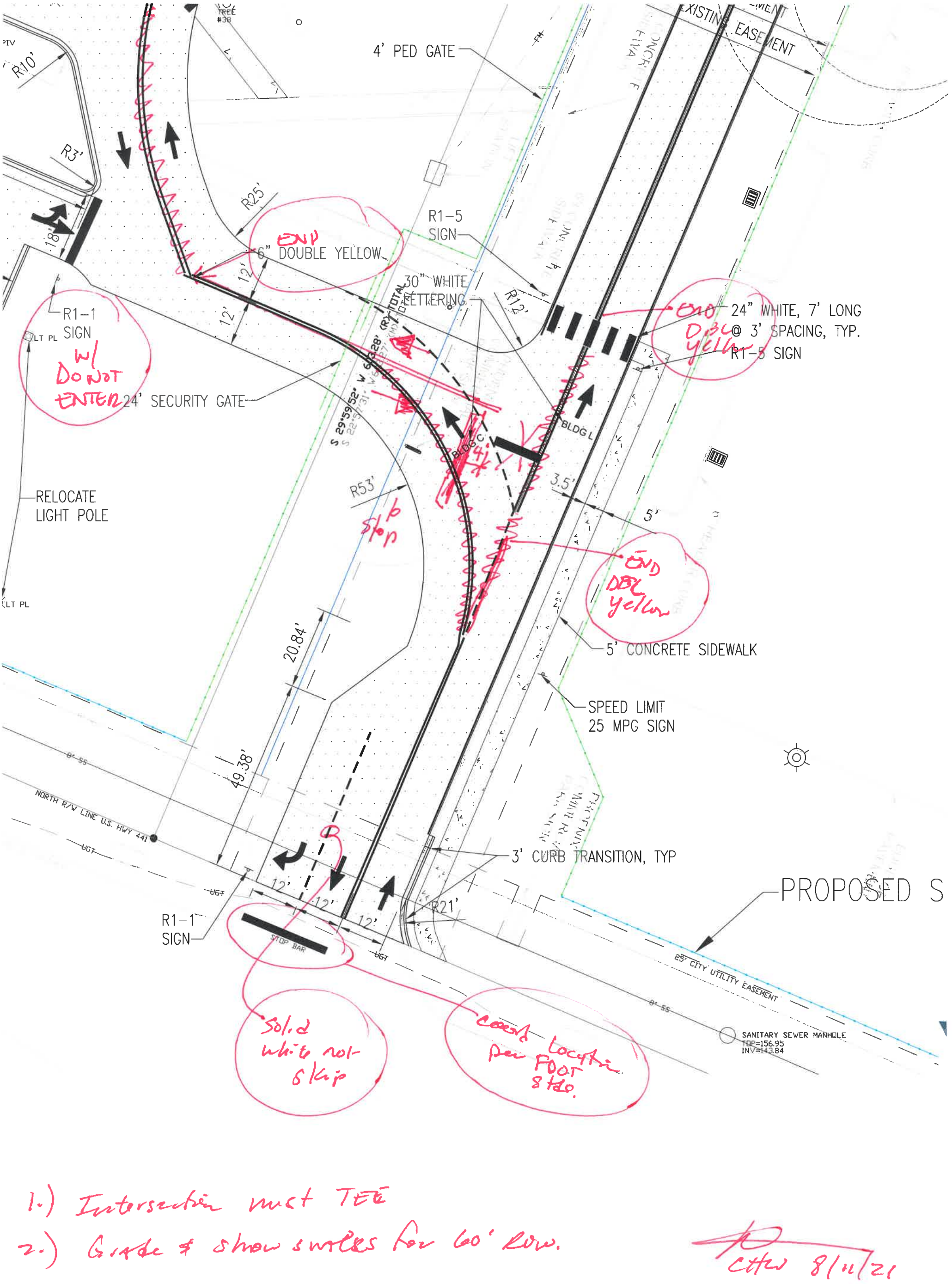
NO.	COMMENTS
1.	**Comment on July Submittal** **Sheet X-100** Minor Comment: Index to Drawings, Sheet C206: Please change spelling to "Landscape". **Approved as Noted** **Comment on Aug Submittal** **Approved**
2.	**Comment on July Submittal** **Sheet C-401** Site Utility Notes: Please replace Note1 with "1. Water and Wastewater System shall be constructed in accordance with "City of Alachua, Public Services, Design and Construction Manual, Latest Edition". Please resubmit this sheet. **Comment on Aug Submittal**

NO.	COMMENTS
	Approved
3	**Comment on July Submittal** **Sheet C-401** The 6-inch wastewater main on private property will connect to an existing CoA manhole. This is existing manhole 12 as shown on attached sheet C404. Note that this manhole connects to an existing 15-ft.long, 8-inch stubout routed to the north. Please connect the 6-inch wastewater main to this stubout. Include a cleanout. Please resubmit this sheet. **Comment on Aug Submittal** Stub-out invert is called out as 142.51, while manhole 12 invert is called out at 142.57. To promote gravity flow, stub-out invert should be higher than the manhole invert. Please review sheet C404. It appears that the manhole invert needs to change. Please **resubmit** this sheet.
4	**Comment on July Submittal** **Sheet C-401:** To Note 1, please add "WET TAP SHALL BE PERFORMED BY A SPECIALTY CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA." **Comment on Aug Submittal** **Approved**
5	**Comment on July Submittal** **Sheet C-401:** Submittal identifies an 8-inch compound water meter. Developer to identify public water demand (i.e. fire protection requirements, etc.) and commercial water demand needs. Submit applicable document. **Comment on Aug Submittal** Submittal indicates a 6-inch compound meter. Engineer shall design the water supply connection so that it ties into the existing 12-inch main along the south side of Highway 441. **Approved as Noted**
6.	**Comment on July Submittal** **Sheet C-401:** Please review & evaluate Water Connections 1, 2 & 3: The design intent appears to be to locate the compound meter above ground as per Detail 148 & near the CoA water main. Please confirm.

NO.	COMMENTS
	Connection 3 calls out a RPZ assembly, which is shown several hundred feet from the COA water main. Yet Detail 148 shows the RPZ near the above ground meter, which is connection 2. Also, above ground piping is ductile iron (DI). Suggest showing the transition from DI pipe to buried PVC pipe. Modify as necessary & resubmit this sheet. **Comment on Aug Submittal** Especially because CoA will be responsible for meter maintenance, CoA has a strong preference that the meter be located above grade. Also, note that the existing Harvest water meter installed about 2 years ago is above grade. Thus, please include Detail 148 in the Contract Plans. Note that this detail shows both the water meter and next to it a RPZ assembly, which must be located there to protect the municipal water supply. Because detail legend 2 now also includes the RPZ assembly, please call it out. The detail on C-503 called "Potable Water 4-inch and larger water meter & backflow preventer assembly" should be deleted because it currently no longer shows an above ground water meter Detail Legend 3 calls out a NY Watts RPZ assembly several hundred feet downstream the water meter. The CoA takes no objection to this additional RPZ assembly as it will be on private property, and the CoA water meter has its own dedicated RPZ as per Detail 148. The detail required to install this RPZ assembly (detail legend 3) is left to the discretion of the Engineer. Please **submit** the applicable sheet.
7.	**Comment on July Submittal** **Sheets C-503 & C-504.** It appears that PDF versions of CoA details comprise these sheets. To improve clarity, it is suggested to replace with CAD versions of these details. Please re-submit these sheets. **Comment on Aug Submittal** **Approved**
8.	**Comment on July Submittal** **Sheet C-503:** Add cross-reference details 307 & 315. Also to Detail 149, please add the following text for Keyed Note 1: "RESTRAIN WITH EBAA IRON RESTRAINT HARNESS OR EQUAL. HARNESSES SHALL INCLUDE SPLIT SERATED RESTRAINT RINGS". Please resubmit this sheet. **Comment on Aug Submittal**

NO.	COMMENTS
	Approved
9.	**Comment on July Submittal** **Sheet C-504:** FYI: Detail 215 cross-references Details 209 & 216, but these details are not required for this project. **Approved**
10.	**Comment on July Submittal** General Developer to submit, for City review and approval, wastewater effluent characteristics report. Report shall be signed and sealed by a Florida registered Professional Engineer. Where liquid waste discharge exceeds the characteristics of domestic effluent (reference City Ordinance), pretreatment may be required prior to discharge into the wastewater collection system. **Comment on Aug Submittal** **Approved**
11.	**(New) Comment on Aug Submittal** **Sheet-401** Please call out "END OF COA MAINTENANCE" at two locations: • At the cleanout of the 8-inch stub-out, which is now connected to a gravity main. • At the water meter (Detail Legend 2). Please **resubmit** this sheet.
END OF COMMENTS	

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


4' PED GATE
R10'
R3'
18'
R25'
6" DOUBLE YELLOW
12'
12'
30" WHITE LETTERING
R12'
R1-5 SIGN
24" WHITE, 7' LONG @ 3' SPACING, TYP.
R1-5 SIGN
R1-1 SIGN
w/ DO NOT ENTER
24' SECURITY GATE
RELOCATE LIGHT POLE
LT PL
R53'
20.84'
49.38'
BLDG C
BLDG L
3.5'
5'
5' CONCRETE SIDEWALK
SPEED LIMIT 25 MPG SIGN
3' CURB TRANSITION, TYP
R21'
PROPOSED S
NORTH R/W LINE U.S. HWY 441
UGT
8" SS
STOP BAR
R1-1 SIGN
25' CITY UTILITY EASEMENT
SANITARY SEWER MANHOLE
TOP=156.95
INV=143.84
Solid white no-skip
Coord location per FDOT std.
1.) Intersection must TEE
2.) Grade & show swales for 60' ROW.
cttw 8/11/21

August 10, 2021

Mr. Justin Tabor
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Via email: jtabor@cityofalachua.org

Re: Planning Assistance Team (PAT) Summary: Harvest Parking Lot & Site Improvements
(Tax Parcel Numbers 05855-004-000 and 05855-004-001)

Mr. Tabor:

In response to your comments dated July 27,2021, please see the following responses for the above referenced project.

PLANNING AND ZONING

1. *Section 6.1, Off-Street Parking and Loading*

a. A new loading dock is proposed in the northeast corner of Building L. The proposed loading dock is not located within or adjacent to existing pavement. In addition, spot elevations and grading are not shown on the grading plan. Please address.

RESPONSE: The loading dock is not needed and is removed from the drawings.

2. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*

a. A "Parking Landscape Plan" (Sheet C-102) and a "Landscape and Lighting Plan" (Sheet C-206) have been submitted. Please include all landscaping sheets as a series that includes all proposed landscape improvements.

RESPONSE: Landscaping is now shown on sheets C102 and C103 (previously sheet C206).

b. Tree replacement is required for any trees proposed for removal. Any trees proposed for removal shall be identified on the landscape plan. Mitigation trees shall also be identified on the plan. Note that up to 25 percent of the trees required to meet the site landscaping, parking lot landscaping, or perimeter buffer standards may be counted towards tree replacement requirements.

RESPONSE:Please see sheet C101 for a table of trees removed.

c. Tree barricade and barrier detail shown on Sheet C-501 do not specify minimum area required tobe within protected area. Reference Section 6.2.1(D)(2) and revise details accordingly.

RESPONSE: Tree Barricade detail on sheet C501 is revised to indicate distance from tree dripline. Tree barricades are added for the trees alongside the new roadway and two (2) trees off the southwest corner of Building C. Please see revied sheet C101 for tree barricade locations.

d. Show the location of tree barriers around existing trees to remain.

RESPONSE: Tree barrier locations are shown on trees adjacent to heavy construction, particularly the new interior roadway, where tree barricades are not sufficient alone for tree protection.

e. Sheet C-102 shows the location of existing trees that are proposed for removal. This sheet shouldreflect proposed site conditions.

RESPONSE: Sheet C102 is revised to show only proposed or remaining trees. Please see sheet C101 for a table of trees to be removed.

f. Site landscape calculations (Section 6.2.2(D)(1)) are not provided. Calculate the required numberof site landscaping trees as set forth in Section 6.2.2(D)(1) and identify the number provided foreach site landscape requirement.

RESPONSE: Please see sheet C103 for site landscape calculations. It is proposed to meet this requirement from credits taken from protected and planted trees.

g. The plan notes that the majority of north perimeter buffer #2 is met with existing vegetation. Inorder for existing vegetation to be credited to meet the perimeter bufferrequirements, thelocation and species of existing trees must be identified on the landscape plan, and the existingtrees must use tree credits as set forth in Section 6.2.2(D)(4) to fulfill the perimeter bufferlandscape requirement.

RESPONSE: The intent in this area is to meet the remaining 16 trees required in this perimeter buffer through from credits taken from protected and planted trees.

h. The plan notes along the north property line of Tax Parcel 05962-001-000 that "buffer plantingsin this area to remain". In order for existing vegetation to be credited to meet the perimeter bufferrequirements, the location and species of existing trees must be identified on the landscape plan,and the existing trees must use tree credits as set forth in Section 6.2.2(D)(4) to fulfill theperimeter buffer landscape requirement. A 7.5' Type B Buffer is required along the north and eastboundaries of Tax Parcel 05962-001-000. Please address.

RESPONSE:New buffer plantings added on sheet C102 for Type D buffer previously shown as "plantings to remain". The buffers along the north and east boundaries of 05962-001-000 are shown as Type D buffers due to the adjacent vehicular use area.

i. Perimeter Buffer: The approved use on Tax Parcel 05962-002-000 adjacent to the west propertyline of the subject property includes single family attached and detached dwellings. A 20' Type Dbuffer is required between the use of the subject property and the adjacent use to the west.Please update west perimeter buffer #1 accordingly.

RESPONSE: West perimeter buffer #1 is revised. Please see sheet C103.

j. 11 canopy trees and 11 understory trees are required for north perimeter buffer #1. Please reviseaccordingly.

RESPONSE: North perimeter buffer #1 is revised. Please see sheet C103.

k. A 5’ Type A Buffer is required along the east property line of the subject property and Tax Parcel05855-002-000. Please address.

RESPONSE:The intent in this area (denoted as East Boundary #2) is to meet the remaining 9 trees required in this perimeter buffer through from credits taken from protected and planted trees.

l. The landscape plan proposes to utilize Muskogee Crepe Myrtles as a canopy tree. This species isnot a canopy tree as defined in Article 10. An alternative species meeting the definition of acanopy tree as defined in Article 10 must be selected.

RESPONSE: Noted. Crepe Mrytles will only be used as an understory / ornamental tree.

m. The landscape plan does not address irrigation/establishment irrigation and other long-termmaintenance to ensure serviceability, soil stabilization and plant protection as required by Section6.2.2(C)(7). Please address.

RESPONSE: Please see note 15 under Landscape Notes on sheet C103.

n. As required by Section 6.2.2(C)(8), provide a narrative explaining how Florida Friendly Landscapingpractices have been incorporated into landscape plan.

RESPONSE: Please see the narrative added to sheet C103.

o. Provide a note stating that all planting areas shall be stabilized with ground covers, mulching, orother approved materials to prevent soil erosion and allow rainwater infiltration, and shall beirrigated or utilize a xeriscape irrigation alternative.

RESPONSE: Please see note 16 under Landscape Notes on sheet C103.

p. Shrubs shall be a minimum of three gallons and groundcovers shall be a minimum of one gallon.Revise Landscape Note 2 accordingly.

RESPONSE: Please see revised note on sheet C103.

q. Total tree counts are required to demonstrate the landscape plan meets the species diversityrequirements of Section 6.2.2(D)(9)(b)(vi).

RESPONSE: Please see the tree count and credit tables sheet C103.

r. All new mechanical equipment shall be screened in accordance with Section 6.2.3(D).

RESPONSE: Fencing is added around the mechanical equipment west of Building C. Please see sheet C205.

s. Arterial frontage screening not provided. Provide arterial screening as set forth in Section 6.2.3(E).

RESPONSE: Please see arterial screening provided on sheet C103.

3. *Section 6.3, Fencing Standards*

a. Fencing is shown along the ROW line of US 441. Fences are not permitted within front setbackareas as set forth in Section 6.3.3(B). The minimum front setback is 20 feet within the IG zoningdistrict.

RESPONSE: Fencing is removed from the setback and additionally shown outside the utility easement. Please see sheet C205.

b. Sheet C-205 shows the location of proposed fencing. This sheet notes that fencing shall be new 6’or 8’ chain link and that fencing along US 441 shall be 6’ Impasse II, Gauntlet Style, Black.

RESPONSE: Given material availability respectfully request that 7′ Impasse fencing be allowed along US441 as shown on sheet C205.

i. Per Section 6.3.5(B), chain link fencing is not permitted when visible from a public right-of-way. Additionally, galvanized chain link is prohibited when visible from an arterial or collector road. Please specify the type of chain link to be used.

RESPONSE: Black vinyl coated chain link fence will be used along the sides of the new interior public roadway. Please see sheet C205.

ii. Per Section 6.3.3(B), fences within front yards (e.g., in front of the building) shall not exceed a height of 6 feet. Indicate the height of fencing in front yard areas.

RESPONSE: Please see proposed fence heights on sheet C205. Given material availability respectfully request that 7′ Impasse fencing be allowed along US441 as shown on sheet C205.

iii. Please use two different symbols to show the location of each proposed fence type.

RESPONSE: Please see revised sheet C205.

iv. Please clarify the applicability of the "Fencing Note" pertaining to Type B fencing per Section 550 of the FDOT Standard Specifications for Road and Bridge Construction.

RESPONSE: Note is removed.

4. *Section 6.4, Exterior Lighting Standards.*

a. Lighting within the proposed parking lot area exceeds the maximum number of five footcandlesin several locations. See Section 6.4.4(C)(2). Please address.

b. Uniformity ratio of 10:1 is exceeded for the "Entrance Dr" and "Roadway". See Section 6.4.4(E).Please address.

c. There are inconsistencies in the CAD layers shown on the civil and lighting plans. Please address.

d. Provide detail/cut-sheet of proposed lighting fixtures. Per Section 6.4.4(F)(1), light fixtures in
excess of 60 watts or 100 lumens shall use full cut-off lenses or hoods to prevent glare and spillover from the site onto adjacent lands and roads.

e. Provide photometric data along the west property line, including the boundaries of Tax Parcels05962-002-000and 05963-000-000. Per Section 6.4.4(F)(2), no interior light source shall emit lightdirectly onto adjacent residential development or vacant lands in residential districts.

f. Photometric data is not provided under all light fixtures. Ensure photometric data is provided inall areas where light fixtures are proposed.

g. Identify the mounting height of all proposed light fixtures, including those along the"EntranceDr" and "Roadway".

RESPONSE: Above items will be addressed in new photometric layout, once new roadway and parking layout is confirmed acceptable by City Engineer.

PUBLIC SERVICES

1. Change spelling to Landscape, sheet X100.
RESPONSE: Revised and thank you.

2. Revise site utility notes, note 1 on sheet C401 with provided language per City design and construction manual.
RESPONSE: Please see revision to note 1.

3. The 6" wastewater main on private property will connect to an existing CoA manhole. This is existing manhole 12 as shown on attached sheet C404. Note that this manhole connects to an existing 15 foot long, 8 inchstubout routed to the north. Please connect the 6 inch wastewater main to this stubout. Include a cleanout.
RESPONSE:Sheet C404 is revised to show a connection to the existing stubout. Please note the proposed private wastewater main is now an 8-inch main per consultation with the design team.

4. Revise site utility notes, sheet C401 with provided language per wet tap contractor.
RESPONSE: Please see revision to note 7.

5. Submittal on sheet C401 identifies an 8-inch compound water meter. Developer to identify public water demand (fire protection requirements) and commercial water demand needs.
RESPONSE: Please see the attached water demand calculations for Building C. No changes to the existing onsite fire protection system or building sprinkler system are proposed.

6. Submittal on sheet C401: Please review and evaluate water connections 1,2 and 3. The design intent appears to be to locate the compound meter above ground as per detail 148 and near the CoA water main. Please confirm. Connection 3 calls out an RPZ assembly, which is shown several hundred feet from the CoA water main. Yet detail 148 shows the RPZ near the above ground meter, which is connection 2. Above ground piping is ductile iron (DI). Suggest showing the transition from DI pipe to buried PVC pipe.
RESPONSE: The design intent is to install a 6-inch compound meter below ground near the CoA water main. The design intent for the 8-inch RPZ is to install aboveground off the southeast corner of Building C, several hundred feet away from the CoA water main. Sheet C401 is revised accordingly and a callout added regarding DI to PVC transitions at the RPZ location.

7. Replace pdf versions of details on sheets C503 and C504 with CAD versions.
RESPONSE: Thank you for sending the CAD files. Sheets C503 and C504 are revised and include removal of water meter components on City detail 148.

8. Add cross reference details 307 and 315. Also to detail 149 please add provided language regarding restraints for Keyed Note 1.

RESPONSE:Details 307 and 315 are added to sheet C504. Provided language is shown on detail 159 on sheet C503.

9. Detail 215 cross references details 209 and 216, but these details are not required for this project.
RESPONSE: Thank you. Detail 215 is removed from sheet C504.

10. Developer to submit, for City review and approval, wastewater effluent characteristics report. Report shall be signed and sealed by a Florida registered professional engineer. Where liquid waste discharge exceeds the characteristics of domestic effluent (reference City Ordinance), pretreatment may be required prior to discharge into the wastewater collection system.
RESPONSE:Please see the attached wastewater effluent characteristics report. The wastewater discharge from Building C is identical to the wastewater discharge from Building L, which was previously permitted and is currently online and connected to the City's wastewater treatment plant. It should be noted that no plant or byproduct solid material is a part of the wastewater discharge.

FIRE DEPARTMENT

COMMENT: There is an issue with access to the west side of Building C. Due to the size of the buildingand location of mechanical equipment, there will need to be fire department access on thewest side. This will also be needed for the two metal buildings
located on that side. Ideallythis access would continue around the building and connect with the new parking space onthe south side of the building. If it does not, a turnaround would need to be provided. It doesnot appear that there is enough room to providethe turnaround on the southwest corner ofthe building. Access will need to be a stabilized surface but does not need to be paved.
RESPONSE: Please see sheet C204 revised to include a 12 foot wide, 6 inch limerock base fire truck path around the west side of Building C.

ENGINEERING

COMMENT: Red line comments on site plan provided.
RESPONSE: Red line comments addressed for site plan resubmittal. Please confirm acceptability of layout of entrance to parking lot and horizontal curvature of new interior public roadway. Curb and gutter was removed and a 60' easement shown. The intent is to maintain existing drainage patterns using existing infrastructure. Once layout of new interior public roadway is deemed acceptable a plan and profile can be provided, if necessary.

If you have any questions or comments, please give me a call at 904.382.2286.

Sincerely,

Wood Environment & Infrastructure Solutions, Inc.

Rob Davis, P.E.
Project Manager

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

July 27, 2021

Sent by electronic mail to robert.davis4@woodplc.com

Rob Davis, P.E.
Wood Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Drive
Tallahassee, FL 32312

RE: Planning Assistance Team (PAT) Summary: Harvest Parking Lot & Site Improvements Site Plan

Dear Mr. Davis:

On July 12, 2021, the City of Alachua received your revised application for a Site Plan on behalf of IIP FL 3 LLC. The application proposes parking lot and site improvements at 12895 NW US Highway 441 (Tax Parcel Numbers 05855-004-000 and 05855-004-001). The revised application received on July 12, 2021 was submitted to address the completeness review comments issued to you in a letter dated June 17, 2021.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **3:00 PM** on **Wednesday, July 28, 2021** 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 **Tuesday, August 10, 2021**. 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 **September 14, 2021 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. *Section 6.1, Off-Street Parking and Loading*
   a. A new loading dock is proposed in the northeast corner of Building L. The proposed loading dock is not located within or adjacent to existing pavement. In addition, spot elevations and grading are not shown on the grading plan. Please address.

2. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
   a. A "Parking Landscape Plan" (Sheet C-102) and a "Landscape and Lighting Plan" (Sheet C-206) have been submitted. Please include all landscaping sheets as a series that includes all proposed landscape improvements.
   b. Tree replacement is required for any trees proposed for removal. Any trees proposed for removal shall be identified on the landscape plan. Mitigation trees shall also be identified on the plan. Note that up to 25 percent of the trees required to meet the site landscaping, parking lot landscaping, or perimeter buffer standards may be counted towards tree replacement requirements.

c. Tree barricade and barrier detail shown on Sheet C-501 do not specify minimum area required to be within protected area. Reference Section 6.2.1(D)(2) and revise details accordingly.
d. Show the location of tree barriers around existing trees to remain.
e. Sheet C-102 shows the location of existing trees that are proposed for removal. This sheet should reflect proposed site conditions.
f. Site landscape calculations (Section 6.2.2(D)(1)) are not provided. Calculate the required number of site landscaping trees as set forth in Section 6.2.2(D)(1) and identify the number provided for each site landscape requirement.
g. The plan notes that the majority of north perimeter buffer #2 is met with existing vegetation. In order for existing vegetation to be credited to meet the perimeter buffer requirements, the location and species of existing trees must be identified on the landscape plan, and the existing trees must use tree credits as set forth in Section 6.2.2(D)(4) to fulfill the perimeter buffer landscape requirement.
h. The plan notes along the north property line of Tax Parcel 05962-001-000 that "buffer plantings in this area to remain". In order for existing vegetation to be credited to meet the perimeter buffer requirements, the location and species of existing trees must be identified on the landscape plan, and the existing trees must use tree credits as set forth in Section 6.2.2(D)(4) to fulfill the perimeter buffer landscape requirement. A 7.5' Type B Buffer is required along the north and east boundaries of Tax Parcel 05962-001-000. Please address.
i. Perimeter Buffer: The approved use on Tax Parcel 05962-002-000 adjacent to the west property line of the subject property includes single family attached and detached dwellings. A 20' Type D buffer is required between the use of the subject property and the adjacent use to the west. Please update west perimeter buffer #1 accordingly.
j. 11 canopy trees and 11 understory trees are required for north perimeter buffer #1. Please revise accordingly.
k. A 5' Type A Buffer is required along the east property line of the subject property and Tax Parcel 05855-002-000. Please address.
l. The landscape plan proposes to utilize Muskogee Crepe Myrtles as a canopy tree. This species is not a canopy tree as defined in Article 10. An alternative species meeting the definition of a canopy tree as defined in Article 10 must be selected.
m. The landscape plan does not address irrigation/establishment irrigation and other long-term maintenance to ensure serviceability, soil stabilization and plant protection as required by Section 6.2.2(C)(7). Please address.
n. As required by Section 6.2.2(C)(8), provide a narrative explaining how Florida Friendly Landscaping practices have been incorporated into landscape plan.
o. Provide a note stating that all planting areas shall be stabilized with ground covers, mulching, or other approved materials to prevent soil erosion and allow rainwater infiltration, and shall be irrigated or utilize a xeriscape irrigation alternative.
p. Shrubs shall be a minimum of three gallons and groundcovers shall be a minimum of one gallon. Revise Landscape Note 2 accordingly.
q. Total tree counts are required to demonstrate the landscape plan meets the species diversity requirements of Section 6.2.2(D)(9)(b)(vi).
r. All new mechanical equipment shall be screened in accordance with Section 6.2.3(D).
s. Arterial frontage screening not provided. Provide arterial screening as set forth in Section 6.2.3(E).

3. *Section 6.3, Fencing Standards*
   a. Fencing is shown along the ROW line of US 441. Fences are not permitted within front setback areas as set forth in Section 6.3.3(B). The minimum front setback is 20 feet within the IG zoning district.

b. Sheet C-205 shows the location of proposed fencing. This sheet notes that fencing shall be new 6' or 8' chain link and that fencing along US 441 shall be 6' Impasse II, Gauntlet Style, Black.
   i. Per Section 6.3.5(B), chain link fencing is not permitted when visible from a public right-of-way. Additionally, galvanized chain link is prohibited when visible from an arterial or collector road. Please specify the type of chain link to be used.
   ii. Per Section 6.3.3(B), fences within front yards (e.g., in front of the building) shall not exceed a height of 6 feet. Indicate the height of fencing in front yard areas.
   iii. Please use two different symbols to show the location of each proposed fence type.
   iv. Please clarify the applicability of the "Fencing Note" pertaining to Type B fencing per Section 550 of the FDOT Standard Specifications for Road and Bridge Construction.

4. *Section 6.4, Exterior Lighting Standards.*
   a. Lighting within the proposed parking lot area exceeds the maximum number of five footcandles in several locations. See Section 6.4.4(C)(2). Please address.
   b. Uniformity ratio of 10:1 is exceeded for the "Entrance Dr" and "Roadway". See Section 6.4.4(E). Please address.
   c. There are inconsistencies in the CAD layers shown on the civil and lighting plans. Please address.
   d. Provide detail/cut-sheet of proposed lighting fixtures. Per Section 6.4.4(F)(1), light fixtures in excess of 60 watts or 100 lumens shall use full cut-off lenses or hoods to prevent glare and spillover from the site onto adjacent lands and roads.
   e. Provide photometric data along the west property line, including the boundaries of Tax Parcels 05962-002-000and 05963-000-000. Per Section 6.4.4(F)(2), no interior light source shall emit light directly onto adjacent residential development or vacant lands in residential districts.
   f. Photometric data is not provided under all light fixtures. Ensure photometric data is provided in all areas where light fixtures are proposed.
   g. Identify the mounting height of all proposed light fixtures, including those along the "Entrance Dr" and "Roadway".

5. *Land Rights*
   a. Ingress/Egress Easement and Public Utility Easement shall be required over the proposed roadway and associated right-of-way. Ingress/Egress Easement must provide for access by adjacent property owner to make future connection. Coordinate with the City's Compliance & Risk Management Department.
   b. The survey and plans indicate an existing easement is located over a portion of the area of the proposed roadway. This easement is identified as "Schedule B – II Item #12, Easement 3 of the Roadway" of the Reciprocal Easement and Operating Agreement, recorded in Book 2478, Page 968 of the Official Records of Alachua County. This easement must be cleared and vacated over the area of the proposed roadway and within the area of the Ingress/Egress Easement and Public Utility Easement. Coordinate with the City's Compliance & Risk Management Department.
   c. Submit legal description and sketch of Ingress/Egress Easement and Public Utility Easement. Easement area shall include a minimum 50 foot width over the roadway from US 441 to terminus of road.

6. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated July 27, 2021.
   b. The applicant must address all comments provided by John Adler of Alachua County Fire Rescue, as provided in an email dated July 26, 2021.
   c. The applicant must address the comments provided by Robert Walpole, P.E., of CHW, Inc., as provided via email on June 22, 2021.

7. *Miscellaneous*
   a. Existing Tree Survey Map (Figure 1) shows proposed site improvements that are no longer part of the scope of the project. Revise accordingly.
   b. Sheet C-204 shows a proposed 393 square foot "Electrical Addition" and proposed 135 square foot "Vestibule" on the north side of Building C. These additions are not referenced anywhere else within application materials. Please address.
   c. Sheet C-203 shows a proposed 384 square foot "BHO Building" near Building L. The title of this Site Plan is "Site Plan Submittal for The Harvest – Building C", and the BHO Building is not referenced or identified anywhere else within the plan set. Please address.
   d. Several sheets show the location of mechanical pads in "Phase 2". Please note the mechanical equipment screening requirements provided in Section 6.2.3(D) and reference compliance with this section on the plan.
   e. No provisions are made for gate access where fences are located over sidewalks.

8. *Completeness Review Comments*
   a. **Site Plan Attachment #4, Concurrency Impact Analysis.** A concurrency impact analysis has not been provided. See sample analysis attached to this letter.
   b. **Site Plan Attachment #5, Comprehensive Plan Consistency Analysis.** An analysis of the application's consistency with the City's Comprehensive Plan has not been provided. See sample analysis attached to this letter.
   c. **Site Plan Attachment #13, Environmental Resource Permit.** A copy of an Environmental Resource Permit or documentation which shows a permit application has been submitted to Suwannee River Water Management District has not been provided.

9. *Minor Revisions*
   a. Sheet C-201, Standard Construction Note #3: Correct the reference to the appropriate water management district.
   b. Sheet C-501: revise construction time frame note.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised applications.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachment: Memorandum from Tom Ridgik, P.E., Engineering Supervisor, dated July 27, 2021
Email from John Adler, Alachua County Fire Rescue, dated July 26, 2021
Engineering Review Comments from Robert Walpole, CHW, Inc., provided in an email dated June 22, 2021

c: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Principal Planner *(by electronic mail)*
Project File

City of
ALACHUA
the good life community

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **July 27, 2021**

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

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

RE: **Harvest Building C Site Plan**

Public Services has reviewed the subject project (July, 2021 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

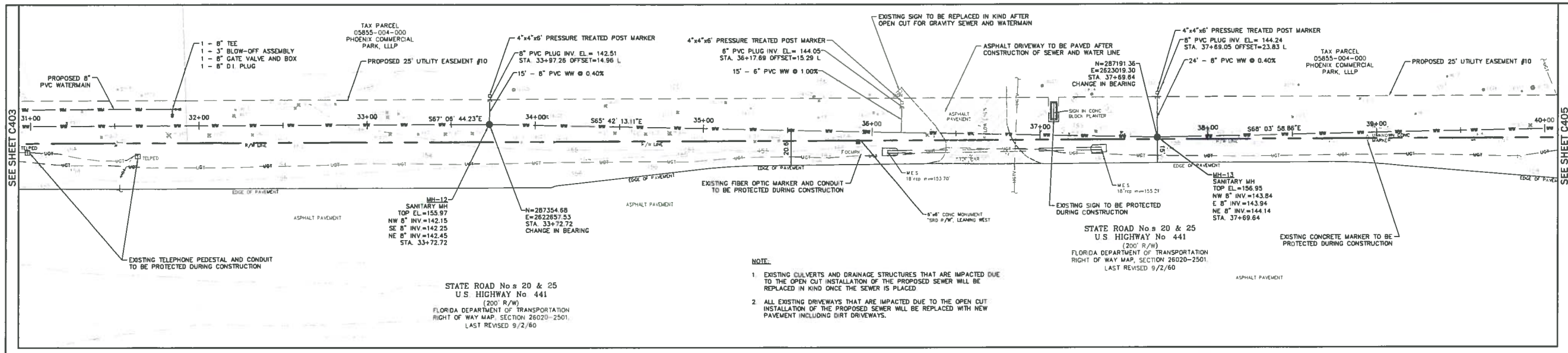
NO.	COMMENTS
1.	**Comment on July Submittal** **Sheet X-100** Minor Comment: Index to Drawings, Sheet C206: Please change spelling to "Landscape". **Approved as Noted**
2.	**Comment on July Submittal** **Sheet C-401** Site Utility Notes: Please replace Note1 with "1. Water and Wastewater System shall be constructed in accordance with "City of Alachua, Public Services, Design and Construction Manual, Latest Edition". Please **resubmit** this sheet.
3	**Comment on July Submittal** **Sheet C-401** The 6-inch wastewater main on private property will connect to an existing CoA manhole. This is existing manhole 12 as shown on attached sheet C404. Note that this manhole

NO.	COMMENTS
	connects to an existing 15-ft.long, 8-inch stubout routed to the north. Please connect the 6-inch wastewater main to this stubout. Include a cleanout. Please **resubmit** this sheet.
4	**Comment on July Submittal** **Sheet C-401:** To Note 1, please add "WET TAP SHALL BE PERFORMED BY A SPECIALTY CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA."
5	**Comment on July Submittal** **Sheet C-401:** Submittal identifies an 8-inch compound water meter. Developer to identify public water demand (i.e. fire protection requirements, etc.) and commercial water demand needs. **Submit** applicable document.
6.	**Comment on July Submittal** **Sheet C-401:** Please review & evaluate Water Connections 1, 2 & 3: The design intent appears to be to locate the compound meter above ground as per Detail 148 & near the CoA water main. Please confirm. Connection 3 calls out a RPZ assembly, which is shown several hundred feet from the COA water main. Yet Detail 148 shows the RPZ near the above ground meter, which is connection 2. Also, above ground piping is ductile iron (DI). Suggest showing the transition from DI pipe to buried PVC pipe. Modify as necessary & **resubmit** this sheet.
7.	**Comment on July Submittal** **Sheets C-503 & C-504.** It appears that PDF versions of CoA details comprise these sheets. To improve clarity, it is suggested to replace with CAD versions of these details. Please **re-submit** these sheets.
8.	**Comment on July Submittal** **Sheet C-503:** Add cross-reference details 307 & 315. Also to Detail 149, please add the following text for Keyed Note 1: "RESTRAIN WITH EBAA IRON RESTRAINT HARNESS OR EQUAL. HARNESSES SHALL INCLUDE SPLIT SERATED RESTRAINT RINGS". Please **resubmit** this sheet.

NO.	COMMENTS
9.	**Comment on July Submittal** **Sheet C-504:** FYI: Detail 215 cross-references Details 209 & 216, but these details are not required for this project. **Approved**
10.	**Comment on July Submittal** General Developer to **submit**, for City review and approval, wastewater effluent characteristics report. Report shall be signed and sealed by a Florida registered Professional Engineer. Where liquid waste discharge exceeds the characteristics of domestic effluent (reference City Ordinance), pretreatment may be required prior to discharge into the wastewater collection system.
END OF COMMENTS	

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

SEE SHEET C403



STATE ROAD Nos 20 & 25
U.S. HIGHWAY No. 441
(200' R/W)
FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP, SECTION 26020-2501.
LAST REVISED 9/2/60

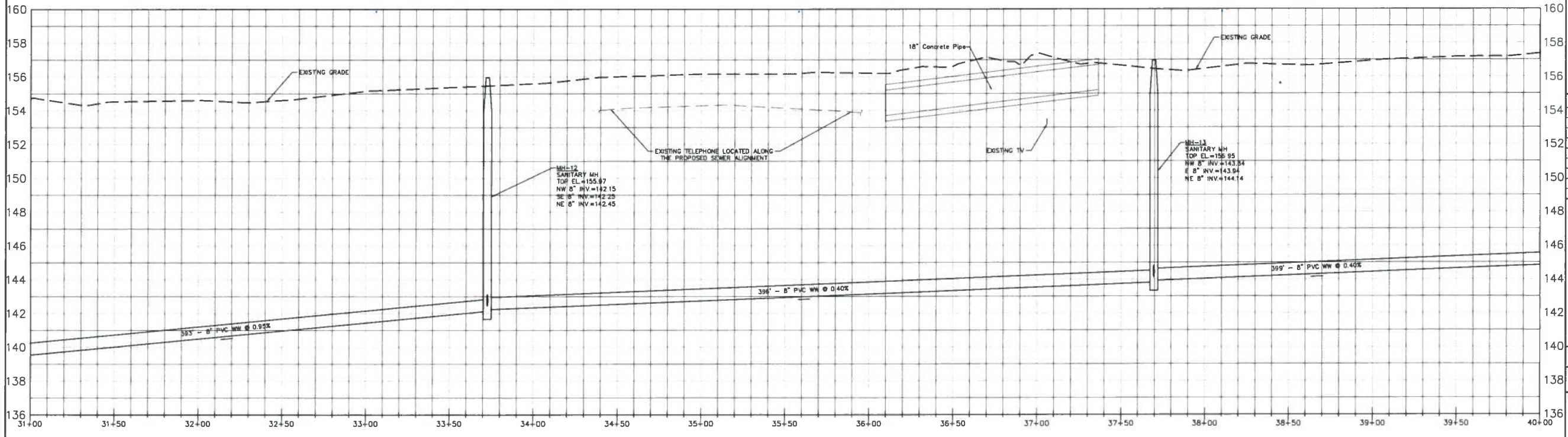
NOTE:

1. EXISTING CULVERTS AND DRAINAGE STRUCTURES THAT ARE IMPACTED DUE TO THE OPEN CUT INSTALLATION OF THE PROPOSED SEWER WILL BE REPLACED IN KIND ONCE THE SEWER IS PLACED
2. ALL EXISTING DRIVEWAYS THAT ARE IMPACTED DUE TO THE OPEN CUT INSTALLATION OF THE PROPOSED SEWER WILL BE REPLACED WITH NEW PAVEMENT INCLUDING DIRT DRIVEWAYS.

STATE ROAD Nos 20 & 25
U.S. HIGHWAY No. 441
(200' R/W)
FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP, SECTION 26020-2501.
LAST REVISED 9/2/60

SEE SHEET C405

US 441 SEWER MAIN EXTENSION PROFILE



PROFILE SCALES:
HORIZONTAL 1"= 30'
VERTICAL 1" = 3'

eda
engineers • surveyors • planners
EB 2289
3404 N.W. 43rd ST. GAINESVILLE, FLORIDA 32606-6602
TEL: (352) 373-3541 FAX: (352) 373-7249
www.edafl.com mail@edafl.com

NORTH
SCALE: 1"= 30'
0 15 30 60
GRAPHIC SCALE

No.	Date	Comment

This item has been digitally signed and sealed using a digital signature
Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies

Professional Engineer of Record

Engineer Certificate No.

Project No: 18-008

Project phase: CONSTRUCTION PLANS

Project title: US 441 SANITARY SEWER EXTENSION - CITY OF ALACHUA FLORIDA

Sheet title: SEWER EXTENSION PLAN & PROFILE SHEET 5 OF 7

Designed:	SJR
Drawn:	LW
Checked:	MD
Date:	11/13/18

Sheet No: C404

\\engpipe1\CityofAlachua US 441 Sewer Line\Plans\Current DWG\C1802801.dwg, C404 P&P (5), 11/13/2018 3:08:37 PM, 12

Re: Request for Review: Harvest Parking Lot & Site Improvements (2021) Site Plan

From : John Adler <jadler@alachuacounty.us> Mon, Jul 26, 2021 03:51 PM

Subject : Re: Request for Review: Harvest Parking Lot & Site Improvements (2021) Site Plan

7 attachments

To : Justin Tabor <jtabor@cityofalachua.org>

There is an issue with access to the west side of Building C. Due to the size of the building and location of mechanical equipment, there will need to be fire department access on the west side. This will also be needed for the two metal buildings located on that side. Ideally this access would continue around the building and connect with the new parking space on the south side of the building. If it does not, a turnaround would need to be provided. It does not appear that there is enough room to provide the turnaround on the southwest corner of the building. Access will need to be a stabilized surface but does not need to be paved.

John Adler
Fire Marshal / Division Chief
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.

Preliminary Review

From : Kathy Winburn <kwinburn@cityofalachua.org> Tue, Jun 22, 2021 06:13 PM

Subject : Preliminary Review 1 attachment

To : 'Davis, Robert (Senior 2 Engineer - Civil)' <robert.davis4@woodplc.com>, 'Justin Tabor' <jtabor@cityofalachua.org>

Cc : 'Adam Boukari' <aboukari@cityofalachua.org>, 'Kamal Latham' <ka_latham@cityofalachua.org>, 'Marian Rush' <marian@robertarushpa.com>, 'Adam Hall' <ad_hall@cityofalachua.org>, 'wkoslow' <wkoslow@harvestinc.com>, 'Josh Beckett' <jbeckett@harvestinc.com>, 'Joe Sai' <joe@harvestinc.com>

Good Afternoon Rob,

In order to help expedite the review process, attached are preliminary review comments from the City's outside engineer. Formal comments will be provided when completed. Please make sure that the easement that the private road is within, depicted on the Site Plan, includes ingress, egress and public utilities.

Sincerely,

Kathy Winburn, AICP
Planning & Community Development Director
City of Alachua
(386) 418-6100 x.105

SKM_C45821062117490.pdf
1 MB

CULTURAL RESOURCE PERMIT SPECIAL CONDITION:

PROJECT FILE: 2019-2773 CLEARANCE LETTER DATE: JUNE 5, 2019

NO SIGNIFICANT ARCHAEOLOGICAL OR HISTORICAL RESOURCES ARE RECORDED WITHIN THE PROJECT AREA. HOWEVER, SINCE THE PROJECT INCLUDES GROUND DISTURBANCE ACTIVITIES THE FOLLOWING SPECIAL CONDITION REGARDING UNEXPECTED DISCOVERIES SHALL BE INCLUDED DURING PROJECT ACTIVITIES:

IF PREHISTORIC OR HISTORIC ARTIFACTS, SUCH AS POTTERY OR CERAMICS, PROJECTILE POINTS, DUGOUT CANOES, METAL IMPLEMENTS, HISTORIC BUILDING MATERIALS OR ANY OTHER PHYSICAL REMAINS THAT COULD BE ASSOCIATED WITH NATIVE AMERICAN, EARLY EUROPEAN OR AMERICAN SETTLEMENT ARE ENCOUNTERED AT ANY TIME WITHIN THE PROJECT SITE AREA, THE PERMITTED PROJECT SHALL CEASE ALL ACTIVITIES INVOLVING SUBSURFACE DISTURBANCE IN THE VICINITY OF THE DISCOVERY. PROJECT ACTIVITIES SHALL NOT RESUME WITHOUT VERBAL AND/OR WRITTEN AUTHORIZATION FROM THE DIVISION OF HISTORICAL RESOURCES AND CITY OF ALACHUA.

IN THE EVENT THAT UNBARRIED HUMAN REMAINS ARE ENCOUNTERED DURING PERMITTED ACTIVITIES, ALL WORK SHALL STOP IMMEDIATELY AND THE PROPER AUTHORITIES NOTIFIED IN ACCORDANCE WITH SECTION 872.05, FLORIDA STATUTES.

CONTACT: FLORIDA DEPARTMENT OF STATE
DIVISION OF HISTORICAL RESOURCES
COMPLIANCE REVIEW SECTION
850-245-6333
corey.limbz@dos.myflorida.com

SITE DEMOLITION NOTES

1. INSTALL PERIMETER EROSION CONTROL MEASURES AND COORDINATE WITH CIVIL ENGINEER PRIOR TO DEMOLITION AND CLEARING.
2. NO CLEARING OR DEMOLITION IS ALLOWED OUTSIDE THE LIMITS SHOWN ON THIS PLAN
3. SITE MAY CONTAIN EXISTING FACILITIES NOT SHOWN OR LOCATED ON THIS PLAN.
4. REMOVE EXISTING VEGETATION AS SHOWN WITHIN LIMITS OF CONSTRUCTION. IF ADDITIONAL TREES, INDICATED TO REMAIN, CONFLICT WITH NEW CONSTRUCTION, OBTAIN ADDITIONAL DIRECTION FROM THE ENGINEER AND REMOVE AS DIRECTED AT NO ADDITIONAL COST. ADDITIONAL TREE REMOVAL WILL REQUIRE MITIGATION.
5. UTILITIES:
   A. CONTRACTOR SHALL VERIFY/DETERMINE THE LOCATIONS AND DEPTHS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO BEGINNING ANY WORK ON THE SITE. NOTIFY ARCHITECT IF ANY EXISTING UTILITIES ARE IN CONFLICT WITH THE WORK OR DO NOT HAVE AT LEAST 12" OF COVER. ARCHITECT WILL PROVIDE DIRECTION TO RESOLVE ANY CONFLICTS.
   B. PROTECT ALL UTILITIES TO REMAIN FROM DISTURBANCE OR DAMAGE DURING CONSTRUCTION. REPAIR ANY DAMAGE IMMEDIATELY AT NO ADDITIONAL COST.
   C. AVOID UNANNOUNCED INTERRUPTIONS OF SERVICE. IF AN INTERRUPTION IN SERVICE IS NECESSARY, NOTIFY AND COORDINATE WITH OWNER A MINIMUM OF 72 HOURS PRIOR TO SHUTTING OFF SERVICE.
6. ALL EXISTING FEATURES NOT SPECIFICALLY IDENTIFIED FOR REMOVAL, BUT WHICH REQUIRE REMOVAL FOR CONSTRUCTION OF THE PROPOSED FEATURES, SHALL BE DEEMED APPURTENANCES TO THE FEATURES DESIGNATED FOR REMOVAL, AND SHALL BE REMOVED AT NO ADDITIONAL COST TO THE OWNER.
7. ALL FIXTURES, INCLUDING UTILITIES, NOT TO BE PERMANENTLY REMOVED BUT REQUIRE TEMPORARY REMOVAL OR ARE DISTRIBUED BY THE CONSTRUCTION SHALL BE RECONSTRUCTED OR REINSTALLED AT THE COMPLETION OF THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
8. COORDINATE WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL PLANS FOR ADDITIONAL DEMOLITION REQUIREMENTS.
9. ALL EARTH MOVING TRUCKS SHALL HAVE DUST SCREENS COVERING LOADS WHEN IN TRANSIT.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALLOWING THE OWNER ACCESS TO THE SITE DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL APPLY FOR A STOCKPILING PERMIT IF REQUIRED BY THE CITY OF ALACHUA.
12. A SEPARATE DEMOLITION PERMIT WILL BE REQUIRED TO REMOVE EXISTING BUILDINGS AND REQUEST UTILITY DISCONNECTS FROM EXISTING BUILDING PROPERTY. PLEASE CONTACT CITY BUILDING INSPECTION STAFF PRIOR TO MOBILIZATION TO REQUEST VERIFICATION OF UTILITY DISCONNECTIONS.

TYPE III SILT FENCE
DEMOLISH ASPHALT
CATCH BASIN TO REMAIN
DEMOLISH CONCRETE
DEMOLISH CONCRETE AROUND EXIST BLDGS AS SHOWN
BLDG C
DEMOLISH CONCRETE SIDEWALK
REMOVE CRUSHED ASPHALT
CONTRACTOR NOTE EXISTING WATER MAIN
TELECOM RELOCATED TO EXIST EASEMENT
REMOVE ASPHALT PAVEMENT
REMOVE EXISTING FENCE AND STOCKPILE FOR OWNER
DEMOLISH METAL BLDG AND SHED
DEMOLISH EXIST. BLDG AND CONCRETE SLABS
REMOVE COVERED CONC WALKWAY
DEMOLISH CONC SIDEWALK
REMOVE ELEC POLE
BLDG L
N 24°28'26" E 580.80'
N 66°04'35" W 269.85'
S 65°49'11" E 167.86' (R)
S 65°39'05" E 167.86' (M)
S 1/8" LS 3524
N 24°28'26" E 116.27' (R)
N 24°39'35" E 116.03' (M)
N 65°51'12" W 395.84' (R)
N 65°17'13" W 395.84' (M)
N 65°51'12" W 221.07' (R)
N 65°17'13" W 221.07' (M)
S 24°28'26" W 580.80'
N 24°28'26" E 580.80'
S 66°04'35" E 269.85'
S 24°28'26" W 580.80'
N 66°04'35" W 269.85'
S 1,564.68'
N 1,564.68'
S 1,564.68'
N 1,564.68'
20'
30'
LS
LS
LS

show ADA signage

parking is Backwards for 2-way!

Plan out!

Bad Design!

not a clear Distination?

SMF grading impacts or removes these trees?

NOT A SAFE CONDITION Realign Driveway

Sidewalk eliminate & Put 1 & Add mid block crossing w/ signage.

Private Road to public Stds.

1-A

3 connections to Road doesn't meet Stds. (Demo?)

why? Open Road??

offset S/W to public ROW.

DEMOLISH 2440 SF ASPHALT PARKING AREA AND REPLACE WITH SEED AND MULCH

SCHEDULE B - ITEM # 12 EASEMENT (O.R.B. 2478, PAGES 988-1000)

74.45' 23.65' 89.84' 15.15' 171.93' 41.38' 61.42' 83.31' 24.47' 10.06' 45.32' 25.16'

20' TYPE D SETBACK

6 SPACES @ 9'=54'

8 SPACES @ 9'=72'

9 SPACES @ 9'=81'

6 SPACES=45'

10 SPACES @ 10.4'=104'

10 SPACES @ 9'=90'

R5'-1 SIGN

R1'-1 AND R5'-1 SIGN

CR 20 PER FDOT STD PLANS

CR 22 PER FDOT STD PLANS

24" WHITE, 7' LONG @ 3' SPACING, TYP

R1'-1 SIGN

CONCRETE FLUME, TYP.

7' PARKING LAYBACK

6" DOUBLE YELLOW

SLIDING GATE

RELOCATE LIGHT POLE

BLDG C

BLDG L

10'X10' GUARD HOUSE

58.15' EXISTING EASEMENT

PROPOSED SECURITY FENCE

N 66°00'17" W 422.07' (M)
N 67°02'57" W 421.94' (R)

W 305.43' (R)
W 305.84' (M)

LEGEND

- NEW ASPHALT PAVEMENT SEE SHEET C502
- RESURFACED ASPHALT PAVEMENT 1.5" SP12.5 ASPHALT
- NEW CONCRETE PAVEMENT SEE DETAIL K/502 OR S PLANS
- NEW 6" LIMEROCK BASE LBR 100 / MODIFIED PROCTOR 98%
- EXISTING 6' CHAIN LINK FENCE
- NEW 6' OR 8' CHAIN LINK FENCE FENCE ALONG US 441 ROW SHALL BE 6' BARBASSE & QUANTLET STYLE, BLACK PER MANUFACTURER MFGR RECOMMENDATIONS

PARKING SPACE QUANTITIES

SOUTH OF BLDG C
128 REGULAR
6 ADA

EAST OF BLDG C
26 REGULAR
1 ADA

STANDARD CONSTRUCTION NOTES

1. CONTRACTOR SHALL STAKE BUILDING CORNERS AND NOTIFY THE ARCHITECT PRIOR TO POURING CONCRETE OR ASPHALT PAVEMENT.
2. ALL DIMENSIONS ARE TO FACE OF CURBS SETBACK DIMENSIONS ARE FROM EDGE OF IMPERVIOUS AREA OR PROPERTY LINES.
2. CITY OF ALACHUA AND SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT STANDARDS AND SPECIFICATIONS MUST BE FOLLOWED.
3. CONTRACTOR SHALL INSTALL BEST MANAGEMENT PRACTICE FL ACCESSIBILITY CODES.
5. ALL PAVEMENT MARKINGS SHALL COMPLY WITH LATEST EDITION OF THE MUTCD MANUAL.

SITE LAYOUT AND PAVING PLAN - PARKING LOT

SCALE 0 10' 20' 40' 60' 1"=20'

NORTH

PERMITTING DOCUMENTS BLDG C

Stantec
Stantec Architecture Inc.
1648 Southwest Boulevard,
Suite 100, Jacksonville, FL 32207
www.stantec.com

THE HARVEST

PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA

PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

The document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Stantec Architecture, PLLC, and is not to be used in whole or in part, for any other project, without the written authorization of Stantec Architecture, PLLC.

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wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
SCHEDULE B - ITEM # 12
SEWER EASEMENT (O.R.B. 4868, PAGES 1911-1915)

PROJECT NO 190-6811
ISSUE DATE: 6/17/2021

SITE LAYOUT AND PAVING PLAN - PARKING LOT

C-201

Can't build fence this - stop short - grant Access I/E to allow adj owner to connect.

Show ties to ex. F.F.

appears to block ex. drainage.

Not acceptable Curve/ Alignment. USE 30MPH Design Speed 25MPH posted.

Demo this pavement?

See C201 comments.

EXISTING 6' FENCE

EXISTING 6' FENCE

N 01°33'25" E 116.27 (R)
N 00°39'35" E 116.03 (M)

N 66°00'17" W 305.43 (R)
N 66°12'13" W 305.84 (M)

N 66°00'17" W
N 67°02'57" W
422.07' (R)
421.94' (M)

BLDG C

TYPICAL ROADWAY SECTION
NOT TO SCALE

NEW LOADING DOCK

EXISTING GRADE

PROPOSED SWINGING GATE

6" DOUBLE YELLOW

TYPE F CURB AND GUTTER

NEW 50' EASEMENT

DEMOLISH 2445 SY ASPHALT PARKING AREA AND REPLACE WITH SEED AND MULCH

6" DOUBLE YELLOW SLIDING GATE

CR 22 PER FDOT STD PLANS

24" WHITE, 7' LONG @ 3' SPACING, TYP.

R-1 SIGN

R1-1 SIGN

HILLCREST LIGHT POLE

10'X10' CLINIC HOUSE

PROPOSED SECURITY FENCE

CONCRETE FLUME, TYP.

20' D SETBACK

LEGEND

- NEW ASPHALT PAVEMENT SEE SHEET C502
- RESURFACED ASPHALT PAVEMENT 1.5" SP12.5 ASPHALT
- NEW CONCRETE PAVEMENT
- NEW 6" LIMEROCK BASE
- EXISTING 6' CHAIN LINK FENCE
- NEW 6' OR 8' CHAIN LINK FENCE FENCE ALONG I/S 441 ROW SHALL BE 6' IMPASSE II, QUANTILET STYLE, BLACK

PARKING SPACE QUANTITIES

SOUTH OF BLDG C
128 REGULAR
6 ADA

EAST OF BLDG C
26 REGULAR
11 LOADING

STANDARD CONSTRUCTION NOTES

1. CONTRACTOR SHALL STAKE BUILDING CORNERS AND NOTIFY THE ARCHITECT PRIOR TO POURING CONCRETE OR ASPHALT PAVEMENT.
2. ALL DIMENSIONS ARE TO FACE OF CURB. SETBACK DIMENSIONS ARE FROM EDGE OF IMPERVIOUS AREA OR PROPERTY LINES.
2. CITY OF ALACHUA AND SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT STANDARDS AND SPECIFICATIONS MUST BE FOLLOWED.
3. CONTRACTOR SHALL INSTALL BEST MANAGEMENT PRACTICE IN ACCESSIBILITY CODES.
5. ALL PAVEMENT MARKINGS SHALL COMPLY WITH LATEST EDITION OF THE MUTCD MANUAL.

SITE LAYOUT AND PAVING PLAN - ROADWAY

SCALE
0 10' 20' 30' 60' 90' 1"=30'

PERMITTING DOCUMENTS BLDG C

STUDIO 498 ARCHITECT
5 SE 1st Street, Suite 1, Tulsa, OK 74103
www.s498architects.com

THE HARVEST
PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA
PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

The drawings, and the ideas and designs incorporated herein, as an instrument of service, are and shall remain the property of Studio 498 Architects, PLLC. They are not to be used in whole or in part, for any other project, without the written authorization of Studio 498 Architects, PLLC.
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wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr. Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

PROJECT NO 189-0841
ISSUE DATE: 6/17/2022

SITE LAYOUT AND PAVING PLAN - ROADWAY

C-202

BLDG C

N 66°10'12" W 305.43' (R)
N 67°17'13" W 305.84' (M)

N 66°00'47" W 422.07' (R)
N 67°02'57" W 421.9' (M)

N 01°33'25" E 115.27 (R)
N 00°39'35" E 116.03 (M)

N:287732.89
E:2623083.90

DRAINAGE INLET SCHEDULE

DI #1 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 154.75
IE(15" IN)=152.48
IE(15" OUT)=152.48

DI #2 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 155.17
IE(12" IN)=152.78
IE(15" OUT)=152.78

DI #3 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 156.17
IE(12" OUT)=153.19

DI #4 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 154.75
IE(12" OUT)=152.98

F.E.S. #1 FLARED END SECTION
PER FDOT STD PLANS
INDEX 430-020
IE(15")=152.00

DI #5 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 154.75
IE(15" IN)=152.48
IE(15" OUT)=152.48

DI #6 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 155.17
IE(12" IN)=152.78
IE(15" OUT)=152.78

DI #7 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 156.17
IE(12" OUT)=153.19

F.E.S. #2 FLARED END SECTION
PER FDOT STD PLANS
INDEX 430-020
IE(15")=152.00

LEGEND

- EXISTING CONTOURS
- 60 — PROPOSED CONTOURS
- 92.83 — PROPOSED SPOT ELEVATION
- FLOW ARROW

8' CONCRETE SPILLWAY
2:1 SIDESLOPES
IE=154.10

RIP RAP APRON (STONE SIZE 6"-9")
PLACE FILTER FABRIC BETWEEN
RIP RAP AND SOIL FOUNDATION
EMBED FABRIC 12" ON ALL SIDES
(5) LOCATIONS THIS SWMF

95 LF OF 15"Ø HDPE @ 0.51%

100 LF OF 12" PVC @ 0.4%

80 LF OF 15" HDPE @ 0.5%

95 LF OF 15" HDPE @ 0.51%

MATCH EX. GRADE

MATCH EX. GRADE AT ROW

Label SMF w/ DHW.

Vertical? P&P for Road missing. Where the inlets for C&G Roadway? EX. WATER trapped?

Needs to meet FL Green book for 30MPH Design Speed!

SITE GRADING AND DRAINAGE PLAN - SOUTH

SCALE
0 10' 20' 30' 80' 90' 1"=30'

NORTH

DRAFTING DOCUMENTS BLDG C

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida 32312
850-656-1293
EOR: Robert H. Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

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Suite 100, Miami, FL 33130
www.sasarchitects.com

THE HARVEST

PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA

PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

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PROJECT NO. 190-0841
ISSUE DATE: 6/17/2021

SITE GRADING AND DRAINAGE PLAN - SOUTH

C-301

BLDG C

CONNECT 8"ø C900 PVC WATER MAIN TO BLDG (SEE P PLANS)

RELOCATE EXIST. FIRE HYDRANT TO BUFFER AREA

CONNECT 8"ø SS TO BLDG @ E=153.50± (SEE P PLANS)

12" STORM PIPE E=152.91

182 LF OF 8" PVC SS @ 1.00% MIN

8" SDR 26 PVC SS

45 LF OF 8" PVC SS @ 1.00% MIN

C.O. E=151.68

RELOCATE LGT POLE TO TOP OF BANK

RELOCATE LGT POLE TO TOP OF BANK

CAP EXISTING FIRE PROTECTION MAIN

REMOVE TREE #110

CONNECT TO EXIST. SEWER MH PER CITY OF ALACHUA-SIDS RIM ELEV=155.57 existing IE(8")=142.57 existing IE(8")=147.82

8" C900 PVC WATER MAIN

EXISTING 8" WATER MAIN

EXISTING 8" SEWER MAIN

RELOCATE LGT POLE TO TOP OF BANK

WATER CONNECTION DETAIL LEGEND

① WET TAP EXISTING 8" WATER MAIN PROVIDE TAPPING VALVE AND SLEEVE.
② 8" DW WATER BADGER RECORDALL COMPOUND SERIES METER. MAX FLOW=4500 GPM AT 150 PSI, PRESSURE LOSS AT MAX FLOW=10.2 PSI
③ 8" DW REDUCED PRESSURE ZONE ASSEMBLY (NPZ) SERIES LF909QSSY MV WATTS W/ENCLOSURE. MAX WORKING PRESSURE=175 PSI. PRESSURE LOSS AT 1200 GPM IS 12.0 PSI

PROPOSED UTILITY LEGEND

C.O – CLEAN OUT
DIP – DUCTILE IRON PIPE
G – GAS LINE
T – TELECOM LINE
E – ELECTRIC LINE
FW – FIRE WATER LINE
DW – DOMESTIC WATER LINE
FW-FDC – FIRE DEPARTMENT CONNECTION LINE
SS – SANITARY SEWER LINE
SS-FM – SANITARY SEWER FORCE MAIN
PVC – POLYVINYL CHLORIDE
DMJ – DUCTILE IRON MECHANICAL JOINT
MH – MANHOLE
FH – FIRE HYDRANT
PIV – POST INDICATOR VALVE
FDC – FIRE DEPARTMENT CONNECTION
RPZ – REDUCED PRESSURE ZONE ASSEMBLY
DCVA – DOUBLE CHECK VALVE ASSEMBLY
DDCVA – DOUBLE DETECTOR CHECK VALVE ASSEMBLY
HB – HOSE BIBB

SITE UTILITY NOTES

1. WATER AND WASTEWATER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "CITY OF ALACHUA TECHNICAL SPECIFICATION FOR WATER AND SEWER CONSTRUCTION", LATEST EDITION.
2. ALL BACKFLOW PREVENTERS SHALL BE IN ACCORDANCE WITH THE CITY OF ALACHUA "MANUAL FOR CROSS-CONNECTION CONTROL", LATEST EDITION.
3. UTILITIES:
   A. CONTRACTOR SHALL VERIFY/DETERMINE THE LOCATIONS AND DEPTHS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO BEGINNING ANY WORK ON THE SITE. NOTIFY ARCHITECT IF ANY EXISTING UTILITIES ARE IN CONFLICT WITH THE WORK OR DO NOT HAVE AT LEAST 12" OF COVER. ARCHITECT WILL PROVIDE DIRECTION TO RESOLVE ANY CONFLICTS.
   B. PROTECT ALL UTILITIES TO REMAIN FROM DISTURBANCE OR DAMAGE DURING CONSTRUCTION. REPAIR ANY DAMAGE IMMEDIATELY AT NO ADDITIONAL COST.
   C. AVOID UNANNOUNCED INTERRUPTIONS OF SERVICE. IF AN INTERRUPTION IN SERVICE IS NECESSARY, NOTIFY AND COORDINATE WITH OWNER A MINIMUM OF 72 HOURS PRIOR TO SHUTTING OFF SERVICE.
4. DEPTH OF FIRE MAIN PIPING (TO TOP OF PIPE):
   36" MINIMUM UNDER DRIVING SURFACES
   30" MINIMUM UNDER NON-DRIVING SURFACES
5. FIRE HYDRANTS SHALL BE A MINIMUM OF 18" ABOVE GRADE MEASURED TO THE STEAMER NOZZLE.
6. STEAMER NOZZLE TO FACE ROADWAY OR NEAREST POINT OF FIRE DEPARTMENT APPARATUS ACCESSIBILITY WHEN PLACED IN SERVICE.
7. CONTRACTOR SHALL REQUEST WATER TAP INSTALLATION FROM THE CITY OF TALLAHASSEE.
8. CONTRACTOR SHALL COORDINATE WITH MECHANICAL, PLUMBING, ELECTRICAL AND ARCHITECTURAL PLANS FOR ADDITIONAL UTILITY INFORMATION.
9. TRAFFIC RATED BRASS COUNTERSUNK CLEANOUTS SHALL BE USED IN IMPERVIOUS AREAS.
10. A MINIMUM OF 36 IN. OF CLEAR SPACE FROM LANDSCAPING SHALL BE MAINTAINED TO PERMIT ACCESS TO (AND OPERATION OF) FIRE PROTECTION EQUIPMENT, FIRE DEPARTMENT INLET CONNECTIONS, AND/OR FIRE PROTECTION SYSTEM CONTROL VALVES.
11. A CLEAR SPACE OF NOT LESS THAN 60 IN. FROM LANDSCAPING SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 ½ IN.

update notes

use city std.

PIPE SEPARATION DETAIL A C401
NO SCALE

FINISHED GRADE
WATER MAIN
30" MIN COVER
10" MINIMUM SEPARATION FOR SANITARY SEWER, STORM SEWER, OR FORCE MAIN.
5' MINIMUM SEPARATION FOR IRRIGATION MAIN
6"
6"
18" MIN
SANITARY SEWER, STORM SEWER, IRRIGATION MAIN, AND FORCE MAIN

NOTES:

1. WATER MAINS SHALL BE SEPARATED FROM STORM SEWER, SANITARY SEWER, NON-POTABLE IRRIGATION MAINS, AND FORCE MAINS BY A MINIMUM CLEAR VERTICAL DISTANCE OF 18" MEASURED BETWEEN THE BOTTOM OF THE UPPER PIPE AND THE TOP OF THE LOWER PIPE. ALSO, WATER MAINS SHALL BE SEPARATED FROM STORM SEWER, SANITARY SEWER AND FORCE MAINS BY 10 FEET AND FROM IRRIGATION MAINS BY 5 FEET MEASURED HORIZONTALLY BETWEEN OUTSIDE OF PIPES.
2. ALL CROSSINGS WITH VERTICAL CLEARANCE LESS THAN 18 INCHES SHALL BE MADE USING THICKNESS CLASS 200 AWWA C-900 DR14, PVC (CLASS 235 AWWA C-905, OR 18 PVC FOR PIPES GREATER THAN 12" IN DIAMETER) OR DUCTILE IRON, PRESSURE CLASS 250 PIPE FOR A HORIZONTAL DISTANCE OF 10 FEET EACH SIDE OF THE CROSSING, AND WATER MAIN SHALL BE CONCRETE ENCASED.
3. 18 INCHES CLEAR DISTANCE SHALL NOT BE REDUCED IN CASES WHERE WATER MAIN CROSSES UNDER SEWER LINE.
4. VERTICAL CLEARANCE LESS THAN 12 INCHES SHALL NOT BE ALLOWED.
5. WATER MAINS, SANITARY SEWER, STORM SEWER, AND NON-POTABLE IRRIGATION MAINS SHALL BE IN SEPARATE TRENCHES.
6. WATER MAINS CROSSING ANY TYPE OF SANITARY SEWER, INCLUDING FORCE MAIN OR STORM SEWER SHALL HAVE THE ONE FULL LENGTH OF WATER MAIN CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THAT THE WATER JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 6 FEET FROM ALL JOINTS IN GRAVITY OR WASTEWATER FORCE MAINS, OR IRRIGATION MAINS.

SCHEDULE B - II ITEM # 12 EASEMENT 2 OF THE ROADWAY (O.R.B. 2478, PAGES 968-1009)

CONNECT 8" DW WATER MAIN TO EXISTING ELEMFID 4"-SERVICE REMOVE 8"x4" REDUCER 8" DMJ GATE VALVE

RAISE OR LOWER 4" SS FORCE MAIN PER DETAIL A/C401

8" C900 PVC/DW

214 LF OF 4" HDPE SANITARY FORCE MAIN W/ 30" MIN COVER

8" DMJ GATE VALVE

109 LF OF 4" HDPE SANITARY FORCE MAIN W/ 30" MIN COVER

EXISTING SWALE

60° DMJ

67° DMJ

8" DMJ GATE VALVE

220 LF OF 4" HDPE SANITARY FORCE MAIN W/ 30" MIN COVER

8" C900 PVC DW

SS-FM

62.50'

RAISE OR LOWER 4" SS FORCE MAIN PER DETAIL A/C401

EXISTING SWALE

ALL Lines Require open Cuts

Peptics (Asphalt + s/w)

8" DMJ GATE VALVE

258 LF OF 4" HDPE SANITARY FORCE MAIN W/ 30" MIN COVER

8" C900 PVC DW

62.95'

label both lines as private

8" BUTTERFLY VALVE

Plug Valve per Cof. stds at R/W line

SCHEDULE B - II ITEM # 15 SEWER EASEMENT # 10 (O.R.B. 4868, PAGES 1430-1435)

EXISTING 8" WATER MAIN

EXISTING 8" SEWER MAIN

8" Sewer REQUIRES Manholes and a plan + profile.

SCHEDULE B - II ITEM # 14 EASEMENT 1 OF THE ROADWAY (O.R.B. 2478, PAGES 968-1009)

SCHEDULE B - II ITEM # 13 EASEMENT 1 OF THE ROADWAY (O.R.B. 2478, PAGES 968-1009)

SCHEDULE B - II ITEM # 14 EASEMENT 2 OF THE ROADWAY (O.R.B. 2478, PAGES 968-1009)

SCHEDULE B - II ITEM # 13 EASEMENT 1 OF THE ROADWAY (O.R.B. 2478, PAGES 968-1009)

SITE UTILITY PLAN - SOUTH
SCALE 1"=30'
0 10' 20' 30' 60' 90'

STATE ROAD NO. 25A (FDOT R/W VARIES)

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

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PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

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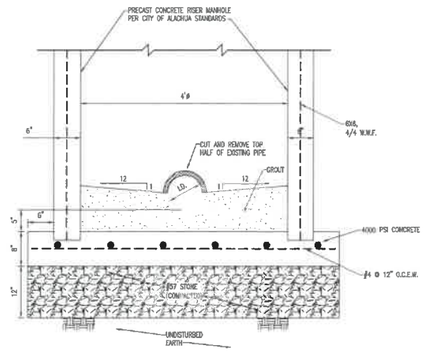
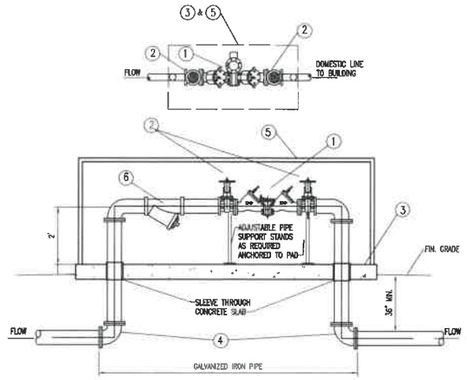
PROJECT NO: 169-0941
ISSUE DATE: 6/17/2021

SITE UTILITY PLAN SOUTH
C-401

PERMITTING DOCUMENTS - BLDG C



STRADDLE MANHOLE DETAIL
NO SCALE



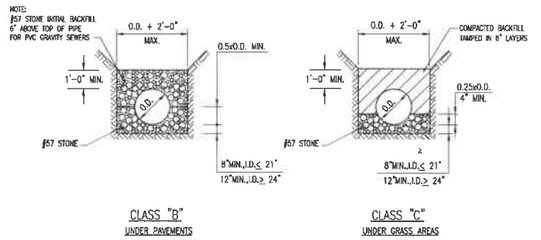
REDUCED PRESSURE ZONE ASSEMBLY – DOMESTIC

NOTES FOR WATER SERVICE

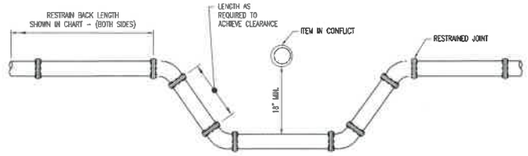
1. ALL PIPE SHALL BE PVC C900 UNLESS NOTED OTHERWISE.
2. WHERE PVC PIPE IS INDICATED, PROVIDE DETECTIBLE WARNING TAPE.
3. ALL ABOVE GROUND PIPING, DDCVA AND RPZ TO BE INSULATED. INSULATE WITH ALUMINUM-MAGNESIUM ALLOY JACKET HAVING A MINIMUM THICKNESS OF 0.016 INCHES WITH BUILT-IN INSULATION FELT. SECURE WITH STAINLESS STEEL BANDS ON 6 INCH CENTERS (JOMINS-MANVILLE, CUSTIN-BACON, OR EQUAL.
4. PROVIDE THRUST BLOCKING AS REQUIRED, SEE DETAILS.

LEGEND FOR WATER SERVICE PLAN AND ELEVATION

1. 8"ø DOMESTIC WATER REDUCED PRESSURE ZONE ASSEMBLY (RPZ) SERIES LF009QT BY WATTS, MAX WORKING PRESSURE = 175 PSI
2. NON-RISING STEM 4" GATE VALVES
3. 4" THICK CONCRETE PAD (fc'=3000 PSI).
4. 8"ø ELBOWS
5. FIBERGLASS ENCLOSURE, HINGED AND LOCKABLE, MANUFACTURED BY FLORIDA FIBERGLASS PRODUCTS, INC., MONTICELLO, FL, OR APPROVED EQUAL.
6. WYE STRAINER



SEWER PIPE BEDDING AND HAUNCHING DETAILS
NO SCALE



NEW & EXISTING PIPE – RESTRAINED JOINT

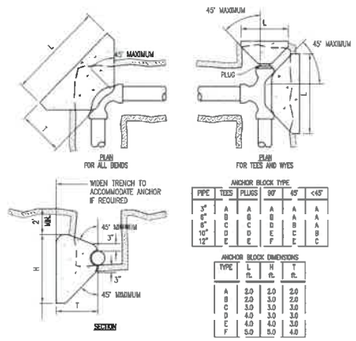
NOTES:

1. PROVIDE RESTRAINED JOINTS AT CHANGES IN DIRECTION OF ALL PIPE.
2. ALL PIPE JOINTS WITHIN THE DISTANCE (FEET) SHOWN IN THE FOLLOWING TABLE FROM THE P.I. (POINT OF INTERSECTION) OF THE FITTING SHALL BE RESTRAINED TYPE.
3. THESE DISTANCES (FEET) SHALL APPLY TO LENGTHS OF PIPE ON EACH SIDE OF THE FITTING.
4. CONSIDER DEAD ENDS EQUIVALENT 90 DEGREE BENDS.
5. TEE SHALL BE RESTRAINED ON BRANCH BASED ON SAME DISTANCE AS 90 DEGREE BEND OF THE SIZE OF THE BRANCH.

RESTRAINED JOINT PIPE DISTANCES FOR NEW PIPE (IN FEET)

PIPE SIZE	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4"	44	18	9	4
6"	62	26	12	6
8"	74	31	15	7
10"	87	36	17	9
12"	100	41	20	10
16"	123	51	24	12
20"	143	59	29	14
24"	162	67	32	18
30"	184	76	37	18
36"	207	86	41	20

PIPE CONFLICT DETAIL
NO SCALE



ANCHOR BLOCK TYPE

PIPE	TEES	PLUGS	90°	45°	<45°
3"	A	A	A	A	A
4"	B	B	B	B	A
6"	C	C	D	C	B
8"	D	D	E	D	C
10"	E	E	E	E	C
12"	E	E	F	E	C

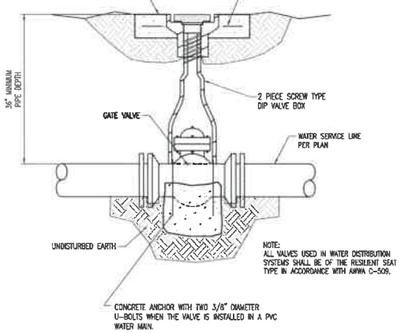
ANCHOR BLOCK DIMENSIONS

TYPE	L ft.	H ft.	T ft.
A	2.0	2.0	2.0
B	2.0	3.0	2.0
C	3.0	3.0	3.0
D	4.0	3.0	3.0
E	4.0	4.0	3.0
F	5.0	5.0	4.0

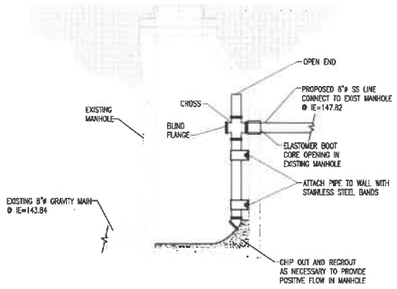
NOTES

1. ANCHOR BLOCKS SHALL BEAR ON UNDISTURBED EARTH.
2. ALL FITTINGS SHALL BE DOUBLE WRAPPED IN 6 MIL PLASTIC AND TAPPED WITH DUCT TAPE PRIOR TO INSTALLING THE STRAPS AND CONCRETE.
3. IN NO CASE SHALL THE PIPE BE ENCASED WITH CONCRETE. CONCRETE SHALL NOT BE PLACED SO AS TO RENDER THE PIPE AND FITTING INACCESSIBLE.
4. CONCRETE SHALL BE 3000 PSI OR STRONGER.

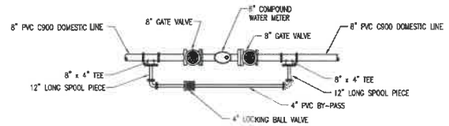
CONCRETE ANCHOR BLOCK
NO SCALE



GATE VALVE and BOX
NO SCALE



CONNECTION TO MANHOLE
NO SCALE



WATER METER DETAIL
NO SCALE

USE Latest City Standards

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
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PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

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PROJECT NO. 199-8841
ISSUE DATE: 6/11/2021

SITE UTILITY DETAILS

C-503

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

June 28, 2021

Sent by electronic mail to robert.davis4@woodplc.com

Rob Davis, P.E.
Wood Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Drive
Tallahassee, FL 32312

RE: Second Completeness Review: Harvest Parking Lot & Site Improvements (2021) Site Plan Application

Dear Mr. Davis:

On June 17, 2021, the City of Alachua received your revised application for a Site Plan submitted on behalf of the IIP-FL 3 LLC. The application proposes parking lot and site improvements at 12895 NW US Highway 441 (Tax Parcel Numbers 05855-004-000 and 05855-004-001). The revised application received on June 17, 2021 was submitted to address the completeness review comments issued to you in a letter dated May 13, 2021.

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 Tuesday, July 6, 2021**.

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 Project Assistance Team (PAT) Meeting, which will be scheduled under separate cover.

Please address the following:

1. **NEW COMMENT: Application Submittal Requirements:** Materials were provided in electronic format, but no printed copies were submitted. Provide four (4) copies of the plans and four (4) copies of all application materials, including those further described below.

2. **PREVIOUS COMMENT: Site Plan Attachment #1, Site Plan.**
   a. The proposed building renovations will require compliance with Section 6.8.2, Design Standards for Business Uses. Architectural plans are required in order to demonstrate compliance with Section 6.8.2. Reference Section 1.cc. under Section D of the Site Plan Application and Section 6.8.2.

3. **PREVIOUS COMMENT: Site Plan Attachment #4, Concurrency Impact Analysis.** A concurrency impact analysis has not been provided. See sample analysis attached to this letter.

4. **PREVIOUS COMMENT: Site Plan Attachment #5, Comprehensive Plan Consistency Analysis.** An analysis of the application's consistency with the City's Comprehensive Plan has not been provided. See sample analysis attached to this letter.

5. **PREVIOUS COMMENT: Site Plan Attachment #13, Environmental Resource Permit.** A copy of an Environmental Resource Permit or documentation which shows a permit application has been submitted to Suwannee River Water Management District has not been provided.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kamal Latham, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Project File

COMPREHENSIVE PLAN ANALYSIS

Copeland Park Product Development Laboratory

20-0231

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director

From: Seth Wood, Project Planner

Date: ~~September 30, 2020~~ October 29, 2020

RE: Copeland Park Product Development Laboratory – Comprehensive Plan Consistency Analysis

This application is for the western portion of Alachua County Tax Parcel 03927-007-000. The parcel is located on Nano Court, close to the road's end point. The site's Future Land Use (FLU) category is Industrial, and the Zoning District classification is Industrial, Light and Warehousing. The proposed use is a ±42,466-square-foot product development laboratory facility with associated utility infrastructure and parking.

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.

The proposed development includes a single ±42,466-square-foot product development laboratory facility. This use is consistent with 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;

Vehicular access to the site is provided via NW Nano Court. Currently, sidewalks are located along both sides of NW Nano Court. The site will include on-site pedestrian facilities, including sidewalks from NW Nano Court, through the parking lot, to multiple building entrances. A crosswalk will be located where pedestrians are required to cross vehicular traffic.

2. Buffering from adjacent existing/potential uses;

Adjacent parcels to the west, north, and east of the project site share the Industrial FLU and Industrial, Light and Warehouse (ILW) zoning designations. Land to the south of the project site has a Public FLU designation and Government Facilities (GF) zoning designation. Per City of Alachua Land Development Regulations Table 6.2-2, a 10' Type C buffer is required when industrial uses are adjacent to government facilities, and a 5' Type A buffer is required when industrial uses are adjacent to one another. Per §6.2.2(D)(2)(b), a 5' parking area buffer is also required. The proposed development will adhere to these requirements.

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
www.chw-inc.com

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

City of Alachua LDR §6.7.3(A), Table 6.7-1. states that a minimum of 10% of the gross site area shall be designated as open space. The project proposes ±100,514 square feet of open space, or ±47.1% of the site, which exceeds the 10% minimum requirement.

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

The project will connect to an existing drainage system. An exhibit has been provided demonstrating conformance with the existing master stormwater permit conditions as well as capacity.

5. Placement of signage;

No signage is proposed as part of this application. All future 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 ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

A photometric site plan is submitted as part of this application, demonstrating compliance with City of Alachua lighting requirements. Onsite lighting is limited to ensure safe navigation of the site, and to deter any unlawful activity after hours. Light placement will not adversely affect surrounding properties.

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

The on-site parking area was designed to minimize vehicle and pedestrian conflicts. A sidewalk connection allows pedestrians to safely travel from NW Nano Court to the building with only a single crosswalk, vehicular point of conflict. Deliveries are made along the side of the building, which does not conflict with the pedestrian circulation pattern or the main parking area. Trash pick-up is also located on the side of the building near the loading area.

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

Per Comprehensive Plan Future Land Use Element Policy 2.4.a, minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. The proposed Landscape Plan designates ±12% of the site as landscaped area, meeting the 10% requirement.

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

There are no wetlands in the development area, nor are there any of environmental features on-site that warrant protection. There are no known on-site occurrences of historic significance either.

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

There are no performance-based zoning requirements being proposed for this site.

11. Industrial uses shall be limited to an intensity of less than or equal to .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.

This application proposes a ±42,466 square feet non-residential building on a 9.81-acre parcel, which yields a 0.109 Floor Area Ratio (FAR). Therefore, the proposed use does not exceed the permitted 0.50 FAR.

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.

The submitted landscaping plan includes ±12% of total site area designated as landscaped area, not inclusive of designated open space area, which demonstrates that the 10% minimum landscaping requirement is satisfied.

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.

The proposed Research and Development building will not result in a degradation of transportation Level of Service (LOS) standards. The proposed development will result in 639 AADT and 39 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 is the only affected roadways within this ½ mile radius.

According to the September 2020 Development Monitoring Report made available by City staff, there is more than enough capacity on the affected roadway segment to handle the increase in AADT created by the proposed application. Therefore, after build-out of the proposed development, there will continue to be a 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.

The proposed development will allow a net increase of ±42,466 sf of non-residential uses, resulting in an increased demand of ±6,370 gallons per day on the City's sanitary sewer system. Per the City of Alachua September 2020 Development Monitoring Report, there is a residual capacity of 709,067 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:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

The proposed development will allow a net increase of ±42,466 sf of non-residential uses, resulting in an increased demand of 93.00 tons per year on the City's solid waste system. Per the City of Alachua September 2020 Development Monitoring Report, 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.

The proposed development will allow a net increase of ±42,466 sf of non-residential uses, resulting in an increased demand of ±6,370 gallons per day on the City's potable water system. Per the City of Alachua September 2020 Development Monitoring Report, there is a residual capacity of 884,141 gallons per day.

CONCURRENCY IMPACT ANALYSIS

Copeland Park Product Development Laboratory

20-0231

Professional Consultants

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director

From: Seth Wood, Project Planner

Date: ~~September 30, 2020~~ October 29, 2020

RE: Copeland Park Product Development Laboratory – Concurrency Impact Analysis

This application is for the western portion of Alachua County Tax Parcel 03927-007-000. The parcel is located on Nano Court, close to the road's end point. The site's Future Land Use (FLU) category is Industrial, and the Zoning District classification is Industrial, Light and Warehousing. The proposed use is a ±42,466 square-foot product development laboratory facility with associated utility infrastructure and parking.

Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. The Concurrency Impact Analysis for this application is based on an **increase of ±42,466 square feet of Research and Development Center space**, ITE Land Use Code 760.

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development. The following tables include data from the City of Alachua September 2020 Development Monitoring Report, as well as data obtained within the City Comprehensive Plan and Florida Administrative Code (F.A.C.).

Roadways / Transportation

Table 1: Projected Trip Generation

Trip Generation									
Land Use	ITE LU Code	Variable (GFA/1000)	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Research and Development Center	760	42.466	639	18	14	4	39	6	33

1. *Source: ITE Trip Generation 10th Edition*

Conclusion: Approval of this application may generate **639 daily vehicle trips**. The proposed development *will not* negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Tables 1 and 2 of this report.

Per City LDR §2.4.14(H)(2), affected roadways for developments generating *less* than 1,000 external average daily trips (ADT) are those within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater. Table 2 calculates projected impacts on City of Alachua roadways.

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

www.chw-inc.com

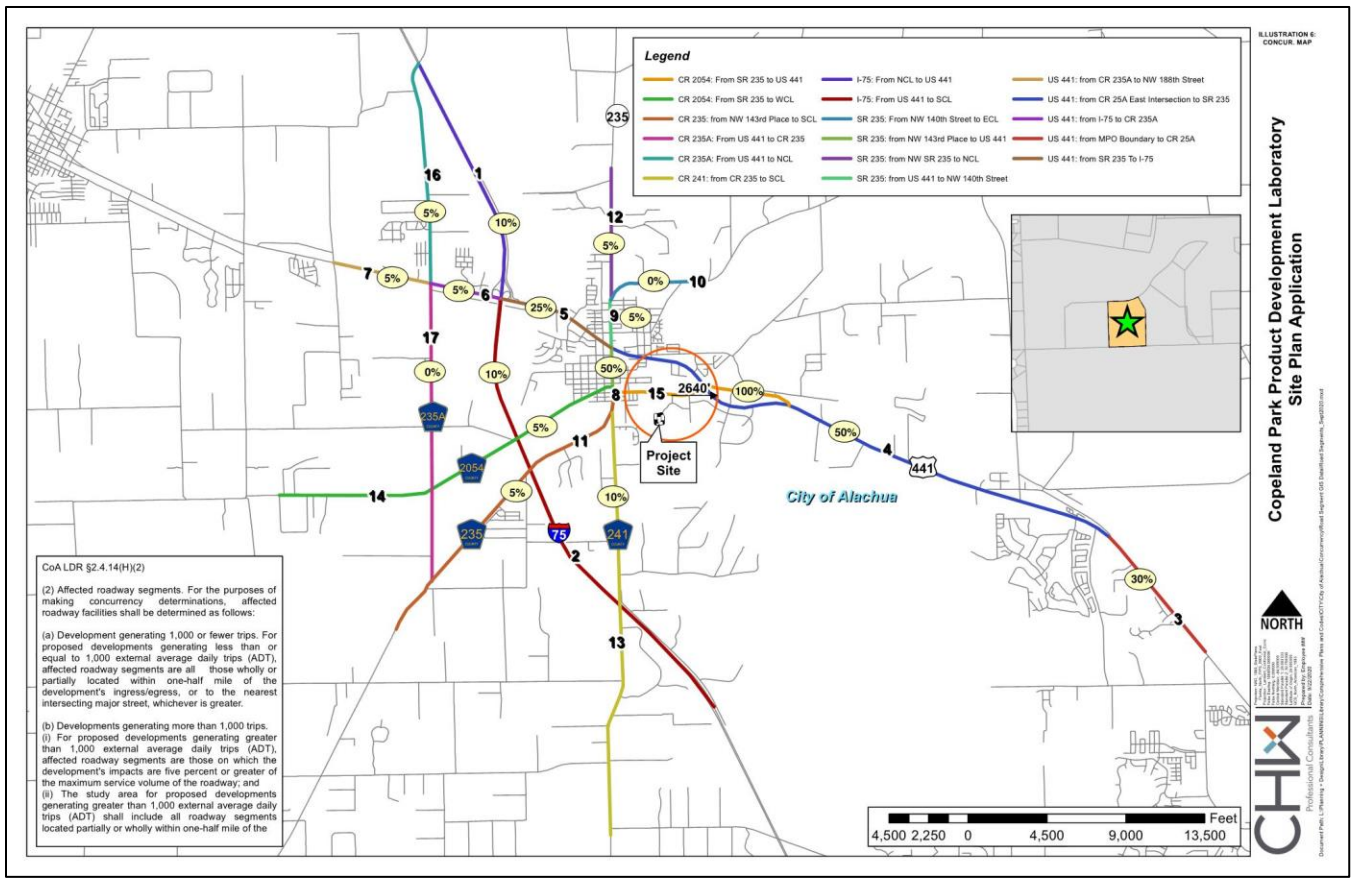


Figure 1: Anticipated Trip Distribution by Roadway Segment

Figure 1 illustrates the anticipated trip distribution. The project site is at the end of Nano Court. The center point used for the one-half mile radius measurement was the intersection of CR 2054 and NW 129th Way. Because of the need to use CR 2054 to access the project site, 100% of vehicles are anticipated to utilize this roadway. Trips are anticipated to be generated predominately by employees, who will likely live in the City of Alachua and surrounding communities.

Table 2: Projected Impacts on Roadways

	AADT	PM
Traffic System Category	**Segment 15: CR 2054**	
	From SR 235 and US 441	
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]	639	39
Available Capacity w/ Application approval	**10,773**	**893**

1. *Source: City of Alachua September 2020 Development Monitoring Report*
2. *Note: Projected trip distribution percentage is estimated by 100% for Segment 15.*

Conclusion: CR 2054 from SR 235 to US 441 is an affected roadway segment. There is available capacity with this application's approval. Therefore, this development *will not* cause the roadway segments to fall below the LOS standards.

Potable Water/Sanitary Sewer

Table 3: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,295,000
Reserved Capacity[1]	120,859
Residual Capacity[1]	884,141
Percentage of Permitted Design Capacity Utilized[1]	61.56%
Projected Potable Water Demand from Proposed Project[2]	6,370
Residual Capacity after Proposed Project	**877,771**

1. *Source: City of Alachua September 2020 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.*
   Formulas used: 42,466 sq. ft. x 15 gallons per 100 square feet of floor space

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's potable water facilities to fall below LOS standards.

Table 4: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	675,000
Reserved Capacity[1]	115,933
Residual Capacity[1]	709,067
Percentage of Permitted Design Capacity Utilized[1]	52.73%
Projected Potable Water Demand from Proposed Project[2]	6,370
Residual Capacity after Proposed Project	**702,697**

1. *Source: City of Alachua September 2020 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.*
   Formulas used: 42,466 sq. ft. x 15 gallons per 100 square feet of floor space

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's sanitary sewer facilities to fall below LOS standards.

Solid Waste

Table 5: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	41,192.00	7,517.54
Reserved Capacity[1]	8,251.19	1,505.84
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]		**93.00**

1. *Source: City of Alachua September 2020 Development Monitoring Report.*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (((12 lbs. / 1,000 ft^2/day x 42,466 sq. ft.) x 365)/2,000)*

Conclusion: There is available capacity with this application's approval. Therefore, the proposed development *will not* cause the City's solid waste facilities to fall below LOS standards.

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 13, 2021

Sent by electronic mail to robert.davis4@woodplc.com

Rob Davis, P.E.
Wood Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Drive
Tallahassee, FL 32312

RE: Completeness Review: Harvest Parking Lot & Site Improvements (2021) Site Plan Application

Dear Mr. Davis:

On May 12, 2021, the City of Alachua received your application for a Site Plan submitted on behalf of the IIP-FL 3 LLC. The application proposes parking lot and site improvements at 12895 NW US Highway 441 (Tax Parcel Numbers 05855-004-000 and 05855-004-001).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the following information is needed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Thursday, May 20, 2020**.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. ***The time frame and cycle for review shall be based upon the date the application is determined to be complete.*** If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

Please note that if an additional completeness review is required, a resubmittal fee equal to 10% of the application fee will be assessed for each additional completeness review and must be paid prior to further review of the application.

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 Project Assistance Team (PAT) Meeting, which will be scheduled after the application is determined to be complete.

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

1. **Application.** Please revise the following information on the Site Plan Application:
   a. Parcel ID Numbers: Site improvements are proposed on Tax Parcels 05855-004-000 and 05855-004-001.
   b. Future Land Use Map Designation: Correct designation is "Industrial".
   c. Zoning Designation: Correct zoning designation is "Industrial General (IG)".

d. Name of Property Owner and Contact Information: Property ownership records indicate the current owner is "IIP-FL 3 LLC". Revise ownership information and provide contact information for owner.

2. **Authorized Agent Affidavit.** Agent authorization from the property owner (IIP-FL 3 LLC) has not been provided.

3. **Site Plan Attachment #1, Site Plan.**
   a. Name and contact information of owner is incorrect.
   b. A boundary and topographic survey was not included within the site plan. Survey shall be signed and sealed and shall be no older than two (2) years.
   c. Complete legal description of the property not provided on site plan.
   d. Location of existing/proposed fire hydrants not shown on the site plan.
   e. Landscape calculations are not provided. See Section 1.y. under Section D of the Site Plan Application for details. A sample landscape plan with landscape calculations is attached for reference.
   f. Photometric plan is required for new parking area to demonstrate compliance with Section 6.4.
   g. The proposed building renovations will require compliance with Section 6.8.2, Design Standards for Business Uses. Architectural plans are required in order to demonstrate compliance with Section 6.8.2. Reference Section 1.cc. under Section D of the Site Plan Application and Section 6.8.2.

4. **Site Plan Attachment #4, Concurrency Impact Analysis.** A concurrency impact analysis has not been provided. See sample analysis attached to this letter.

5. **Site Plan Attachment #5, Comprehensive Plan Consistency Analysis.** An analysis of the application's consistency with the City's Comprehensive Plan has not been provided. See sample analysis attached to this letter.

6. **Site Plan Attachment #8, Legal Description.** Legal description included within application package appears to be outdated (a portion of the property described has been split from the current site configuration).

7. **Site Plan Attachment #13, Environmental Resource Permit.** A copy of an Environmental Resource Permit or documentation which shows a permit application has been submitted to Suwannee River Water Management District has not been provided.

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.

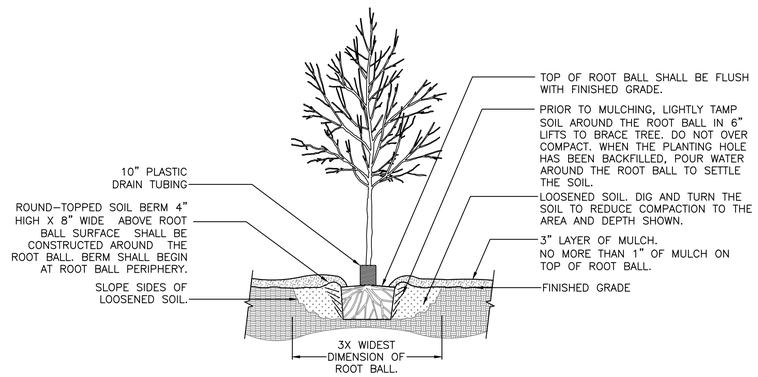
Sincerely,

Justin Tabor, AICP
Principal Planner

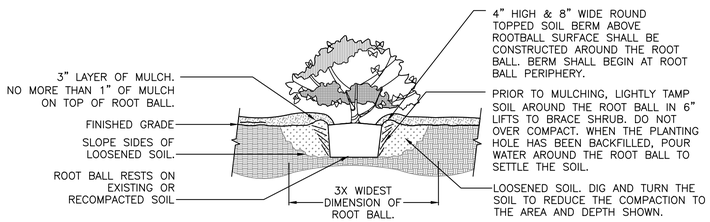
c: Adam Boukari, City Manager *(by electronic mail)*
Mike DaRoza, Assistant City Manager *(by electronic mail)*
Kamal Latham, Assistant City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Project File

PLANT SCHEDULE

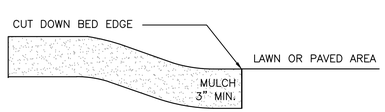
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
LIN	44	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	15 GAL., 8' HT., 30" SPR., 1–1/2" CAL.
LT	25	LIRIODENDRON TULIPIFERA	TULIP TREE	30 GAL., 11' HT., 3' SPR., 2" CAL.
MGD	23	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	DD BLANCHARD MAGNOLIA	30 GAL, 12' HT, 42" SPR, 2" CAL
PML	64	PODOCARPUS MACROPHYLLUS	PODOCARPUS	15 GAL., 9' HT., 2' SPR., 1–1/2" CAL.
QV	17	QUERCUS VIRGINIANA	LIVE OAK SEEDLING	30 GAL, 12' HT, 54" SPR, 2" CAL
UA	26	ULMUS ALATA	WINGED ELM	30 GAL, 10' HT, 4' SPR, 2" CAL
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
IDB	181	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	3 GAL, 24" HT, 16" SPR
PM	525	PODOCARPUS MACROPHYLLUS	PODOCARPUS	3 GAL., 18" HT., 18"SPR.
RI	610	RHAPHIOLEPIS INDICA 'ELEANOR TABOR'	ELEANOR TABOR INDIAN HAWTHORN	3 GAL., 24" HT. X 12" SPR.
VOS		VIBURNUM OBOVATUM 'MRS. SHILLER'S DELIGHT'	MRS. SHILLERS DELIGHT VIBURNUM	3 GAL., 18" HT., 18"SPR.
SOD/SEED		**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
SOD		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD



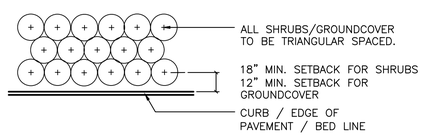
1 TREE PLANTING DETAIL
SCALE: N.T.S.



2 SHRUB PLANTING DETAIL
SCALE: N.T.S.



3 MULCH DETAIL
SCALE: N.T.S.



NOTE: THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

4 SHRUB PLANTING DETAIL
SCALE: N.T.S.

LANDSCAPED AREA REQUIREMENT
PER CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT, POLICY 2.4.A

TOTAL SITE AREA	5.4 ACRES
TOTAL PROPOSED OPEN AREA	1.9 ACRES
OPEN AREA % OF TOTAL SITE AREA (MIN. 10%)	35.2%
TOTAL PROPOSED LANDSCAPE AREA (EXCLUSIVE OF OPEN AREA)	0.69 ACRES
LANDSCAPED AREA % OF TOTAL SITE AREA (MIN. 10%)	12.8%

PARKING AREA LANDSCAPE REQUIREMENTS [Sec. 6.2.2(D)(2)(a) & (b)]

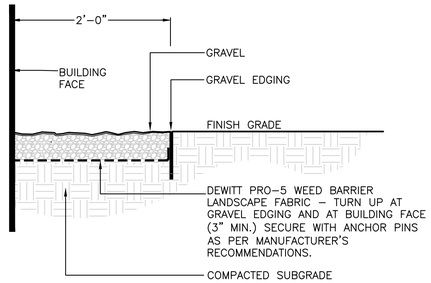
DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE	PARKING PERIMETER = 780 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 31 CANOPY TREES REQUIRED 16 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	31 CANOPY TREES PROVIDED 16 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE	PARKING AREA = 48,131 S.F. 1 CANOPY TREE REQUIRED PER 1,800 S.F. 10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED 27 CANOPY TREES REQUIRED 270 SHRUBS REQUIRED	27 CANOPY TREES PROVIDED 270 SHRUBS PROVIDED

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

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (NORTH SIDE)	1 TREES PER ACRE X 4.90 ACRES = 5 CANOPY TREES REQUIRED	5 CANOPY TREES PROVIDED
REAR SIDE CANOPY TREES (SOUTH SIDE)	2 TREES PER ACRE X 4.90 ACRES = 10 TREES REQUIRED	10 CANOPY TREES PROVIDED
EAST SIDE CANOPY TREES	2 TREES PER ACRE X 4.90 ACRES = 10 TREES REQUIRED	10 CANOPY TREES PROVIDED
WEST SIDE CANOPY TREES	2 TREES PER ACRE X 4.90 ACRES = 10 TREES REQUIRED	10 CANOPY TREES PROVIDED
SITE UNDERSTORY TREES	6 UNDERSTORY TREES PER ACRE X 4.90 ACRES = 30 TREES REQUIRED 50% IN FRONT = 15 TREES REQUIRED 25% ON EAST SIDE = 8 TREES REQUIRED 25% ON WEST SIDE = 7 TREES REQUIRED 30 UNDERSTORY TREES REQUIRED	FRONT SIDE 15 UNDERSTORY TREES PROVIDED EAST SIDE 8 UNDERSTORY TREES PROVIDED WEST SIDE 7 UNDERSTORY TREES PROVIDED 30 UNDERSTORY TREES PROVIDED
BUILDING FACADE	4 CANOPY TREES PER 150 LIN. FT. AND ROW OF SHRUBS REQUIRED ON EACH SIDE 190 LF NORTH FACADE = 5 TREES REQUIRED 240 LF SOUTH FACADE = 6 TREES REQUIRED 160 LF WEST FACADE = 4 TREES REQUIRED 160 LF EAST FACADE = 4 TREES REQUIRED	NORTH FACADE 5 CANOPY TREES PROVIDED SOUTH FACADE 6 CANOPY TREES PROVIDED WEST FACADE 4 CANOPY TREES PROVIDED EAST FACADE 4 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED ON ALL SIDES

PERIMETER BUFFER LANDSCAPE REQUIREMENTS [Section 6.2.2(D)(3)]

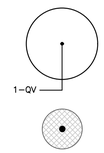
LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
NORTH PERIMETER	375 L.F. BUFFER TYPE 'A'	OPTION 1 1 CANOPY TREE/60 L.F. & 1 UNDERSTORY TREE/60 L.F.	6 CANOPY TREES & 6 UNDERSTORY TREES PROVIDED
SOUTH PERIMETER	430 L.F. BUFFER TYPE 'C'	OPTION 1 1 CANOPY TREE/30 L.F. & CONTINUOUS HEDGE	15 CANOPY TREES & CONTINUOUS HEDGE PROVIDED
WEST PERIMETER	475 L.F. BUFFER TYPE 'A'	OPTION 1 1 CANOPY TREE/60 L.F. & CONTINUOUS HEDGE	8 CANOPY TREES & CONTINUOUS HEDGE PROVIDED
EAST PERIMETER	565 L.F. BUFFER TYPE 'A'	OPTION 1 1 CANOPY TREE/60 L.F. & CONTINUOUS HEDGE	10 CANOPY TREES & CONTINUOUS HEDGE PROVIDED



5 24" GRAVEL STRIP DETAIL
SCALE: N.T.S.

811 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

LEGEND



NEW TREES TO BE ADDED

EXISTING TREES TO REMAIN

GENERAL NOTES
ALL ASPHALT, LIMEROCK, AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM PLANTING BEDS AND SOD AREAS PRIOR TO LANDSCAPE INSTALLATION. IF ENCOUNTERED DURING CONSTRUCTION OR INSTALLATION, THESE SHALL BE EXCAVATED AND REMOVED FROM THE SITE. PLANTING DEPTH OF SOIL IN SUCH AREAS SHOULD BE AT LEAST 3'. IF FILL MUST BE ADDED, IT MUST BE FLORIDA CLEAN DEEP FILL (FREE OF WEED SEEDS) WITH pH 6.0 – 7.5.

ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS.

NEW TREES OUTSIDE OF MULCHED LANDSCAPED BEDS WILL BE PROTECTED FROM MOWER AND STRING TRIMMER DAMAGE WITH 10" OF PLASTIC DRAIN TUBING.

LEADER SHOOTS AND MAIN STRUCTURAL LIMBS OF TREES SHALL NOT BE TOPPED OR PRUNED. TREES WILL BE STAKED AS NEEDED. GUYLINES WILL BE OF NON–SYNTHETIC BIODEGRADABLE MATERIAL.

REFER TO CIVIL PLANS FOR TREE BARRICADE DETAILS AND INFORMATION.

GRASSING
ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH SOD THAT IS FREE OF NOXIOUS WEEDS INCLUDING TROPICAL SODA APPLE OR SHALL BE SEEDED AND MULCHED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

PLANT MATERIAL
ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, DIVISION OF PLANT INDUSTRY'S 'GRADES AND STANDARDS FOR NURSERY PLANTS', CURRENT EDITION AT THE TIME PLANS ARE ISSUED. CALL THE CITY URBAN FORESTRY INSPECTOR AT 352–334–5023 AND LANDSCAPE ARCHITECT PRIOR TO PURCHASING ANY PLANT MATERIAL FOR AN ON SITE INSPECTION AND REVIEW OF LANDSCAPE PLAN.

PLANT QUANTITIES SHOWN ARE FOR PERMITTING PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM ALL QUANTITIES SHOWN ON THE PLAN.

10% OPEN SPACE REQUIREMENT
AS PER CITY OF ALACHUA LDR SECTION 6.7.3 (A), THE MINIMUM OPEN SPACE SET ASIDE SHALL BE 10% OF THE DEVELOPMENT SITE. REFER TO CIVIL PLANS FOR OPEN SPACE CALCULATIONS.

IRRIGATION
LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(B)(VI).

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.

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
(352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LA0001663
CHW Professional Consultants

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

CONSTRUCTION/BID REVISIONS:

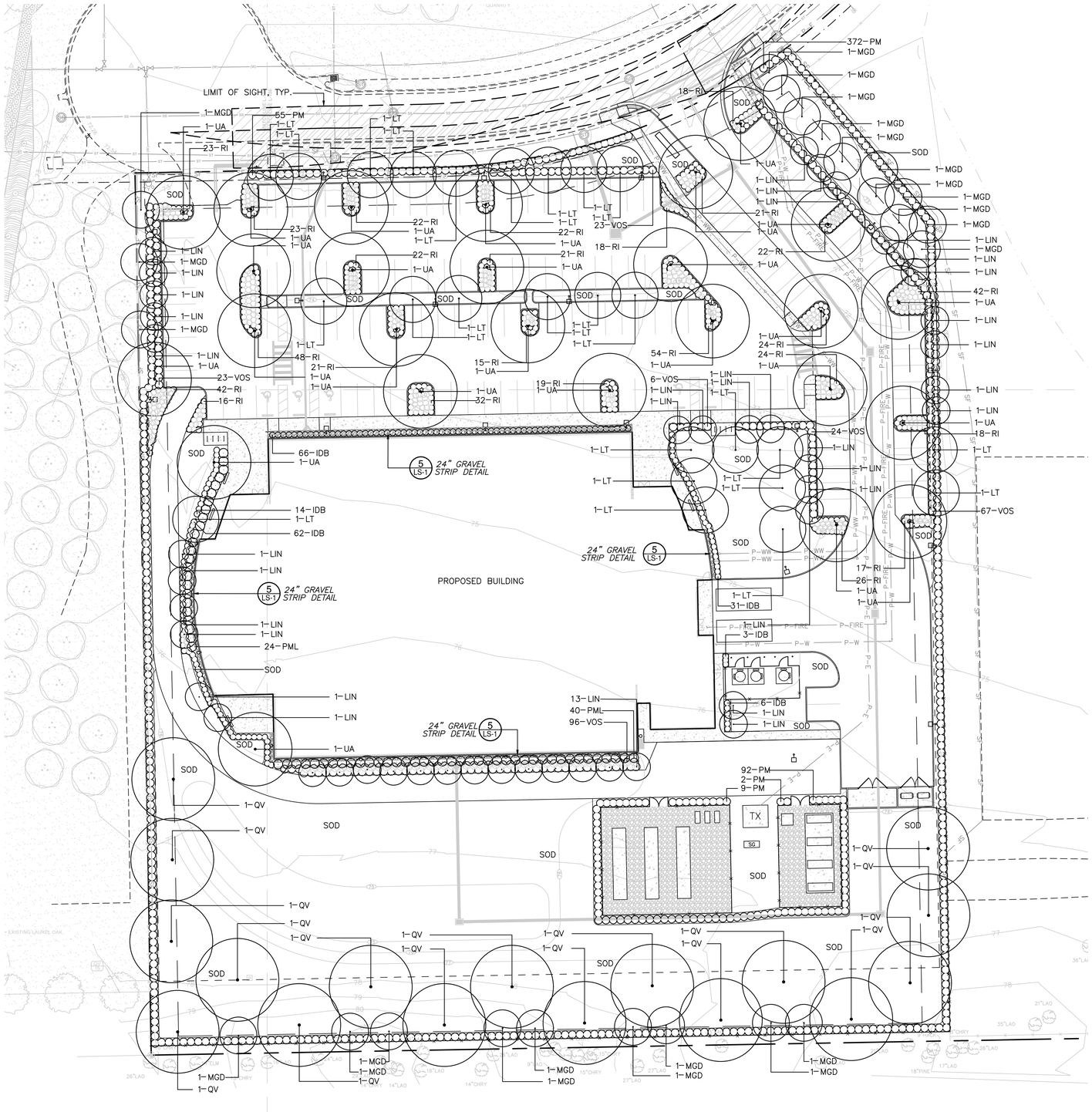
SUBMITTALS:
2009.29.SUBMITTAL TO COA
2010.13.SUBMITTAL TO COA
2011.16.SUBMITTAL TO COA

CLIENT: OLOGY/NANOTHERAPEUTICS
PROJECT: OLOGY PRODUCT DEVELOPMENT LAB
SHEET TITLE: LANDSCAPE NOTES, DETAILS, & SCHEDULE

TECHNICIAN: LR
DESIGNER: LR
QUALITY CONTROL: CT
PROJECT NUMBER: 20-0231

SHEET NO.: LS-1

Yacht Harbor Plat Date: Nov 16,2020 9:04am Filename: H:\2020\20-0231\Department\03_Design\03_CHWCK\01_Permitting\20-0231_Design Base.dwg



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SCALE: 1"=30'

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SCALES ACCORDINGLY.
0 1"

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
2009 23. SUBMITTAL TO COA
2010 25. SUBMITTAL TO COA
2011 16. SUBMITTAL TO COA

CLIENT: OLOGY/NANOTHERAPEUTICS

PROJECT: OLOGY PRODUCT DEVELOPMENT LAB

SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN: LR
DESIGNER: LR
QUALITY CONTROL: CT
PROJECT NUMBER: 20-02311

SHEET NO.: LS-2

Tech: lenor Plot Date: Nov 16,2020 9:55am Filename: H:\2020\20-02311\Department\01_Design\02_DWGs\01_Permitting\20-02311_Design Base.dwg

CONCURRENCY IMPACT ANALYSIS

Copeland Park Product Development Laboratory

20-0231

Professional Consultants

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director

From: Seth Wood, Project Planner

Date: ~~September 30, 2020~~ October 29, 2020

RE: Copeland Park Product Development Laboratory – Concurrency Impact Analysis

This application is for the western portion of Alachua County Tax Parcel 03927-007-000. The parcel is located on Nano Court, close to the road's end point. The site's Future Land Use (FLU) category is Industrial, and the Zoning District classification is Industrial, Light and Warehousing. The proposed use is a ±42,466 square-foot product development laboratory facility with associated utility infrastructure and parking.

Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. The Concurrency Impact Analysis for this application is based on an **increase of ±42,466 square feet of Research and Development Center space**, ITE Land Use Code 760.

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development. The following tables include data from the City of Alachua September 2020 Development Monitoring Report, as well as data obtained within the City Comprehensive Plan and Florida Administrative Code (F.A.C.).

Roadways / Transportation

Table 1: Projected Trip Generation

Trip Generation									
Land Use	ITE LU Code	Variable (GFA/1000)	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Research and Development Center	760	42.466	639	18	14	4	39	6	33

1. *Source: ITE Trip Generation 10th Edition*

Conclusion: Approval of this application may generate **639 daily vehicle trips**. The proposed development *will not* negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Tables 1 and 2 of this report.

Per City LDR §2.4.14(H)(2), affected roadways for developments generating *less* than 1,000 external average daily trips (ADT) are those within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater. Table 2 calculates projected impacts on City of Alachua roadways.

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

www.chw-inc.com

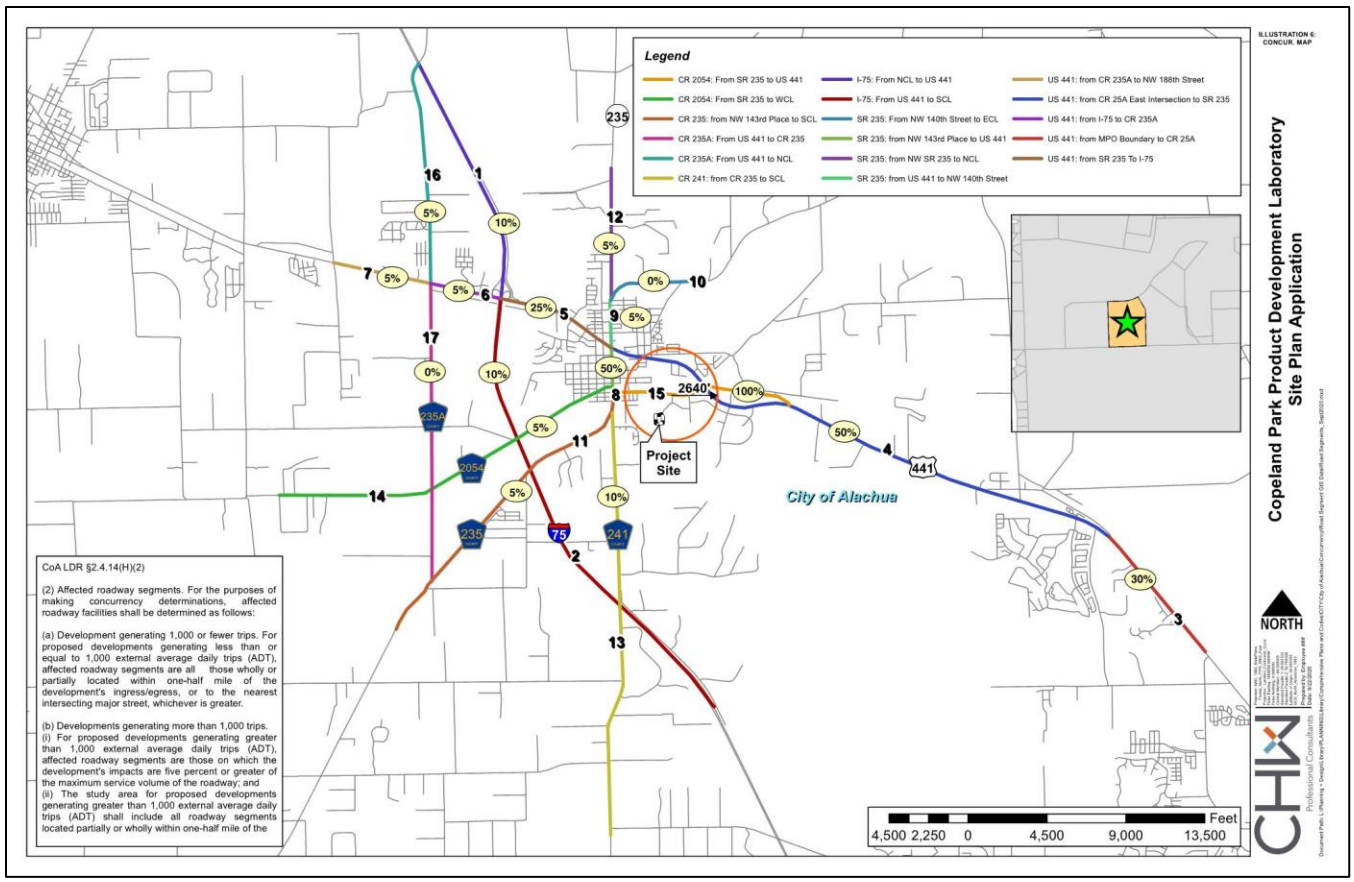


Figure 1: Anticipated Trip Distribution by Roadway Segment

Figure 1 illustrates the anticipated trip distribution. The project site is at the end of Nano Court. The center point used for the one-half mile radius measurement was the intersection of CR 2054 and NW 129th Way. Because of the need to use CR 2054 to access the project site, 100% of vehicles are anticipated to utilize this roadway. Trips are anticipated to be generated predominately by employees, who will likely live in the City of Alachua and surrounding communities.

Table 2: Projected Impacts on Roadways

	AADT	PM
Traffic System Category	**Segment 15: CR 2054**	
	From SR 235 and US 441	
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]	639	39
Available Capacity w/ Application approval	**10,773**	**893**

1. *Source: City of Alachua September 2020 Development Monitoring Report*
2. *Note: Projected trip distribution percentage is estimated by 100% for Segment 15.*

Conclusion: CR 2054 from SR 235 to US 441 is an affected roadway segment. There is available capacity with this application's approval. Therefore, this development *will not* cause the roadway segments to fall below the LOS standards.

Potable Water/Sanitary Sewer

Table 3: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,295,000
Reserved Capacity[1]	120,859
Residual Capacity[1]	884,141
Percentage of Permitted Design Capacity Utilized[1]	61.56%
Projected Potable Water Demand from Proposed Project[2]	6,370
Residual Capacity after Proposed Project	**877,771**

1. *Source: City of Alachua September 2020 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.*
   Formulas used: 42,466 sq. ft. x 15 gallons per 100 square feet of floor space

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's potable water facilities to fall below LOS standards.

Table 4: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	675,000
Reserved Capacity[1]	115,933
Residual Capacity[1]	709,067
Percentage of Permitted Design Capacity Utilized[1]	52.73%
Projected Potable Water Demand from Proposed Project[2]	6,370
Residual Capacity after Proposed Project	**702,697**

1. *Source: City of Alachua September 2020 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.*
   Formulas used: 42,466 sq. ft. x 15 gallons per 100 square feet of floor space

Conclusion: There is residual capacity with this application's approval. Therefore, the proposed development *will not* cause the City's sanitary sewer facilities to fall below LOS standards.

Solid Waste

Table 5: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	41,192.00	7,517.54
Reserved Capacity[1]	8,251.19	1,505.84
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]		**93.00**

1. *Source: City of Alachua September 2020 Development Monitoring Report.*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (((12 lbs. / 1,000 ft^2/day x 42,466 sq. ft.) x 365)/2,000)*

Conclusion: There is available capacity with this application's approval. Therefore, the proposed development *will not* cause the City's solid waste facilities to fall below LOS standards.

COMPREHENSIVE PLAN ANALYSIS

Copeland Park Product Development Laboratory

20-0231

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director

From: Seth Wood, Project Planner

Date: ~~September 30, 2020~~ October 29, 2020

RE: Copeland Park Product Development Laboratory – Comprehensive Plan Consistency Analysis

This application is for the western portion of Alachua County Tax Parcel 03927-007-000. The parcel is located on Nano Court, close to the road's end point. The site's Future Land Use (FLU) category is Industrial, and the Zoning District classification is Industrial, Light and Warehousing. The proposed use is a ±42,466-square-foot product development laboratory facility with associated utility infrastructure and parking.

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.

The proposed development includes a single ±42,466-square-foot product development laboratory facility. This use is consistent with 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;

Vehicular access to the site is provided via NW Nano Court. Currently, sidewalks are located along both sides of NW Nano Court. The site will include on-site pedestrian facilities, including sidewalks from NW Nano Court, through the parking lot, to multiple building entrances. A crosswalk will be located where pedestrians are required to cross vehicular traffic.

2. Buffering from adjacent existing/potential uses;

Adjacent parcels to the west, north, and east of the project site share the Industrial FLU and Industrial, Light and Warehouse (ILW) zoning designations. Land to the south of the project site has a Public FLU designation and Government Facilities (GF) zoning designation. Per City of Alachua Land Development Regulations Table 6.2-2, a 10' Type C buffer is required when industrial uses are adjacent to government facilities, and a 5' Type A buffer is required when industrial uses are adjacent to one another. Per §6.2.2(D)(2)(b), a 5' parking area buffer is also required. The proposed development will adhere to these requirements.

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
www.chw-inc.com

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

City of Alachua LDR §6.7.3(A), Table 6.7-1. states that a minimum of 10% of the gross site area shall be designated as open space. The project proposes ±100,514 square feet of open space, or ±47.1% of the site, which exceeds the 10% minimum requirement.

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

The project will connect to an existing drainage system. An exhibit has been provided demonstrating conformance with the existing master stormwater permit conditions as well as capacity.

5. Placement of signage;

No signage is proposed as part of this application. All future 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 ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

A photometric site plan is submitted as part of this application, demonstrating compliance with City of Alachua lighting requirements. Onsite lighting is limited to ensure safe navigation of the site, and to deter any unlawful activity after hours. Light placement will not adversely affect surrounding properties.

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

The on-site parking area was designed to minimize vehicle and pedestrian conflicts. A sidewalk connection allows pedestrians to safely travel from NW Nano Court to the building with only a single crosswalk, vehicular point of conflict. Deliveries are made along the side of the building, which does not conflict with the pedestrian circulation pattern or the main parking area. Trash pick-up is also located on the side of the building near the loading area.

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

Per Comprehensive Plan Future Land Use Element Policy 2.4.a, minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. The proposed Landscape Plan designates ±12% of the site as landscaped area, meeting the 10% requirement.

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

There are no wetlands in the development area, nor are there any of environmental features on-site that warrant protection. There are no known on-site occurrences of historic significance either.

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

There are no performance-based zoning requirements being proposed for this site.

11. Industrial uses shall be limited to an intensity of less than or equal to .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.

This application proposes a ±42,466 square feet non-residential building on a 9.81-acre parcel, which yields a 0.109 Floor Area Ratio (FAR). Therefore, the proposed use does not exceed the permitted 0.50 FAR.

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.

The submitted landscaping plan includes ±12% of total site area designated as landscaped area, not inclusive of designated open space area, which demonstrates that the 10% minimum landscaping requirement is satisfied.

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.

The proposed Research and Development building will not result in a degradation of transportation Level of Service (LOS) standards. The proposed development will result in 639 AADT and 39 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 is the only affected roadways within this ½ mile radius.

According to the September 2020 Development Monitoring Report made available by City staff, there is more than enough capacity on the affected roadway segment to handle the increase in AADT created by the proposed application. Therefore, after build-out of the proposed development, there will continue to be a 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.

The proposed development will allow a net increase of ±42,466 sf of non-residential uses, resulting in an increased demand of ±6,370 gallons per day on the City's sanitary sewer system. Per the City of Alachua September 2020 Development Monitoring Report, there is a residual capacity of 709,067 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:

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

The proposed development will allow a net increase of ±42,466 sf of non-residential uses, resulting in an increased demand of 93.00 tons per year on the City's solid waste system. Per the City of Alachua September 2020 Development Monitoring Report, 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.

The proposed development will allow a net increase of ±42,466 sf of non-residential uses, resulting in an increased demand of ±6,370 gallons per day on the City's potable water system. Per the City of Alachua September 2020 Development Monitoring Report, there is a residual capacity of 884,141 gallons per day.

Site Plan Second Re-Submittal for The Harvest - Building C

12895 NW US Highway 441

PARCEL No. 05855-004-000 & 05855-004-001(County Property Appraiser)

Alachua, Florida

Zoning: Industrial General (IG)

PROPOSED BUILDING NARRATIVE

ADJACENT TO BLDG C	
NEW VESTIBULE	393 SF
NEW EELCTRICAL ADDITION	135 SF
ADJACENT TO BLDG L	
NEW BHO BUILDING	384 SF
TOTAL NEW BLDG SF	912 SF

OWNER

IIP-FL 3 LLC
11440 W BERNARDO CT, SUITE 100
SAN DIEGO, CALIFORNIA 92127

ARCHITECT

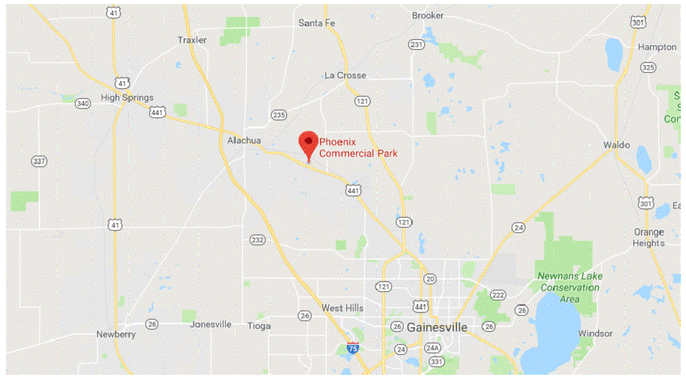
STUDIO 45 ARCHITECTS, PLLC
1648 SOUTHWEST BLVD
TULSA, OK 74107
(918) 392-4958

CIVIL

WOOD ENVIRONMENT &
INFRASTRUCTURE SOLUTIONS, INC.
404 SW 140TH TERRACE
NEWBERRY, FL 32669
(352) 332-3318

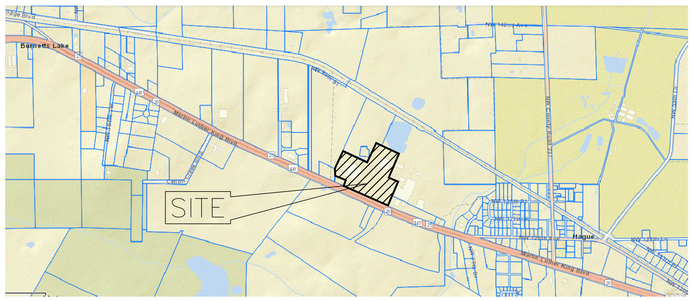
FIRE PROTECTION IS PROVIDED BY AN ONSITE SYSTEM SERVED BY A PRIVATELY OWNED WATER TOWER.

NO CHANGES TO THE FIRE PROTECTION SYSTEM ARE PROPOSED.



VICINITY MAP
NTS

NORTH



LOCATION MAP
NTS

NORTH

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X100	Cover Sheet and Index to Drawings
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FIG. 1	Tree Survey Map
C001	Existing Conditions Plan
C101	Demolition and Erosion Control Plan
C102	Parking Landscape Plan
C103	Landscape Plan
C201	Site Layout and Paving Plan - Parking
C202	Site Layout and Paving Plan - Roadway
C203	Site Layout and Paving Plan - North
C204	Site Layout and Paving Plan - Building C
C205	Fencing and Fire Hydrant Plan
C301	Site Grading and Drainage Plan - South
C401	Site Utility Plan - South
C501	Erosion Control Details and Notes
C502	Site Civil Details
C503	Site Utility Details
C504	Site Utility Details

CONTRACTOR NOTICE 2017 (AS REVISED JANUARY 2018)

THE CONTRACTOR & OWNER WILL BE HELD ACCOUNTABLE DURING CONSTRUCTION FOR ALL SITE IMPROVEMENTS. COMPLIANCE WITH FLORIDA STATUTES 553.5041 (F.S.), AND THE *FLORIDA ADMINISTRATIVE CODE FOR BUILDING CONSTRUCTION* (FACBC), IS MANDATORY. IF INCORRECT AT FINAL INSPECTION, CONTRACTOR WILL BE REQUIRED TO MODIFY CONSTRUCTION TO COMPLY WITH F.S. AND FACBC. THE FOLLOWING ITEMS TAKE PRECEDENCE AND SUPERSEDE OTHER SITE DETAILS ON DRAWINGS:

1. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON AN ACCESSIBLE ROUTE NO LESS THAN 44" WIDE SO THAT USERS WILL NOT BE COMPELLED TO WALK OR WHEEL BEHIND PARKED VEHICLES EXCEPT BEHIND HIS OR HER OWN VEHICLE. §208.1 AND §502.3, FACBC AND F.S. 553.5041.
2. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SERVING A PARTICULAR BUILDING SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM THE ACCESSIBLE (H/C) PARKING TO AN ACCESSIBLE ENTRANCE. §208.3.1 FACBC AND F.S. 553.5041(5)(B).
3. ACCESSIBLE PARKING SPACES SHALL BE 12' WIDE, AND OUTLINED WITH BLUE PAINT. §502.2 AND §502.6, FACBC
4. ACCESS AISLES REQUIRED ADJACENT TO PARKING SPACES SHALL BE 5' WIDE WITH DIAGONAL STRIPING. §502., FACBC
5. ACCESSIBLE PARKING AND ACCESS AISLES SHALL BE LEVEL(NOT TO EXCEED 1:48) ON A STABLE, FIRM & SLIP RESISTANT SURFACE. RE: §302.1, §502.3.FACBC
6. ACCESSIBLE PARKING SIGNS SHALL BE FDOT APPROVED AND SHALL READ 'PARKING BY DISABLED PERMIT ONLY' AND SHALL INDICATE A $250 FINE FOR ILLEGAL USE. INSTALL SIGNS A MINIMUM 60" (INCHES) FROM THE GROUND TO THE BOTTOM OF THE SIGN(S). RE: §502.6ANDF.S. 553.5041.
7. CURB RAMPS SHALL NOT EXCEED 1:12 SLOPE, AND CURB RAMP FLARES SHALL NOT EXCEED 1:10 SLOPE. CURB RAMPS AND FLARED SIDES SHALL NOT ENCROACH UPON PARKING SPACES, ACCESS AISLES, OR VEHICULAR TRAFFIC LANES.THE COUNTER SLOPE OF ADJACENT ROAD SURFACES& GUTTERS SHALL NOT EXCEED 1:20.RE: § 405.2, §406., FACBC
8. CURB RAMPS SHALL HAVE A LANDING WITH A MINIMUM CLEAR LENGTH OF 36" SHALL BE LOCATED AT THE TOP SIDE OF EACH CURB RAMP, A CLEAR WIDTH AT LEAST AS WIDE AS THE CURB RAMP (EXCLUDING FLARED SIDES) LEADING TO IT. EXCEPTION: FOR ALTERATIONS,WHERE THERE IS NO LANDING, CURB RAMP FLARES SHALL BE PROVIDED, AND SHALL NOT BE STEEPER THAN 1:12 SLOPE. RE: §406, FACBC
9. ALL RAMPS WITH A RISE GREATER THAN 6" SHALL PROVIDE EDGE PROTECTION COMPLYING WITH §405.9 FACBC. RAMPS SHALL HAVE 60" MIN LEVEL LANDINGS AT THE TOP & BOTTOM. RE: §405.7. FACBC.
10. ALL RAMPSWITH A RISE GREATER THAN 6" SHALL HAVE HANDRAILS ON BOTH SIDES WITH 12" HORIZONTAL EXTENSIONS AT THE TOP &BOTTOM OF THE RAMP. RE: §1010.9 FBC-B (FLORIDA BUILDING CODE – BUILDING) AND§505.10 FACBC.
11. ACCESSIBLE ROUTES TO "MAIN ENTRY"FROM AN ACCESSIBLE PARKING SPACE, AND FROM THE "PUBLIC WAY", SHALL NOT EXCEED 1:20 SLOPE (UNLESS RAMPS, HANDRAILS WITH PROPER EXTENSIONS ARE PROVIDED) WITH CROSS SLOPE NOT IN EXCESS OF 1:48. RE: §206, §402 AND §403.FACBC.
12. *CONNECT BUILDINGS WITHIN THE SAME SITE WITH AN ACCESSIBLE ROUTE WHICH SHALL NOT EXCEED 1:20 SLOPE (UNLESS RAMPS AND HANDRAILS ARE PROVIDED) AND AMAXIMUM CROSS SLOPE OF 1:48. RE: §206 FACBC.

*EXCEPTION: AN ACCESSIBLE ROUTE SHALL NOT BE REQUIRED BETWEEN ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES IF THE ONLY MEANS OF ACCESS BETWEEN THEM IS A VEHICULAR WAY NOT PROVIDING PEDESTRIAN ACCESS. RE: §206.2.2 FACBC

ERRORS AND OMISSIONS IN THESE DOCUMENTS, IF ANY, SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION. GENERAL CONTRACTOR TO THOROUGHLY INSPECT EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS.

ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS SHALL BE NOTED AT ONCE AND CALLED TO THE ENGINEER'S ATTENTION 48 HOURS PRIOR TO SUBMITTING BIDS.

CORRESPONDENCE REGARDING THESE CONSTRUCTION DOCUMENTS SHALL BE DIRECTED TO ROBERT H DAVIS JR, P.E. AT WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS INC. 1441 MACLAY COMMERCE DR, SUITE 102, TALLAHASSEE, FL 32312 (850)298-7717

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

STUDIO 45 ARCHITECTS
1648 Southwest Boulevard,
Tulsa, Oklahoma 74107
www.s45architects.com

THE HARVEST
PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA
PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Studio 45 Architects, PLLC, and is not to be used, in whole or in part, for any other project, without the written authorization of Studio 45 Architects, PLLC.

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ROBERT H. DAVIS JR. LICENSE NO. 73115 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT NO: 100-0811
ISSUE DATE: 8/26/2021

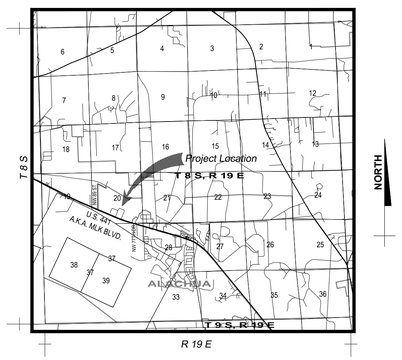
INDEX TO DRAWINGS

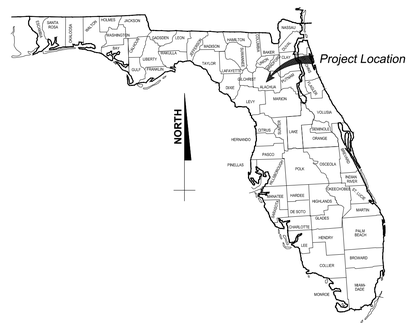
X-100

PERMITTING DOCUMENTS BLDG C

Map of Limited Topographic Survey
AT
PHOENIX COMMERCIAL PARK
Located in
Section 20, Township 8 South, Range 19 East
Alachua County, Florida

Location Map
(Not to Scale)





Surveyor's Notes:

1. *This map of Topographic Survey is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.*
2. *Additions or deletions to this Map of Topographic survey by other than the signing party or parties is prohibited without the written consent of the signing party or parties.*
3. *The purpose of this survey is to identify and map limited topographic features, namely drainage structures and spot elevations, within the survey limits shown hereon. Locations of fixed improvements shown hereon are based upon the following surveys provided by the client: 1) Boundary Survey by EDA, Inc. dated March 17, 2019; 2) ALTA/NSPS Survey by CHW, Inc. dated April 25, 2019.*
4. *Coordinates and Elevations shown hereon are relative to the North American Datum of 1983, 2011 Adjustment, projected in the Florida State Plane Coordinate System, Florida North Zone 903, US survey feet, and; the North American Vertical Datum of 1988 (NAVD 88) based on Global Positioning System (GPS) measurements to the National Geodetic Survey (NGS) Continuously Operating Reference Stations (CORS) network. The positions of the project control stations shown hereon have a calculated positional accuracy of 2 cm or better based upon the NGS OPUS adjustment report.*
5. *Bearings shown hereon are based on a value of South 66°00'17" East for the south line of the lands of the subject parcel. Said bearing is identical with the furnished description.*
6. *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.*
7. *Fencing, symbols and utilities shown hereon may be exaggerated for pictorial purposes only and may not be shown to scale.*
8. *The surveyor has no knowledge of underground foundations which may encroach.*
9. *There is evidence of recent earth moving work, water and sewer utility installation along US highway 441.*

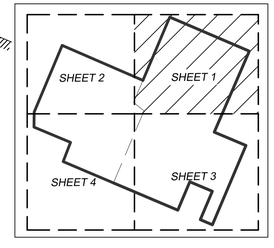
LEGEND:

(D1) = DATA BASED ON PARENT PARCEL DESCRIPTION
(D2) = DATA BASED ON CEMETERY DESCRIPTION
(D3) = DATA BASED ON LASER DESCRIPTION
(D4) = DATA BASED ON HARVEST DESCRIPTION
(D5) = DATA BASED ON HAGUE DESCRIPTION
(D6) = DATA BASED ON TOGETHER WITH 50' EASEMENT DESCRIPTION
(D7) = DATA BASED ON TOGETHER WITH LAKE URSULA EASEMENT
(M) = DATA BASED ON FIELD MEASUREMENTS DESCRIPTION

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
R/W = RIGHT OF WAY
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
ID. = IDENTIFICATION
EL = ELEVATION

= FOUND 3/4" IRON PIPE (MARKED AS NOTED)
= *FOUND 5/8" STEEL ROD AND CAP (MARKED AS NOTED)*
= GAS METER
= MAILBOX
= POST INDICATOR VALVE
= WATER VALVE
= WATER METER
= MONITORING WELL
= WOODEN POWER POLE
= METAL LIGHT POLE
= METAL SIGN
= OVERHEAD PIPES (STAND)
= GUY POLE
= TRANSFORMER
= POST INDICATOR VALVE
= FIRE HYDRANT
= BOLLARD
= ELECTRIC MANHOLE
= METAL LID (CONTENTS UNKNOWN)
= STORM SEWER MANHOLE
= SANITARY SEWER MANHOLE
= CATCH BASIN/STORM INLET
= MITERED END SECTION
= PAVEMENT MARKING (BIKE LANE)
= PAVEMENT MARKING (TURN ARROW)
OHW = OVERHEAD ELECTRIC WIRE
= GUY WIRE
+155.3' = Elevation
= CONCRETE SURFACE

Key Map



GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

NORTH

Last Day in Field: 06/03/2019

ROBERT M. JONES
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE No. LS 4201

Prepared by:

Wood Environment & Infrastructure Solutions, Inc.
550 Northlake Boulevard, Suite 1000
Altamonte Springs, FL 32701 USA
Phone: (407) 522-7570
www.woodplc.com
Certificate of Authorization Number LB-0007932

Prepared for:

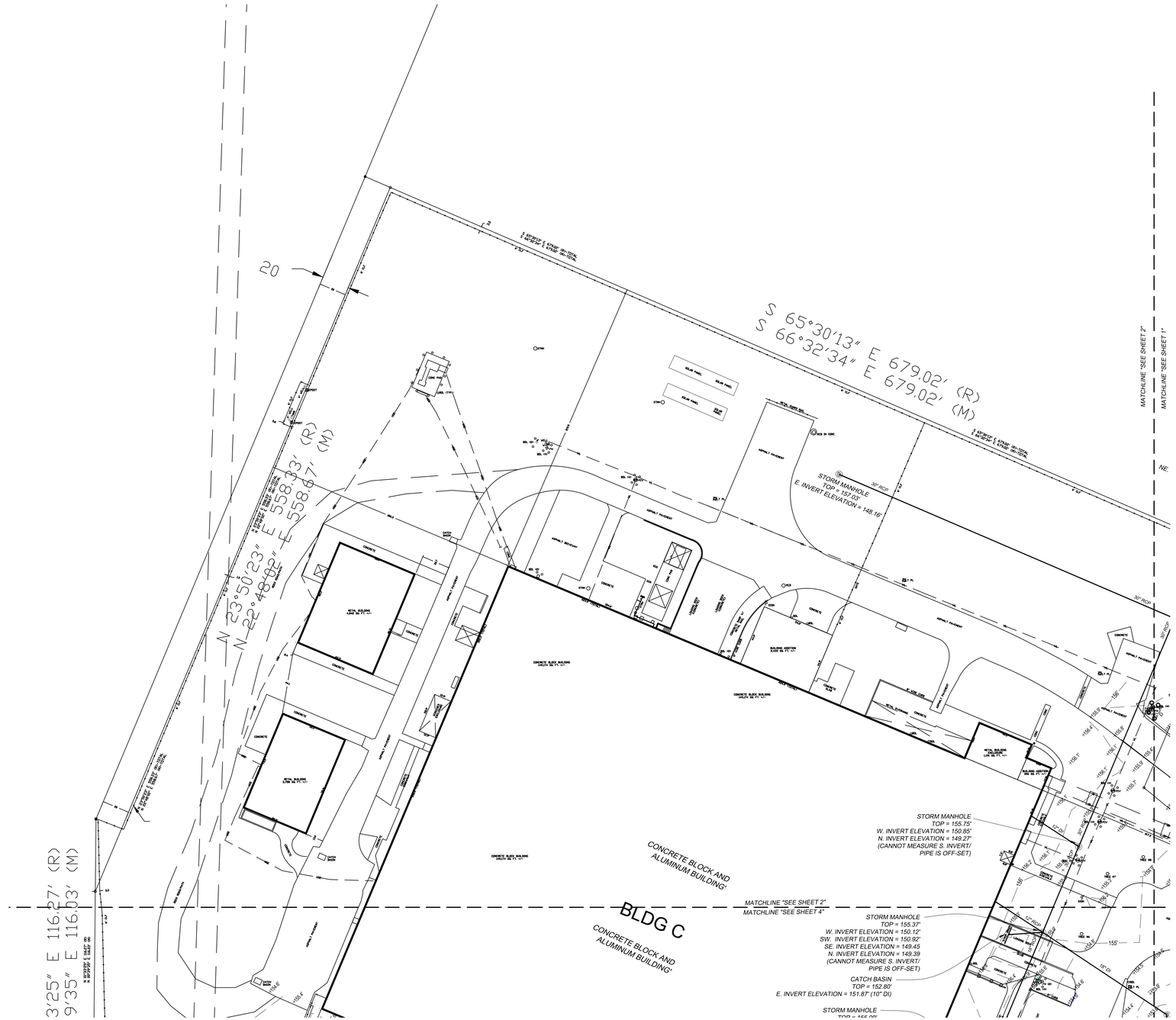
HARVEST ENTERPRISES

Revision	Date

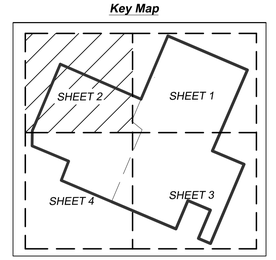
Dwg. Date:	06/04/2019
Photo Date:	N/A
Drawn by:	BJG
Checked by:	RMJ
County: Alachua County, Florida	
Field Books: 1347	
Office No.: 60901902024	
Dwg. Name: 60901902024 Topo	

Project Title:
Map of Limited Topographic Survey
AT
PHOENIX COMMERCIAL PARK
Located in
Section 20, Township 8 South, Range 19 East
Alachua County, Florida

Sheet No. 1 of 4



Key Map



GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

NORTH

Prepared by:

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Certificate of Authorization Number LB-0007932

Last Day in Field: 06/03/2019

Prepared for:

HARVEST ENTERPRISES

Revision	Date

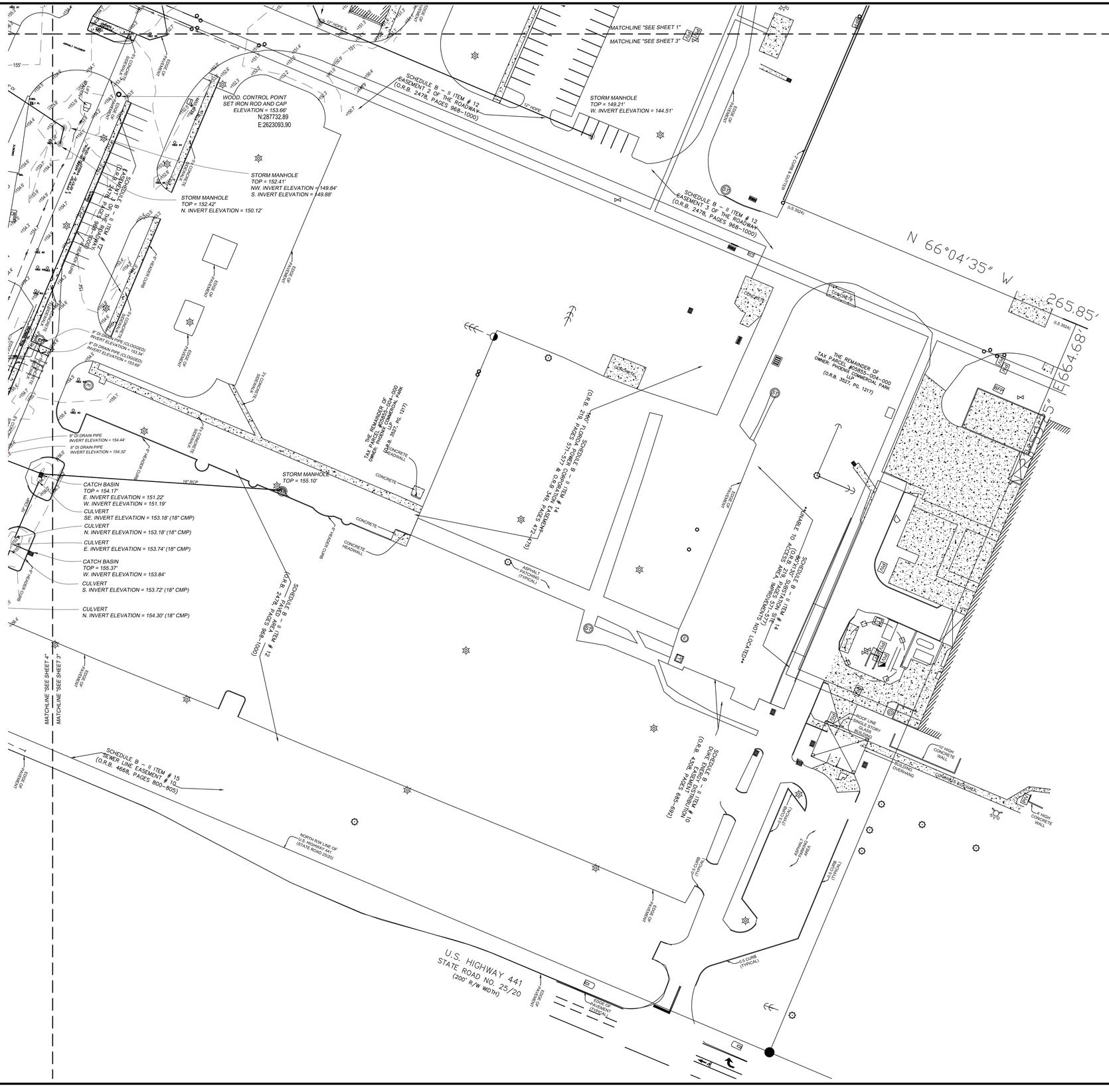
Revision	Date

County: Alachua County, Florida | Dwg. Date: 06/04/2019
Field Books: 1347 | Photo Date: N/A
Office No.: 6090190224 | Drawn by: BJG
Dwg. Name: 6090190224 Topo | Checked by: RMJ

Project Title:

Map of Limited Topographic Survey
of
PHOENIX COMMERCIAL PARK
Located in
Alachua County, Florida

Sheet No. 2 of 4


MATCHLINE "SEE SHEET 1"
MATCHLINE "SEE SHEET 3"
WOOD. CONTROL POINT
SET IRON ROD AND CAP
ELEVATION = 153.66'
N:287732.89
E:2623093.90
STORM MANHOLE
TOP = 149.21'
W. INVERT ELEVATION = 144.51'
SCHEDULE B – II ITEM # 12
EASEMENT 2 OF THE ROADWAY
(O.R.B. 2478, PAGES 968–1000)
SCHEDULE B – II ITEM # 12
EASEMENT 3 OF THE ROADWAY
(O.R.B. 2478, PAGES 968–1000)
N 66°04'35" W
265.85'
(L5,3824)
E664.68'
S 23°55'25" E
STORM MANHOLE
TOP = 152.41'
NW. INVERT ELEVATION = 149.84'
S. INVERT ELEVATION = 149.88'
STORM MANHOLE
TOP = 152.42'
N. INVERT ELEVATION = 150.12'
8" DI DRAIN PIPE (CLOGGED)
INVERT ELEVATION = 153.34'
8" DI DRAIN PIPE (CLOGGED)
INVERT ELEVATION = 153.69'
8" DI DRAIN PIPE
INVERT ELEVATION = 154.44'
8" DI DRAIN PIPE
INVERT ELEVATION = 154.32'
STORM MANHOLE
TOP = 155.10'
CATCH BASIN
TOP = 154.17'
E. INVERT ELEVATION = 151.22'
W. INVERT ELEVATION = 151.19'
CULVERT
SE. INVERT ELEVATION = 153.18' (18" CMP)
CULVERT
N. INVERT ELEVATION = 153.18' (18" CMP)
CULVERT
E. INVERT ELEVATION = 153.74' (18" CMP)
CATCH BASIN
TOP = 155.37'
W. INVERT ELEVATION = 153.84'
CULVERT
S. INVERT ELEVATION = 153.72' (18" CMP)
CULVERT
N. INVERT ELEVATION = 154.30' (18" CMP)
MATCHLINE "SEE SHEET 4"
MATCHLINE "SEE SHEET 3"
SCHEDULE B – II ITEM # 15
"SEWER LINE EASEMENT # 10
(O.R.B. 1668, PAGES 800–805)
SCHEDULE B – II ITEM # 12
(O.R.B. 2478, PAGES 968–1000)
SCHEDULE B – II ITEM # 14
(O.R.B. 510, PAGES 477–479)
SCHEDULE B – II ITEM # 14
(O.R.B. 510, PAGES 477–479)
SCHEDULE B – II ITEM # 10
PUBLIC UTILITY EASEMENT
(O.R.B. 4308, PAGES 686–692)
THE REMAINDER OF
TAX PARCEL #06855-004-000
OWNER: PHOENIX COMMERCIAL PARK, LLC
(O.R.B. 3527, Pg. 1217)
"MARKET TO ACCESS MONDERNERS NOT LOCATED"
(O.R.B. 510, PAGES 477–479)
(O.R.B. 2478, PAGES 968–1000)
NORTH R/W LINE OF
U.S. HIGHWAY 441
(STATE ROAD 25/20)
U.S. HIGHWAY 441
STATE ROAD NO. 25/20
(200' R/W WIDTH)
EDGE OF
PAVEMENT
(TYPICAL)
CONCRETE
SIDEWALK
ASPHALT
PATCHING
(TYPICAL)
CONCRETE
HEADWALL
CONCRETE
FLUME
ASPHALT
PAVING
AREA
2.5 CURB
(TYPICAL)
ROOF LINE
OF 1 STORY
BLOCK
BUILDING
(TYP.)
BUILDING
OVERHANG
6' HIGH
CONCRETE
WALL
CONCRETE
FLUME
CONCRETE
WALL
BFP
FH
WM
SS
CO
TP
HYDRANT
AT 30/03
CONCRETE
SIDEWALK
ASPHALT
PAVEMENT
CONCRETE
CURB
PK NAILS
CURB
CONCRETE
DRIVEWAY
CONCRETE
APRON
CONCRETE
SLAB
CONCRETE
PAD
CONCRETE
FLUME
CONCRETE
WALL
CONCRETE
WALL
CONCRETE
FLUME
CONCRETE
WALL
CONCRETE
WALL
CONCRETE
WALL

Key Map

GRAPHIC SCALE

0 20 40 80

(IN FEET)

1 inch = 40 ft.

NORTH

Prepared by:

Wood Environment & Infrastructure Solutions, Inc.

550 Northlake Boulevard, Suite 1000
Altamonte Springs, FL 32701 USA
Phone: (407) 522-7570
www.woodplc.com
Certificate of Authorization Number LB-0007932

Last Day in Field: 06/03/2019

Prepared for:

HARVEST ENTERPRISES

Revision	Date
Revision	Date

County: Alachua County, Florida
Field Books: 1347
Office No.: 6090190224
Dwg. Name: 6090190224 Topo

Dwg. Date: 06/04/2019
Photo Date: N/A
Drawn by: BJG
Checked by: RMJ

Project Title:

Map of Limited Topographic Survey
of
PHOENIX COMMERCIAL PARK
Location
Alachua County, Florida

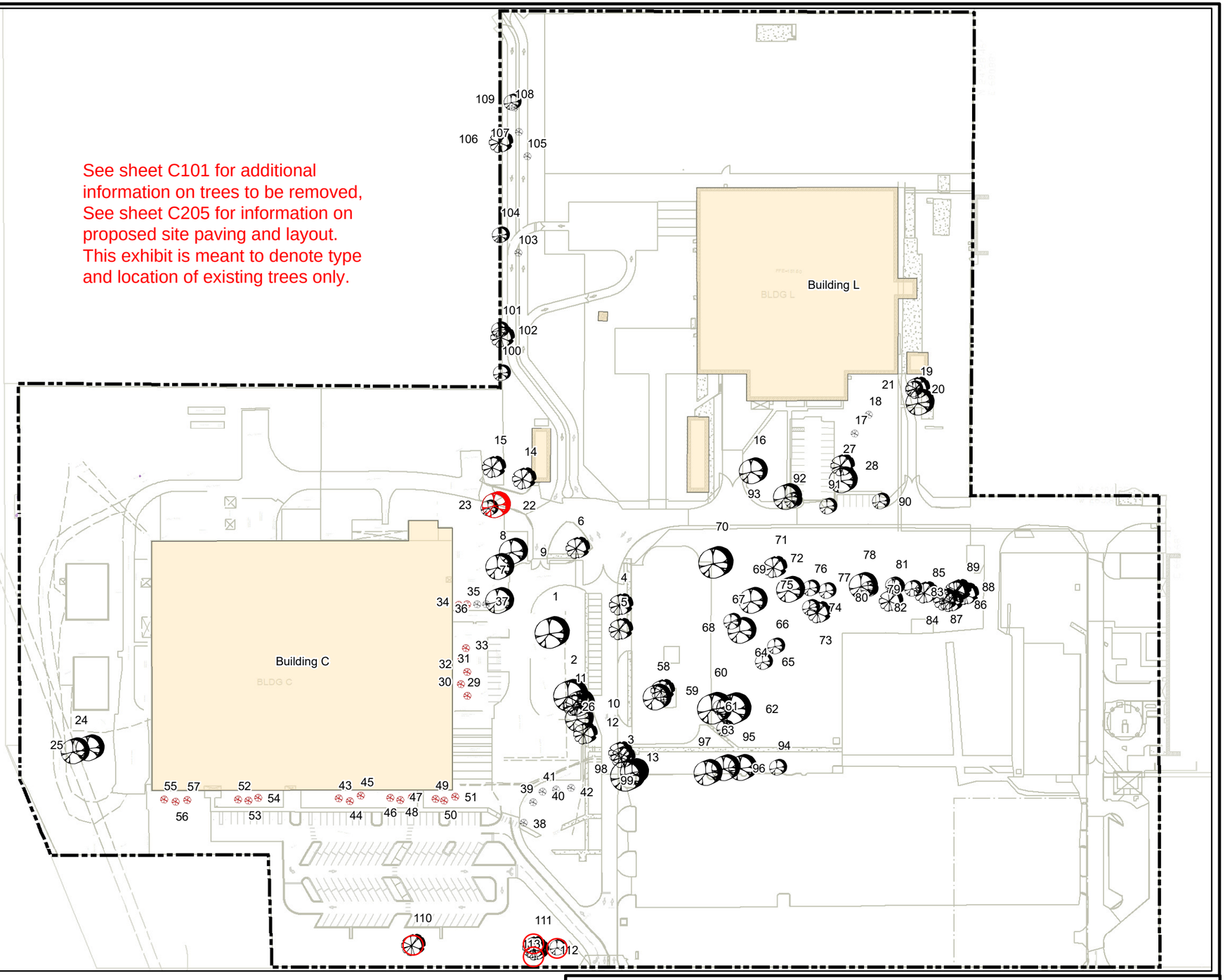
Sheet No. 4 of 4

Existing Trees within 200' of Buildings L & C

Number	Scientific Name	Common Name	DBH
1	Quercus laurifolia	Laurel oak	40"
2	Juniperus virginiana	Red cedar	36"
3	Quercus laurifolia	Laurel oak	36"
4	Quercus laurifolia	Laurel oak	18"
5	Quercus laurifolia	Laurel oak	18"
6	Platanus occidentalis	Sycamore	20"
7	Quercus laurifolia	Laurel oak	24"
8	Quercus laurifolia	Laurel oak	24"
9	Platanus occidentalis	Sycamore	24"
10	Quercus laurifolia	Laurel oak	30"
11	Magnolia grandiflora	Southern magnolia	20"
12	Quercus laurifolia	Laurel oak	30"
13	Quercus laurifolia	Laurel oak	20"
14	Quercus laurifolia	Laurel oak	18"
15	Quercus laurifolia	Laurel oak	16"
16	Quercus laurifolia	Laurel oak	30"
17	Taxodium ascendens	Pond cypress	4"
18	Magnolia grandiflora	Southern magnolia	4"
19	Quercus laurifolia	Laurel oak	30"
20	Sabal palmetto	Cabbage palm	12"
21	Quercus laurifolia	Laurel oak	16"
22	Quercus laurifolia	Laurel oak	24"
23	Quercus laurifolia	Laurel oak	12"
24	Quercus laurifolia	Laurel oak	24"
25	Quercus laurifolia	Laurel oak	24"
26	Quercus laurifolia	Laurel oak	18"
27	Pinus taeda	Loblolly pine	26"
28	Magnolia grandiflora	Southern magnolia	18"
29	Lagerstroemia	Crepe myrtle	2"
30	Lagerstroemia	Crepe myrtle	2"
31	Lagerstroemia	Crepe myrtle	2"
32	Lagerstroemia	Crepe myrtle	2"
33	Lagerstroemia	Crepe myrtle	2"
34	Lagerstroemia	Crepe myrtle	2"
35	Lagerstroemia	Crepe myrtle	2"
36	Lagerstroemia	Crepe myrtle	2"
37	Lagerstroemia	Crepe myrtle	2"
38	Lagerstroemia	Crepe myrtle	2"
39	Lagerstroemia	Crepe myrtle	2"
40	Lagerstroemia	Crepe myrtle	2"
41	Lagerstroemia	Crepe myrtle	2"
42	Lagerstroemia	Crepe myrtle	2"
43	Lagerstroemia	Crepe myrtle	2"
44	Lagerstroemia	Crepe myrtle	2"
45	Lagerstroemia	Crepe myrtle	2"
46	Lagerstroemia	Crepe myrtle	2"
47	Lagerstroemia	Crepe myrtle	2"
48	Lagerstroemia	Crepe myrtle	2"
49	Lagerstroemia	Crepe myrtle	2"
50	Lagerstroemia	Crepe myrtle	2"
51	Lagerstroemia	Crepe myrtle	2"
52	Lagerstroemia	Crepe myrtle	2"
53	Lagerstroemia	Crepe myrtle	2"
54	Lagerstroemia	Crepe myrtle	2"
55	Lagerstroemia	Crepe myrtle	2"
56	Lagerstroemia	Crepe myrtle	2"

Number	Scientific Name	Common Name	DBH
57	Lagerstroemia	Crepe myrtle	2"
58	Quercus laurifolia	Laurel oak	28"
59	Quercus laurifolia	Laurel oak	18"
60	Quercus laurifolia	Laurel oak	36"
61	Sabal palmetto	Cabbage palm	12"
62	Quercus laurifolia	Laurel oak	40"
63	Quercus nigra	Water oak	12"
64	Quercus laurifolia	Laurel oak	60"
65	Magnolia grandiflora	Southern magnolia	10"
66	Magnolia grandiflora	Southern magnolia	10"
67	Magnolia grandiflora	Southern magnolia	10"
68	Quercus laurifolia	Laurel oak	24"
69	Quercus laurifolia	Laurel oak	24"
70	Quercus laurifolia	Laurel oak	35"
71	Liquidambar styraciflua	Sweetgum	16"
72	Celtis laevigata	Sugarberry	24"
73	Celtis laevigata	Sugarberry	16"
74	Liquidambar styraciflua	Sweetgum	12"
75	Magnolia grandiflora	Southern magnolia	8"
76	Magnolia grandiflora	Southern magnolia	12"
77	Quercus laurifolia	Laurel oak	48"
78	Quercus laurifolia	Laurel oak	30"
79	Sabal palmetto	Cabbage palm	12"
80	Quercus laurifolia	Laurel oak	16"
81	Quercus laurifolia	Laurel oak	10"
82	Sabal palmetto	Cabbage palm	8"
83	Juniperus virginiana	Red cedar	12"
84	Quercus laurifolia	Laurel oak	16"
85	Quercus laurifolia	Laurel oak	18"
86	Quercus laurifolia	Laurel oak	18"
87	Quercus laurifolia	Laurel oak	16"
88	Quercus laurifolia	Laurel oak	14"
89	Quercus laurifolia	Laurel oak	20"
90	Quercus laurifolia	Laurel oak	8"
91	Quercus laurifolia	Laurel oak	8"
92	Quercus laurifolia	Laurel oak	8"
93	Quercus laurifolia	Laurel oak	30"
94	Magnolia grandiflora	Southern magnolia	12"
95	Quercus laurifolia	Laurel oak	24"
96	Quercus laurifolia	Laurel oak	30"
97	Quercus laurifolia	Laurel oak	30"
98	Quercus laurifolia	Laurel oak	28"
99	Quercus laurifolia	Laurel oak	18"
100	Quercus laurifolia	Laurel oak	8"
101	Sabal palmetto	Cabbage palm	16"
102	Quercus laurifolia	Laurel oak	8"
103	Pinus taeda	Loblolly pine	6"
104	Quercus laurifolia	Laurel oak	12"
105	Pinus taeda	Loblolly pine	6"
106	Pinus taeda	Loblolly pine	15"
107	Pinus taeda	Loblolly pine	4"
108	Pinus taeda	Loblolly pine	6"
109	Pinus taeda	Loblolly pine	10"
110	Quercus laurifolia	Laurel oak	20"
111	Quercus laurifolia	Laurel oak	20"
112	Quercus laurifolia	Laurel oak	16"
113	Quercus laurifolia	Laurel oak	12"

See sheet C101 for additional information on trees to be removed, See sheet C205 for information on proposed site paving and layout. This exhibit is meant to denote type and location of existing trees only.



Legend

- Harvest Site Boundary
- Existing Trees
- Trees To Be Removed

N

0 75 150 300 Ft

1 inch = 150 feet

Harvest Phoenix Facility

Existing Tree Survey Map

Drawn	Date
NAB	10/10/2019
Checked	Date
DLA	10/10/2019

Gainesville Florida Project No. 6063-19-0321

wood.

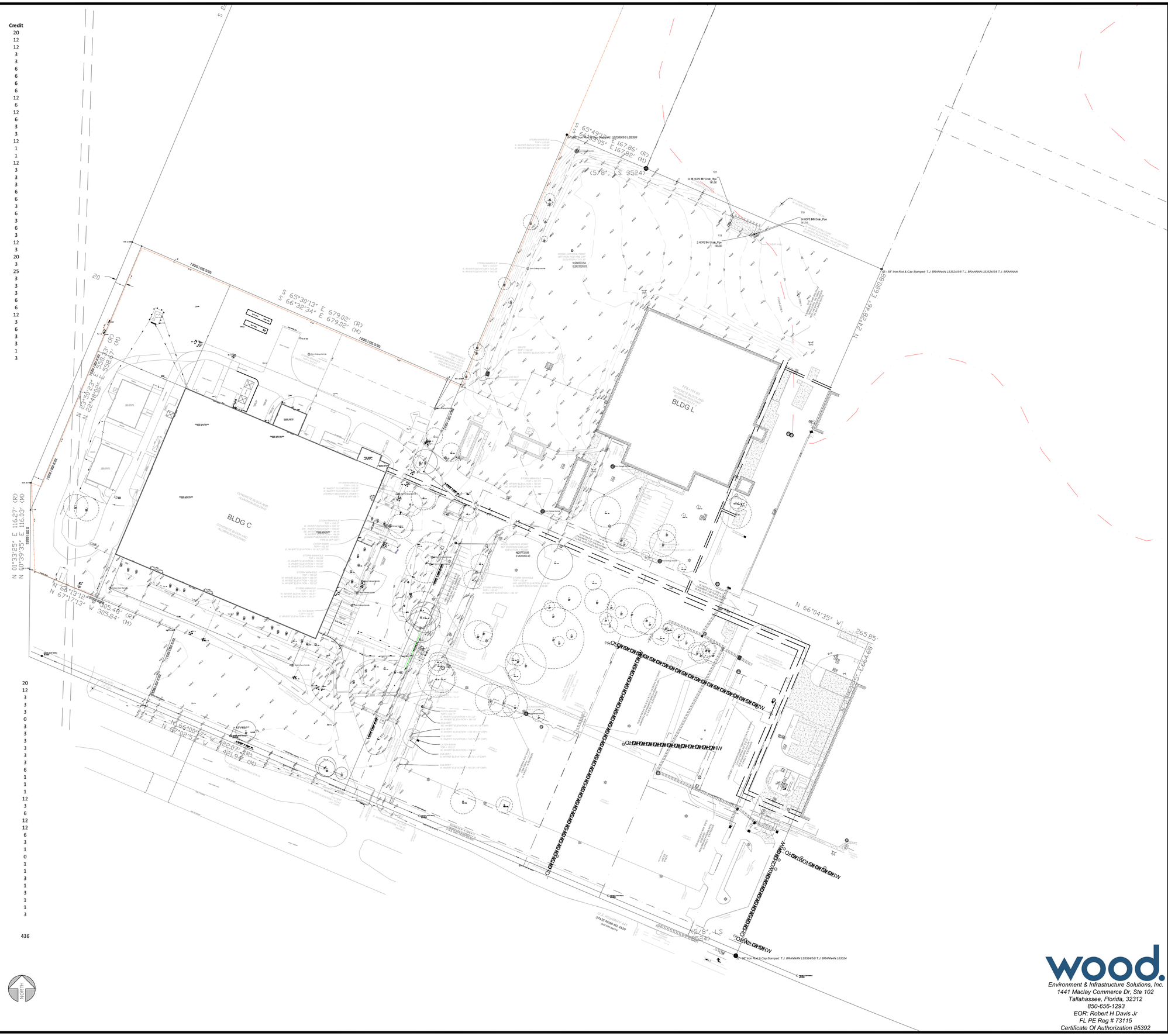
Figure 1

PRESERVED TREE TABLE

Number	Scientific Name	Common Name	DBH (in)	Credit
1	Quercus laurifolia	Laurel oak	40	20
2	Juniperus virginiana	Red cedar	36	12
3	Quercus laurifolia	Laurel oak	36	12
4	Quercus laurifolia	Laurel oak	18	3
5	Quercus laurifolia	Laurel oak	18	3
6	Platanus occidentalis	Sycamore	20	6
7	Quercus laurifolia	Laurel oak	24	6
8	Quercus laurifolia	Laurel oak	24	6
9	Platanus occidentalis	Sycamore	24	6
10	Quercus laurifolia	Laurel oak	30	12
11	Magnolia grandiflora	Southern magnolia	20	6
12	Quercus laurifolia	Laurel oak	30	12
13	Quercus laurifolia	Laurel oak	20	6
14	Quercus laurifolia	Laurel oak	18	3
15	Quercus laurifolia	Laurel oak	16	3
16	Quercus laurifolia	Laurel oak	30	12
17	Taxodium ascendens	Pond cypress	4	1
18	Magnolia grandiflora	Southern magnolia	4	1
19	Quercus laurifolia	Laurel oak	30	12
20	Sabal palmetto	Cabbage palm	12	3
21	Quercus laurifolia	Laurel oak	16	3
23	Quercus laurifolia	Laurel oak	12	3
24	Quercus laurifolia	Laurel oak	24	6
25	Quercus laurifolia	Laurel oak	24	6
26	Quercus laurifolia	Laurel oak	18	3
27	Pinus taeda	Loblolly pine	26	6
28	Magnolia grandiflora	Southern magnolia	18	3
58	Quercus laurifolia	Laurel oak	28	6
59	Quercus laurifolia	Laurel oak	18	3
60	Quercus laurifolia	Laurel oak	36	12
61	Sabal palmetto	Cabbage palm	12	3
62	Quercus laurifolia	Laurel oak	40	20
63	Quercus nigra	Water oak	12	3
64	Quercus laurifolia	Laurel oak	60	25
65	Magnolia grandiflora	Southern magnolia	10	3
66	Magnolia grandiflora	Southern magnolia	10	3
67	Magnolia grandiflora	Southern magnolia	10	3
68	Quercus laurifolia	Laurel oak	24	6
69	Quercus laurifolia	Laurel oak	24	6
70	Quercus laurifolia	Laurel oak	35	12
71	Liquidambar styraciflua	Sweetgum	16	3
72	Celtis laevigata	Sugarberry	24	6
73	Celtis laevigata	Sugarberry	16	3
74	Liquidambar styraciflua	Sweetgum	12	3
75	Magnolia grandiflora	Southern magnolia	8	1
76	Magnolia grandiflora	Southern magnolia	12	3

PRESERVED TREE TABLE, CONT.

77	Quercus laurifolia	Laurel oak	48	20
78	Quercus laurifolia	Laurel oak	30	12
79	Sabal palmetto	Cabbage palm	12	3
80	Quercus laurifolia	Laurel oak	16	3
81	Quercus laurifolia	Laurel oak	10	3
82	Sabal palmetto	Cabbage palm	8	0
83	Juniperus virginiana	Red cedar	12	3
84	Quercus laurifolia	Laurel oak	16	3
85	Quercus laurifolia	Laurel oak	18	3
86	Quercus laurifolia	Laurel oak	18	3
87	Quercus laurifolia	Laurel oak	16	3
88	Quercus laurifolia	Laurel oak	14	3
89	Quercus laurifolia	Laurel oak	20	6
90	Quercus laurifolia	Laurel oak	8	1
91	Quercus laurifolia	Laurel oak	8	1
92	Quercus laurifolia	Laurel oak	8	1
93	Quercus laurifolia	Laurel oak	30	12
94	Magnolia grandiflora	Southern magnolia	12	3
95	Quercus laurifolia	Laurel oak	24	6
96	Quercus laurifolia	Laurel oak	30	12
97	Quercus laurifolia	Laurel oak	30	12
98	Quercus laurifolia	Laurel oak	28	6
99	Quercus laurifolia	Laurel oak	18	3
100	Quercus laurifolia	Laurel oak	8	1
101	Sabal palmetto	Cabbage palm	16	0
102	Quercus laurifolia	Laurel oak	8	1
103	Pinus taeda	Loblolly pine	6	1
104	Quercus laurifolia	Laurel oak	12	3
105	Pinus taeda	Loblolly pine	6	1
106	Pinus taeda	Loblolly pine	15	3
107	Pinus taeda	Loblolly pine	4	1
108	Pinus taeda	Loblolly pine	6	1
109	Pinus taeda	Loblolly pine	10	3
		Total Trees Preserved	79	
		Total Tree Credits		436



EXISTING CONDITIONS

0 35' 70' 105' 140' 210' SCALE 1"=70'

NORTH

PERMITTING DOCUMENTS BLDG C

S45 DESIGN STUDIO
S A R A S O T A
11648 Southwest Boulevard,
Tulsa, Oklahoma 74137
www.s45architects.com

THE HARVEST

PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA

PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

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ROBERT H. DAVIS JR. LICENSE No. 73115 STATE OF FLORIDA PROFESSIONAL ENGINEER

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

PROJECT NO: 100-0811
ISSUE DATE: 8/25/2021

EXISTING CONDITIONS

C-001

CULTURAL RESOURCE PERMIT SPECIAL CONDITION:

PROJECT FILE: 2019-2773 CLEARANCE LETTER DATE: JUNE 5, 2019

NO SIGNIFICANT ARCHAEOLOGICAL OR HISTORICAL RESOURCES ARE RECORDED WITHIN THE PROJECT AREA. HOWEVER, SINCE THE PROJECT INCLUDES GROUND DISTURBANCE ACTIVITIES THE FOLLOWING SPECIAL CONDITION REGARDING UNEXPECTED DISCOVERIES SHALL BE INCLUDED DURING PROJECT ACTIVITIES:

IF PREHISTORIC OR HISTORIC ARTIFACTS, SUCH AS POTTERY OR CERAMICS, PROJECTILE POINTS, DUGOUT CANOES, METAL IMPLEMENTS, HISTORIC BUILDING MATERIALS OR ANY OTHER PHYSICAL REMAINS THAT COULD BE ASSOCIATED WITH NATIVE AMERICAN, EARLY EUROPEAN OR AMERICAN SETTLEMENT ARE ENCOUNTERED AT ANY TIME WITHIN THE PROJECT SITE AREA, THE PERMITTED PROJECT SHALL CEASE ALL ACTIVITIES INVOLVING SUBSURFACE DISTURBANCE IN THE VICINITY OF THE DISCOVERY. PROJECT ACTIVITIES SHALL NOT RESUME WITHOUT VERBAL AND/OR WRITTEN AUTHORIZATION FROM THE DIVISION OF HISTORICAL RESOURCES AND CITY OF ALACHUA.

IN THE EVENT THAT UNMARKED HUMAN REMAINS ARE ENCOUNTERED DURING PERMITTED ACTIVITIES, ALL WORK SHALL STOP IMMEDIATELY AND THE PROPER AUTHORITIES NOTIFIED IN ACCORDANCE WITH SECTION 872.05, FLORIDA STATUTES.

CONTACT: FLORIDA DEPARTMENT OF STATE
DIVISION OF HISTORICAL RESOURCES
COMPLIANCE REVIEW SECTION
850-245-6333
corey.lentz@dos.myflorida.com

SITE DEMOLITION NOTES

1. INSTALL PERIMETER EROSION CONTROL MEASURES AND
2. COORDINATE WITH CIVIL ENGINEER PRIOR TO DEMOLITION AND CLEARING.
2. NO CLEARING OR DEMOLITION IS ALLOWED IOUTSIDE THE ILIMITS SHOWN ON THIS PLAN
3. SITE MAY CONTAIN EXISTING FACILITIES NOT SHOWN OR LOCATED ON THIS PLAN.
4. REMOVE EXISTING VEGETATION AS SHOWN WITHIN LIMITS OF CONSTRUCTION. IF ADDITIONAL TREES, INDICATED TO REMAIN, CONFLICT WITH NEW CONSTRUCTION. OBTAIN ADDITIONAL DIRECTION FROM THE ENGINEER AND REMOVE AS DIRECTED AT NO ADDITIONAL COST. ADDITIONAL TREE REMOVAL WILL REQUIRE MITIGATION.
5. UTILITIES:
   A. CONTRACTOR SHALL VERIFY/DETERMINE THE LOCATIONS AND DEPTHS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO BEGINNING ANY WORK ON THE SITE. NOTIFY ARCHITECT IF ANY EXISTING UTILITIES ARE IN CONFLICT WITH THE WORK OR DO NOT HAVE AT LEAST 12" OF COVER. ARCHITECT WILL PROVIDE DIRECTION TO RESOLVE ANY CONFLICTS.
   B. PROTECT ALL UTILITIES TO REMAIN FROM DISTURBANCE OR DAMAGE DURING CONSTRUCTION. REPAIR ANY DAMAGE IMMEDIATELY AT NO ADDITIONAL COST.
   C. AVOID UNANNOUNCED INTERRUPTIONS OF SERVICE. IF AN INTERRUPTION IN SERVICE IS NECESSARY, NOTIFY AND COORDINATE WITH OWNER A MINIMUM OF 72 HOURS PRIOR TO SHUTING OFF SERVICE.
6. ALL EXISTING FEATURES NOT SPECIFICALLY IDENTIFIED FOR REMOVAL, BUT WHICH REQUIRE REMOVAL FOR CONSTRUCTION OF THE PROPOSED FEATURES, SHALL BE DEEMED APPURTENANCES TO THE FEATURES DESIGNATED FOR REMOVAL, AND SHALL BE REMOVED AT NO ADDITIONAL COST TO THE OWNER.
7. ALL FEATURES, INCLUDING UTILITIES, NOT TO BE PERMANENTLY REMOVED BUT REQUIRE TEMPORARY REMOVAL OR ARE DISTRUBED BY THE CONSTRUCTION SHALL BE RECONSTRUCTED OR REINSTALLED AT THE COMPLETION OF THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
8. COORDINATE WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL PLANS FOR ADDITIONAL DEMOLITION REQUIREMENTS.
9. ALL EARTH MOVING TRUCKS SHALL HAVE DUST SCREENS COVERING LOADS WHEN IN TRANSIT.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ALLOWING THE OWNER ACCESS TO THE SITE DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL APPLY FOR A STOCKPILING PERMIT IF REQUIRED BY THE CITY OF ALACHUA
12. A SEPARATE DEMOLITION PERMIT WILL BE REQUIRED TO REMOVE EXISTING BUILDINGS AND REQUEST UTILITY DISCONNECTS FROM EXISTING BUILDING PROPERTY. PLEASE CONTACT CITY BUILDING INSPECTION STAFF PRIOR TO MOBILIZATION TO REQUEST VERIFICATION OF UTILITY DISCONNECTIONS.

LEGEND

- DENOTES ITEMS OR AREAS OF EXISTING FEATURES TO BE REMOVED
- 201 EXISTING CONTOURS
- 201 PROPOSED CONTOURS
- SILT FENCE
- HAY BALES
- TREE BARRICADE
- #412 EXISTING TREES TO REMAIN
- #412 EXISTING TREES TO BE REMOVED
- #412 DENOTED TREE BARRIER

DEMOLITION AND EROSION CONTROL PLAN

SCALE 0 35' 70' 105' 140' 210' 1"=70'

NORTH

TREE REMOVAL TABLE

Number	Scientific Name	Common Name	DBH (in)	Comment
22	Quercus laurifolia	Laurel Oak	24	Protected
29	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
30	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
31	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
33	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
43	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
44	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
45	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
46	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
47	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
48	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
49	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
50	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
51	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
52	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
53	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
54	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
55	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
56	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
57	Lagerstroemia	Crepe Myrtle	4	Non-Regulated Shrub
110	Quercus laurifolia	Laurel Oak	20	Protected
111	Quercus laurifolia	Laurel Oak	20	Protected
112	Quercus laurifolia	Laurel Oak	16	Protected
113	Quercus laurifolia	Laurel Oak	12	Protected

Total Trees Removed (<30") 5

Total New Trees Required 5

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PROJECT No. 120-0811
ISSUE DATE: 8/25/2021

DEMOLITION AND EROSION CONTROL PLAN

C-101

PERMITTING DOCUMENTS BLDG C

PARKING AREA LANDSCAPE REQUIREMENTS

DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER	PERIMETER = 375 LF	15 CANOPY TREES PROVIDED
SOUTH AND SOUTHEAST AREA		8 UNDERS. TREES PROVIDED
	4 CANOPY TREES / 100 LF	CONT. SHRUBS PROVIDED
	2 UNDERS. TREES / 100 LF	
	CONT. SHRUB ROW	
	15 CANOPY TREES REQD	
	8 UNDERS. TREES REQD	
INTERIOR PARKING AREA	PARKING AREA = 47,179 SF	15 CANOPY TREES PROVIDED
		16 UNDERS. TREES PROVIDED
	1 CANOPY OR UNDERSTORY	110 SHRUBS PROVIDED
	PER 1,800 SF	
	10 SHRUBS PER ISLAND	
TYPE D BUFFER - NORTH AND EAST OF	PERIMETER = 314 LF	13 CANOPY TREES PROVIDED
PARCEL #05962-001-000	4 CANOPY TREES / 100 LF	13 UNDERS. TREES PROVIDED
	4 UNDERS. TREES / 100 LF	CONT. SHRUBS PROVIDED
	CONT. SHRUB ROW	
	13 CANOPY TREES REQD	
	13 UNDERS. TREES REQD	

PLANTINGS FOR 47,179 SF OF PARKING LOT AREA

(15) MAGNOLIA – Magnolia grandiflora
CANOPY TREE @ 25' MIN.

(16) DURA HEAT RIVER BIRCH – Betula nigra
UNDERSTORY TREE @ 25' MIN.

(110) YAUPON HOLLY – Ilex vomitoria

TYPE 'D' SETBACK PLANTINGS – OPTION 2, TABLE 6.2-1
314 LF

(13) MAGNOLIA – Magnolia grandiflora
CANOPY TREE @ 25' MIN.

(13) DURA HEAT RIVER BIRCH – Betula nigra
UNDERSTORY TREE @ 25' MIN.

(63) YAUPON HOLLY – Ilex vomitoria
SHRUB @ 5' MIN.

PARKING LOT BUFFER – 375' LENGTH

(15) MAGNOLIA – Magnolia grandiflora
CANOPY TREE @ 25' MIN.

(8) DURA HEAT RIVER BIRCH – Betula nigra
UNDERSTORY TREE @ 50' MIN.

(75) YAUPON HOLLY – Ilex vomitoria
SHRUB @ 5' MIN.

LANDSCAPE NOTES

1. TREES SHALL HAVE A MINIMUM HEIGHT OF 8 FEET AND MINIMUM CALIPER OF 2 INCHES AT TIME OF PLANTING.
2. SHRUBS SHALL BE A MINIMUM HEIGHT OF 18 INCHES AND HAVE A MINIMUM SPREAD OF 15 INCHES AT THE TIME OF PLANTING AND SHALL BE CAPABLE OF ACHIEVING A MINIMUM HEIGHT OF 30 INCHES AT 3 YEAR MATURITY.
3. TREES AND SHRUBS SHALL NOT BE PLANTED CLOSER THAN 3 FEET FROM THE EDGE OF ANY IMPERVIOUS AREA.
4. WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF TEN FEET FROM THE UNDERGROUND UTILITY OR A ROOT BARRIER OF TWO FEET DEEP SHALL BE INSTALLED. ROOT BARRIER SHALL CONSIST OF 6 MIL PLASTIC SHEETING.
5. ROOT BARRIER SHALL INCLUDE A COPPER SULFATE TREATMENT.
6. LOCATE ALL UTILITIES BEFORE DIGGING. PROTECT ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION.
7. ELIMINATE EXISTING VEGETATION IN AREAS TO BE PLANTED. SPRAY WITH ROUNDUP AT MANUFACTURER'S RECOMMENDED RATE TWICE IN 14 DAYS.
8. PROVIDE 18" OF FRIABLE TOPSOIL IN PLANTING AREA. TOP DRESS ALL AREAS TO RECEIVE PLANTINGS WITH 2" FINISHED MUSHROOM COMPOST PRIOR TO PLANTING.
9. ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER.
11. DECREASE PLANT SPACING AS REQUIRED TO ALLOW PLACEMENT OF THE DESIGNATED NUMBER OF PLANTS PER BUFFER LENGTH.
10. FERTILIZE ALL PLANTINGS WITH OSMOCOTE OR OTHER APPROVED SLOW RELEASE FERTILIZER AT MANUFACTURER'S RECOMMENDED RATE BEFORE MULCHING.
11. APPLY PREEN OR OTHER APPROVED PRE-EMERGENT HERBICIDE TO ALL PLANTING AREAS BEFORE MULCHING.
12. MULCH ALL AREAS OF TREE, SHRUB AND GROUNDCOVER MASS PLANTINGS WITH 3" PINESTRAW MULCH.
13. CONTRACTOR SHALL WARRANTY ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE.
14. INSTALL CENTIPEDE SOD ON ALL DISTURBED AREAS AROUND BUILDING..

PARKING LANDSCAPE PLAN

SCALE 1"=20'

0 10' 20' 40' 60'

NORTH

PERMITTING DOCUMENTS BLDG C

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PROJECT NO. 120-0841
ISSUE DATE: 8/26/2021

PARKING LANDSCAPE PLAN

C-102

PERIMETER BUFFER LANDSCAPE REQUIRMENTS

LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQ'D	LANDSCAPE PROVIDED
WEST BOUNDARY #1	675 LF BUFFER TYPE D	1 CANOPY TREE @ 25' 1 UNDERSTORY @ 35'	27 PROP. CANOPY TREES 26 PROP. UNDERSTORY TREES
NORTH BOUNDARY #1	679 LF BUFFER TYPE A	1 CANOPY TREE @ 60' + 1 UNDERSTORY @ 60'	11 PROP. CANOPY TREES 11 PROP. UNDERSTORY TREES
WEST BOUNDARY #2	530 LF BUFFER TYPE A	1 CANOPY TREE @ 60' + 1 UNDERSTORY @ 60'	9 PROP. CANOPY TREES 9 PROP. UNDERSTORY TREES
NORTH BOUNDARY #2	668 LF BUFFER TYPE A	1 CANOPY TREE @ 60' + 1 UNDERSTORY @ 60'	3 PROP. CANOPY TREES 3 PROP. UNDERSTORY TREES
EAST BOUNDARY #1	682 LF BUFFER TYPE A	1 CANOPY TREE @ 60' + 1 UNDERSTORY @ 60'	12 PROP. CANOPY TREES 11 PROP. UNDERSTORY TREES
EAST BOUNDARY #2	268 LF BUFFER TYPE A	1 CANOPY TREE @ 60' + 1 UNDERSTORY @ 60'	2 PROP. CANOPY TREES 1 PROP. UNDERSTORY TREES

ARTERIAL FRONTAGE BUFFER

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
US 441 FROM EAST OF BLDG C DRIVEWAY TO FIRE DEPT CUTOUT	4 CANOPY TREES PER 100LF 24 CANOPY TREES REQ'D	32 CANOPY TREES PROVIDED @ 25' FENCE PROVIDED
473 LF INCLUDING POND PLANTINGS	3 UNDERS. TREES PER 100LF 15 UNDERS. TREES REQ'D	15 UNDERS. TREES PROVIDED @ 33' FENCE PROVIDED

TREE CREDIT ALLOCATION

CREDITS FROM PROTECTED	436
TOTAL TREE CREDITS	436
CREDITS NEEDED FOR EAST BND #2	7
CREDITS NEEDED FOR NORTH BND #2	16
CREDITS NEEDED FOR REMOVED	5
CREDITS NEEDED FOR SITE LANDSCAPING	131
TOTAL CREDITS NEEDED	159

SITE LANDSCAPE CALCULATIONS

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
SITE CANOPY TREES	2 TREES PER ACRE OVER 36.26 ACRES + 76 TREES REQUIRED	76 CREDITS USED
SITE UNDERS. TREES	6 TREES PER ACRE OVER 36.26 ACRES X 25% + 55 TREES REQUIRED	55 CREDITS USED

CONTRACTOR TREE TOTAL TABLE

MAGNOLIA	CANOPY	43 TREES
DURA HEAT	UNDERSTORY	37 TREES
LIVE OAK	CANOPY	92 TREES
CREPE MYRTLE	UNDERSTORY	69 TREES
TOTAL TREES		241
YAUPON HOLLY	SHRUBS	383

WEST BOUNDARY #1 – 675 LF
TYPE 'D' SETBACK PLANTINGS – OPTION 2, TABLE 6.2-1

(27) LIVE OAK – Quercus virginiana
CANOPY TREE @ 25' MIN.

(20) MUSKOGEE CREPE MYRTLE – Lagerstroemia
UNDERSTORY TREE @ 35' MIN.

(135) YAUPON HOLLY – Ilex vomitoria
SHRUB @ 5' MIN.

NORTH BOUNDARY #1 – 679 LF
TYPE 'A' SETBACK PLANTINGS – OPTION 1, TABLE 6.2-1

(11) LIVE OAK – Quercus virginiana
CANOPY TREE @ 60' MIN.

(11) MUSKOGEE CREPE MYRTLE – Lagerstroemia
UNDERSTORY TREE @ 60' MIN.

WEST BOUNDARY #2 – 530 LF
TYPE 'A' SETBACK PLANTINGS – OPTION 1, TABLE 6.2-1

(9) LIVE OAK – Quercus virginiana
CANOPY TREE @ 60' MIN.

(9) MUSKOGEE CREPE MYRTLE – Lagerstroemia
UNDERSTORY TREE @ 60' MIN.

NORTH BOUNDARY #2 – 168 LF (668 LF TOTAL)
TYPE 'A' SETBACK PLANTINGS – OPTION 1, TABLE 6.2-1

(3) LIVE OAK – Quercus virginiana
CANOPY TREE @ 60' MIN.

(3) MUSKOGEE CREPE MYRTLE – Lagerstroemia
CANOPY TREE @ 60' MIN.

REMAINDER OF 16 TREES REQD TAKEN FROM CREDITS

EAST BOUNDARY #1 – 682 LF
TYPE 'A' SETBACK PLANTINGS – OPTION 1, TABLE 6.2-1

(12) LIVE OAK – Quercus virginiana
CANOPY TREE @ 60' MIN.

(11) MUSKOGEE CREPE MYRTLE – Lagerstroemia
CANOPY TREE @ 60' MIN.

EAST BOUNDARY #2 – 268 LF
TYPE 'A' SETBACK PLANTINGS – OPTION 1, TABLE 6.2-1

(2) LIVE OAK – Quercus virginiana
CANOPY TREE @ 60' MIN.

(1) MUSKOGEE CREPE MYRTLE – Lagerstroemia
CANOPY TREE @ 60' MIN.

REMAINDER OF 7 TREES REQD TAKEN FROM CREDITS

ARTERIAL BOUNDARY – 473 LF

(24) LIVE OAK – Quercus virginiana
CANOPY TREE @ 20' MIN.

(15) MUSKOGEE CREPE MYRTLE – Lagerstroemia
UNDERSTORY TREE @ 32' MIN.

FLORIDA FRIENDLY LANDSCAPING PRACTICES

Per City of Alachua ULDR Article 6, Sec. 6.2.2.C.8 Florida Friendly Landscaping.

1. Right Plant Right Place. ***Proposed plants are native species or species that are well adapted to the site conditions. Plants are chosen and placed so as to avoid utility, vehicular and pedestrian conflicts. Preference has been given to species that are well-suited for the site microclimate and the commercial use of the site. Shrubs are varied to foster diversity, create visual interest and attract a variety of wildlife. Plants are a minimum of 2' from all building facades to reduce maintenance concerns.***
2. Water Efficiently. ***Irrigation Plan to be provided by others.***
3. Fertilize Appropriately. ***Fertilizer and application as required as per general landscape notes 12.***
4. Mulch. ***Mulch is to be provided in all planting areas as shown by the hatched bedlines.***
5. Attract Wildlife. ***All plants are well-adapted to the region.***
6. Manage Yard Pests Responsibly. ***Proposed pest management will be per best management practices.***
7. Recycle Yard Waste. ***Yard waste to be disposed of as required within Alachua County and the City of Alachua.***
8. Reduce Stormwater Runoff. ***Stormwater management meets regulating agency requirements. See civil plans.***
9. Protect the Waterfront. ***Wetland areas are protected as per Water Management Disctrict and City of Alachua requirements. See civil plans.***

LANDSCAPE NOTES

1. TREES SHALL HAVE A MINIMUM HEIGHT OF 8 FEET AND MINIMUM CALIPER OF 2 INCHES AT TIME OF PLANTING.
2. SHRUBS SHALL BE A MINIMUM HEIGHT OF 18 INCHES OR 3 GALLONS AND HAVE A MINIMUM SPREAD OF 15 INCHES AT THE TIME OF PLANTING AND SHALL BE CAPABLE OF ACHIEVING A MINIMUM HEIGHT OF 30 INCHES AT 3 YEAR MATURITY.
3. TREES AND SHRUBS SHALL NOT BE PLANTED CLOSER THAN 3 FEET FROM THE EDGE OF ANY IMPERVIOUS AREA.
4. WHERE UNDERGROUND UTILITIES CONFLICT WITH PROPOSED PLANTINGS, TREE PLACEMENT SHALL BE A MINIMUM OF TEN FEET FROM THE UNDERGROUND UTILITY OR A ROOT BARRIER OF TWO FEET DEEP SHALL BE INSTALLED. ROOT BARRIER SHALL CONSIST OF 6 MIL PLASTIC SHEETING.
5. ROOT BARRIER SHALL INCLUDE A COPPER SULFATE TREATMENT.
6. LOCATE ALL UTILITIES BEFORE DIGGING. PROTECT ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION.
7. ELIMINATE EXISTING VEGETATION IN AREAS TO BE PLANTED. SPRAY WITH ROUNDUP AT MANUFACTURER'S RECOMMENDED RATE TWICE IN 14 DAYS.
8. PROVIDE 18" OF FRIABLE TOPSOIL IN PLANTING AREA. TOP DRESS ALL AREAS TO RECEIVE PLANTINGS WITH 2" FINISHED MUSHROOM COMPOST PRIOR TO PLANTING.
9. ALL PLANT MATERIAL TO BE FLORIDA #1 OR BETTER.
10. DECREASE PLANT SPACING AS REQUIRED TO ALLOW PLACEMENT OF THE DESIGNATED NUMBER OF PLANTS PER BUFFER LENGTH.
11. FERTILIZE ALL PLANTINGS WITH OSMOCOTE OR OTHER APPROVED SLOW RELEASE FERTILIZER AT MANUFACTURER'S RECOMMENDED RATE BEFORE MULCHING.
12. APPLY PREEN OR OTHER APPROVED PRE-EMERGENT HERBICIDE TO ALL PLANTING AREAS BEFORE MULCHING.
13. MULCH ALL AREAS OF TREE, SHRUB AND GROUNDCOVER MASS PLANTINGS WITH 3" PINESTRAW MULCH.
14. CONTRACTOR SHALL WARRANTY ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE.
15. INSTALL CENTIPEDE SOD ON ALL DISTURBED AREAS AROUND BUILDING. CONTRACTOR TO BE RESPONSIBLE FOR TEMPORARY IRRIGATION TO ESTABLISH ALL LANDSCAPING.
16. ALL PLANTING AREAS SHALL BE STABILIZED BY GROUND COVERS, MULCHING OR OTHER APPROVED MATERIALS TO PREVENT SOIL EROSION AND ALLOW RAINWATER INFILTRATION, AND SHALL BE IRRIGATED OR UTILIZE A XERISCAPE IRRIGATION ALTERNATIVE.

LANDSCAPE PLAN

0 35' 70' 105' 140' 210' SCALE 1"=70'

NORTH

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PROJECT NO. 100-091

ISSUE DATE: 8/20/2021

LANDSCAPE PLAN

C-103

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PROJECT NO. 120-0811
ISSUE DATE: 8/26/2021

SITE LAYOUT AND PAVING PLAN - PARKING LOT

C-201

PERMITTING DOCUMENTS BLDG C

LEGEND

- NEW ASPHALT PAVEMENT SEE SHEET C502
- NEW CONCRETE PAVEMENT SEE DETAIL A/502 OR 'S' PLANS
- NEW 6" LIMEROCK BASE LBR 100 / MODIFIED PROCTOR 98%
- EXISTING 6' CHAIN LINK FENCE
- NEW 6' OR 8' CHAIN LINK FENCE FENCE ALONG US 441 ROW SHALL BE 6' IMPASSE II, GUANTLET STYLE, BLACK PER AMERISTAR MFGR RECOMMENDATIONS

PARKING SPACE QUANTITIES

SOUTH OF BLDG C
128 REGULAR
6 ADA

EAST OF BLDG C
26 REGULAR
1 T-LOADING

STANDARD CONSTRUCTION NOTES

1. CONTRACTOR SHALL STAKE BUILDING CORNERS AND NOTIFY THE ARCHITECT PRIOR TO POURING CONCRETE OR ASPHALT PAVEMENT.
2. ALL DIMESIONS ARE TO FACE OF CURB. SETBACK DIMENSIONS ARE FROM EDGE OF IMPERVIOUS AREA OR PROPERTY LINES.
2. CITY OF ALACHUA AND SUWANEE RIVER WATER MANAGEMENT DISTRICT STANDARDS AND SPECIFICATIONS MUST BE FOLLOWED.
3. CONTRACTOR SHALL INSTALL BEST MANAGEMENT PRACTICE FL ACCESSIBILITY CODES.
5. ALL PAVEMENT MARKINGS SHALL COMPLY WITH LATEST EDITION OF THE MUTCD MANUAL.

SITE LAYOUT AND PAVING PLAN - PARKING LOT

SCALE
0 10' 20' 40' 60' 1"=20'

NORTH

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1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H/Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

ROBERT H. DAVIS JR. — LICENSE — NO. 73115 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

PROJECT NO: 100-2841
ISSUE DATE: 8/25/2021

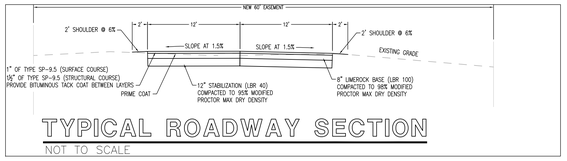
SITE LAYOUT AND PAVING PLAN - ROADWAY

C-202

PERMITTING DOCUMENTS BLDG C

TYPICAL ROADWAY SECTION

NOT TO SCALE



BLDG C

LEGEND

- NEW ASPHALT PAVEMENT SEE SHEET C502
- RESURFACED ASPHALT PAVEMENT 1.5" SP12.5 ASPHALT
- NEW CONCRETE PAVEMENT
- NEW 6" LIMEROCK BASE

PARKING SPACE QUANTITIES

SOUTH OF BLDG C
128 REGULAR
6 ADA

EAST OF BLDG C
26 REGULAR
11 LOADING

STANDARD CONSTRUCTION NOTES

1. CONTRACTOR SHALL STAKE BUILDING CORNERS AND NOTIFY THE ARCHITECT PRIOR TO POURING CONCRETE OR ASPHALT PAVEMENT.
2. ALL DIMESIONS ARE TO FACE OF CURB. SETBACK DIMENSIONS ARE FROM EDGE OF IMPERVIOUS AREA OR PROPERTY LINES.
2. CITY OF ALACHUA AND SUWANEE RIVER WATER MANAGEMENT DISTRICT STANDARDS AND SPECIFICATIONS MUST BE FOLLOWED.
3. CONTRACTOR SHALL INSTALL BEST MANAGEMENT PRACTICE FL ACCESSIBILITY CODES.
5. ALL PAVEMENT MARKINGS SHALL COMPLY WITH LATEST EDITION OF THE MUTCD MANUAL.

SITE LAYOUT AND PAVING PLAN - ROADWAY

SCALE 1"=30'
0 10' 20' 30' 60' 90'
NORTH

SITE LAYOUT AND PAVING PLAN - NORTH

SCALE
0 10' 20' 30' 60' 90' 1"=30'

NORTH

LEGEND

NEW ASPHALT PAVEMENT
SEE SHEET C502

NEW CONCRETE PAVEMENT

54 - 58" Iron Rod & Cap Stamped: LB2389/5/8 LB2389

S 65°49'13" E 167.86' (R)
S 66°03'05" E 167.82' (M)
(5/8", LS 3524)

STORM MANHOLE
TOP = 151.85'
S. INVERT ELEVATION = 142.49'
E. INVERT ELEVATION = 142.48'

Storm Drainage Manhole

24" HDPE

101
24 IN HDPE INV Drain_Pipe
141.06

HDPE DRAIN PIPE
W. INVERT ELEVATION = 141.06'

24" HDPE DRAIN PIPE
W. INVERT ELEVATION = 129.09'

110
24 HDPE INV Drain_Pipe
141.14

DRAINAGE STRUCTURE
W. INVERT ELEVATION = 141.14' (24" HDPE)
W. INVERT ELEVATION = 140.30' (24" HDPE)
BOTTOM OF STRUCTURE = 135.73'

111
2 HDPE INV Drain_Pipe
140.30

8" WEIR WALL

55 - 58

N 24°28'46" E 680.88'

WOOD. CONTROL POINT
SET IRON ROD AND CAP
ELEVATION = 151.33'
N:288303.54
E:2623320.83

STORM MANHOLE
TOP = 151.91'
S. INVERT ELEVATION = 143.38'
N. INVERT ELEVATION = 143.38'

FLOOD ZONE A
FLOOD ZONE X
FLOOD ZONE LINE AS INTERPOLATED FROM FIRM PANEL NO. 12001C0160E EFFECTIVE DATE 6/16/2006

BHO BUILDING
384 NEW SF
FFE = 152.50

NEW BUILDING PAD
(SEE A PLANS)

157.65'

FFE=151.60
CONCRETE BLOCK AND ALUMINUM BUILDING
60,536.00 SQ FT ±
BLDG L

EXISTING 6' FENCE

STORM MANHOLE
TOP = 155.60'
NE. INVERT ELEVATION = 147.91'
(CANNOT MEASURE WEST AND SOUTH INVERTS/ PIPES ARE OFF-SET)

GRATE
TOP = 152.08'
SW. INVERT ELEVATION = 147.07'

DID NOT FIND MANHOLE

Storm Drainage Manhole

STORM MANHOLE
TOP = 157.00'
ELEVATION = 148.16'

30" RCP

6" DOUBLE YELLOW
6" WHITE
SPEED LIMIT 25 MPG SIGN
NEW 60' EASEMENT

60' CENTERLINE

R263'
R263'

RELOCATE METAL SUPPORT TRUSS 6' CLEAR OF ROAD

VERTICAL CLEARANCE FROM OVERHEAD TRUSS 21 FEET ±6 INCHES

STORM MANHOLE
TOP = 151.73'
ELEVATION = 145.00'

STORM MANHOLE
TOP = 155.75'
W. INVERT ELEVATION = 150.85'
N. INVERT ELEVATION = 149.27'
(CANNOT MEASURE S. INVERT/ PIPE IS OFF-SET)

STORM MANHOLE
TOP = 155.37'
W. INVERT ELEVATION = 150.12'
SW. INVERT ELEVATION = 150.92'
SE. INVERT ELEVATION = 149.45
N. INVERT ELEVATION = 149.39
(CANNOT MEASURE S. INVERT/ PIPE IS OFF-SET)

CATCH BASIN
TOP = 152.60'

PROPOSED SWINGING GATE

PROPOSED SWINGING GATE

PROPOSED RISING BAR GATE

58.41' EXISTING EASEMENT
60' PROP. EASEMENT

SCHEDULE B - II ITEM # 12
EASEMENT 2 OF THE ROADWAY
(O.R.B. 2478, PAGES 80)

WOOD. CONTROL POINT
SET IRON ROD AND CAP

STORM MANHOLE

PERMITTING DOCUMENTS BLDG C

STUDIO 45 ARCHITECT
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www.s45architects.com

THE HARVEST

PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA

PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

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Certificate Of Authorization #5392

PROJECT NO: 120-0841
ISSUE DATE: 8/26/2021

SITE LAYOUT AND PAVING PLAN - NORTH

C-203

SITE LAYOUT AND PAVING PLAN - BLDG C

SCALE 1"=30'

NORTH

LEGEND

- NEW ASPHALT PAVEMENT SEE SHEET C502
- NEW CONCRETE PAVEMENT
- NEW 6" LIMEROCK BASE

PARKING SPACE QUANTITIES

SOUTH OF BLDG C
128 REGULAR
6 ADA

EAST OF BLDG C
26 REGULAR
11 LOADING

STANDARD CONSTRUCTION NOTES

1. CONTRACTOR SHALL STAKE BUILDING CORNERS AND NOTIFY THE ARCHITECT PRIOR TO POURING CONCRETE OR ASPHALT PAVEMENT.
2. ALL DIMESIONS ARE TO FACE OF CURB. SETBACK DIMENSIONS ARE FROM EDGE OF IMPERVIOUS AREA OR PROPERTY LINES.
2. CITY OF ALACHUA AND SUWANEE RIVER WATER MANAGEMENT DISTRICT STANDARDS AND SPECIFICATIONS MUST BE FOLLOWED.
3. CONTRACTOR SHALL INSTALL BEST MANAGEMENT PRACTICE FL ACCESSIBILITY CODES.
5. ALL PAVEMENT MARKINGS SHALL COMPLY WITH LATEST EDITION OF THE MUTCD MANUAL.

EXISTING 6' FENCE

S 65°30'13" E 679.02' (R)
S 66°32'34" E 679.02' (M)

N 23°50'23" E 558.83' (R)
N 22°48'02" E 558.67' (M)

N 01°33'25" E 116.27' (R)
N 00°39'35" E 116.03' (M)

N 66°13'12" W 305.43' (R)
N 67°17'13" W 305.84' (M)

6" LIMEROCK BASE FIRE TRUCK PATH

BLDG C

CONCRETE BLOCK BUILDING 24'X274' SQ. FT. +/-

METAL BUILDING 4,992 SQ. FT. +/-

METAL BUILDING 3,789 SQ. FT. +/-

BUILDING ADDITION (CASE) 56 FT. +/-

METAL BUILDING CANOPY 1,600 SQ. FT. +/-

BUILDING ADDITION (CASE) 2,440 SQ. FT. +/-

SOLAR PANEL

ADA SIGN

R5-OR SIGN

R5-1 SIGN

R1-1 AND R5- SIGN

6 SPACES @ 9'=54'

6 SPACES @ 9'=72'

9 SPACES @ 9'=81'

10 SPACES @ 10'x10'

6 SPACES=45'

10 SPACES @ 9'=90'

CR 22 PER FDOT STD PLANS

CR 20 PER FDOT STD PLANS

24" WHITE, 7' LONG @ 5' SPACING, TYP.

6" DOUBLE YELLOW

6" WHITE

SPEED LIMIT 25 MPH SIGN

NEW 60' EASEMENT

RELOCATE METAL SUPPORT TRUSS 6' CLEAR OF ROAD

VERTICAL CLEARANCE FROM OVERHEAD TRUSS 21 FEET ±6 INCHES

PROPOSED SWINGING GATE

58.41' EXISTING EASEMENT

60' PROP. EASEMENT

DEMOLISH 2440 SF ASPHALT PARKING AREA AND REPLACE WITH SEED AND MULCH

SCHEDULE B ITEM # 12 (ORB 2418 PAGES 385-388)

SANITARY SEWER MANHOLE

20' TYPE D SETBACK

PERMITTING DOCUMENTS BLDG C

S A R C H I T E C T S
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THE HARVEST

PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA
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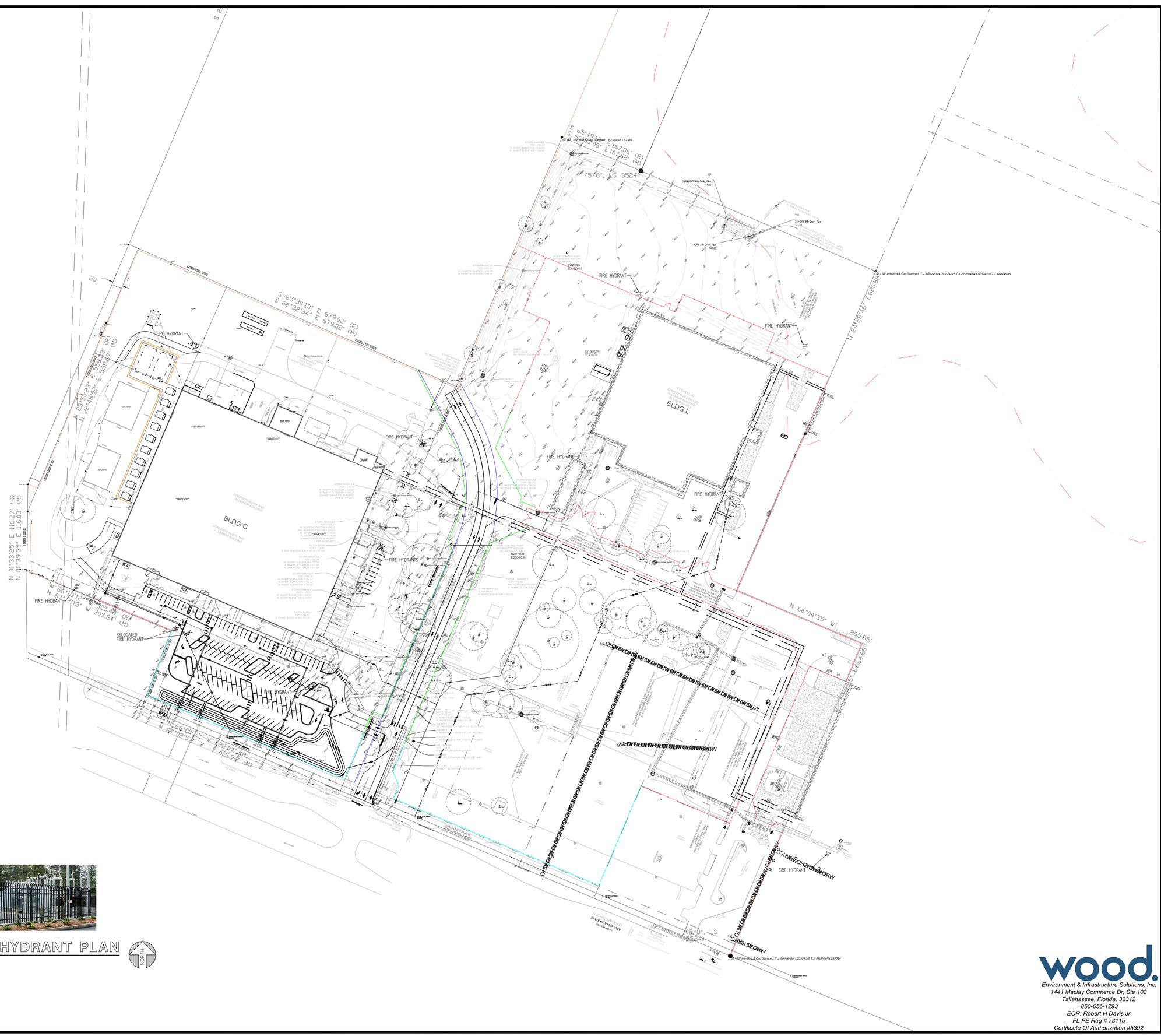
Certificate Of Authorization #5392

PROJECT No. 100-0811
ISSUE DATE: 8/25/2021

SITE LAYOUT AND PAVING PLAN - BLDG C

C-204


BLDG C
BLDG L
FIRE HYDRANT
FIRE HYDRANTS
RELOCATED FIRE HYDRANT
S 65°30'13" E 679.02' (R)
S 66°32'34" E 679.02' (M)
N 23°30'23" E 558.13' (R)
N 22°46'02" E 558.87' (M)
N 01°33'25" E 116.27' (R)
N 00°39'35" E 116.03' (M)
N 68°15'12" W 305.46' (R)
N 67°17'13" W 305.84' (M)
N 66°08'57" W 422.27' (R)
N 67°02'52" W 421.94' (M)
N 24°28'45" E 680.88'
N 66°04'35" W 265.85'
S 65°49'12" E 167.86' (R)
S 66°05' E 167.82' (M)
(S78°, LS 3524)
24 IN HDPE INV Drain_Pipe
24 IN HDPE INV Drain_Pipe
2 HDPE INV Drain_Pipe
5/8" iron Rod & Cap Stamped: T.J. BRANNAN LB2389/SB LB2389
5/8" iron Rod & Cap Stamped: T.J. BRANNAN LS3524/SB T.J. BRANNAN LS3524
5/8" iron Rod & Cap Stamped: T.J. BRANNAN LS3524/SB T.J. BRANNAN
OH-OH-OH-

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THE HARVEST

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PERMITTING DOCUMENTS - BUILDING C

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PROJECT NO: 102-0811
ISSUE DATE: 8/25/2021

SITE GRADING AND DRAINAGE PLAN - SOUTH

C-301

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FL PE Reg # 73115
Certificate Of Authorization #5392

PERMITTING DOCUMENTS BLDG C

SITE GRADING AND DRAINAGE PLAN - SOUTH

SCALE
0 10' 20' 30' 60' 90' 1"=30'

NORTH

DRAINAGE INLET SCHEDULE

DI #1 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 154.75
IE(15" IN)=152.48
IE(15" OUT)=152.48

DI #2 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 155.17
IE(12" IN)=152.78
IE(15" OUT)=152.78

DI #3 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 155.17
IE(12" OUT)=153.19

DI #4 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 154.75
IE(12" OUT)=152.98

F.E.S. #1 FLARED END SECTION
PER FDOT STD PLANS
INDEX 430-020
IE(15")=152.00

DI #5 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 154.75
IE(15" IN)=152.48
IE(15" OUT)=152.48

DI #6 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 155.17
IE(12" IN)=152.78
IE(15" OUT)=152.78

DI #7 FDOT TYPE C INLET
PER STD PLANS 425-052
GRATE ELEV = 155.17
IE(12" OUT)=153.19

F.E.S. #2 FLARED END SECTION
PER FDOT STD PLANS
INDEX 430-020
IE(15")=152.00

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED SPOT ELEVATION
- FLOW ARROW

BLDG C

CONCRETE BLOCK AND ALUMINUM BUILDING

STORM MANHOLE
TOP = 155.75'
W. INVERT ELEVATION = 150.85'
N. INVERT ELEVATION = 149.27'
(CANNOT MEASURE S. INVERT/
PIPE IS OFF-SET)

STORM MANHOLE
TOP = 155.37'
W. INVERT ELEVATION = 150.12'
SW. INVERT ELEVATION = 150.92'
SE. INVERT ELEVATION = 149.45
N. INVERT ELEVATION = 149.39
(CANNOT MEASURE S. INVERT/
PIPE IS OFF-SET)

CATCH BASIN
TOP = 152.80'
E. INVERT ELEVATION = 151.87' (10" DI)

STORM MANHOLE
TOP = 155.09'
W. INVERT ELEVATION = 150.54'
S. INVERT ELEVATION = 149.90'
N. INVERT ELEVATION = 149.85'

STORM MANHOLE
TOP = 155.32'
W. INVERT ELEVATION = 150.74'
S. INVERT ELEVATION = 150.32'
N. INVERT ELEVATION = 150.32'

STORM MANHOLE
TOP = 153.51'
W. INVERT ELEVATION = 150.51'
N. INVERT ELEVATION = 150.31'

CATCH BASIN
TOP = 152.67'
E. INVERT ELEVATION = 151.36

STORM MANHOLE
TOP = 151.73'
E. INVERT ELEVATION = 145.00'
NE. INVERT ELEVATION = 144.94'

DID NOT FIND MANHOLE

WOOD. CONTROL POINT
SET IRON ROD AND CAP
ELEVATION = 153.69'
N:287732.89
E:2623093.90

STORM MANHOLE
TOP = 152.41'
NW. INVERT ELEVATION = 149.84'
S. INVERT ELEVATION = 149.88'

STORM MANHOLE
TOP = 152.42'
N. INVERT ELEVATION = 150.12'

CATCH BASIN
TOP = 154.17'
E. INVERT ELEVATION = 151.22'
W. INVERT ELEVATION = 151.19'

CULVERT
SE. INVERT ELEVATION = 153.18' (18" CMP)

CULVERT
N. INVERT ELEVATION = 153.18' (18" CMP)

CULVERT
E. INVERT ELEVATION = 153.74' (18" CMP)

CATCH BASIN
TOP = 155.37'
W. INVERT ELEVATION = 153.84'

CULVERT
S. INVERT ELEVATION = 153.72' (18" CMP)

CULVERT
N. INVERT ELEVATION = 154.30' (18" CMP)

CULVERT
W. INVERT ELEVATION = 153.88
(18" CMP)

CULVERT
INVERT ELEVATION = 151.76
(18" CMP)

CATCH BASIN
BOTTOM OF STRUCTURE: 151.46'

STORM MANHOLE
TOP = 154.10'

8' CONCRETE SPILLWAY
2:1 SIDESLOPES
IE=154.10

RIP RAP APRON (STONE SIZE 6"-9")
PLACE FILTER FABRIC BETWEEN
RIP RAP AND SOIL FOUNDATION
EMBED FABRIC 12" ON ALL SIDES
(5) LOCATIONS THIS SWMF

NEW SWMF, HIGH WATER
ELEV = 154.44 FOR 100YR06H

MATCH EX. GRADE

MATCH EX. GRADE W/ WALKWAY

MATCH EX. GRADE AT ROW

95 LF OF 15"ø HDPE @ 0.51%

100 LF OF 12"ø HDPE @ 0.41%

102 LF OF 12"ø PVC @ 0.80%

100 LF OF 12"ø PVC @ 0.41%

20" RCP

N 23°50'23" E 116.27' (R)
N 22°48'02" E 116.03' (M)

N 01°33'25" E 116.27' (R)
N 00°39'35" E 116.03' (M)

N 66°13'12" W 305.45' (R)
N 67°17'13" W 305.84' (M)

N 66°00'47" W 422.87' (R)
N 67°02'58" W 421.92' (M)

ON-GOING CONSTRUCTION IN THE AREA

SCHEDULE B-II ITEM # 7 (ORB 2478 PAGES 1661-1669)

SCHEDULE B-II ITEM # 1 (ORB 2478 PAGES 1661-1669)

SANITARY SEWER MANHOLE

SANITARY SEWER EASEMENT

SANITARY SEWER FORCE MAIN

CONCRETE HEADWALL

ASPHALT PAVEMENT

CONCRETE

TREE #1 – TREE #49

BLDG C

CONNECT 8" SS TO BLDG AT ELEV = 149.00 REDUCE TO 6" INSIDE BLDG

EXIST 8" SS PVC TO BE REMOVED

EXIST 8" SS MH TO BE REMOVED

74 LF OF 8" PVC SDR 26 SS @ 1.25%

SSMH #2
RIM ELEV = 155.50
IE(8") IN = 148.08
IE(8") OUT = 147.88

159 LF OF 8" PVC SDR 26 SS @ 1.25%

EXIST 8" SS MH TO BE REMOVED

SSMH #1
RIM ELEV = 155.59
IE(8") IN = 145.89
IE(8") OUT = 145.69

RELOCATE EXIST. FIRE HYDRANT TO BUFFER AREA

EXIST 8" SS PVC TO BE REMOVED

CONNECT 8"ø C900 PVC WATER MAIN TO BLDG (SEE P PLANS) REDUCE TO 6" INSIDE BLDG

PROVIDE TRANSITION FROM PVC TO ABOVE GRADE DIP

8" C900 PVC WATER MAIN

12" STORM PIPE IE=152.91

EXIST 8" SS PVC TO BE REMOVED

EXIST 8" SS MH TO BE REMOVED

229 LF OF 8" SDR 26 PVC SS @ 1.39%

RELOCATE LGT POLE TO ISLAND

45° DMJ

8" C900 PVC WATER MAIN

45° DMJ

RELOCATE LGT POLE TO TOP OF BANK

EXISTING 8" SEWER MAIN

RELOCATE LGT POLE TO TOP OF BANK

RELOCATE LGT POLE TO TOP OF BANK

EXISTING 8" WATER MAIN

CONNECT TO EXIST. 8" PVC SEWER STUBOUT @ IE=142.51 PROVIDE CLEANOUT AT CONNECTION. THIS POINT DENOTES END OF CITY OF ALACHUA MAINTENANCE

N 66°00'17" W 422.07' (R)
N 67°02'57" W 421.94' (M)

W 305.43' (R)
W 305.84' (M)

EXISTING 4" WATER METER AND 8" BACKFLOW PREVENTER

EXISTING 8" DMJ GATE VALVE

EXISTING 8" C900 PVC DW

EXISTING 258 LF OF 4" HDPE SANITARY FORCE MAIN W/ 30" MIN COVER

EXISTING 4"ø BUTTERFLY VALVE

SCHEDULE B - II ITEM # 15
SEWER LINE EASEMENT # 10
(O.R.B. 4668, PAGES 800-805)

SCHEDULE B - II ITEM # 12
EASEMENT 2 OF THE ROADWAY
(O.R.B. 2478, PAGES 968-1000)

CONNECT 8" DW WATER MAIN TO EXISTING ELEVATED 4" SERVICE
PROVIDE 8"X4" REDUCER
8" DMJ GATE VALVE

RAISE OR LOWER 4" SS FORCE MAIN PER DETAIL A/C401

8" C900 PVC DW

214 LF OF 4" HDPE SANITARY FORCE MAIN W/ 30" MIN COVER

8" DMJ GATE VALVE

EXISTING 169 LF OF 4" HDPE SANITARY FORCE MAIN W/ 30" MIN COVER

EXISTING 220 LF OF 4" HDPE SANITARY FORCE MAIN W/ 30" MIN COVER

60° DMJ

EXIST. 8" DMJ GATE VALVE

EXISTING 8" C900 PVC DW

EXISTING SWALE

EXISTING SWALE

EXISTING 8" C900 PVC DW

EXISTING 8" DMJ GATE VALVE

EXISTING 258 LF OF 4" HDPE SANITARY FORCE MAIN W/ 30" MIN COVER

EXISTING 8" C900 PVC DW

SCHEDULE B - II ITEM # 12
EASEMENT 2 OF THE ROADWAY
(O.R.B. 2478, PAGES 968-1000)

SCHEDULE B - II ITEM # 11
EASEMENT
(O.R.B. 2719, PAGES 817-827 & O.R.B. 2478, PAGES 968-1000)

EXISTING 8" WATER MAIN

EXISTING 8" SEWER MAIN

LESS & EXCEPT

U.S. HIGHWAY 441
STATE ROAD NO. 25
(200' R/W WIDTH)

WATER CONNECTION DETAIL LEGEND

① 8" WET TAP TO EXISTING 8" WATER MAIN
PROVIDE TAPPING VALVE AND SLEEVE

② 8" DW REDUCED PRESSURE ZONE ASSEMBLY (RPZ) SERIES LF909OSY NY WATTS W/ENCLOSURE.
MAX WORKING PRESSURE=175 PSI.
PRESSURE LOSS AT 1200 GPM IS 12.0 PSI

PROPOSED UTILITY LEGEND

C.O. – CLEAN OUT
DIP – DUCTILE IRON PIPE
G – GAS LINE
T – TELECOM LINE
E – ELECTRIC LINE
FW – FIRE WATER LINE
DW – DOMESTIC WATER LINE
FW-FDC – FIRE DEPARTMENT CONNECTION LINE
SS – SANITARY SEWER LINE
SS-FM – SANITARY SEWER FORCE MAIN
PVC – POLYVINYL CHLORIDE
DMJ – DUCTILE IRON MECHANICAL JOINT
MH – MANHOLE
FH – FIRE HYDRANT
PIV – POST-INDICATOR VALVE
FDC – FIRE DEPARTMENT CONNECTION
RPZ – REDUCED PRESSURE ZONE ASSEMBLY
DCVA – DOUBLE CHECK VALVE ASSEMBLY
DDCVA – DOUBLE DETECTOR CHECK VALVE ASSEMBLY
HB – HOSE BIBB

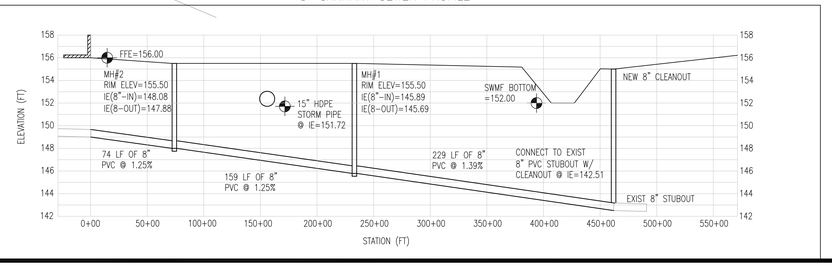
SITE UTILITY NOTES

1. WATER AND WASTEWATER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN AND CONSTRUCTION MANUAL", LATEST EDITION.
2. ALL BACKFLOW PREVENTERS SHALL BE IN ACCORDANCE WITH THE CITY OF ALACHUA "MANUAL FOR CROSS-CONNECTION CONTROL", LATEST EDITION.
3. UTILITIES:
   A. CONTRACTOR SHALL VERIFY/DETERMINE THE LOCATIONS AND DEPTHS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO BEGINNING ANY WORK ON THE SITE. NOTIFY ARCHITECT IF ANY EXISTING UTILITIES ARE IN CONFLICT WITH THE WORK OR DO NOT HAVE AT LEAST 12" OF COVER. ARCHITECT WILL PROVIDE DIRECTION TO RESOLVE ANY CONFLICTS.
   B. PROTECT ALL UTILITIES TO REMAIN FROM DISTURBANCE OR DAMAGE DURING CONSTRUCTION. REPAIR ANY DAMAGE IMMEDIATELY AT NO ADDITIONAL COST.
   C. AVOID UNANNOUNCED INTERRUPTIONS OF SERVICE. IF AN INTERRUPTION IN SERVICE IS NECESSARY, NOTIFY AND COORDINATE WITH OWNER A MINIMUM OF 72 HOURS PRIOR TO SHUTTING OFF SERVICE.
4. DEPTH OF FIRE MAIN PIPING (TO TOP OF PIPE):
   36" MINIMUM UNDER DRIVING SURFACES
   30" MINIMUM UNDER NON-DRIVING SURFACES
5. FIRE HYDRANTS SHALL BE A MINIMUM OF 18" ABOVE GRADE MEASURED TO THE STEAMER NOZZLE.
6. STEAMER NOZZLE TO FACE ROADWAY OR NEAREST POINT OF FIRE DEPARTMENT APPARATUS ACCESSIBILITY WHEN PLACED IN SERVICE.
7. WET TAP SHALL BE PERFORMED BY A SPECIALTY CONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA.
8. CONTRACTOR SHALL COORDINATE WITH MECHANICAL, PLUMBING, ELECTRICAL AND ARCHITECTURAL PLANS FOR ADDITIONAL UTILITY INFORMATION.
9. TRAFFIC RATED BRASS COUNTERSUNK CLEANOUTS SHALL BE USED IN IMPERVIOUS AREAS.
10. A MINIMUM OF 36 IN. OF CLEAR SPACE FROM LANDSCAPING SHALL BE MAINTAINED TO PERMIT ACCESS TO (AND OPERATION OF) FIRE PROTECTION EQUIPMENT, FIRE DEPARTMENT INLET CONNECTIONS, AND/OR FIRE PROTECTION SYSTEM CONTROL VALVES.
11. A CLEAR SPACE OF NOT LESS THAN 60 IN. FROM LANDSCAPING SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2 ½ IN.

NOTES:

1. WATER MAINS SHALL BE SEPARATED FROM STORM SEWER, SANITARY SEWER, NON-POTABLE IRRIGATION MAINS, AND FORCE MAINS BY A MINIMUM CLEAR VERTICAL DISTANCE OF 18" MEASURED BETWEEN THE BOTTOM OF THE UPPER PIPE AND THE TOP OF THE LOWER PIPE. ALSO, WATER MAINS SHALL BE SEPARATED FROM STORM SEWER, SANITARY SEWER AND FORCE MAINS BY 10 FEET AND FROM IRRIGATION MAINS BY 5 FEET MEASURED HORIZONTALLY BETWEEN OUTSIDE OF PIPES.
2. ALL CROSSINGS WITH VERTICAL CLEARANCE LESS THAN 18 INCHES SHALL BE MADE USING THICKNESS CLASS 200 AWWA C-900 DR14, PVC (CLASS 235 AWWA C-905, DR 18 PVC FOR PIPES GREATER THAN 12" IN DIAMETER) OR DUCTILE IRON, PRESSURE CLASS 250 PIPE FOR A HORIZONTAL DISTANCE OF 10 FEET EACH SIDE OF THE CROSSING, AND WATER MAIN SHALL BE CONCRETE ENCASED.
3. 18 INCHES CLEAR DISTANCE SHALL NOT BE REDUCED IN CASES WHERE WATER MAIN CROSSES UNDER SEWER LINE.
4. VERTICAL CLEARANCE LESS THAN 12 INCHES SHALL NOT BE ALLOWED.
5. WATER MAINS, SANITARY SEWER, STORM SEWER, AND NON-POTABLE IRRIGATION MAINS SHALL BE IN SEPARATE TRENCHES.
6. WATER MAINS CROSSING ANY TYPE OF SANITARY SEWER, INCLUDING FORCE MAIN OR STORM SEWER SHALL HAVE THE ONE FULL LENGTH OF WATER MAIN CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THAT THE WATER JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 6 FEET FROM ALL JOINTS IN GRAVITY OR WASTEWATER FORCE MAINS, OR IRRIGATION MAINS.

8" SANITARY SEWER PROFILE



SITE UTILITY PLAN - SOUTH

SCALE: 1"=30'

NORTH

PERMITTING DOCUMENTS BLDG C

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FL PE Reg # 73115
Certificate Of Authorization #5392

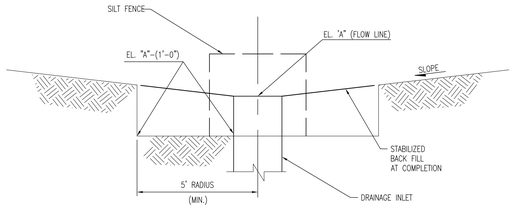
PROJECT NO. 120-0841
ISSUE DATE: 8/26/2021

SITE UTILITY PLAN SOUTH

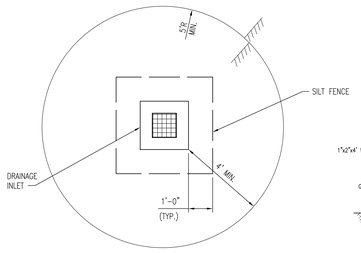
C-401

EROSION CONTROL NOTES

1. SILT FENCE AND HAY BALES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND BRIDGE STANDARD SPECIFICATIONS (LATEST EDITION).
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED DAILY AND ANY DEFICIENCES NOTED SHALL BE CORRECTED BY THE END OF THE DAY.
4. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION TO CONTROL SEDIMENT RUNOFF FROM THE PROJECT SITE.
5. IMMEDIATELY AFTER THE ESTABLISHMENT OF TIRE WASH AREA, ALL PERIMETER EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES. THE LOCATION OF CERTAIN EROSION CONTROL MEASURES MAY REQUIRE ALTERING FROM THE LOCATIONS SHOWN ON THE PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION DIFFER FROM FINAL GRADING PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR DRAINAGE PATTERNS CREATED DURING CONSTRUCTION.
6. ALL EROSION CONTROL MEASURES SHALL BE CONTINUOUSLY MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION.
7. ALL DISTURBED AREAS TO BE LEFT IDLE LONGER THEN 14 DAYS MUST BE STABILIZED WITH QUICK GROW GRASS SEED AND MULCH.
8. THE CONTRACTOR SHALL ENSURE THAT A FOREMAN OR SUPERVISOR WHO HAS BEEN CERTIFIED UNDER FLORIDA STORMWATER, EROSION AND SEDIMENTATION CONTROL INSPECTOR TRAINING PROGRAM IS AVAILABLE IN PERSON OR BY PHONE AT ALL TIMES DURING THE CONSTRUCTION ACTIVITIES.
9. ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED, DURING ANY PHASE OF DEVELOPMENT, AT THE DISCRETION OF THE CITY OF ALACHUA'S ENVIRONMENTAL INSPECTOR.
10. WHEELS MUST BE CLEANED TO REMOVE SEDIMENTS PRIOR TO EXITING THE PROJECT SITE. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE.
11. THE TIRE WASH AREA SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENTS OUTSIDE THE PROJECT SITE. THIS MAY REQUIRE PERIODIC TOPPING WITH ADDITIONAL 1.5-3.5 INCH STONE. AS CONDITIONS DEMAND, REPAIR OR CLEANOUT ANY STRUCTURES WHICH MAY HAVE CAPTURED SEDIMENTS. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO OFFSITE ROADWAYS SHALL BE REMOVED IMMEDIATELY.



SECTION



PLAN

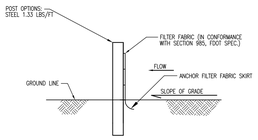
INLET SEDIMENT TRAP
NO SCALE

DEVELOPMENT SCHEDULE

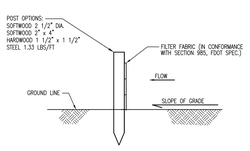
1. CONTRACTOR SHALL COORDINATE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF ALACHUA ENVIRONMENTAL INSPECTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. POST ALL APPLICABLE PERMIT PLACARDS WITHOUT NAILING TO TREES.
3. CLEARLY FLAG OR STAKE THE LIMITS OF CONSTRUCTION.
4. INSTALL TIRE WASH AREA.
5. CONSTRUCT ALL TREE BARRICADES AND SEDIMENT BARRIERS.
6. CLEAR AND GRUB ALL AREAS FOR CONSTRUCTION OF SWMF.
7. CONSTRUCT SWMF INCLUDING OUTFALL PIPES AND STRUCTURES.
8. STABILIZE POND SIDE SLOPES WITH SOD.
9. CLEAR AND GRUB REMAINING LIMITS OF CONSTRUCTION.
10. PREPARE SITE FOR ASPHALT CONSTRUCTION, INCLUDING COMPACTION AND STAKING.
11. CONSTRUCT ALL UNDERGROUND UTILITIES, SUCH AS WATER AND SEWER.
12. CONSTRUCT CONCRETE WALKS.
13. FINAL GRADING, GRASSING AND LANDSCAPING.
14. REMOVE SEDIMENTS AND FINAL CLEANUP AND PUNCHLIST.
15. REMOVE SEDIMENT BARRIERS.
16. REQUEST FINAL ENVIRONMENTAL INSPECTION.

PRIOR TO REQUESTING THE FINAL ENVIRONMENTAL INSPECTION, THE FOLLOWING DOCUMENTS MUST BE SUBMITTED TO THE CITY OF ALACHUA ENVIRONMENTAL INSPECTOR FOR REVIEW: RECORD DRAWINGS AND THE ENGINEERS COMPLIANCE REPORT PREPARED IN ACCORDANCE WITH THE CITY OF ALACHUA LAND DEVELOPMENT CODE.

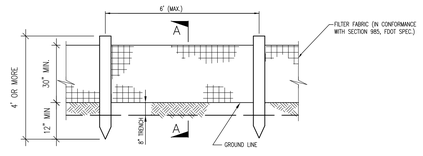
NOTES: STARTING AND COMPLETION DATES ARE APPROXIMATE AND ARE NOT INTENDED TO BE CONTRACTUAL.
CONSTRUCTION IS INTENDED TO START SEPT 2021 AND LAST FOR 10 MONTHS.



SECTION A-A IN PAVEMENT AREA

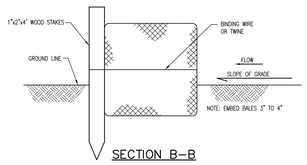


SECTION A-A

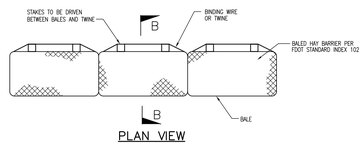


TYPE III

SILT FENCE DETAIL (TYPE III MODIFIED)
NO SCALE

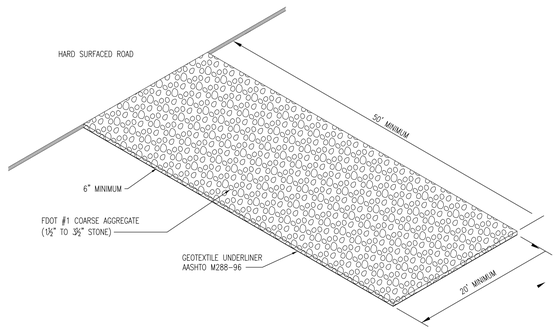


SECTION B-B



PLAN VIEW

TYPE I BALED HAY BARRIER
NO SCALE



TIRE WASH AREA DETAIL
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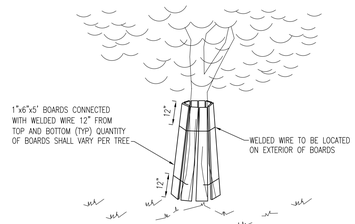
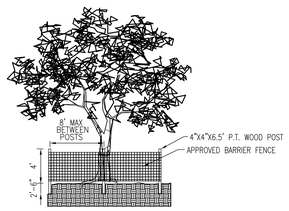
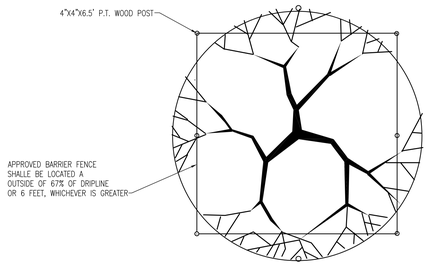


NOTE:
INSTALL WOOD BARRICADE PRIOR TO DEMOLITION AND CLEARING AROUND THE TRUNK IN A MANNER AS TO NOT DAMAGE TREE.

TREE BARRRIER





TREE BARRICADE

TREE PROTECTION DETAILS
NO SCALE

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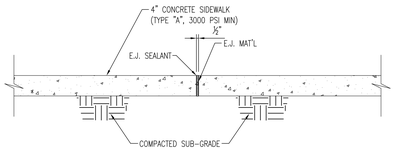
PROJECT NO: 120-0841
ISSUE DATE: 9/20/2021

EROSION CONTROL DETAILS

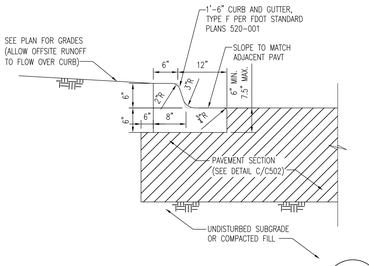
C-501

PERMITTING DOCUMENTS BLDG C



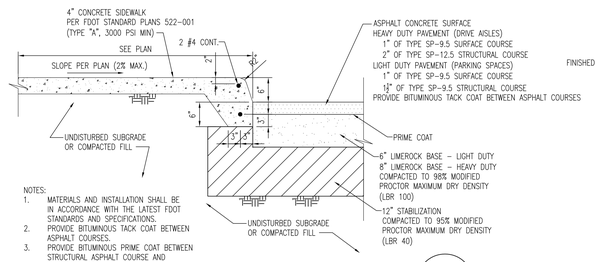
TYPICAL CONCRETE SIDEWALK DETAIL — A / C502

NO SCALE



CURB & GUTTER PAVEMENT SECTION — B / C502

NO SCALE

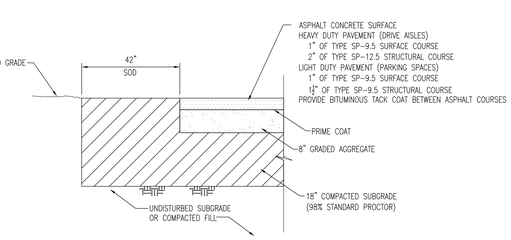


NOTES:

1. MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST FDOT STANDARDS AND SPECIFICATIONS.
2. PROVIDE BITUMINOUS TACK COAT BETWEEN ASPHALT COURSES.
3. PROVIDE BITUMINOUS PRIME COAT BETWEEN STRUCTURAL ASPHALT COURSE AND LIMEROCK BASE.
4. SURFACE COURSE SHALL NOT BE CONSTRUCTED UNTIL HEAVY EQUIPMENT HAS BEEN REMOVED FROM SITE.
5. 1'-6" CURB AND GUTTER, TYPE F PER FDOT STANDARD PLANS 520-001.
6. PROVIDE ½" EXPANSION JOINT (E.J.) BETWEEN CURB AND GUTTER AND CONCRETE SIDEWALK.

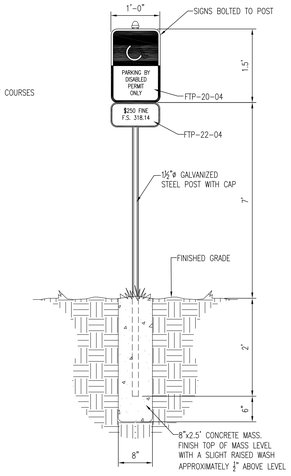
RAISED SIDEWALK PAVEMENT SECTION — C / C502

NO SCALE



SHOULDER PAVEMENT SECTION — D / C502

NO SCALE



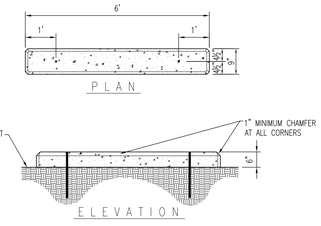
NOTE: SIGNS SHALL BE IN ACCORDANCE WITH THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, STANDARD INDEX 17355, AND THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITIONS.

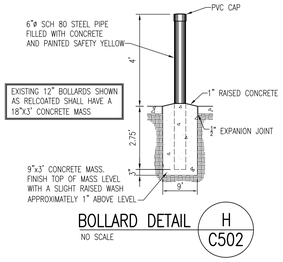
HANDICAP SIGN DETAIL — E / C502

NO SCALE

NOTES FOR HANDICAP ACCESSIBLE ROUTES AND ENTRIES

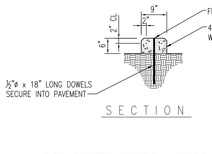
1. ALL WALKS SHALL BE 4" THICK.
2. CONCRETE SHALL BE REINFORCED WITH POLYPROPYLENE FIBERS AS SPECIFIED.
3. CONTROL JOINTS SHALL BE EQUALLY SPACED AS INDICATED. IF NOT INDICATED, EQUALLY SPACED JOINTS AT MAX. INTERVALS OF 4'-0" FOR 2' & 4' SIDEWALKS AND 6'-0" FOR 6' & WIDER SIDEWALKS.
4. CONTROL JOINTS SHALL BE 1" DEEP.
5. WHERE WALK IS PARALLEL AND ABUTS CONC. CURB, SEPARATE WITH 1/2" EXPANSION JOINT.
6. WHERE WALK ABUTS STRUCTURE, SEPARATE WITH 1/2" EXP. JOINT.
7. ALL SIDEWALKS GREATER THAN 8'-0" IN WIDTH SHALL HAVE A LONGITUDINAL CONTROL JOINT IN THE CENTERLINE OF THE SIDEWALK. LONGITUDINAL CONTROL JOINTS SHALL NOT BE SPACED GREATER THAN 8'-0".
8. PROVIDE 1/2" EXPANSION JOINTS AT 50' INTERVALS FOR LONG RUNS OF SIDEWALK.
9. SLOPE THE SIDEWALKS 3/16" PER FOOT (ABSOLUTE MAXIMUM) TRANSVERSELY UNLESS OTHERWISE NOTED.
10. SEE NOTES FOR HANDICAP ACCESSIBLE ROUTES AND ENTRIES ON SHEET C102.





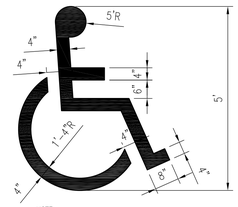
BOLLARD DETAIL — H / C502

NO SCALE

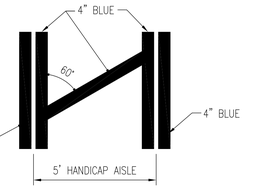


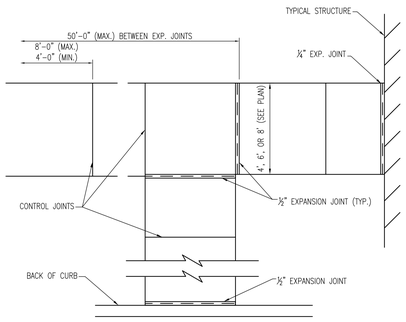
CONCRETE WHEEL STOP — G / C502

NO SCALE



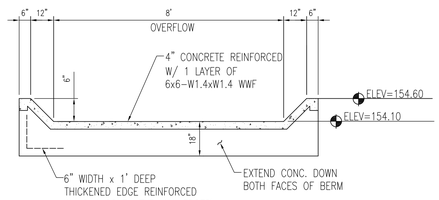
NOTE:
"UNIVERSAL SYMBOL OF ACCESSIBILITY" SHALL BE IN ACCORDANCE WITH THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, STANDARD INDEX 17346 AND THE MANUAL UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITIONS.





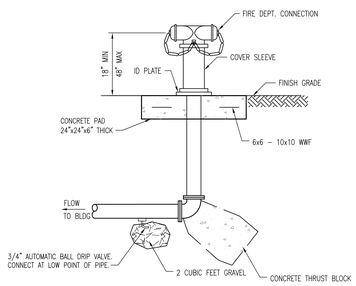
TYPICAL CONCRETE WALK JOINT LAYOUT — F / C502

NO SCALE



SPILLWAY ELEVATION — J / C502

NO SCALE

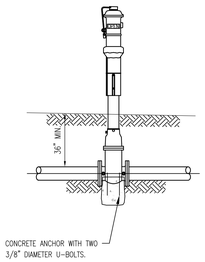


FIRE DEPARTMENT CONNECTION (FDC) — I / C502

NO SCALE

NOTES

1. NO SHUTOFF VALVES SHALL BE LOCATED BETWEEN THE FDC AND THE BUILDING.



POST INDICATOR VALVE — J / C502

NO SCALE

INDICATOR POST SHALL BE 4", ADJUSTABLE HEIGHT, "MODEL A-20806" MANUFACTURED BY MUELLER COMPANY, " MODEL IP-71" MANUFACTURED BY AMERICAN FLOW CONTROL, OR "MODEL PIVA FM-8", MANUFACTURED BY PRATT. PROVIDE CONCRETE ANCHOR BLOCKS AS REQUIRED.

HANDICAP PAVEMENT MARKINGS — K / C502

NO SCALE

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PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

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EOR: Robert H Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

PROJECT NO. 120-0811
ISSUE DATE: 8/26/2021

SITE CIVIL DETAILS

C-502

DIMENSION			
METER SIZE	① AA	② BB	CC
4"	24"	12"	14'
6"	36"	18"	18'
8"	48"	24"	22'
10"	60"	30"	27'

KEYED NOTE(S):

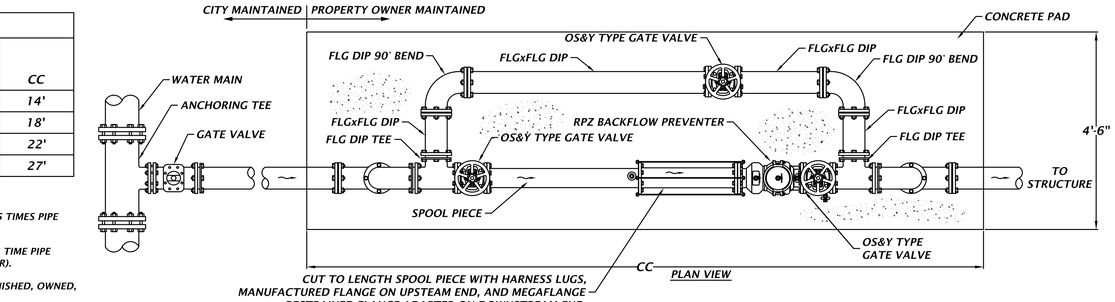
① DIMENSION AA MUST BE MINIMUM 5 TIMES PIPE DIAMETER (UPSTREAM OF METER).

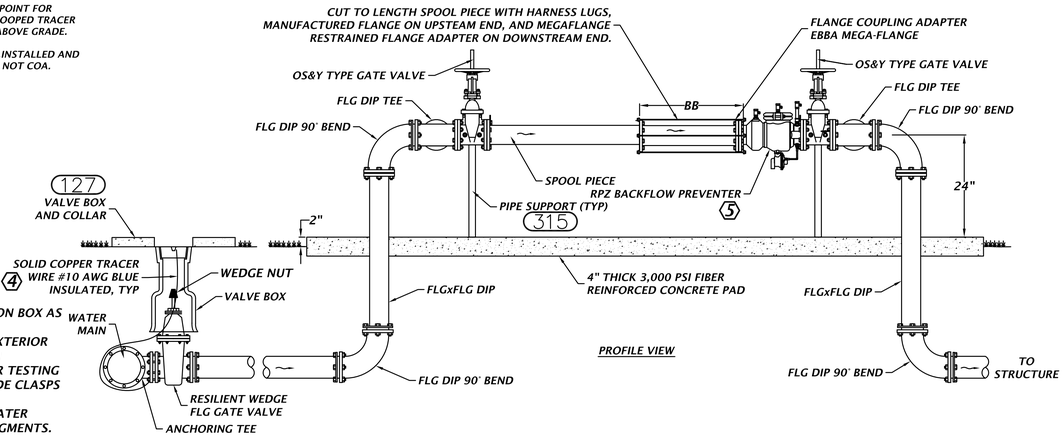
② DIMENSION BB MUST BE MINIMUM 3 TIME PIPE DIAMETER (DOWNSTREAM OF METER).

③ WATER METER AND STRAINER FURNISHED, OWNED, AND MAINTAINED BY COA.

④ VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.

⑤ BACKFLOW PREVENTER FURNISHED,INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.





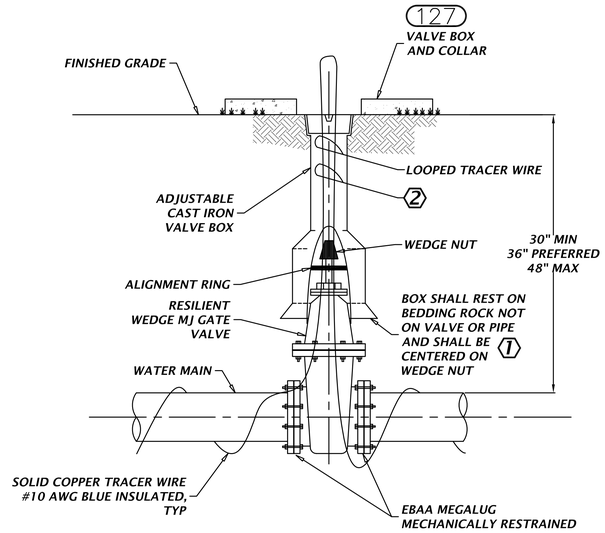
GENERAL NOTE(S):

1. PROVIDE FREEZE PROTECTION BOX AS FOLLOWS:
   - CORRUGATED ALUMINUM EXTERIOR WITH INTERIOR INSULATION
   - EASY INTERNAL ACCESS FOR TESTING AND MAINTENANCE. PROVIDE CLASPS OR EQUIVALENT.
   - BOX SHALL COVER BOTH WATER METER AND BYPASS LINE SEGMENTS.

148

POTABLE WATER 4" AND LARGER WATER METER AND BACKFLOW PREVENTER ASSEMBLY

NTS



GENERAL NOTE(S):

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".

KEYED NOTE(S):

① WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID COMMON BRICKS.

② VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.

145

GATE VALVE FOR WATER AND RECLAIMED WATER MAINS 4" OR LARGER

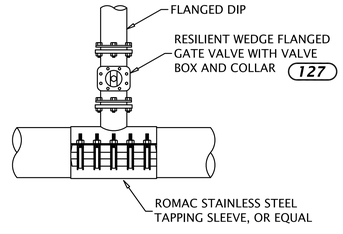
NTS

GENERAL NOTE(S)

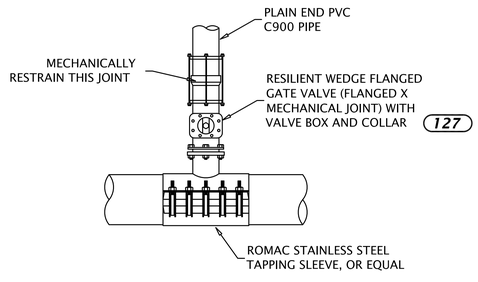
1. MINIMUM RESTRAINED LENGTHS ARE BASED ON 309 AND ARE SUFFICIENT FOR BOTH DIP AND PVC PIPE.
2. THIS DETAIL APPLIES TO BOTH NEW SERVICE CONNECTIONS INSTALLED ON NEW PIPE AND NEW SERVICE CONNECTIONS INSTALLED ON EXISTING PIPE.

KEYED NOTE(S):

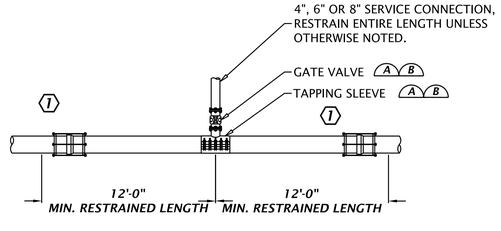
① RESTRAIN WITH EBAA IRON RESTRAINT HARNESSES OR EQUAL. HARNESSES SHALL INCLUDE SPLIT SERRATED RESTRAINT RINGS.



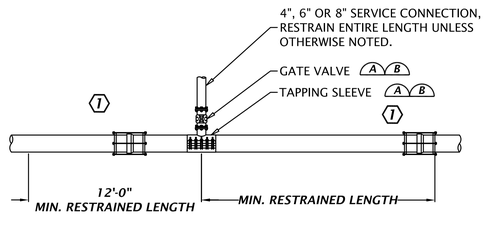
A FLANGED DIP SERVICE CONNECTION



B PLAIN END PVC C900 SERVICE CONNECTION



TAPPING SLEEVE IN MIDDLE OF PIPE SEGMENT



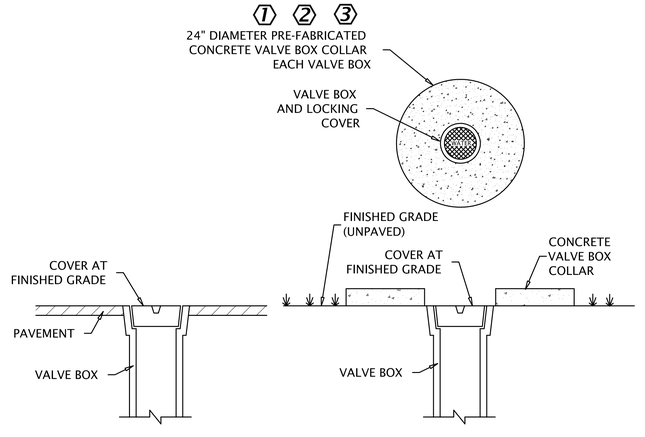
TAPPING SLEEVE NOT IN MIDDLE OF PIPE SEGMENT

149

WATER SERVICE CONNECTION FOR NEW AND EXISTING MAINS – 4", 6" AND 8"

NTS

① ② ③



PAVED AREA

UNPAVED AREA

KEYED NOTE(S):

① VALVE BOX COLLAR FEATURES:
- 24" DIAMETER, 11" INNER OPENING
- 4" THICK
- TWO RINGS OF #3 REBAR
- 4000 PSI TEST CONCRETE

② SUPPLIER AND PRODUCT:
- MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
- ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
- PART: MSVB-24 OR EQUAL

③ PAINT VALVE BOX COVER AND COLLAR AS PER 307

127

VALVE BOX COVER

NTS

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H Davis Jr
FL PE Reg # 73115
Certificate Of Authorization #5392

S45 STUDIO
S A R C H I T E C T
1648 Southwest Boulevard,
Suite 100, Jupiter, FL 33458
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THE HARVEST
PHOENIX COMMERCIAL PARK
ALACHUA, FLORIDA
PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

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ROBERT H. DAVIS JR. LICENSED PROFESSIONAL ENGINEER NO. 73115 STATE OF FLORIDA

PROJECT NO. 120-0811
ISSUE DATE: 8/25/2021

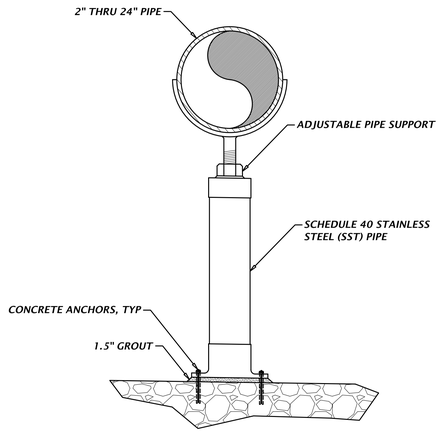
SITE UTILITY DETAILS

C-503

PERMITTING DOCUMENTS BLDG C

PAINT SYSTEM NO. 5
SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED
OPTIMAL APPLICATION CONDITIONS
AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.
HUMIDITY BELOW 60 PERCENT
IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER
APPLY (SPRAY) FIRST COAT
APPLY (SPRAY) SECOND COAT EITHER WITHIN TWO HOURS OR MORE THAN 48 HOURS AFTER APPLYING FIRST COAT.
PRODUCT
KRYLON 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 NOTE(S):

1. ALL PIPE SUPPORT PARTS SHALL BE 304L SST.
2. MANUFACTURER AND PRODUCT:
   - STANDON PIPE SUPPORTS, FOREST GROVE, OREGON OR EQUAL
   - MODEL S92

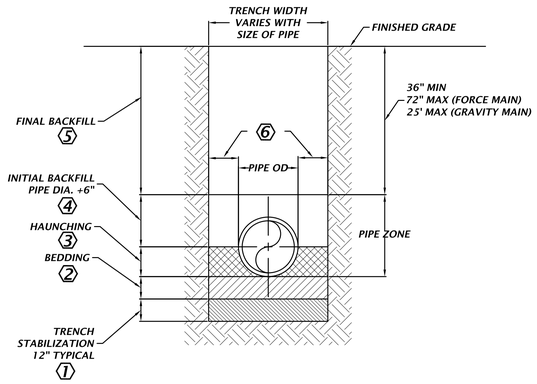
315 PIPE SUPPORT
NTS

GENERAL NOTE(S):

1. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
2. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
3. 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.
4. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

KEYED NOTE(S):

1. TRENCH STABILIZATION SHALL BE PROVIDED TO A DEPTH OF 12-INCHES. THE MATERIAL SHALL BE NO. 57 STONE.
2. BEDDING SHALL BE A MINIMUM OF 6-INCHES AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR, AASHTO T-99.
3. HAUNCHING PORTION OF THE PIPE ZONE SHALL BE PLACED TO THE SPRINGLINE OF THE PIPE AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR ASSHTO T-99.
4. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. FROM THE SPRINGLINE OF THE PIPE TO TWO (2) FEET ABOVE THE PIPE THE SOIL SHALL BE CAREFULLY BACKFILLED IN 6-INCH LIFTS AND THE SOIL CONSOLIDATED WITH THE HAND OPERATED TAMPING MACHINE (OR AS REQUIRED BY CITY, COUNTY, OR STATE INSPECTORS).
5. FINAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. AFTER PLACEMENT AND COMPACTION OF THE INITIAL BACKFILL, THE BALANCE OF THE BACKFILL MATERIAL MAY BE MACHINE PLACED OR AS REQUIRED BY THE INSPECTOR AND SHALL NOT CONTAIN ANY ROCKS OR DEBRIS.
6. 12" MINIMUM



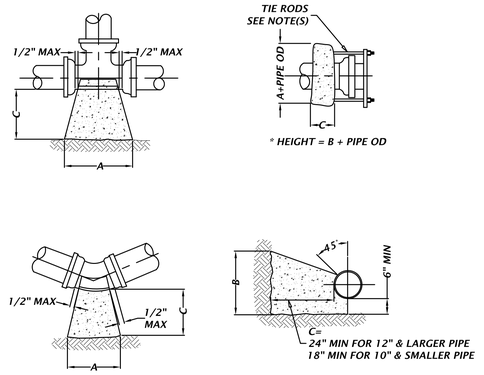
303 BEDDING AND TRENCHING DETAIL
NTS

GENERAL NOTE(S):

1. ALL BEARING SURFACES TO BE CARRIED TO UNDISTURBED SOIL.
2. THESE TABLES SHOW MINIMUM SIZES FOR THRUST BLOCKS IN GOOD SOIL (A-1 THRU A-3, CLEAN SANDS AND GRAVELS) WITH MINIMUM BEARING CAPACITY OF 2000 psi.
3. POOR SOILS A-4 THRU A-8, SILTY SOILS, CLAYS, MUCK AND PEAT WILL REQUIRE LARGER THRUST BLOCKING.
4. BOTH CONCRETE THRUST BLOCKS AND TIE RODS MUST BE USED WHEN, IN THE JUDGEMENT OF THE ENGINEER, THE NATURE AND CRITICALITY OF AN INSTALLATION IS SUCH AS TO REQUIRE POSITIVE ASSURANCE OF STABILITY.
5. THE USE OF THRUST BLOCKS SHALL BE LIMITED TO SITUATIONS SUCH AS POINT REPAIR WHERE EXPOSING SEVERAL JOINTS OF PIPE IS NOT FEASIBLE DUE TO EXISTING GROUND CONDITIONS.
6. CONCRETE COLLARS WITH TIE RODS MAY BE USED ON DEAD END LINES AT THE CONTRACTOR'S DISCRETION. NUMBER OF TIE RODS REQUIRED IS AS FOLLOWS:

3" - 8"	DIAMETER MAIN - 2 TIE RODS REQUIRED PER JOINT (5/8" ROD)
10" - 12"	DIAMETER MAIN - 4 TIE RODS REQUIRED PER JOINT (5/8" ROD)
14" - 16"	DIAMETER MAIN - 6 TIE RODS REQUIRED PER JOINT (5/8" ROD)

7. TIE RODS AND NUTS SHALL CONFORM TO AWWA/ANSI CIII/A21.11
8. TIE RODS AND NUTS SHALL PROVIDE MIN YIELD AND TENSILE STRENGTH OF 45,000 PSI AND 60,000 PSI, RESPECTIVELY.
9. MAXIMUM TEST PRESSURE TO BE 150 PSI.
10. SAFETY FACTOR = 1.5



THRUST BLOCK FOR BENDS

	90° BEND			SF BEARING	45° BEND			SF BEARING	22-1/2° BEND			SF BEARING	11-1/4° BEND			SF BEARING
SIZE	A	B	C	SURFACE	A	B	C	SURFACE	A	B	C	SURFACE	A	B	C	SURFACE
4"	16"	16"	18"	1.78	14"	16"	18"	1.56	14"	16"	18"	1.56	14"	16"	18"	1.56
6"	22"	32"	18"	4.89	16"	18"	18"	2.00	14"	16"	18"	1.56	14"	16"	18"	1.56
8"	32"	36"	18"	8.00	24"	28"	18"	4.67	16"	18"	18"	2.00	14"	16"	18"	1.56
10"	36"	46"	18"	11.50	26"	36"	18"	6.50	20"	24"	18"	3.33	14"	18"	18"	1.75
12"	44"	56"	24"	17.11	32"	40"	24"	8.89	24"	30"	24"	5.00	16"	20"	24"	2.22
14"	52"	62"	24"	22.39	36"	48"	24"	12.00	26"	36"	24"	6.50	20"	24"	24"	3.33
16"	58"	72"	24"	29.00	40"	54"	24"	15.00	32"	38"	24"	8.44	22"	26"	24"	3.97

THRUST BLOCK FOR TEES AND PLUGS

	90° BEND			SF BEARING
SIZE	A	B	C	SURFACE
4"	16"	16"	18"	1.78
6"	20"	24"	18"	3.33
8"	26"	32"	18"	5.78
10"	32"	40"	18"	8.89
12"	36"	48"	24"	12.00
14"	40"	56"	24"	15.56
16"	48"	60"	24"	20.00

306 THRUST BLOCK AND TIE ROD DETAILS
NTS

wood.
Environment & Infrastructure Solutions, Inc.
1441 Maclay Commerce Dr, Ste 102
Tallahassee, Florida, 32312
850-656-1293
EOR: Robert H Davis Jr
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Certificate Of Authorization #5392

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THE HARVEST
PHOENIX COMMERCIAL PARK
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PERMITTING DOCUMENTS - BUILDING C

MARK	DESCRIPTION	DATE

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PROJECT NO. 100-0811
ISSUE DATE: 8/25/2021

SITE UTILITY DETAILS

C-504

PERMITTING DOCUMENTS BLDG C

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Site Plan Application

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

A. PROJECT

1. Project Name: Harvest Phoenix Site
2. Pre-Application Conference Date: March 15, 2021
3. Neighborhood Meeting Date: April 5, 2021
4. Address of Subject Property: 12895 NW US Highway 441
5. Parcel ID Number(s): Alachua County Property Appraiser Parcel ID 05855-004-000 & 05855-004-001
6. Existing Use of Property: Light Manufacturing
7. Future Land Use Map Designation: Industrial
8. Zoning Designation: Industrial General
9. Acreage: 36.26
10. Total Existing Building Square Footage, if applicable: 243,500
11. Total Existing Impervious Area (not including existing building area), if applicable: 521,849
12. Total Building Square Footage Proposed: ~~384~~ 912 - rhd
13. Total New Impervious Area Proposed (not including building area): 55757

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Rob Davis, PE Title: Project Manager
   Company (if applicable): Wood Environment & Infrastructure Solutions, Inc
   Mailing address: 1441 Maclay Commerce Drive
   City: Tallahassee State: Florida ZIP: 32312
   Telephone: 904-382-2286 FAX: _____ e-mail: robert.davis4@woodplc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): IIP-FL 3 LLC
   Mailing Address: 11440 W BERNARDO CT STE 100
   City: San Diego State: California ZIP: 92127

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

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ■ No
   If yes, list names of all parties involved: _____
2. Has the applicant discussed possible utility/infrastructure fees with the Public Services Department?
   If no, contact the Public Services Department at 386-418-6140. ■ Yes ☐ No

D. ATTACHMENTS

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

Site Plan shall include:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10. Proof of payment of taxes.

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

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

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

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

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

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

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

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

Signature of Applicant

Signature of Co-applicant

Rob Davis - Project Manager

Typed or printed name *and title* of applicant

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

STATE OF FLORIDA

COUNTY OF ~~ALACHUA~~ Leon

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this

day of 17 June, 2021, by Robert H Davis who executed the same

and has X produced Driver License as identification or [X] is personally known to me.

Signature of Notary

Print Name: Yumi P Miller

Notary Public, State of Florida

My Commission Expires: Oct 17, 2022

YUMI P. MILLER
MY COMMISSION # GG 268469
EXPIRES: Oct. 17, 2022

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 12895 NW US Highway 441

Parcel ID Number(s): Alachua County Property Appraiser Parcel ID 05855-004-000 & 05855-004-001

Acreage: 36.26

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Brian Wolfe, on behalf of IIP-FL 3 LLC Title: VP, General Counsel and Secretary

Company (if applicable): IIP-FL 3 LLC

Mailing Address: 11440 West Bernardo Court, Suite 100

City: San Diego State: California ZIP: 92127

Telephone: (858) 997-3332 FAX: _____ e-mail: c/o kelly.spicher@iipreit.com

C. AUTHORIZED AGENT

Name: Rob Davis, PE Title: Project Manager

Company (if applicable): Wood Environment & Infrastructure Solutions, Inc.

Mailing address: 1441 Maclay Commerce Drive

City: Tallahassee State: Florida ZIP: 32312

Telephone: 904-382-2286 FAX: _____ e-mail: robert.davis4@woodplc.com

D. REQUESTED ACTION:

Authorized to submit Site Plan application and respond to comments, attend meetings, etc.

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

Brian Wolfe

VP, GC and Secretary on behalf of IIP-FL 3 LLC

Typed or printed name and title of applicant

_____

Signature of Co-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 _____

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF San Diego

On June 17th, 2021 before me, Pearl A. Lai (here insert name and title of the officer), personally appeared Brian Wolfe who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

August 25, 2021

Mr. Justin Tabor
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Via email: jtabor@cityofalachua.org

Re: Comprehensive Plan Consistency – Harvest Phoenix Development
(Tax Parcel Numbers 05855-004-000 and 05855-004-001)

Mr. Tabor:

Statement of Proposed Uses

The proposed development at Harvest Phoenix is designed to renovate existing warehouse space to create a new employment center along the NW US Hwy 441 corridor.

Comprehensive Plan Consistency

Future Land Use Element:

Objective 1.5: Industrial

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

Consistency: The proposed Harvest Phoenix development will serve the intent of the Industrial future land use designation, as it will provide agricultural warehousing and clean industry for the citizens of Alachua. In addition, the site is consistent with the policies outlined in Future Land Use Policy 1.5.a, 1.5.b and 1.5.d as indicated below:

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 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.

Consistency: The proposed Harvest Phoenix development meets the maximum building size and building area coverage of this section.

Policy 1.5.b: The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.
Consistency: The proposed development will serve the intent of the Industrial future land use category. The site will include industrial service uses with supporting light industrial space along the US Hwy 441 "corporate corridor."

Policy 1.5.d: The City shall develop performance standards for uses in the Industrial land use category in order to address the following:

1. *Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;*

Consistency: The development will include sidewalks for non-vehicular access to the site and along the new internal public roadway. The drive aisles and parking are located around the exterior perimeter of the buildings.

2. Buffering from adjacent existing/potential uses;
Consistency: All required buffers and setbacks are shown on plans.

3. Open space provisions and balance of proportion between gross floor area and site size;
Consistency: The proposed site plan exceeds the required open space and has less than the maximum floor area ratio.

4. Adequacy of pervious surface area in terms of drainage requirements;
Consistency: Plans include a detailed stormwater management plan and design details for on-site basin areas.

5. Placement of signage;
Consistency: Although no signs are proposed at this time, the permitting of signs will occur under a separate process and those permits shall be prepared in compliance with the applicable criteria.

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
Consistency: The site plans include a photometric plan that complies with all elements of the Comprehensive Plan and Land Development Regulations.

7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking, layout, drive aisles, and points of conflict;
Consistency: Loading docks and dumpsters are located at the rear and sides of the buildings to avoid conflicts with pedestrians and vehicles. Fencing is provided to prevent public access to the industrial buildings. A circular path is provided for fire truck access.

8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
Consistency: The site plans include a landscape plan that complies with all elements of the Comprehensive Plan and Land Development Regulations.

9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
Consistency: There are wetland areas and Zone A flood plain at the back of the property that will be avoided at this time and are not part of the project area.
If a regulated plant or animal species is identified
during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.
An cultural resource assessment was performed through the Department of State Division of Historical Resources and found no pertinent features within the proposed project area.

10.Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design; and,
Consistency: None are proposed.

11.Industrial uses shall be limited to an intensity of less than or equal to 0 .50 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.
Consistency: The industrial use on site has less than a 0.50 floor area ratio.

Policy 2.4.c Tree Protection: The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individua l residential lots, and existing and proposed developments.
Consistency: The majority of trees have been preserved on the project site. Five (5) trees will be removed and over 200 trees are proposed to be planted to meet landscape buffer requirements.

If you have any questions or comments, please give me a call at 904.382.2286.

Sincerely,

Wood Environment & Infrastructure Solutions, Inc.

Rob Davis, P.E.
Project Manager

August 25, 2021

Mr. Justin Tabor
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Via email: jtabor@cityofalachua.org

Re: Concurrency Impact Analysis – Harvest Phoenix Development
(Tax Parcel Numbers 05855-004-000 and 05855-004-001)

Mr. Tabor:

The renovated building C will provide 30,720 SF of light manufacturing/warehouse space with a future capacity of 74,542 SF. Renovated building L will provide 10,658 SF of light manufacturing/warehouse space with a future capacity of 13,200 SF.

Stormwater:
A detailed stormwater management plan is included with this submittal. The proposed stormwater system shall be designed in compliance with City of Alachua and Suwannee River Water Management District requirements.

Potable Water:
Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Project Impact: For the proposed development, it is estimated that approximately 37.2 G.P.D. will be used per 100 square feet of building area, based on current water utility bills for Building L. It should be noted that the warehouse space in Buildings L and C have identical uses.

The 30,720 square feet of warehouse space in Building C will generate approximately 11,431 G.P.D., based on this calculation (30,720 SF / 100 SF x 37.2 G.P.D. = 11,431 G.P.D.).

The 10,658 square feet of warehouse space in Building L currently generates approximately 3,965 G.P.D., based on this calculation (10,658 SF / 100 SF x 37.2 G.P.D. = 3,965 G.P.D.).

Therefore, the existing use in Building L and proposed use in Building C result in a potable water usage of 15,396 G.P.D.

Sanitary Sewer:
Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.
Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

The 30,720 square feet of warehouse space in Building C will generate approximately 11,431 G.P.D., based on this calculation (30,720 SF / 100 SF x 37.2 G.P.D. = 11,431 G.P.D.).

The 10,658 square feet of warehouse space in Building L currently generates approximately 3,965 G.P.D., based on this calculation (10,658 SF / 100 SF x 37.2 G.P.D. = 3,965 G.P.D.).

Therefore, the existing use in Building L and proposed use in Building C result in a potable water usage of 15,396 G.P.D.

Solid Waste:
Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Project Impact: Industrial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). The proposed improvements in Building C and existing usage of Building L will generate approximately 497 pounds of solid waste will be generated per day (41,378 SF / 1,000 SF x 12 = 496.5 pounds per day).

Traffic:
The proposed use of the project site as an industrial agricultural and warehouse use will not exceed the traffic impact from past conditions. Therefore, the traffic impact will not exceed the approved level of service standards for the impacted roadway (US Highway 441).

Sincerely,

Wood Environment & Infrastructure Solutions, Inc.

Rob Davis, P.E.
Project Manager

NEIGHBORHOOD MEETING

For a commercial development located at 12895 NW US HWY 441, Alachua, FL 32615.

Date: Monday April 5, 2021

Time: 6:00 PM

Place: Meeting link is https://tinyurl.com/yg9rmgvr.

Contact: Rob Davis at (904)-382-2286 or robert.davis4@woodplc.com
Mailing address: 1441 Maclay Commerce Drive, Tallahassee, FL 32312

Mr. Davis will be holding a meeting to discuss his request for a non-residential development on a 36 acre parcel. The proposed work consists of renovating existing buildings and construction of asphalt parking (125± spaces), water & sewer utilities, stormwater management. The parcel is zoned IG (Industrial General) and the proposed improvements are consistent with the current zoning.

The purpose of this meeting is to inform neighboring property owners about the nature of the proposal and to seek comments. We look forward to seeing you online.

If you are unable to attend, please contact us by the information above. We can provide printed materials post meeting. Comments may be submitted in writing to the address or email/phone above. Printed materials discussed at the meeting are available upon request.

MEETING MINUTES

Attendees:
Harlod Theus – Alachua County Fire Chief
Carl Smart – Assistant County Manager
Serge Reyes – Engineer for development to North (EDA)
Mitch Glaeser – Developer
Mark Glaeser – Developer

- Review of existing conditions and proposed improvements
- Fire station to be constructed offsite north of Bldg C and west of Bldg L
- Would like direct access for Fire personnel from Phoenix site westernmost driveway connection off US441, through Phoenix site and connect to northern parcel off northeast corner of Bldg C
- Onsite temporary fire station to be removed after construction of new fire station
- Can sell temp fire station property back to Harvest if desired
- EDA will share CAD file of proposed interconnection point
- Important to get traffic securely from US441 through Phoenix site to northern parcel
- Most traffic to northern parcel will come from an existing driveway connection located to west of Phoenix site with potential for red light at this location

05844-004-001
THE LASER INVESTMENT GROUP LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

05855-000-000
LITHIUM NICKEL ASSET HOLDING
12705 NW US HIGHWAY 441
ALACHUA, FL 32615

05855-002-000
TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

05855-004-000
IIP-FL 3 LLC
11440 W BERNARDO CT STE 100
SAN DIEGO, CA 92127

05855-004-001
IIP-FL 3 LLC
11440 W BERNARDO CT STE 100
SAN DIEGO, CA 92127

05855-004-002
ALACHUA COUNTY FLORIDA
12 SE 1st ST
GAINESVILLE, FL 32601

05855-005-000
THE LASER INVESTMENT GROUP LLC
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

05949-001-000
DUKE ENERGY FLORIDA INC
% DUKE ENERGY CENTER
550 S TRYON ST TAX DEPT - DEC44P
CHARLOTTE, NC 28202

05949-005-000
PINKOSON & PINKOSON & UPSHAW
5550 SW STATE ROAD 45
NEWBERRY, FL 32669

05949-005-001
PINKOSON & PINKOSON & UPSHAW
5550 SW STATE ROAD 45
NEWBERRY, FL 32669

05949-005-002
HIPP INVESTMENTS LLC
14610 NW 129TH TER
ALACHUA, FL 32615

05962-001-000
RUSH ROBERT A
11 SE 2ND AVE
GAINESVILLE, FL 32601

05962-002-000
LASER INVESTMENT GROUP LLC (THE)
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

05963-000-000
SCHNEIDER & WERSHOW TRUSTEES
1 SE 1ST AVE
GAINESVILLE, FL 32601

Wood, Inc
1441 Maclay Commerce Dr
Tally, FL 32312

Robert A Rush
11 SE 2nd Ave
Gainesville, FL 32601

Higg Investments LLC
14610 NW 129th Terrace
Alachua, FL 32615

Wood E&I Solutions, Inc.
1441 Maclay Commerce Drive
Suite 102
Tallahassee FL 32312

Pinkoson & Pinkoson & Upshaw
5550 SW State Road 45
Newberry, FL 32669

Duke Energy Florida, Inc
Duke Energy Center
550 S. Tryon St. Tax Dept - DEC 44P
Charlotte, NC 28202

Alachua County Florida
12 SE 1st Street
Gainesville, FL 32601

Lithium Nickel Asset Holding
12705 NW US Highway 441
Alachua, FL 32615

Tom R & Associates LLC
11 SE 2nd Avenue
Gainesville, FL 32601

IIP - FL 3 LLC
11440 W. Bernardo Ct
Suite 100
San Diego, CA 92127

Schneider and Wareham Trustees
1 SE 1st Ave
Gainesville, FL 32601

The Lasso Investment Group LLC
13900 Tech City Cir
Suite 100
Alachua, FL 32615

Name	Company	Street Address	City	State	Zip
Antoinette Endelicato		5562 NW 93rd Avenue	Gainesville	FL	32653
Dan Rhine		288 Turkey Creek	Alachua	FL	32615
Tom Gorman		9210 NW 59th Street	Alachua	FL	32653
Richard Gorman		5716 NW 93rd Avenue	Alachua	FL	32653
Peggy Arnold		410 Turkey Creek	Alachua	FL	32615
David Forest		23 Turkey Creek	Alachua	FL	32615
President	TCMOA	1000 Turkey Creek	Alachua	FL	32615
Linda Dixon, AICP	Assistant Director Planning	PO Box 115050	Gainesville	FL	32611
Craig Parenteau	FL Deptarment of Environmental Protection	4801 Camp Ranch Road	Gainesville	FL	32641
Jeannette Hinsdale		P.O. Box 1156	Alachua	FL	32616
Lynn Coullias		7406 NW 126th Ave	Alachua	FL	32615
Lynda Coon		7216 NW 126 Avenue	Alachua	FL	32615
Tamara Robbins		PO Box 2317	Alachua	FL	32616
Michele L. Lieberman	County Manager	12 SE 1st Street	Gainesville	FL	32601
Bonnie Flynn		16801 NW 166th Drive	Alachua	FL	32615
Hugh & Jean Calderwood		P.O. Box 2307	Alachua	FL	32616
Lisia Jenkins		P.O. Box 1071	Alachua	FL	32616

Wood Lee
1498 Stanley Commerce Dr.
Tully, FL 32312
High & Dean Calderwood
PO Box 2307
Alachua, FL 32616
Wood Lee
1498 Stanley Commerce Dr.
Tully, FL 32312
Lisa Seabaus
PO Box 1071
Alachua, FL 32616
Linda Dixon, AICP
Assistant Director, Planning
PO Box 115050
Gainesville, FL 32611
Bonnie Flynn
16801 NW 166th Dr.
Alachua, FL 32615
President
TCMOA
1000 Turkey Creek
Alachua, FL 32615
Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL 32601
David Forest
23 Turkey Creek
Alachua, FL 32615
Tully, FL 32312
Tamara Robbins
PO Box 2317
Alachua, FL 32616
Peggy Arnold
410 Turkey Creek
Alachua, FL 32615
Tully, FL 32312
Lynda Coon
7216 NW 126th Ave
Alachua, FL 32615
Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653
Lynn Collins
7406 NW 126th Ave
Alachua, FL 32615
Tom Gorman
9210 NW 59th St
Alachua, FL 32653
Jeannette Hinsdale
PO Box 1156
Alachua, FL 32616
Antoinette Endelicato
5562 NW 93rd Ave
Gainesville, FL 32653
Don Rhine
288 Turkey Creek
Alachua, FL 32615
Craig Parenteau
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641

COVID-19 PANDEMIC

Alachua County breaks 60,000-vaccination mark

Emily Mavrakis
Gainesville Sun
USA TODAY NETWORK

The state's vaccine report shows that 643 people received a dose of a COVID-19 vaccine locally Wednesday as the county surpassed 60,000 total inoculations.

So far, 45,171 local residents have received both doses needed for maximum immunity and another 15,606 have gotten a first dose.

About 22.6% of the local population has received a vaccine dose, with 16.6% fully vaccinated.

Groups eligible for COVID-19 vaccinations now include:

- Long-term care facility residents and staff;
- Persons 60 years of age and older;
- Health care personnel with direct patient contact;
- Persons under 65 deemed medically vulnerable by a physician (form required)
- K-12 school employees;
- Sworn law enforcement officers 50 years of age and older; and
- Firefighters 50 years of age and older.

Eligible individuals may register for a vaccine by calling 334-8810 or online at alachua.floridahealth.gov. Residents are asked not to register with the state's vaccination site, myvaccine.fl.gov.

The county health department will be reaching registrants by texting or calling from 352-334-7900.

Those who have already been vaccinated are asked to opt-out of their registration to assist the health department in expediting appointments.

The North Florida/South Georgia Veterans Health System is now scheduling COVID-19 vaccine appointments to all veterans, regardless of age. Veterans can call 548-6000 Ext. 103755 to schedule an appointment. If there is no vaccine availability at your preferred site, you may be offered an appointment at another location.

Retailers including Publix, Walmart, Sam's Club and Winn-Dixie also are scheduling vaccine appointments in Alachua County, which can be made online.

Alachua County reported another COVID-19-related fatality Thursday, a person affiliated with long-term care.

The county's COVID-19 fatality is now 252, including 75 affiliated with long-term care.

The residents include at least 71 men and 73 women.

The county also reported 31 new coronavirus cases in Thursday's report from the state health department.

The county's total case count is 22,911 cases, with 540 reported so far this month.

Statewide, Florida reported 5,093 new cases, for a total of 1,994,117.

Thursday afternoon, 35 patients at Alachua County hospitals had a primary diagnosis of COVID-19, according to data from Florida's Agency for Health Care Administration. Hospitals had about 29.12% available capacity.

Alachua County public schools have reported 297 staff and 651 student cases since Aug. 17. Weekly cases have declined since peaking in early January, and there are seven active cases. Another 39 students or staff are quarantined for possible virus exposure.

The University of Florida's coronavirus testing and case dashboard includes positive case totals dating back to March 2020.

Seventeen students or staff tested positive Wednesday, and 136 cases have been reported so far in March.

The total number of positives so far since March 2020 is 1,425 for staff, 6,457 for students and 1,295 for employees of a UF-affiliated organization. Another 382 people affiliated with UF are in isolation or quarantine, according to the dashboard.

About 3% of student dorms set aside for isolation and quarantine are occupied. Occupancy levels have increased slightly in the past two weeks.

Hurricanes

Continued from Page 1A

"To avoid that we just said let's start May 15," Graham said. "It's a better service. This keeps it more consistent."

Graham, who is also chairman of the World Meteorological Organization's hurricane committee, met this week virtually with the group to discuss the 2020 hurricane season.

He said a special team is being assembled to look at whether the early storms, which are generally weak but can form close to shore, are an anomaly or a trend that could be driven by technological advances being able to better gauge the atmosphere.

A WMO agenda item introducing the discussion about date changes says premature storms can carry the "misguided perception that they are early, uncommon or not significant."

"Most National Weather Service messaging says for the public to get ready by the start of hurricane season, and the current season timing is not the most beneficial to preparedness efforts since these early storms can be hazardous," the agenda item notes.

Since the late 1960s when satellites began identifying tropical cyclones in the Atlantic, 19 named storms have formed before June 1, according to Colorado State University researcher Phil Klotzbach.

Those early-stirring storms have included 2019's Subtropical Storm Andrea, 2018's Tropical Storm Alberto, 2017's Tropical Storm Arlene, 2016's Hurricane Alex and Tropical Storm Bonnie and 2015's Tropical Storm Ana.

"At least 20 direct deaths have occurred from late May storms since 2012 with about 200 million dollars in total damage, and one of these systems was a 60-knot (70 mph) tropical storm at landfall," according to the agenda item.

But Graham noted a pitfall to an earlier start date for hurricane season could be preparation fatigue before the strongest and most damaging storms begin in late August.

"How do you keep people engaged," Klotzbach said. "If we say May 15 is the start date, then we are waiting three months for the hurricane season to really ramp up."

Kmiller@gbpost.com
@Kmillerweather

TODAY IN HISTORY

Today is Friday, March 19, the 78th day of 2021. There are 287 days left in the year.

On this date in:

1931: Nevada Gov. Fred B. Balzar signed a measure legalizing casino gambling.

1942: During World War II, President Franklin D. Roosevelt ordered men between the ages of 45 and 64, inclusive, to register for non-military duty.

1945: During World War II, 724 people were killed when a Japanese dive bomber attacked the carrier USS Franklin off Japan (the ship was saved). Adolf Hitler ordered the destruction of German facilities that could fall into Allied hands in his so-called "Nero Decree," which was largely disregarded.

1962: Bob Dylan's first album, titled "Bob Dylan," was released by Columbia Records.

1966: The Texas Western Miners defeated the heavily favored Kentucky Wildcats, 72-65, to win the NCAA Championship played in College Park, Maryland; making the contest especially noteworthy was that Texas Western became the first basketball team to start five Black players in a national title game as it faced an all-white Kentucky squad.

1977: The series finale of "Mary Tyler Moore" aired on CBS-TV, ending the situation comedy's seven-season run.

1979: The U.S. House of Representatives began televising its floor proceedings; the live feed was carried by C-SPAN (Cable-Satellite Public Affairs Network), which was making its debut.

1987: Televangelist Jim Bakker resigned as chairman of his PTL ministry organization amid a sex and money scandal involving Jessica Hahn, a former church secretary.

1993: Supreme Court Justice Byron R. White announced plans to retire. (White's departure paved the way for Ruth Bader Ginsburg to become the court's second female justice.)

2003: President George W. Bush ordered the start of war against Iraq. (Because of the time difference, it was early March 20 in Iraq.)

2014: Toyota agreed to pay $1.2 billion to settle an investigation by the U.S. government, admitting that it had hidden information about defects that caused Toyota and Lexus vehicles to accelerate unexpectedly, resulting in injuries and deaths.

FLORIDA LOTTERY RESULTS: VISIT FLALOTTERY.COM OR CALL 850-921-7529.

Florida Lottery
Results are for tickets sold only in Florida

FLORIDA LOTTO

WEDNESDAY, MARCH 17 7-10-17-39-52-54

DOUBLE PLAY

WEDNESDAY, MARCH 17 19-21-37-38-39-47
To see payouts on games above, visit flalottery.com.

POWERBALL

WEDNESDAY, MARCH 17 ..... 34-38-42-61-62 PB: 19 (x2)
5+PB: $184 million (0). Next jackpot $260M
5 of 5: $1 million (0).
4+PB: $50,000 (9). 4 of 5: $100 (27).
3+PB: $100 (53). 3 of 5: $7 (1,530).

MEGA MILLIONS

TUESDAY, MARCH 16 ..... 10-41-46-62-69 MB: 6 (x2)
5+MB: $79 million (0). Next jackpot $160M.
5 of 5: $1 million (0). 4+MB: $10,000 (1).
4 of 5: $500 (12). 3+MB: $200 (41).
3 of 5: $10 (1,063). 2+MB: $10 (906).
1+MB: $5 (7,648). MB: $2 (19,506).

JACKPOT TRIPLE PLAY

TUESDAY, MARCH 16 3-11-12-26-28-39
6 of 6: $800,000 (0). 5 of 6: $302 (23).
4 of 6: $21 (1,907). 3 of 6: $1 (29,572).
Combo10: $10,000 (1). Combo9: $500 (15).
Combo8: $50 (84). Combo7: $20 (503).
Combo6: $10 (2,013). Combo5: $5 (11,371).
Combo4: Free ticket (30,621).

FANTASY 5

WEDNESDAY, MARCH 17 1-2-3-22-28
5 of 5: $107,893 (2). 4 of 5: $119.50 (298).
3 of 5: $9 (10,452). 2 of 5: Free ticket (94,983).

PICK 2, 3, 4, 5

THURSDAY, MARCH 18, MIDDAY
9-4 ..... 3-4-9 ..... 6-2-3-5 ..... 1-1-9-5-0 Fireball: 6

WEDNESDAY, MARCH 17, EVENING
3-7 ..... 4-9-8 ..... 4-2-9-4 ..... 7-6-6-1-8 Fireball: 6

CASH4LIFE

WEDNESDAY, MARCH 17 ..... 2-26-27-34-36 CB: 4
No winners of $1,000 a day or week for life.
4 of 5+CB: $2,500 (1). 4 of 5: $509 (5).
3 of 5+CB: $100 (60). 3 of 5: $25 (240).
2 of 5+CB: $10 (1,250). 2 of 5: $4 (4,011).
1 of 5+CB: Free ticket (8,066).

BIRTHDAYS

Actor **Renee Taylor** ("The Nanny") is 88. Actor **Ursula Andress** ("Dr. No," "Casino Royale") is 85. Singer **Clarence "Frogman" Henry** is 84. Singer **Ruth Pointer** of the Pointer Sisters is 75. Actor **Glenn Close** is 74. Film producer **Harvey Weinstein** is 69. Actor **Bruce Willis** is 66. Actor **Mary Scheer** ("iCarly," "MadTV") is 58. Actor **Connor Trinneer** ("Star Trek: Enterprise") is 52. Guitarist-keyboardist **Gert Bettens** of K's Choice is 51. Rapper **Bun B** of UGK is 48. Drummer

Zach Lind of Jimmy Eat World is 45. Actor **Virginia Williams** ("Fuller House") is 43. Actor **Abby Brammell** ("The Unit") is 42. Actor **Craig Lamar Traylor** ("Malcolm in the Middle") is 32. Actor **Philip Bolden** ("Are We There Yet?") is 26.

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PUBLIC NOTICE

A neighborhood meeting will be held to discuss a development on a 36 acre parcel located at 12895 NW US HWY 441. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments. The proposed work consists of renovating existing buildings and construction of asphalt parking (125± spaces), water & sewer utilities, stormwater management.
The meeting will be held Monday, April 5, 2021 at 6 PM electronically due to the COVID pandemic.
Meeting link is https://tinyurl.com/yg9rmgvr.
Contact person: Rob Davis, robert.davis4@wsupllc.com or (904) 262-2286. Mailing address: 1441 Maclay Commerce Drive, Tallahassee, FL 32312.
If you are unable to attend, please contact us by the information above. We can provide printed materials post meeting. Comments may be submitted in writing to the address or email/phone above. Printed materials discussed at the meeting are available upon request.

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FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

Robert H. Davis, Jr., P.E.
Wood Environment & Infrastructure Solutions, Inc.
2533 Greer Rd., Suite 6
Tallahassee, Florida 32308

June 5, 2019

RE: DHR Project File No.: 2019-2773, Received by DHR: May 17, 2019
Project: *Cultural Resource Assessment - City of Alachua Land Development Code: Harvest Phoenix, 12895 NW US Highway 441, Alachua, Florida*
County: Alachua

Mr. Davis:

In accordance with the City of Alachua Land Development Code, we reviewed the referenced property for possible impact to cultural resources (any prehistoric or historic district, site, building, structure, or object) listed, or eligible for listing, in the *National Register of Historic Places*, or otherwise of historical, archaeological, or architectural value.

Based on the information provided, it is the opinion of this office that the proposed project will have no effect on historic properties listed, or eligible for listing, in the *National Register of Historic Places*. However, since the project includes ground disturbance activities the following special condition regarding unexpected discoveries should be included during project activities:

- If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The applicant shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850)-245-6333. Project activities shall not resume without verbal and/or written authorization. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, *Florida Statutes*.

If you have any questions, please contact Corey Lentz, Historic Sites Specialist, by email at *Corey.Lentz@dos.myflorida.com*, or by telephone at 850.245.6339.

Sincerely,

Timothy A. Parsons, Ph.D.
Director, Division of Historical Resources
& State Historic Preservation Officer

LEGAL DESCRIPTION:

SUBJECT PROPERTY LEGAL DESCRIPTION (PREPARED BY THIS FIRM):

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF PARCEL A AS RECORDED IN OFFICIAL RECORDS BOOK 3527, PAGE 1217 OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND IRON PIN MARKING THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE WEST A DISTANCE OF 1313.40 FEET TO A POINT; THENCE NORTH A DISTANCE OF 218.99 FEET TO A FOUND 3/4" IRON PIN MARKING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (200 FOOT RIGHT-OF-WAY); THENCE NORTH 72 DEGREES 51 MINUTES 47 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 171.11 FEET TO A FOUND 5/8" IRON PIN (FLORIDA D.O.T.) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A DELTA OF 06 DEGREES 52 MINUTES 05 SECONDS, A RADIUS OF 11424.66 FEET AND A CHORD BEARING NORTH 69 DEGREES 24 MINUTES 13 SECONDS WEST, 1368.62 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 1369.44 FEET TO A FOUND 6"x6" CONCRETE MONUMENT (FLORIDA D.O.T.); THENCE NORTH 66 DEGREES 00 MINUTES 17 SECONDS WEST, A DISTANCE OF 58.98 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF A LINE OFFSET 10 FEET FROM THE FACE OF AN EXISTING MOLTECH MANUFACTURING BUILDING WITH SAID RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING OF SAID PARCEL A; THENCE ON THE BOUNDARY OF SAID PARCEL A THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1) CONTINUE NORTH 66 DEGREES 00 MINUTES 17 SECONDS WEST ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 828.95 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND;
2) THENCE CONTINUE NORTH 66 DEGREES 00 MINUTES 17 SECONDS WEST ON SAID RIGHT-OF-WAY LINE, A DISTANCE OF 422.07 FEET;
3) THENCE NORTH 22 DEGREES 09 MINUTES 10 SECONDS EAST, A DISTANCE OF 158.74 FEET;
4) THENCE NORTH 66 DEGREES 13 MINUTES 12 SECONDS WEST, A DISTANCE OF 305.43 FEET;
5) THENCE NORTH 01 DEGREES 33 MINUTES 25 SECONDS EAST, A DISTANCE OF 116.27 FEET;

THENCE NORTH 23 DEGREES 50 MINUTES 23 SECONDS EAST ON A LINE 20 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SAID PARCEL A, A DISTANCE OF 558.33 FEET TO A POINT ON THE SOUTHERLY MOST SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4637, PAGE 2216 OF SAID PUBLIC RECORDS; THENCE SOUTH 65 DEGREES 30 MINUTES 13 SECONDS EAST ON SAID SOUTH LINE, A DISTANCE OF 679.02 FEET TO THE SOUTHERLY MOST SOUTHEAST CORNER OF SAID LANDS; THENCE SOUTH 24 DEGREES 02 MINUTES 31 SECONDS WEST, A DISTANCE OF 184.54 FEET; THENCE SOUTH 49 DEGREES 29 MINUTES 39 SECONDS EAST, A DISTANCE OF 103.97 FEET; THENCE SOUTH 23 DEGREES 59 MINUTES 52 SECONDS WEST, A DISTANCE OF 603.28 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING.

PARENT TRACT LEGAL DESCRIPTION (PREPARED BY OTHERS):

PARCEL A: A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND IRON PIN MARKING THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE WEST A DISTANCE OF 1313.40 FEET TO A POINT; THENCE NORTH A DISTANCE OF 218.99 FEET TO A FOUND 3/4" IRON PIN MARKING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (200 FOOT RIGHT-OF-WAY); THENCE NORTH 72 DEGREES 51 MINUTES 47 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 171.11 FEET TO A FOUND 5/8" IRON PIN (FLORIDA D.O.T.) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A DELTA OF 06 DEGREES 52 MINUTES 05 SECONDS, A RADIUS OF 11424.66 FEET AND A CHORD BEARING NORTH 69 DEGREES 24 MINUTES 13 SECONDS WEST, 1368.62 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 1369.44 FEET TO A FOUND 6"x6" CONCRETE MONUMENT (FLORIDA D.O.T.); THENCE NORTH 66 DEGREES 00 MINUTES 17 SECONDS WEST, A DISTANCE OF 58.98 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF A LINE OFFSET 10 FEET FROM THE FACE OF AN EXISTING MOLTECH MANUFACTURING BUILDING WITH SAID RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING; THENCE, LEAVING SAID RIGHT-OF-WAY LINE, NORTH 23 DEGREES 59 MINUTES 25 SECONDS EAST, ALONG SAID PROJECTED LINE, A DISTANCE OF 664.68 FEET TO A SET REBAR & CAP (#3524); THENCE NORTH 66 DEGREES 04 MINUTES 35 SECONDS WEST, A DISTANCE OF 265.85 FEET TO A SET NAIL & DISK (#3524); THENCE NORTH 24 DEGREES 28 MINUTES 46 SECONDS EAST, A DISTANCE OF 680.88 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE NORTH 65 DEGREES 49 MINUTES 12 SECONDS WEST, A DISTANCE OF 500.01 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE NORTH 24 DEGREES 11 MINUTES 00 SECONDS EAST, A DISTANCE OF 870.43 FEET TO A SET 5/8" REBAR & CAP (#3524) MARKING THE INTERSECTION WITH THE SOUTH LINE OF THE SEABOARD COAST LINE RAILROAD (200' RIGHT-OF-WAY); THENCE NORTH 58 DEGREES 45 MINUTES 42 SECONDS WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 881.26 FEET TO A FOUND 5/8" REBAR & CAP (#3524); THENCE SOUTH 23 DEGREES 50 MINUTES 23 SECONDS WEST, A DISTANCE OF 2014.63 FEET TO A FOUND 4"x4" CONCRETE MONUMENT; THENCE SOUTH 01 DEGREES 33 MINUTES 25 SECONDS WEST, A DISTANCE OF 169.02 FEET TO A FOUND 5/8" REBAR AND CAP (#3524); THENCE SOUTH 66 DEGREES 13 MINUTES 12 SECONDS EAST, A DISTANCE OF 305.43 FEET TO A FOUND 1" OPEN PIPE; THENCE SOUTH 22 DEGREES 09 MINUTES 10 SECONDS WEST, A DISTANCE OF 158.74 FEET TO A FOUND 1" OPEN PIPE MARKING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE SOUTH 66 DEGREES 00 MINUTES 17 SECONDS EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1251.02 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL (CEMETERY LOT): A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND IRON PIN MARKING THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE WEST A DISTANCE OF 1313.40 FEET TO A POINT; THENCE NORTH A DISTANCE OF 218.99 FEET TO A FOUND 3/4" IRON PIN MARKING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (200 FOOT RIGHT-OF-WAY); THENCE NORTH 72 DEGREES 51 MINUTES 47 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 171.11 FEET TO A FOUND 5/8" IRON PIN (FLORIDA D.O.T.) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A DELTA OF 06 DEGREES 52 MINUTES 05 SECONDS, A RADIUS OF 11424.66 FEET AND A CHORD BEARING NORTH 69 DEGREES 24 MINUTES 13 SECONDS WEST, 1368.62 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 1369.44 FEET TO A FOUND 6"x6" CONCRETE MONUMENT (FLORIDA D.O.T.); THENCE NORTH 65 DEGREES 56 MINUTES 44 SECONDS WEST A DISTANCE OF 867.12 FEET TO A FOUND 5/8" REBAR & CAP (#3524); THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 15 DEGREES 03 MINUTES 32 SECONDS WEST A DISTANCE OF 187.96 FEET TO A FOUND 5/8" REBAR & CAP (#3524); THENCE NORTH 24 DEGREES 10 MINUTES 22 SECONDS EAST A DISTANCE OF 626.55 FEET TO A FOUND 5/8" REBAR AND CAP (#3524); THENCE NORTH 24 DEGREES 10 MINUTES 34 SECONDS EAST A DISTANCE OF 41.51 FEET TO A SET 5/8" REBAR & CAP (#3524); THENCE NORTH 16 DEGREES 37 MINUTES 33 SECONDS EAST A DISTANCE OF 129.54 FEET TO A FOUND 5/8" REBAR & CAP (#3524) AND THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 02 MINUTES 12 SECONDS EAST A DISTANCE OF 200.81 FEET TO A POINT; THENCE NORTH 79 DEGREES 51 MINUTES 54 SECONDS WEST A DISTANCE OF 58.29 FEET TO A POINT; THENCE NORTH 02 DEGREES 52 MINUTES 48 SECONDS EAST A DISTANCE OF 66.89 FEET TO A POINT; THENCE SOUTH 86 DEGREES 13 MINUTES 09 SECONDS WEST A DISTANCE OF 165.25 FEET TO A POINT; THENCE SOUTH 10 DEGREES 05 MINUTES 22 SECONDS WEST A DISTANCE OF 240.68 FEET TO A POINT; THENCE SOUTH 83 DEGREES 17 MINUTES 12 SECONDS EAST A DISTANCE OF 255.69 FEET TO THE POINT OF BEGINNING.

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J.K. JESS IRBY, ESQ.
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Doc Stamp-Deed: $166,600.00
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Suite 100
San Diego, CA 92127
Attn: General Counsel

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SPECIAL WARRANTY DEED

This DEED is made and entered into as of the 22 day of January, 2021, by Harvest DCP of Florida, LLC, a Florida limited liability company, having an address of 1155 West Rio Salado Parkway, Suite 201, Tempe, Arizona 85281 Attention: Assistant General Counsel, Real Estate ("Grantor"), to for the benefit of IIP-FL 3 LLC, a Delaware limited liability company, having an address of 11440 West Bernardo Court, Suite 100, San Diego, California 92127 ("Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does by these presents GRANT, BARGAIN AND SELL unto the Grantee the following described real estate, situated in the County of Alachua and the State of Florida, (the "Property") more particularly described as follows:

See Exhibit A attached hereto and hereby made a part hereof.

Subject however, to any real estate taxes or assessments for the year 2020 and all subsequent years, applicable zoning, laws and governmental regulations and the conditions, restrictions, reservations, covenants, easements, rights of way, and other agreements of record affecting title to the Property set forth on Exhibit B attached hereto, however this provisions shall not reimpose any of the same (the "Permitted Exceptions").

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the Grantee, and to its successors and assigns forever. The Grantor hereby specially warrants the title to the Property, subject to the Permitted Exceptions, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but against none other.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the day and year first above written.

Witness Signatures:

Name: William M. Koslow

Name: Robert Dennis

GRANTOR:

HARVEST DCP OF FLORIDA, LLC,
a Florida limited liability company

By: _____
Name: Steve White
Title: CEO

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

I, The undersigned, a Notary Public for said County and state, do hereby certify that Steve White, the CEO of Harvest DCP of Florida, LLC, a Florida limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such CEO of Harvest DCP of Florida, LLC, a Florida limited liability company, he signed and delivered the said instrument as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

WITNESS my hand and notarial seal or stamp, this 19 day of January, 2021.

_____
Notary Public

My commission expires:
1/18/2022

ALLISON MCBRIDE
Notary Public, State of Arizona
Maricopa County
My Commission Expires
January 18, 2022

EXHIBIT A
TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF REAL PROPERTY

A Parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4 inch iron pin marking a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West along said North right-of-way line a distance of 171.11 feet to a found 5/8 inch iron pin (Florida Department of Transportation) marking the Point of Curvature of a curve concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a radius of 11424.66 feet and a chord bearing North 69 degrees 24 minutes 13 seconds West, 1368.62 feet: thence along the arc of said curve a distance of 1369.44 feet to a found 6 inch x 6 inch concrete monument (Florida Department of Transportation); thence North 66 degrees 00 minutes 17 seconds West, a distance of 58.98 feet to a set 5/8 inch rebar and cap (#3524) marking the intersection with the Southerly projection of a line offset 10 feet from the face of an existing Moltech Manufacturing building with said right-of-way line and the Point of Beginning; thence, leaving said right-of-way line, North 23 degrees 59 minutes 25 seconds East, along said projected line, a distance of 664.68 feet to a set rebar and cap (#3524): thence North 66 degrees 04 minutes 35 seconds West, a distance of 265.85 feet to a set nail and disk (#3524); thence North 24 degrees 28 minutes 46 seconds East, a distance of 680.88 feet to a set 5/8 inch rebar and cap (#3524); thence North 65 degrees 49 minutes 12 seconds West, a distance of 500.01 feet to a set 5/8 inch rebar and cap (#3524); thence North 24 degrees 11 minutes 00 seconds East, a distance of 870.43 feet to a set 5/8 inch rebar and cap (#3524) marking the intersection with the South line of the Seaboard Coast Line Railroad (200 foot right-of-way); thence North 58 degrees 45 minutes 42 seconds West, along said right-of-way, a distance of 881.26 feet to a found 5/8 inch rebar and cap (#3524); thence South 23 degrees 50 minutes 23 seconds West, a distance of 2014.63 feet to a found 4 inch x 4 inch concrete monument; thence South 01 degrees 33 minutes 25 seconds West, a distance of 169.02 feet to a found 5/8 inch rebar and cap (#3524); thence South 66 degrees 13 minutes 12 seconds East, a distance of 305.43 feet to a found 1 inch open pipe; thence South 22 degrees 09 minutes 10 seconds West, a distance of 158.74 feet to a found 1 inch open pipe marking a point on the North right-of-way line of U.S. Highway 441; thence South 66 degrees 00 minutes 17 seconds East, along said right-of-way line, a distance of 1251.02 feet to the Point of Beginning, more or less.

Less the following-described Parcel (Cemetery Lot):

A Parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4 inch iron pin marking a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West along said North right-of-way line a distance of 171.11 feet to a found 5/8 inch iron pin (Florida Department of Transportation) marking the Point of Curvature of a curve concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a radius of 11424.66 feet and a chord bearing North 69 degrees 24 minutes 13 seconds West 1368.62 feet: thence along the arc of said curve a distance of 1369.44 feet to a found 6 inch x 6 inch concrete monument (Florida Department of Transportation); thence North 65 degrees 56 minutes 44 seconds West a distance of 867.12 feet to a found 5/8 inch rebar and cap (#3524); thence leaving said right-of-way line North 15 degrees 03 minutes 32 seconds West a distance of 187.96 feet to a found 5/8 inch rebar and cap (#3524); thence North 24 degrees 10 minutes 22 seconds East a distance of 626.55 feet to a found 5/8 inch rebar and cap (#3524); thence North 24 degrees 10 minutes 34 seconds East a distance of 41.51 feet to a set 5/8 inch rebar and cap (#3524); thence North 16 degrees 37 minutes 33 seconds East a distance of 129.54 feet to a found 5/8 inch rebar and cap (#3524) and the Point of Beginning; thence North 02 degrees 02 minutes 12 seconds East a distance of 200.81 feet to a point; thence North 79 degrees 51 minutes 54 seconds West a distance of 58.29 feet to a point; thence North 02 degrees 52 minutes 48 seconds East a distance of 66.89 feet to a point; thence South 86 degrees 13 minutes 09 seconds West a distance of 165.25 feet to a point; thence South 10 degrees 05 minutes 22 seconds West a

distance of 240.68 feet to a point; thence South 83 degrees 17 minutes 12 seconds East a distance of 255.69 feet to the Point of Beginning.

AND LESS AND EXCEPT: (Laser Parcel)

A portion of Parcel A as recorded in Official Records Book 3527, Page 1217 of the Public Records of Alachua County, Florida being more particularly described as follows:

Commence at the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet; thence North a distance of 218.99 feet to a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West on said North right-of-way line a distance of 171.11 feet to the Point of Curvature of a curve concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a radius of 11424.66 feet and a chord bearing and distance of North 69 degrees 24 minutes 13 seconds West, 1368.62 feet; thence Northwesterly on the arc of said curve a distance of 1369.44 feet; thence North 66 degrees 00 minutes 17 seconds West, a distance of 58.98 feet to the Southeast corner of said Parcel A; thence on the boundary of said Parcel A the following Seven (7) courses and distances: 1) leaving said North right-of-way line, North 23 degrees 59 minutes 25 seconds East, a distance of 664.68 feet; 2) thence North 66 degrees 04 minutes 35 seconds West, a distance of 265.85 feet; 3) thence North 24 degrees 28 minutes 46 seconds East, a distance of 680.88 feet; 4) thence North 65 degrees 49 minutes 12 seconds West, a distance of 500.01 feet to the Point of Beginning of the following described Parcel of land; 5) thence North 24 degrees 11 minutes 00 seconds East, a distance of 870.43 feet to a point on the South right-of-way line of the Seaboard Coast Line Railroad (200 foot right-of-way); 6) thence North 58 degrees 45 minutes 42 seconds West, on said South right-of-way line, a distance of 881.26 feet; 7) thence South 23 degrees 50 minutes 23 seconds West, a distance of 1504.88 feet; thence leaving said boundary South 65 degrees 30 minutes 13 seconds East, a distance of 699.02 feet; thence North 24 degrees 02 minutes 31 seconds East, a distance of 530.00 feet to a point on the Northwesterly projection of the boundary of said Parcel A; thence South 65 degrees 49 minutes 12. seconds East on said Northwesterly projection, a distance of 167.86 feet to the Point of Beginning.

AND LESS AND EXCEPT: (Harvest Parcel)

A Parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being a portion of Parcel A as recorded in Official Records Book 3527, Page 1217 of the Public Records of Alachua County, Florida and more particularly described as follows:

Commence at a found iron pin marking the Southeast Corner of Section 20, Township 8 South Range 19 East, Alachua, County, Florida; thence West a distance of 1313.40 feet to a Point; thence North a distance of 218.99 feet to a found 3/4 inch iron pin marking a Point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West along said North right-of-way line a distance of 171.11 feet to a found 5/8 inch iron pin (Florida D.O.T.) marking the Point of Curvature of a curve Concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a Radius of 11424.66 feet and a chord bearing North 69 degrees 24 minutes 13 seconds West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6 inch x 6 inch concrete monument (Florida D.O. T.); thence North 66 degrees 00 minutes 17 seconds West, a distance of 58.98 feet to a set 5/8 inch rebar and cap. (#3524) marking the intersection with the Southerly projection of a line offset 10 feet from the face of an existing Moltech Manufacturing Building with said right-of-way line and the Point of Beginning of said Parcel A; thence on the boundary of said Parcel A the following Five (5) courses and distances: 1) continue North 66 degrees 00 minutes 17 seconds West on said right-of-way line, a distance of 828.95 feet to the Point of Beginning of the following described Parcel of land; 2) thence continue North 66 degrees 00 minutes 17 seconds West on said right-of-way line, a distance of 422.07 feet; 3) thence North 22 degrees 09 minutes 10 seconds East, a distance of 158.74 feet; 4) thence North 66 degrees 13 minutes 12 seconds West, a distance of 305.43 feet; 5) thence North 01 degrees 33 minutes 25 seconds East, a distance of 116.27 feet; thence North 23 degrees 50 minutes 23 seconds East on a line 20 feet Easterly of and parallel with the Westerly line of said Parcel A, a distance of 558.33 feet to a Point on the Southerly most South line of the lands described in Official Records Book 4637, Page 2216 of said Public Records; thence South 65 degrees 30 minutes 13 seconds East on said South line, a distance of 679.02 feet to the Southerly most Southeast corner of said lands; thence South 24 degrees 02 minutes 31 seconds West, a distance of 184.54 feet; thence South 49 degrees 29 minutes 39 seconds East, a distance of 103.97 feet; thence South 23 degrees 59 minutes 52 seconds West, a distance of 603.28 feet to a Point on said North right-of-way line and the Point of Beginning.

AND LESS AND EXCEPT: (Parcel for Hague Fire Station Contract)

A parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southeast corner of lands as described and recorded in Official Records Book 3527, at Page 1217, of the Public Records of Alachua County, Florida, said corner being on the North right of way line of U.S. Highway 441, (State Road number 25/20, 200 foot wide right of way); thence run North 66 degrees 00 minutes 17 seconds West, along said right of way line a distance of 101.41 feet to the Point of Beginning; thence run North 66 degrees 00 minutes 17 seconds West, along said right of way line, a distance of 188.59 feet to the Easterly easement line of a Duke Energy 160 foot wide right of way, (formerly Florida Power Corporation) as described and recorded in Official Records Book 219, at Page 571, Public Records of Alachua County, Florida; thence run North 23 degrees: 58 minutes 26 seconds East, departing from said right of way line and along said easement line, a distance of 237.92 feet; thence run South 66 degrees 00 minutes 17 seconds East, departing said easement line, a distance of 188. 71 feet; thence run South 24 degrees 00 minutes 13 seconds West, a distance of 237.92 feet to the Point of Beginning.

AND LESS AND EXCEPT: (20 FOOT WIDE STRIP)

A 20 foot wide strip of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being a portion of Parcel A as recorded in Official Records Book 3527, Page 1217, of the Public Records of Alachua County, Florida, and more particularly described as follows:

Commence at the Southeast corner of said Parcel A, being on the North right-of-way line of U.S. Highway 441; thence on the boundary of said Parcel A the following five (5) courses and distances: 1) North 66 degrees 00 minutes 17 seconds West on said right-of-way line, a distance of 1,251.02 feet; 2) thence North 22 degrees 09 minutes 10 seconds East, a distance of 158.74 feet; 3) thence North 66 degrees 13 minutes 12 seconds West, a distance of 305.43 feet; 4) thence North 01 degrees 33 minutes 25 seconds East, a distance of 116.27 feet to the Point of Beginning; 5) thence continue North 01 degrees 33 minutes 25 seconds East, a distance of 52.75 feet to a point on the Westerly line of said Parcel A; thence North 23 degrees 50 minutes 23 seconds East on said Westerly line, a distance of 509.75 feet to a point on the Southerly most South line of the lands described in Official Records Book 4637, Page 2216, of said public records; thence South 65 degrees 30 minutes 13 seconds East on said South line, a distance of 20.00 feet; thence South 23 degrees 50 minutes 23 seconds West on a line 20 feet East of and parallel with said Westerly line, a distance of 558.33 feet to the Point of Beginning.

TOGETHER WITH:

A 50 feet wide outfall storm drainage easement located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4 inch iron pin marking a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West along said North right-of-way line a distance of 171.11 feet to a found 5/8 inch iron pin (Florida Department of Transportation) marking the Point of Curvature of a curve concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a radius of 11424.66 feet and a chord bearing North 69 degrees 24 minutes 13 seconds West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6 inch x 6 inch concrete monument (Florida Department of Transportation); thence North 66 degrees 00 minutes 17 seconds West, a distance of 58.98 feet to a set 5/8 inch re bar and cap #3524) marking the intersection with the Southerly projection of a line offset 10 feet from the face of an existing moltech manufacturing building with said right-of-way line; thence, leaving said right-of-way line, North 23 degrees 59 minutes 25 seconds East, along said projected line, a distance of 664.68 feet to a set rebar and cap (#3524); thence North 66 degrees 04 minutes 35 seconds West, a distance of 265.85 feet to a set nail and disk #3524); thence North 24 degrees 28 minutes 46 seconds East, a distance of 680.88 feet to a set 5/8 inch rebar and cap (#3524); thence continue North 24 degrees 28 minutes 46 seconds East, a distance of 292.58 feet to a point marking the Point of Beginning; thence South 65 degrees 21 minutes 28 seconds East, a distance of 700.27 feet to a point; thence South 23 degrees 19 minutes 09 seconds East, a distance of 245.10 feet to a point; thence South 18 degrees 09 minutes 39 seconds East, a distance of 132.02 feet to a point; thence South 15 degrees 32 minutes 29 seconds West, a distance of 265.88 feet to a point; thence South 74 degrees

27 minutes 31 seconds East, a distance of 50.00 feet to a point; thence North 15 degrees 32 minutes 29 seconds East, a distance of 281.02 feet to a point; thence North 18 degrees 09 minutes 39 seconds West, a distance of 149.41 feet to a point; thence North 23 degrees 19 minutes 09 seconds West, a distance of 266.56 feet to a point; thence North 65 degrees 21 minutes 28 seconds West, a distance of 734.70 feet to a point marking the intersection with the waters edge of Lake Ursula; thence along the said waters edge of Lake Ursula, a distance of 50.00 feet to a point; thence, leaving said waters edge, South 65 degrees 21 minutes 28 seconds East, a distance of 15.22 feet to the Point of Beginning.

AND TOGETHER WITH:

Lake Ursula storm drainage easement located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4 inch iron pin marking a point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West along said North right-of-way line a distance of 171.11 feet to a found 5/8 inch iron pin (Florida Department. of Transportation) marking the Point of Curvature of a curve concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a radius of 11424.66 feet and a chord bearing North 69 degrees 24 minutes 13 seconds West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6 inch x 6 inch concrete monument (Florida Department of Transportation); thence North 66 degrees 00 minutes 17 seconds West, a distance of 58.98 feet to a set 5/8 inch rebar and cap #3524) marking the intersection wing the Southerly projection of a line offset 10 feet from the face of an existing moltech manufacturing building with said right-of-way line; thence leaving said right-of-way line, North 23 degrees 59 minutes 25 seconds East, along said projected line, a distance of 664.68 feet to a set rebar and cap (#3524); thence North 66 degrees 04 minutes 35 seconds West, a distance of 265.85 feet to a set nail and disk #3524); thence North 24 degrees 28 minutes 46 seconds East, a distance of 680.88 feet to a set 5/8 inch rebar and cap (#3524) and the Point of Beginning; thence North 65 degrees 49 minutes 12. seconds West, a distance of 500.01 feet to a set 5/8 inch rebar and cap (#3524); thence North 24 degrees 11 minutes 00 seconds East, a distance of 870.43 feet to a set 5/8 inch rebar and cap #3524) marking the intersection with the South line of the seaboard coast line railroad (200 foot right-of-way); thence South 58 degrees 45 minutes 42 seconds East, a distance of 508.03 feet to a point; thence South 24 degrees 28 minutes 46 seconds West, a distance of 808.02 feet to the Point of Beginning.

AND TOGETHER WITH:

A Parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida, being a portion of Parcel A as recorded in Official Records Book 3527, Page 1217 of the Public Records of Alachua County, Florida and more particularly described as follows:

Commence at a found iron pin marking the Southeast Corner of Section 20, Township 8 South Range 19 East, Alachua, County, Florida; thence West a distance of 1313.40 feet to a Point; thence North a distance of 218.99 feet to a found 3/4 inch iron pin marking a Point on the North right-of-way line of U.S. Highway No. 441 (200 foot right-of-way); thence North 72 degrees 51 minutes 47 seconds West along said North right-of-way line a distance of 171.11 feet to a found 5/8 inch iron pin (Florida D.O.T.) marking the Point of Curvature of a curve Concave to the Northeast having a delta of 06 degrees 52 minutes 05 seconds, a Radius of 11424.66 feet and a chord bearing North 69 degrees 24 minutes 13 seconds West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6 inch x 6 inch concrete monument (Florida D.O. T.); thence North 66 degrees 00 minutes 17 seconds West, a· distance of 58.98 feet to a set 5/8 inch rebar and cap. (#3524) marking the intersection with the Southerly projection of a line offset 10 feet from the face of an existing Moltech Manufacturing Building with said right-of-way line and the Point of Beginning of said Parcel A; thence on the boundary of said Parcel A the following Five (5) courses and distances: 1) continue North 66 degrees 00 minutes 17 seconds West on said right-of-way line, a distance of 828.95 feet to the Point of Beginning of the following described Parcel of land; 2) thence continue North 66 degrees 00 minutes 17 seconds West on said right-of-way line, a distance of 422.07 feet; 3) thence North 22 degrees 09 minutes 10 seconds East, a distance of 158.74 feet; 4) thence North 66 degrees 13 minutes 12 seconds West, a distance of 305.43 feet; 5) thence North 01 degrees 33 minutes 25 seconds East, a distance of 116.27 feet; thence North 23 degrees 50 minutes 23 seconds East on a line 20 feet Easterly of and parallel with the Westerly line of said Parcel A, a distance of 558.33 feet to a Point on the Southerly most South line of the lands described in Official Records Book 4637, Page 2216 of said Public Records; thence South 65 degrees 30 minutes 13 seconds East on said South line, a distance of 679.02 feet

to the Southerly most Southeast corner of said lands; thence South 24 degrees 02 minutes 31 seconds West, a distance of 184.54 feet; thence South 49 degrees 29 minutes 39 seconds East, a distance of 103.97 feet; thence South 23 degrees 59 minutes 52 seconds West, a distance of 603.28 feet to a Point on said North right-of-way line and the Point of Beginning.

Tax Parcel No: A portion of 05855-004-000

ADDRESS: 12895 NW US Highway 441
Alachua, Florida

EXHIBIT B
TO SPECIAL WARRANTY DEED

PERMITTED TITLE EXCEPTIONS

1. Taxes for the year 2021 and subsequent years, which are not yet due and payable.

2. Easement granted to Florida Power Corporation as set forth in document recorded in Official Records Book 219, Page 571, of the Public Records of Alachua County, Florida; Supplement to Easement recorded in Official Records Book 349, Page 472, of the Public Records of Alachua County, Florida.

3. Ordinance No. 0-90-21 of the City of Alachua extending corporate limits recorded in Official Records Book 1786, Page 815, of the Public Records of Alachua County, Florida.

4. Right of way of the "community road" as referenced in Official Records Book 1923, Page 140, Public Records of Alachua County, Florida. (As to Parcel 1)

5. Notice recorded in Official Records Book 2138, Page 2461, of the Public Records of Alachua County, Florida. (As to Parcel 2)

6. Terms and conditions contained in Drainage Easement between Lithium Nickel Asset Holding Company I, Inc., a Delaware corporation, and Phoenix Commercial Park, LLLP, a Florida limited liability limited partnership, recorded in Official Records Book 3527, Page 1206, of the Public Records of Alachua County, Florida.

7. Distribution Easement granted to Duke Energy Florida, Inc., d/b/a Duke Energy, recorded in Official Records Book 4308, Page 685, of the Public Records of Alachua County, Florida.

8. Ordinance 18-14 of the City of Alachua, Florida, extending corporate limits to encompass subject property recorded in Official Records Book 4617, Page 1019, of the Public Records of Alachua County, Florida.

9. Easement granted to the City of Alachua, recorded in Official Records Book 4668, Page 800, of the Public Records of Alachua County, Florida.

10. Terms and conditions contained in Easement granted to Harvest DCP of Florida, LLC, recorded in Official Records Book 4682, Page 646, of the Public Records of Alachua County, Florida.

11. Easement granted to Duke Energy of Florida, LLC d/b/a Duke Energy recorded in Official Records Book 4746, Page 1719, of the Public Records of Alachua County, Florida.

12. Easement for ingress and egress over and across subject property for access to any burial lots or cemetery located on adjacent lands.

13. Terms, covenants, conditions and provisions of that certain unrecorded lease by and between IIP-FL 3 LLC, as landlord, and San Felasco Nurseries, Inc., a Florida corporation.

John Power TAX COLLECTOR
Serving Alachua County

Account Summary

Real Estate Account #05855 004 000

Owner:
HARVEST DCP OF FLORIDA LLC

Situs:
12871 NW US HWY 441
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/30/2020** for **$73,468.76**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE
2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
2012 Annual Bill ⓘ	$0.00 Print (PDF)
2011 Annual Bill ⓘ	$0.00 Print (PDF)
2010 Annual Bill ⓘ	$0.00 Print (PDF)
2009 Annual Bill ⓘ	$0.00 Print (PDF)
2008 Annual Bill ⓘ	$0.00 Print (PDF)
2007 Annual Bill ⓘ	$0.00 Print (PDF)
Total Amount Due	**$0.00**

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FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Interim Secretary

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

Owner(s)/Permittee(s):	Harvest, Inc.
File No:	0408808001EG
File Name:	BUILDING C SWMF
Site Address:	12895 NW US Highway 441 Alachua FL - 32615 8518
County:	Alachua
Latitude:	29° 46' 27.5471"
Longitude:	-82° 26' 17.1403"
Total Project Area:	9.77
Total Impervious Surface Area:	1.42
Approximate Date of Commencement of Construction:	09/30/2021
Registered Florida Professional:	Robert Davis
License No.:	73115
Company:	Wood Environment & Infrastructure Solutions, Inc.

Date: August 25, 2021

Robert Davis certified through the Department's Enterprise Self-Service Application portal that the project described above was designed by the above-named Florida registered professional to meet the following requirements:

(a)The total project area involves less than 10 acres and less than 2 acres of impervious surface;
(b)Activities will not impact wetlands or other surface waters;
(c)Activities are not conducted in, on, or over wetlands or other surface waters;
(d)Drainage facilities will not include pipes having diameters greater than 24 inches, or the hydraulic equivalent, and will not use pumps in any manner;
(e)The project is not part of a larger common plan, development, or sale; and
(f)The project does not:
1.Cause adverse water quantity or flooding impacts to receiving water and adjacent lands;

2.Cause adverse impacts to existing surface water storage and conveyance capabilities;
3.Cause a violation of state water quality standards; or
4.Cause an adverse impact to the maintenance of surface or ground water levels or surface water flows established pursuant to s. 373.042 or a work of the district established pursuant to s. 373.086, F.S.

This certification was submitted before initiation of construction of the above project. The system is designed, and will be operated and maintained in accordance with applicable rules adopted pursuant to part IV of chapter 373, F.S. There is a rebuttable presumption that the discharge from such system will comply with state water quality standards.Therefore, construction, alteration, and maintenance of the stormwater management system serving this project is authorized in accordance with s.403.814(12), F.S.

In accordance with s. 373.416(2), F.S., if ownership of the property or the stormwater management system is sold or transferred to another party, continued operation of the system is authorized only if notice is provided to the Department within 30 days of the sale or transfer.This notice can be submitted to:

FDEP Northeast District
8800 Baymeadows Way West
Jacksonville, FL32256

This certification was submitted along with the following electronic documents:

If you have submitted this certification as a Florida Registered Professional, you may wish to sign and seal this certification, and return a copy to the Department, in accordance with your professional practice act requirements under Florida Statutes.

I, Robert Davis, License No. 73115, do hereby certify that the above information is true and accurate, based upon my knowledge, information and belief. In the space below, affix signature, date, seal, company name, address and certificate of authorization (if applicable).

This sealed certification may be submitted to the Department, either electronically (as an attachment in Adobe PDF or other secure, digital format) at DEP_NED@dep.state.fl.us, or as a hardcopy, at the postal address below:

FDEP Northeast District
8800 Baymeadows Way West
Jacksonville, FL32256

Evolve®

Compact Low Wattage Area Light

EACL

GE current
a Daintree company

Product Features

Current's EAL Series of Area Light Luminaires offer a wide range of optical patterns, color temperatures, lumen packages, and mounting configurations to optimize area light applications, as well as provide versatility in lighting design within the same form factor.

The new Compact Low Wattage Area Light (EACL) expands the range of lumen packages down to 3,000 Lumens to meet the needs of applications requiring lower lumens. The EACL is an ideal cost effective solution for smaller Commercial and Retail exterior applications requiring between 3,000 and 20,000 Lumens.

The EACL features our innovative highly flexible Universal Mounting Arm option, which provides installers the ability to mount EAL fixtures on both round and square poles of multiple sizes. In addition, it features both in-line and offset bolt patterns allowing it to easily be affixed to the majority of bolt patterns one would find in the field.

Applications

- Site and area light applications such as parking lots, retail exteriors, commercial exteriors, and other general spaces.

Housing

- Slim architectural design incorporates an integral heat sink and light engine, ensuring maximum heat transfer, and long LED life.
- Die cast aluminum housing
- 3G vibration per ANSI C136.31-2018

LED & Optical Assembly

- LM-79 tests and reports in accordance with IESNA standards
- Upward Light Output Ratio (ULOR) = 0 (horizontal orientation)
- 70 CRI at 3000K, 4000K and 5000K
- Distributions: II, III, IV

Lumen Maintenance

- Projected Lxx per IES TM-21 at 25 °C for reference:

EACL01 OPTICAL CODE	LXX(10K)@HOURS 25,000 HR	50,000 HR	60,000 HR
A2, A3, A4, B2, B3, B4, C2, C3, C4 D2, D3, D4, E2, E3, E4, F2, F3, F4	L94	L90	L88
H2,H3, H4	L97	L96	L96

NOTES: Projected Lxx based on LM80 (10,000 hour testing). Accepted industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Lumen Ambient Temperature Factors:

Ambient Temp (°C)	Initial Flux Factor
10	1.02
20	1.01
25	1.00
30	0.99
40	0.98

Ratings

- IP66 optical enclosure per ANSI C136.25-2013
- Operating Temperature –40°C to +50°C
- c UL cUL Listed
- UL UL 1598 Listed Suitable for Wet Locations

Mounting

Option C1 (Standard)

- Integral Slipfitter for 1.25"-2" Pipe (1.66in. OD-2.378in. OD) supplied with leads. +/- 5 deg adjustment for leveling.

Option D1

- Universal Mounting Arm, fitted for round or square pole mounting supplied with 16/3 3ft cable.

Option K1

- Knuckle Slipfitter for 1.9 in. -2.3 in. OD Tenon with leads. Restricted aiming angle 0° to +45°.

Option S1

- Knuckle Slipfitter for 2.3in. - 3.0in OD Tenon with leads. Restricted aiming angle 0° to +45°.

Option V1

- Knuckle Wall Mount with leads. Restricted aiming angle 0° to +45°.

Finish

- Corrosion resistant polyester powder paint, minimum thickness 2.0 mil.
- Standard colors: Black, Dark Bronze, Gray & White.
- RAL & custom colors available.
- Optional coastal finish available.

Electrical

- 120-277 VAC and 347-480 VAC available.
- System power factor is ≥90% and THD ≤20%.*
- ANSI C136.41 7-pin dimming receptacle, optional.
- ANSI photo electric sensors (PE) for all voltages, optional.
- Dimming/Occupancy:
  - Externally wired 0-10V dimming, optional.
  - Standalone dimming occupancy sensor available
  - Daintree occupancy sensor available.
- Surge Protection per ANSI C136.2-2015.
  - 6kV/3kA "Basic" surge protection, standard.
  - 10kV/5kA "Enhanced" surge protection optional.

** System PF and THD specified at rated watts*

Warranty

- 5 Year Standard

Accessories

- See Page 7 for PE Controls and Light Shield Information

Ordering Number Logic

Evolve® Compact Low Wattage Area Light (EACL)

Project name _____

Date _____

Type _____

EACL 01 _ __ __ 7 _ __ _ _ C1 ____ ___

PROD. ID	GENERATION	VOLTAGE	OPTICAL CODE	DISTRIBUTION	CRI	CCT	DIMMING	CONTROLS	MOUNTING ARM	COLOR	OPTIONS
E = Evolve **AC**= Compact Area Light **L** = Low Wattage	**01** = 1st Generation	**0** = 120-277* **H** = 347-480* **1** = 120 **2** = 208 **3** = 240 **4** = 277 **5** = 480 **D** = 347 * Not available with Fusing. Must choose a discrete voltage with F Option.	**AF** = Asymmetric Forward **AW** = Asymmetric Wide **AN** = Asymmetric Narrow/Auto	**7** = 70 (min)	**30** = 3000K **40** = 4000K **50** = 5000K	**N** = Dimming thru PE receptacle **D** = External Dimming 18/2-3ft cable **X** = Non-Dimmable **Note:** Standard dimming 0-10V	**1** = None **A** = ANSI 7-pin PE receptacle (no control) **D** = ANSI 7-pin PE receptacle with shorting cap provided	**C1** = Integral Slip-fitter for 1.25"- 2" Pipe (1.66in. OD - 2.378 in. OD)* **Note:** C1 Comes Standard **D1** = Universal Mounting Arm, fitted for round or square pole mounting** **K1** = Knuckle Slipfitter for 1.9 in - 2.3in. OD Tenon* ++ **S1** = Knuckle Slipfitter for 2.3in. - 3.0in OD Tenon* ++ **V1** = Knuckle Wall Mount* ++ * Supplied with 3ft leads ** Supplied with 16/3 3ft cable ++ Restricted Aiming Angle 0° to +45°	**GRAY** = Gray **BLCK** = Black **DKBZ** = Dark Bronze **WHTE** = White	**F** = Fusing **H** = Motion Sensor (Sensor Switch) **H1** = Motion Sensor w/LightGrid **H2** = Motion Sensor (Daintree) **J** = cUL/Canada **L** = Tool-Less Entry **R** = Enhanced Surge Protection (10kV/5kA) **U** = DALI dimming+^ **V** = 3-Position Terminal Block **Y** = Coastal Finish **XXX** = Special Options +Compatiable with LightGrid Wireless Control System Nodes ^Not compatible with motion sensor control

	OPTICAL CODE	DISTRIBUTION	TYPICAL INITIAL LUMENS 3000K	TYPICAL INITIAL LUMENS 4000K & 5000K	TYPICAL SYSTEM WATTAGE 120-277V	TYPICAL SYSTEM WATTAGE 347-480V	BUG RATING 3000K B-U-G	BUG RATING 4000K & 5000K B-U-G	IES FILE NUMBER 3000K	IES FILE NUMBER 4000K	IES FILE NUMBER 5000K
TYPE IV	A4	Asymmetric Forward (AF)	2900	3000	21	23	B1-U0-G1	B1-U0-G1	EACL01_A4AF730_-120-277V.IES EACL01_A4AF730_-347-480V.IES	EACL01_A4AF740_-120-277V.IES EACL01_A4AF740_-347-480V.IES	EACL01_A4AF750_-120-277V.IES EACL01_A4AF750_-347-480V.IES
	B4		4900	5000	36	38	B1-U0-G1	B1-U0-G1	EACL01_B4AF730_-120-277V.IES EACL01_B4AF730_-347-480V.IES	EACL01_B4AF740_-120-277V.IES EACL01_B4AF740_-347-480V.IES	EACL01_B4AF750_-120-277V.IES EACL01_B4AF750_-347-480V.IES
	C4		7300	7500	55		B1-U0-G2	B1-U0-G2	EACL01_C4AF730_.IES	EACL01_C4AF740_.IES	EACL01_C4AF750_.IES
	D4		9800	10000	73		B2-U0-G2	B2-U0-G2	EACL01_D4AF730_.IES	EACL01_D4AF740_.IES	EACL01_D4AF750_.IES
	E4		12200	12500	95		B2-U0-G2	B2-U0-G2	EACL01_E4AF730_.IES	EACL01_E4AF740_.IES	EACL01_E4AF750_.IES
	F4		14700	15000	122		B2-U0-G2	B2-U0-G2	EACL01_F4AF730_.IES	EACL01_F4AF740_.IES	EACL01_F4AF750_.IES
	H4		19000	20000	153		B3-U0-G3	B3-U0-G3	EACL01_H4AF730_.IES	EACL01_H4AF740_.IES	EACL01_H4AF750_.IES
TYPE III	A3	Asymmetric Wide (AW)	2900	3000	21	23	B1-U0-G1	B1-U0-G1	EACL01_A3AW730_-120-277V.IES EACL01_A3AW730_-347-480V.IES	EACL01_A3AW740_-120-277V.IES EACL01_A3AW740_-347-480V.IES	EACL01_A3AW750_-120-277V.IES EACL01_A3AW750_-347-480V.IES
	B3		4900	5100	36	38	B1-U0-G1	B1-U0-G1	EACL01_B3AW730_-120-277V.IES EACL01_B3AW730_-347-480V.IES	EACL01_B3AW740_-120-277V.IES EACL01_B3AW740_-347-480V.IES	EACL01_B3AW750_-120-277V.IES EACL01_B3AW750_-347-480V.IES
	C3		7400	7600	55		B1-U0-G2	B1-U0-G2	EACL01_C3AW730_.IES	EACL01_C3AW740_.IES	EACL01_C3AW750_.IES
	D3		9900	10200	73		B2-U0-G2	B2-U0-G2	EACL01_D3AW730_.IES	EACL01_D3AW740_.IES	EACL01_D3AW750_.IES
	E3		12400	12700	95		B2-U0-G2	B2-U0-G2	EACL01_E3AW730_.IES	EACL01_E3AW740_.IES	EACL01_E3AW750_.IES
	F3		14900	15300	122		B2-U0-G2	B2-U0-G2	EACL01_F3AW730_.IES	EACL01_F3AW740_.IES	EACL01_F3AW750_.IES
	H3		19300	20400	153		B3-U0-G2	B3-U0-G2	EACL01_H3AW730_.IES	EACL01_H3AW740_.IES	EACL01_H3AW750_.IES
TYPE II	A2	Asymmetric Narrow/Auto (AN)	2900	3000	21	23	B1-U0-G1	B1-U0-G1	EACL01_A2AN730_-120-277V.IES EACL01_A2AN730_-347-480V.IES	EACL01_A2AN740_-120-277V.IES EACL01_A2AN740_-347-480V.IES	EACL01_A2AN750_-120-277V.IES EACL01_A2AN750_-347-480V.IES
	B2		4900	5000	36	38	B1-U0-G1	B1-U0-G1	EACL01_B2AN730_-120-277V.IES EACL01_B2AN730_-347-480V.IES	EACL01_B2AN740_-120-277V.IES EACL01_B2AN740_-347-480V.IES	EACL01_B2AN750_-120-277V.IES EACL01_B2AN750_-347-480V.IES
	C2		7300	7500	55		B2-U0-G1	B2-U0-G2	EACL01_C2AN730_.IES	EACL01_C2AN740_.IES	EACL01_C2AN750_.IES
	D2		9800	10100	73		B2-U0-G2	B2-U0-G2	EACL01_D2AN730_.IES	EACL01_D2AN740_.IES	EACL01_D2AN750_.IES
	E2		12300	12600	95		B2-U0-G2	B2-U0-G2	EACL01_E2AN730_.IES	EACL01_E2AN740_.IES	EACL01_E2AN750_.IES
	F2		14700	15100	122		B3-U0-G2	B3-U0-G3	EACL01_F2AN730_.IES	EACL01_F2AN740_.IES	EACL01_F2AN750_.IES
	H2		19100	20200	153		B3-U0-G3	B3-U0-G3	EACL01_H2AN730_.IES	EACL01_H2AN740_.IES	EACL01_H2AN750_.IES

Photometrics

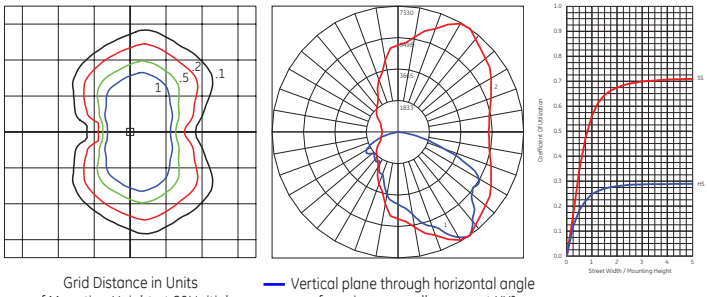
Evolve® Compact Low Wattage Area Light (EACL)

Project name _____

Date _____

Type _____

EACL Type II - Very Short
15,100 Lumens (EACL01_F2AN750___.IES)

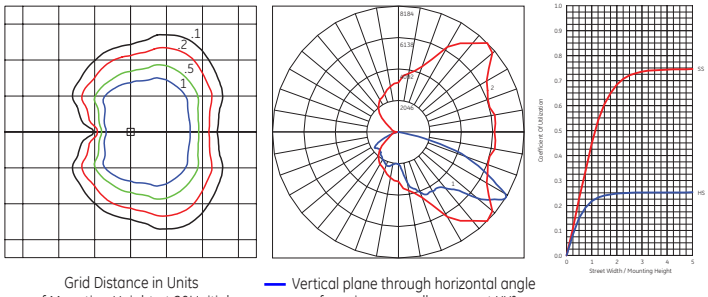


Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at XX°

— Vertical plane through horizontal angle of XX°

EACL Type III - Short
15,300 Lumens (EACL01_F3AW750___.IES)

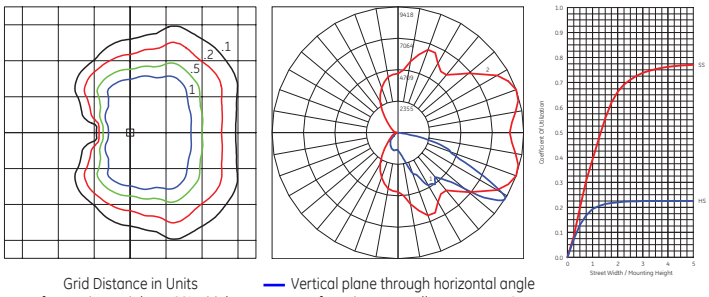


Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at XX°

— Vertical plane through horizontal angle of XX°

EACL Type III - Very Short
15,000 Lumens (EACL01_F4AF750___.IES)

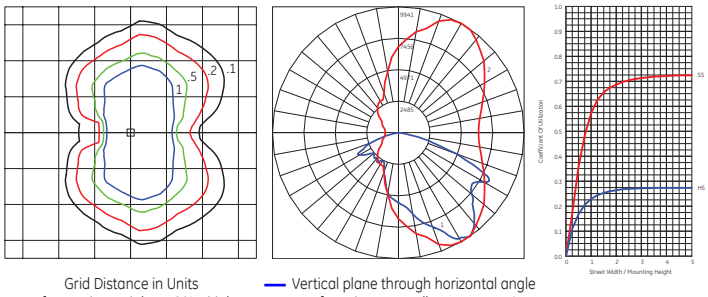


Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at XX°

— Vertical plane through horizontal angle of XX°

EACL Type II - Very Short
20,200 Lumens (EACL01_H2AN750___.IES)

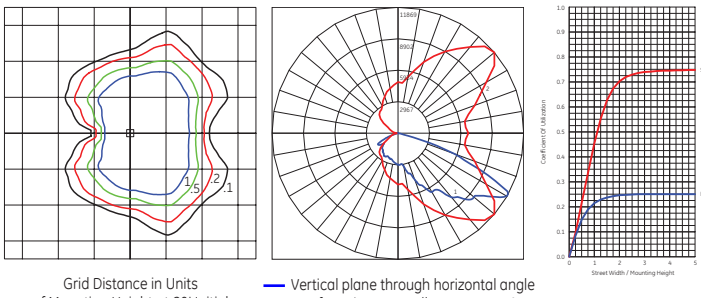


Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at XX°

— Vertical plane through horizontal angle of XX°

EACL Type III - Short
20,400 Lumens (EACL01_H3AW750___.IES)

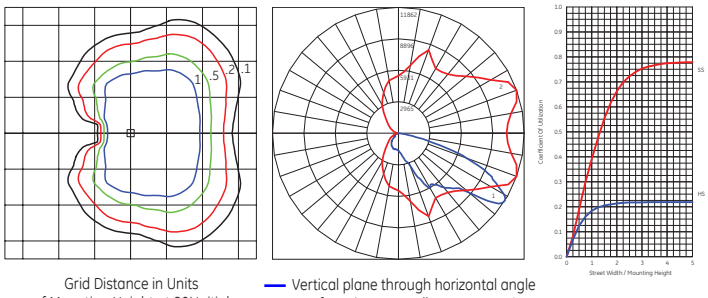


Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at XX°

— Vertical plane through horizontal angle of XX°

EACL Type IV - Very Short
20,000 Lumens (EACL01_H4AF750___.IES)



Grid Distance in Units of Mounting Height at 20' Initial Footcandle Values at Grade

— Vertical plane through horizontal angle of maximum candlepower at XX°

— Vertical plane through horizontal angle of XX°

Product Dimensions

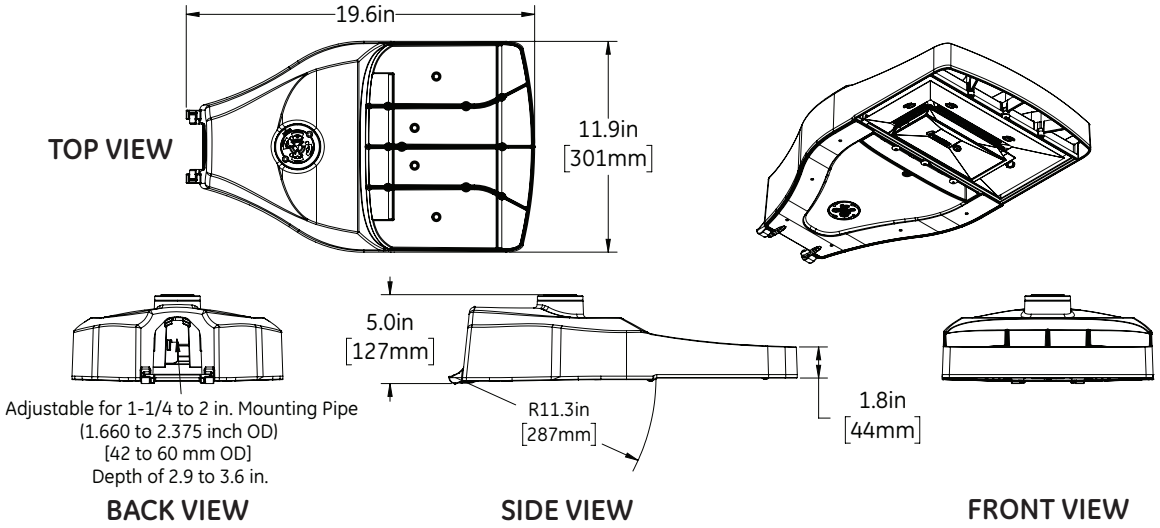
Evolve® Compact Low Wattage Area Light (EACL)

Project name _____

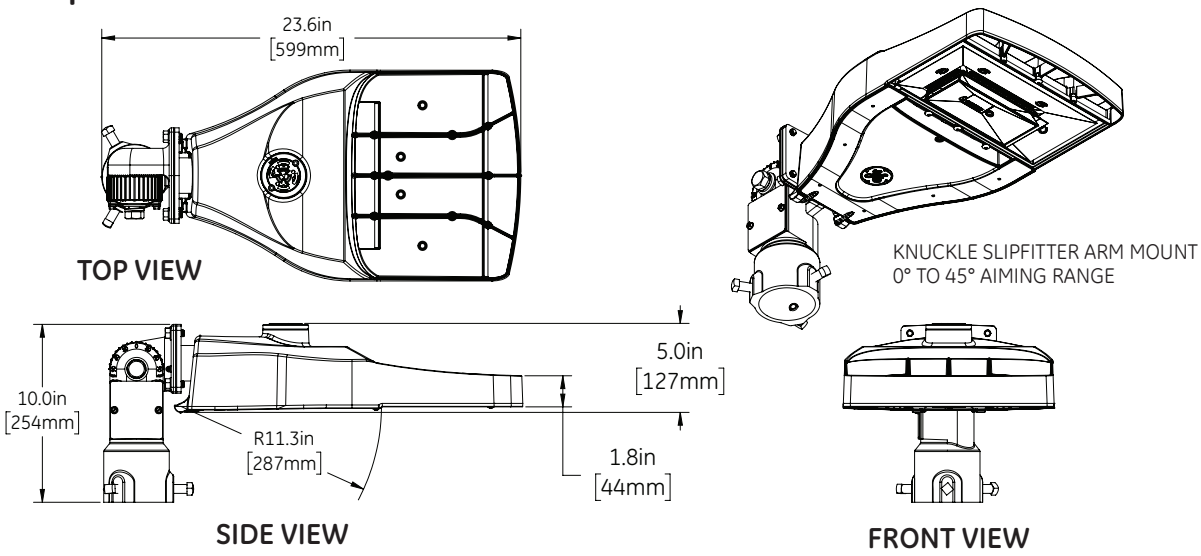
Date _____

Type _____

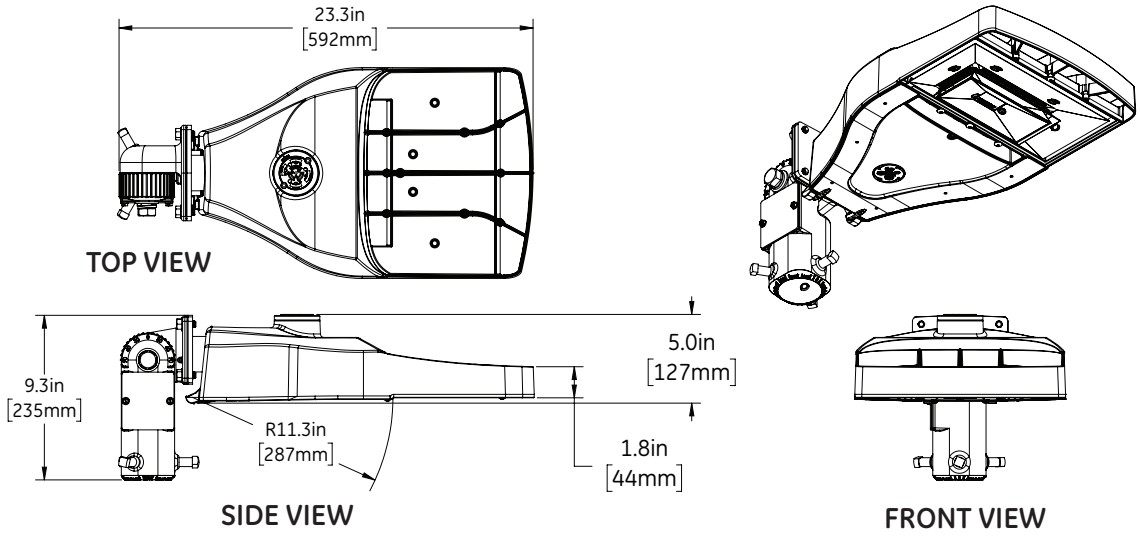
Integral Slipfitter: C1



Knuckle Slipfitter: S1



Knuckle Slipfitter: K1



Product Dimensions

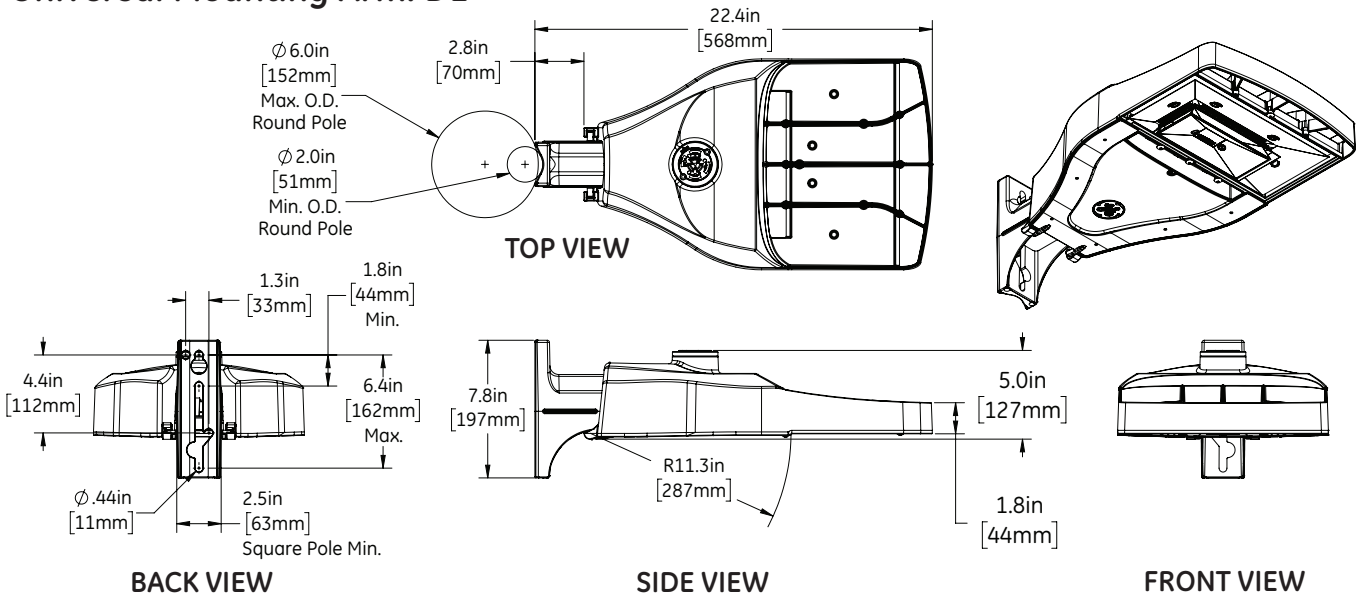
Evolve® Compact Low Wattage Area Light (EACL)

Project name _____

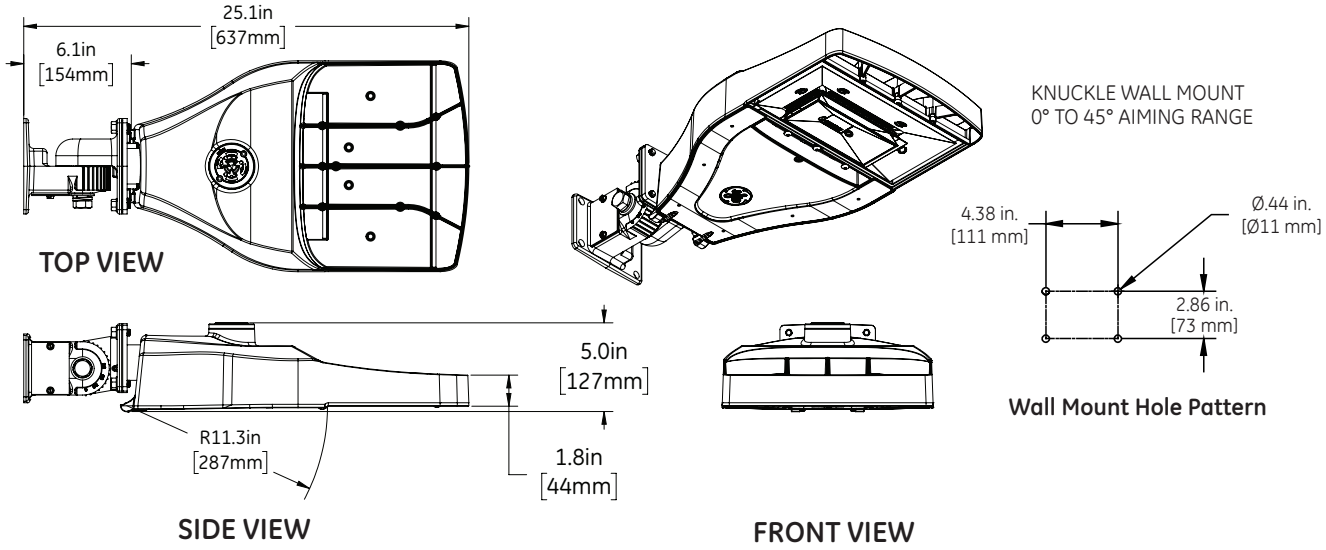
Date _____

Type _____

Universal Mounting Arm: D1



Knuckle Wall Mount: V1



DATA

- Net Weight: 18 lbs (8.16 kg) Max depending on configuration
- Effective Projected Area (EPA):
  - Integral Slipfitter C1, EPA = 0.31 Min/0.37 Max
  - Universal Arm Mount D1, EPA = 0.31 Min / 0.52 Max
  - Knuckle Slipfitter S1, K1 downward aim, EPA = 0.46 Min / 0.56 Max
  - Knuckle Slipfitter S1, K1 45° aim, EPA = 0.56 Min / 1.03 Max

Accessories

Evolve® Compact Low Wattage Area Light (EACL)

Project name _____

Date _____

Type _____

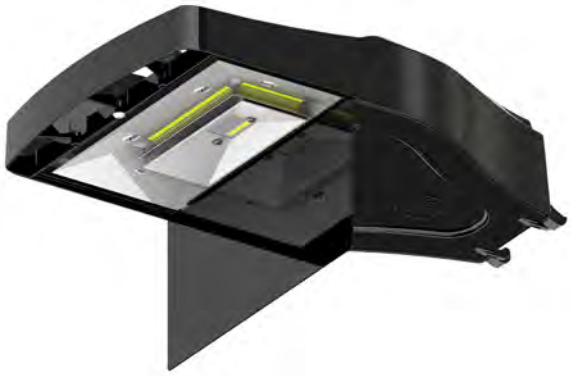
PE Accessories (to be ordered separately)

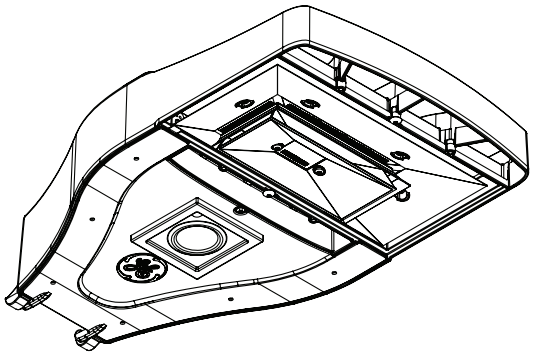
SAP Number	Part Number	Description
93029237	PED-MV-LED-7	ANSI C136.41 Dimming PE, 120-277V
93029238	PED-347-LED-7	ANSI C136.41 Dimming PE, 347V
93029239	PED-480-LED-7	ANSI C136.41 Dimming PE, 480V

SAP Number	Part Number	Description
28299	PEC0TL	STANDARD 120-277V
28294	PEC5TL	STANDARD 480V
80436	PECDTL	STANDARD 347V
73251	SCCL-PECTL	Shorting cap

Back Light Shield

Shield Orientation	Cutoff Distance	Shield Order Logic
Back	Long	ELS-EAC-RBL-BLCK



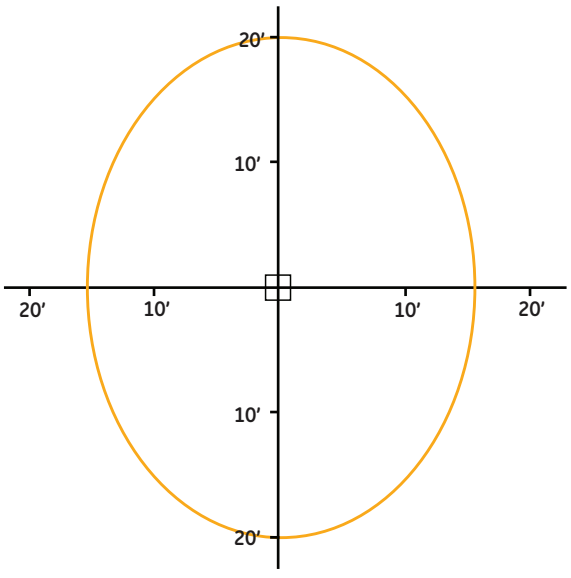


H-Motion Sensing Option

- Intended for applications, between 15-30 ft. mounting height. (4.57-9.14m). For mounting heights exceeding 30 ft., pole mounted sensors are recommended.
- Provides a coverage area radius for walking motion of 15-20 ft. (4.57-6.10m).
- Provides 270° of coverage (~90° is blocked by the pole).
- Standard factory settings:
  - 50% output when unoccupied, 100% output occupied.
  - Integral PE Sensor.
  - 5 minute post-occupancy time delay, 5 minute dimming ramp-down.
- Fixture power increase of 1W expected with sensor use.

Note: Standard options may be reprogrammed in the field. Reprogramming instructions included in product shipment.

Sensor Pattern



Sensing Pattern Area Fixture Up to 30 ft. Mounting Height

Mounting Information

Evolve® Compact Low Wattage Area Light (EACL)

Project name _____

Date _____

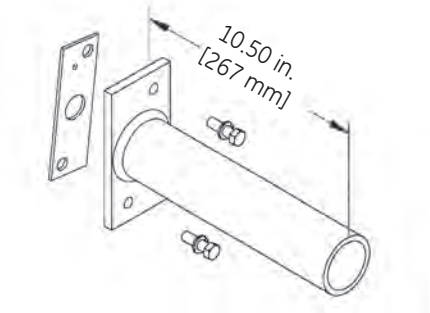
Type _____

Mounting Arms for Slipfitter

Order separately with Mounting Option C1 (Slipfitter)

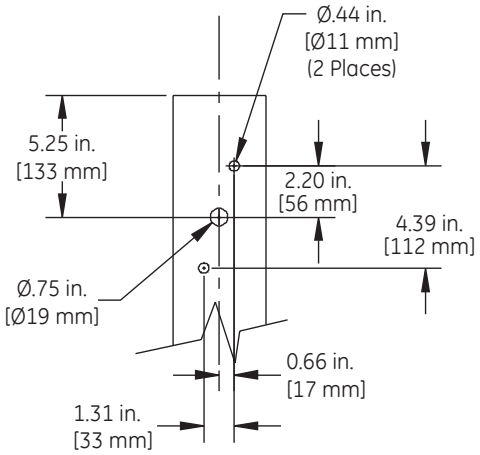
SQUARE POLE MOUNTING ARM

3.5 TO 4.5-inch (89 to 114mm) SQUARE
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



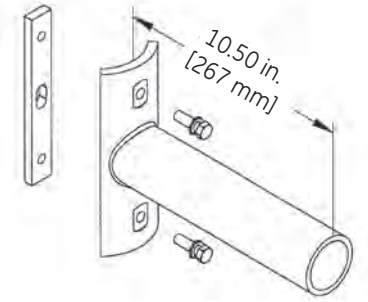
ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
SPA-EAMT10BLCK "Black"
SPA-EAMT10DKBZ "Dark Bronze"
SPA-EAMT10WHTE "White"
SPA-EAMT10GRAY "Gray"

SQUARE POLE MOUNTING DRILLING TEMPLATE



ROUND POLE MOUNTING ARM

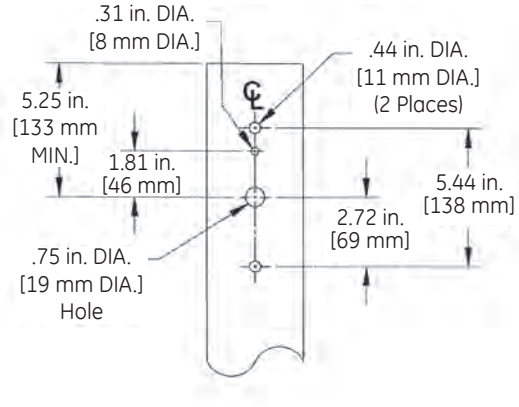
3.5 TO 4.5-inch (89 to 114mm) OD
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
RPA-EAMT10BLCK "Black"
RPA-EAMT10DKBZ "Dark Bronze"
RPA-EAMT10WHTE "White"
RPA-EAMT10GRAY "Gray"

ROUND POLE MOUNTING DRILLING TEMPLATE

3.5 TO 4.5-inch (89 to 114mm) OD
round pole mounting arm

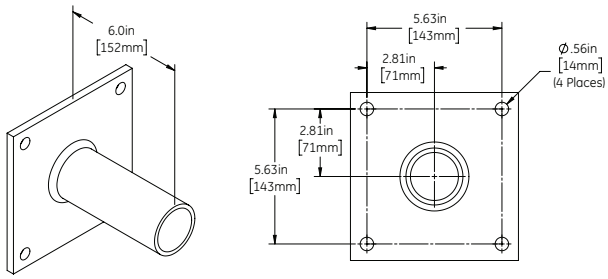


Wall Mounting Bracket Adapter Plate

ORDER SEPERATELY FROM FIXTURE AS CATALOG NUMBER
WMB-EAMT06
NOTE: For Wall Mounting, order luminaire with mounting arm: C1 = Slipfitter 2" Pipe (2.378 in. OD) supplied with leads.

Other mounting patterns are available for retrofit installations. Contact manufacturing for other available mounting patterns.

WALL MOUNTING BRACKET HOLE PATTERN



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a Daintree company

www.gecurrent.com

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OLP3157 (Rev 06/22/20)

Building C

Domestic Water Calculations

Floor	Location	Item	Fixture	Occupancy	Type of Supply Control	Load Values Water Supply Fixture Unit[1]			Quantity	Cumulative Fixture Units
						COLD	HOT	TOTAL		
Existing	Men's Restroom Existing	1	Water Closet	Public	Tank	5.00	0.00	5.00	7	35.00
		2	Lavatory	Public	Faucet	1.50	1.50	2.00	6	12.00
		3	Urinal	Public	Low Flow	5.00	0.00	5.00	2	10.00
	Women's Restroom	4	Water Closet	Public	Tank	5.00	0.00	5.00	2	10.00
		5	Lavatory	Public	Faucet	1.50	1.50	2.00	2	4.00
Remodel	Fertigation - 148	6	Mop Sink	Public	Faucet	2.25	2.25	3.00	1	3.00
		7	Hand Sink	Public	Faucet	1.50	1.50	2.00	2	4.00
	Media Prep - 105	8	Hand Sink	Public	Faucet	1.50	1.50	2.00	1	2.00
		9	Wall Hydrant	Public	Faucet	3.00	0.00	3.00	1	3.00
	Grow Chamber - 107	10	Wall Hydrant	Public	Faucet	3.00	0.00	3.00	1	3.00
	Utility Closet - 109	11	Mop Sink	Public	Faucet	2.25	2.25	3.00	1	3.00
	Men's Restroom - 120	12	Water Closet	Public	Tank	5.00	0.00	5.00	1	5.00
		13	Lavatory	Public	Faucet	1.50	1.50	2.00	3	6.00
		14	Urinal	Public	Low Flow	5.00	0.00	5.00	2	10.00
	Women's Restroom - 117	15	Water Closet	Public	Tank	5.00	0.00	5.00	3	15.00
		16	Lavatory	Public	Faucet	1.50	1.50	2.00	3	6.00
	Corridor - 112	17	Drinking Fountain	Public	3/8" Valve	0.25	0.00	0.25	2	0.50
	Utility - 138	18	Mop Sink	Public	Faucet	2.25	2.25	3.00	1	3.00
		19	Hand Sink	Public	Faucet	1.50	1.50	2.00	1	2.00
	Clone Room 137	20	Hand Sink	Public	Faucet	1.50	1.50	2.00	2	4.00
		21	Hand Sink	Public	Faucet	1.50	1.50	2.00	1	2.00
	Open Harvest - 146	22	Hand Sink	Public	Faucet	1.50	1.50	2.00	1	2.00
		23	Mop Sink	Public	Faucet	2.25	2.25	3.00	1	3.00
		24	Eyewash	Public	Faucet	2.25	2.25	3.00	1	3.00
	Cure - 132	25	Hand Sink	Public	Faucet	1.50	1.50	2.00	1	2.00
	Trim - 125 and Future - 127	26	Mop Sink	Public	Faucet	2.25	2.25	3.00	2	6.00
		27	Hand Sink	Public	Faucet	1.50	1.50	2.00	6	12.00
	Packaging - 131	28	Hand Sink	Public	Faucet	1.50	1.50	2.00	1	2.00
		29	Mop Sink	Public	Faucet	2.25	2.25	3.00	1	3.00
	Breakroom - 115	30	Kitchen Sink	Public	Faucet	3.00	3.00	4.00	1	4.00
			Total Fixture Units							179.50
			GPM (based on International Plumbing Code 2006, Table E103.3 (3)							61.20
			Fertigation Flow Rate GPM						1	90.00
			Total Flow Rate: GPM							151.20
			Type L Copper Pipe Selected (Inch)							3.00
			Design Water Velocity (Maximum) feet/s							8.00
			Calculated Water velocity-feet/s							7.12
			Friction Loss (feet/100 feet of pipe)							5.65

September 18, 2020

Analytical Report For:

San Felasco Nurseries, Inc., d/b/a Harvest

Lab Work Order Number

EI10004

Project Name

Harvest Gainesville - Cultivation

Project Number

R&D 09/10/2020

4705 Old Rd 37 Lakeland, FL 33813 Phone: 863-608-7800 Web: www.moderncanna.com

ISO/IEC 17025:2017 Accredited Testing Laboratory
(Florida DOH-OMMU) License #: **CMTL-0005**
(PJLA) Accreditation #: **102020**

Samples in this Report

Lab ID	Sample	Matrix	Date Sampled	Date Received
EI10004-01	Water-1	Chemical	10-Sep-2020 8:00	09/10/2020
EI10004-02	Water-2	Chemical	10-Sep-2020 8:00	09/10/2020
EI10004-03	Water-3	Chemical	10-Sep-2020 8:00	09/10/2020
EI10004-04	Water-4	Chemical	10-Sep-2020 8:00	09/10/2020
EI10004-05	Water-5	Chemical	10-Sep-2020 8:00	09/10/2020
EI10004-06	Soil-1	PM	10-Sep-2020 8:00	09/10/2020
EI10004-07	Soil-2	PM	10-Sep-2020 8:00	09/10/2020
EI10004-08	Soil-3	PM	10-Sep-2020 8:00	09/10/2020

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No duplication of this report is allowed, except in its entirety.

Detection Summary

Sample ID	Sample Name	Potency	Hits	Limit
EI10004-01	Water-1	Total THC: ND % Total CBD: ND %	..... None	-
EI10004-02	Water-2	Total THC: ND % Total CBD: ND %	..... None	-
EI10004-03	Water-3	Total THC: ND % Total CBD: ND %	..... None	-
EI10004-04	Water-4	Total THC: ND % Total CBD: ND %	..... None	-
EI10004-05	Water-5	Total THC: ND % Total CBD: ND %	..... None	-
EI10004-06	Soil-1	Total THC: ND % Total CBD: ND %	Percent Dried Solids..... 56.33 %	-
EI10004-07	Soil-2	Total THC: ND % Total CBD: ND %	Percent Dried Solids..... 47.99 %	-
EI10004-08	Soil-3	Total THC: ND % Total CBD: ND %	Percent Dried Solids..... 58.42 %	-

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Sample Results

Sample: Water-1 EI10004-01 (Chemical)

Potency

General Method

Analyte	Result		Qual	Dil.	MDL	PQL	Batch	Analyst	Method
THC, Total	ND	%		2	0.000620	0.00902	B0I1020	LTV	HPLC
(CBD), Total	ND	%		2	0.000947	0.00902	B0I1020	LTV	HPLC
Delta 8-Tetrahydrocannabinol (8 THC)	ND	%		2	0.000303	0.00481	B0I1020	LTV	HPLC
Delta-9-tetrahydrocannabinol (9 THC)	ND	%		2	0.000332	0.00481	B0I1020	LTV	HPLC
Tetrahydrocannabinonolic acid, (THCA)	ND	%		2	0.000327	0.00481	B0I1020	LTV	HPLC
Tetrahydrocannabivarin, (THCV)	ND	%		2	0.000702	0.00481	B0I1020	LTV	HPLC
Cannabidiol, (CBD)	ND	%		2	0.000630	0.00481	B0I1020	LTV	HPLC
Cannabidiolic Acid, (CBDA)	ND	%		2	0.000394	0.00481	B0I1020	LTV	HPLC
Cannabidivarin, (CBDV)	ND	%		2	0.000432	0.00481	B0I1020	LTV	HPLC
Cannabichromene, (CBC)	ND	%		2	0.00145	0.00481	B0I1020	LTV	HPLC
Cannabigerol, (CBG)	ND	%		2	0.000303	0.00481	B0I1020	LTV	HPLC
Cannabigerolic Acid, (CBGA)	ND	%		2	0.000308	0.00481	B0I1020	LTV	HPLC
Cannabinol, (CBN)	ND	%		2	0.000365	0.00481	B0I1020	LTV	HPLC

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Sample Results

Sample: Water-2 EI10004-02 (Chemical)

Potency

General Method

Analyte	Result		Qual	Dil.	MDL	PQL	Batch	Analyst	Method
THC, Total	ND	%		2	0.000643	0.00936	B0I1020	LTV	HPLC
(CBD), Total	ND	%		2	0.000982	0.00936	B0I1020	LTV	HPLC
Delta 8-Tetrahydrocannabinol (8 THC)	ND	%		2	0.000314	0.00499	B0I1020	LTV	HPLC
Delta-9-tetrahydrocannabinol (9 THC)	ND	%		2	0.000344	0.00499	B0I1020	LTV	HPLC
Tetrahydrocannabinonolic acid, (THCA)	ND	%		2	0.000339	0.00499	B0I1020	LTV	HPLC
Tetrahydrocannabivarin, (THCV)	ND	%		2	0.000728	0.00499	B0I1020	LTV	HPLC
Cannabidiol, (CBD)	ND	%		2	0.000653	0.00499	B0I1020	LTV	HPLC
Cannabidiolic Acid, (CBDA)	ND	%		2	0.000409	0.00499	B0I1020	LTV	HPLC
Cannabidivarin, (CBDV)	ND	%		2	0.000449	0.00499	B0I1020	LTV	HPLC
Cannabichromene, (CBC)	ND	%		2	0.00151	0.00499	B0I1020	LTV	HPLC
Cannabigerol, (CBG)	ND	%		2	0.000314	0.00499	B0I1020	LTV	HPLC
Cannabigerolic Acid, (CBGA)	ND	%		2	0.000319	0.00499	B0I1020	LTV	HPLC
Cannabinol, (CBN)	ND	%		2	0.000379	0.00499	B0I1020	LTV	HPLC

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Sample Results

Sample: Water-3 EI10004-03 (Chemical)

Potency

General Method

Analyte	Result		Qual	Dil.	MDL	PQL	Batch	Analyst	Method
THC, Total	ND	%		2	0.000620	0.00902	B0I1020	LTV	HPLC
(CBD), Total	ND	%		2	0.000946	0.00902	B0I1020	LTV	HPLC
Delta 8-Tetrahydrocannabinol (8 THC)	ND	%		2	0.000303	0.00480	B0I1020	LTV	HPLC
Delta-9-tetrahydrocannabinol (9 THC)	ND	%		2	0.000331	0.00480	B0I1020	LTV	HPLC
Tetrahydrocannabinonolic acid, (THCA)	ND	%		2	0.000327	0.00480	B0I1020	LTV	HPLC
Tetrahydrocannabivarin, (THCV)	ND	%		2	0.000701	0.00480	B0I1020	LTV	HPLC
Cannabidiol, (CBD)	ND	%		2	0.000629	0.00480	B0I1020	LTV	HPLC
Cannabidiolic Acid, (CBDA)	ND	%		2	0.000394	0.00480	B0I1020	LTV	HPLC
Cannabidivarin, (CBDV)	ND	%		2	0.000432	0.00480	B0I1020	LTV	HPLC
Cannabichromene, (CBC)	ND	%		2	0.00145	0.00480	B0I1020	LTV	HPLC
Cannabigerol, (CBG)	ND	%		2	0.000303	0.00480	B0I1020	LTV	HPLC
Cannabigerolic Acid, (CBGA)	ND	%		2	0.000307	0.00480	B0I1020	LTV	HPLC
Cannabinol, (CBN)	ND	%		2	0.000365	0.00480	B0I1020	LTV	HPLC

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Sample Results

Sample: Water-4 EI10004-04 (Chemical)

Potency

General Method

Analyte	Result		Qual	Dil.	MDL	PQL	Batch	Analyst	Method
THC, Total	ND	%		2	0.000646	0.00940	B0I1020	LTV	HPLC
(CBD), Total	ND	%		2	0.000986	0.00940	B0I1020	LTV	HPLC
Delta 8-Tetrahydrocannabinol (8 THC)	ND	%		2	0.000315	0.00501	B0I1020	LTV	HPLC
Delta-9-tetrahydrocannabinol (9 THC)	ND	%		2	0.000346	0.00501	B0I1020	LTV	HPLC
Tetrahydrocannabinonolic acid, (THCA)	ND	%		2	0.000341	0.00501	B0I1020	LTV	HPLC
Tetrahydrocannabivarin, (THCV)	ND	%		2	0.000731	0.00501	B0I1020	LTV	HPLC
Cannabidiol, (CBD)	ND	%		2	0.000656	0.00501	B0I1020	LTV	HPLC
Cannabidiolic Acid, (CBDA)	ND	%		2	0.000411	0.00501	B0I1020	LTV	HPLC
Cannabidivarin, (CBDV)	ND	%		2	0.000451	0.00501	B0I1020	LTV	HPLC
Cannabichromene, (CBC)	ND	%		2	0.00151	0.00501	B0I1020	LTV	HPLC
Cannabigerol, (CBG)	ND	%		2	0.000315	0.00501	B0I1020	LTV	HPLC
Cannabigerolic Acid, (CBGA)	ND	%		2	0.000320	0.00501	B0I1020	LTV	HPLC
Cannabinol, (CBN)	ND	%		2	0.000381	0.00501	B0I1020	LTV	HPLC

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Sample Results

Sample: Water-5 EI10004-05 (Chemical)

Potency

General Method

Analyte	Result		Qual	Dil.	MDL	PQL	Batch	Analyst	Method
THC, Total	ND	%		2	0.000618	0.00900	B0I1020	LTV	HPLC
(CBD), Total	ND	%		2	0.000944	0.00900	B0I1020	LTV	HPLC
Delta 8-Tetrahydrocannabinol (8 THC)	ND	%		2	0.000302	0.00479	B0I1020	LTV	HPLC
Delta-9-tetrahydrocannabinol (9 THC)	ND	%		2	0.000331	0.00479	B0I1020	LTV	HPLC
Tetrahydrocannabinonolic acid, (THCA)	ND	%		2	0.000326	0.00479	B0I1020	LTV	HPLC
Tetrahydrocannabivarin, (THCV)	ND	%		2	0.000700	0.00479	B0I1020	LTV	HPLC
Cannabidiol, (CBD)	ND	%		2	0.000628	0.00479	B0I1020	LTV	HPLC
Cannabidiolic Acid, (CBDA)	ND	%		2	0.000393	0.00479	B0I1020	LTV	HPLC
Cannabidivarin, (CBDV)	ND	%		2	0.000431	0.00479	B0I1020	LTV	HPLC
Cannabichromene, (CBC)	ND	%		2	0.00145	0.00479	B0I1020	LTV	HPLC
Cannabigerol, (CBG)	ND	%		2	0.000302	0.00479	B0I1020	LTV	HPLC
Cannabigerolic Acid, (CBGA)	ND	%		2	0.000307	0.00479	B0I1020	LTV	HPLC
Cannabinol, (CBN)	ND	%		2	0.000364	0.00479	B0I1020	LTV	HPLC

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Sample Results

Sample: Soil-1 EI10004-06 (PM)

Potency

General Method

Analyte	Result		Qual	Dil.	MDL	PQL	Batch	Analyst	Method
THC, Total	ND	% dry		2	0.00112	0.0164	B0I1116	LTV	HPLC
(CBD), Total	ND	% dry		2	0.00171	0.0164	B0I1116	LTV	HPLC
Delta 8-Tetrahydrocannabinol (8 THC)	ND	% dry		2	0.000559	0.00874	B0I1116	LTV	HPLC
Delta-9-tetrahydrocannabinol (9 THC)	ND	% dry		2	0.000594	0.00874	B0I1116	LTV	HPLC
Tetrahydrocannabinonolic acid, (THCA)	ND	% dry		2	0.000594	0.00874	B0I1116	LTV	HPLC
Tetrahydrocannabivarin, (THCV)	ND	% dry		2	0.00126	0.00874	B0I1116	LTV	HPLC
Cannabidiol, (CBD)	ND	% dry		2	0.00115	0.00874	B0I1116	LTV	HPLC
Cannabidiolic Acid, (CBDA)	ND	% dry		2	0.000699	0.00874	B0I1116	LTV	HPLC
Cannabidivarin, (CBDV)	ND	% dry		2	0.000769	0.00874	B0I1116	LTV	HPLC
Cannabichromene, (CBC)	ND	% dry		2	0.00262	0.00874	B0I1116	LTV	HPLC
Cannabigerol, (CBG)	ND	% dry		2	0.000559	0.00874	B0I1116	LTV	HPLC
Cannabigerolic Acid, (CBGA)	ND	% dry		2	0.000559	0.00874	B0I1116	LTV	HPLC
Cannabinol, (CBN)	ND	% dry		2	0.000664	0.00874	B0I1116	LTV	HPLC

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Sample Results

Sample: Soil-1 EI10004-06 (PM)

General Chemistry

Analyte	Result	Units	Qual.	Dil.	MDL	PQL	Batch	Analyst	Method
Percent Dried Solids	56.33	%		1			B0I1202	WM	SM 2540 B

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Sample Results

Sample: Soil-2 EI10004-07 (PM)

Potency

General Method

Analyte	Result		Qual	Dil.	MDL	PQL	Batch	Analyst	Method
THC, Total	ND	% dry		2	0.00132	0.0194	B0I1116	LTV	HPLC
(CBD), Total	ND	% dry		2	0.00203	0.0194	B0I1116	LTV	HPLC
Delta 8-Tetrahydrocannabinol (8 THC)	ND	% dry		2	0.000661	0.0103	B0I1116	LTV	HPLC
Delta-9-tetrahydrocannabinol (9 THC)	ND	% dry		2	0.000703	0.0103	B0I1116	LTV	HPLC
Tetrahydrocannabinonolic acid, (THCA)	ND	% dry		2	0.000703	0.0103	B0I1116	LTV	HPLC
Tetrahydrocannabivarin, (THCV)	ND	% dry		2	0.00149	0.0103	B0I1116	LTV	HPLC
Cannabidiol, (CBD)	ND	% dry		2	0.00136	0.0103	B0I1116	LTV	HPLC
Cannabidiolic Acid, (CBDA)	ND	% dry		2	0.000827	0.0103	B0I1116	LTV	HPLC
Cannabidivarin, (CBDV)	ND	% dry		2	0.000909	0.0103	B0I1116	LTV	HPLC
Cannabichromene, (CBC)	ND	% dry		2	0.00310	0.0103	B0I1116	LTV	HPLC
Cannabigerol, (CBG)	ND	% dry		2	0.000661	0.0103	B0I1116	LTV	HPLC
Cannabigerolic Acid, (CBGA)	ND	% dry		2	0.000661	0.0103	B0I1116	LTV	HPLC
Cannabinol, (CBN)	ND	% dry		2	0.000785	0.0103	B0I1116	LTV	HPLC

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Sample Results

Sample: Soil-2 EI10004-07 (PM)

General Chemistry

Analyte	Result	Units	Qual.	Dil.	MDL	PQL	Batch	Analyst	Method
Percent Dried Solids	47.99	%		1			B0I1202	WM	SM 2540 B

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Sample Results

Sample: Soil-3 EI10004-08 (PM)

Potency

General Method

Analyte	Result		Qual	Dil.	MDL	PQL	Batch	Analyst	Method
THC, Total	ND	% dry		2	0.00109	0.0160	B0I1116	LTV	HPLC
(CBD), Total	ND	% dry		2	0.00167	0.0160	B0I1116	LTV	HPLC
Delta 8-Tetrahydrocannabinol (8 THC)	ND	% dry		2	0.000546	0.00853	B0I1116	LTV	HPLC
Delta-9-tetrahydrocannabinol (9 THC)	ND	% dry		2	0.000580	0.00853	B0I1116	LTV	HPLC
Tetrahydrocannabinonolic acid, (THCA)	ND	% dry		2	0.000580	0.00853	B0I1116	LTV	HPLC
Tetrahydrocannabivarin, (THCV)	ND	% dry		2	0.00123	0.00853	B0I1116	LTV	HPLC
Cannabidiol, (CBD)	ND	% dry		2	0.00113	0.00853	B0I1116	LTV	HPLC
Cannabidiolic Acid, (CBDA)	ND	% dry		2	0.000683	0.00853	B0I1116	LTV	HPLC
Cannabidivarin, (CBDV)	ND	% dry		2	0.000751	0.00853	B0I1116	LTV	HPLC
Cannabichromene, (CBC)	ND	% dry		2	0.00256	0.00853	B0I1116	LTV	HPLC
Cannabigerol, (CBG)	ND	% dry		2	0.000546	0.00853	B0I1116	LTV	HPLC
Cannabigerolic Acid, (CBGA)	ND	% dry		2	0.000546	0.00853	B0I1116	LTV	HPLC
Cannabinol, (CBN)	ND	% dry		2	0.000649	0.00853	B0I1116	LTV	HPLC

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Sample Results

Sample: Soil-3 EI10004-08 (PM)

General Chemistry

Analyte	Result	Units	Qual.	Dil.	MDL	PQL	Batch	Analyst	Method
Percent Dried Solids	58.42	%		1			B0I1202	WM	SM 2540 B

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Quality Control

General Method

Batch: B0I1020 - Solid Extraction

Blank (B0I1020-BLK1) Prepared: 09/11/20 15:00 Analyzed: 09/13/20 20:11

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
THC, Total	ND		0.00119	0.0173	%						
(CBD), Total	ND		0.00182	0.0173	%						
Delta 8-Tetrahydrocannabinol (8 THC)	ND		0.000581	0.00923	%						
Delta-9-tetrahydrocannabinol (9 THC)	ND		0.000637	0.00923	%						
Tetrahydrocannabinonolic acid, (THCA)	ND		0.000627	0.00923	%						
Tetrahydrocannabivarin, (THCV)	ND		0.00135	0.00923	%						
Cannabidiol, (CBD)	ND		0.00121	0.00923	%						
Cannabidiolic Acid, (CBDA)	ND		0.000756	0.00923	%						
Cannabidivarin, (CBDV)	ND		0.000830	0.00923	%						
Cannabichromene, (CBC)	ND		0.00279	0.00923	%						
Cannabigerol, (CBG)	ND		0.000581	0.00923	%						
Cannabigerolic Acid, (CBGA)	ND		0.000590	0.00923	%						
Cannabinol, (CBN)	ND		0.000701	0.00923	%						

LCS (B0I1020-BS1) Prepared: 09/11/20 15:00 Analyzed: 09/13/20 20:27

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
THC, Total	7.50		0.129	1.88	%				70-130		
(CBD), Total	7.79		0.197	1.88	%				70-130		
Delta 8-Tetrahydrocannabinol (8 THC)	7.48		0.0630	1.00	%	8.00		93.6	70-130		
Delta-9-tetrahydrocannabinol (9 THC)	7.50		0.0690	1.00	%	8.00		93.8	70-130		
Tetrahydrocannabinonolic acid, (THCA)	ND		0.0680	1.00	%				70-130		
Tetrahydrocannabivarin, (THCV)	ND		0.146	1.00	%				70-130		
Cannabidiol, (CBD)	7.79		0.131	1.00	%	8.00		97.4	70-130		
Cannabidiolic Acid, (CBDA)	ND		0.0820	1.00	%				70-130		
Cannabidivarin, (CBDV)	8.44		0.0900	1.00	%	8.00		106	70-130		
Cannabichromene, (CBC)	ND		0.302	1.00	%				70-130		
Cannabigerol, (CBG)	7.73		0.0630	1.00	%	8.00		96.6	70-130		
Cannabigerolic Acid, (CBGA)	ND		0.0640	1.00	%				70-130		
Cannabinol, (CBN)	7.61		0.0760	1.00	%	8.00		95.1	70-130		

LCS Dup (B0I1020-BSD1) Prepared: 09/11/20 15:00 Analyzed: 09/13/20 20:44

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
THC, Total	7.48		0.129	1.88	%				70-130	0.374	30
(CBD), Total	7.79		0.197	1.88	%				70-130	0.0257	30
Delta 8-Tetrahydrocannabinol (8 THC)	7.49		0.0630	1.00	%	8.00		93.6	70-130	0.0801	30
Delta-9-tetrahydrocannabinol (9 THC)	7.48		0.0690	1.00	%	8.00		93.4	70-130	0.374	30
Tetrahydrocannabinonolic acid, (THCA)	ND		0.0680	1.00	%				70-130		30
Tetrahydrocannabivarin, (THCV)	ND		0.146	1.00	%				70-130		30
Cannabidiol, (CBD)	7.79		0.131	1.00	%	8.00		97.4	70-130	0.0257	30
Cannabidiolic Acid, (CBDA)	ND		0.0820	1.00	%				70-130		30
Cannabidivarin, (CBDV)	8.42		0.0900	1.00	%	8.00		105	70-130	0.261	30
Cannabichromene, (CBC)	ND		0.302	1.00	%				70-130		30
Cannabigerol, (CBG)	7.72		0.0630	1.00	%	8.00		96.6	70-130	0.104	30
Cannabigerolic Acid, (CBGA)	ND		0.0640	1.00	%				70-130		30
Cannabinol, (CBN)	7.64		0.0760	1.00	%	8.00		95.4	70-130	0.394	30

Matrix Spike (B0I1020-MS1) **Source: EI10002-09** Prepared: 09/11/20 15:00 Analyzed: 09/13/20 21:00

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
No duplication of this report is allowed, except in its entirety.

Quality Control

General Method (Continued)

Batch: B0I1020 - Solid Extraction (Continued)

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
THC, Total	44.5		0.124	1.81	%		37.3		70-130		
(CBD), Total	50.8		0.190	1.81	%		43.3		70-130		
Delta 8-Tetrahydrocannabinol (8 THC)	7.31		0.0607	0.963	%	7.71	0.0607 U	94.8	70-130		
Delta-9-tetrahydrocannabinol (9 THC)	44.5		0.0665	0.963	%	7.71	37.3	92.5	70-130		
Tetrahydrocannabinonolic acid, (THCA)	ND		0.0655	0.963	%		0.0655 U		70-130		
Tetrahydrocannabivarin, (THCV)	ND		0.141	0.963	%		0.141 U		70-130		
Cannabidiol, (CBD)	50.8		0.126	0.963	%	7.71	43.2	98.1	70-130		
Cannabidiolic Acid, (CBDA)	ND		0.0790	0.963	%		0.0790 U		70-130		
Cannabidivarin, (CBDV)	8.82		0.0867	0.963	%	7.71	0.210	112	70-130		
Cannabichromene, (CBC)	ND		0.291	0.963	%		0.291 U		70-130		
Cannabigerol, (CBG)	9.55		0.0607	0.963	%	7.71	1.93	98.9	70-130		
Cannabigerolic Acid, (CBGA)	ND		0.0617	0.963	%		0.0617 U		70-130		
Cannabinol, (CBN)	7.99		0.0732	0.963	%	7.71	0.224	101	70-130		

Matrix Spike Dup (B0I1020-MSD1) **Source: EI10002-09** Prepared: 09/11/20 15:00 Analyzed: 09/13/20 21:34

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
THC, Total	43.7		0.113	1.65	%		37.3		70-130	1.74	30
(CBD), Total	49.8		0.173	1.65	%		43.3		70-130	1.96	30
Delta 8-Tetrahydrocannabinol (8 THC)	6.53		0.0554	0.879	%	7.03	0.0554 U	92.8	70-130	11.3	30
Delta-9-tetrahydrocannabinol (9 THC)	43.7		0.0606	0.879	%	7.03	37.3	90.5	70-130	1.74	30
Tetrahydrocannabinonolic acid, (THCA)	ND		0.0598	0.879	%		0.0598 U		70-130		30
Tetrahydrocannabivarin, (THCV)	ND		0.128	0.879	%		0.128 U		70-130		30
Cannabidiol, (CBD)	49.8		0.115	0.879	%	7.03	43.2	93.6	70-130	1.96	30
Cannabidiolic Acid, (CBDA)	ND		0.0721	0.879	%		0.0721 U		70-130		30
Cannabidivarin, (CBDV)	7.97		0.0791	0.879	%	7.03	0.210	110	70-130	10.1	30
Cannabichromene, (CBC)	ND		0.265	0.879	%		0.265 U		70-130		30
Cannabigerol, (CBG)	8.71		0.0554	0.879	%	7.03	1.93	96.5	70-130	9.15	30
Cannabigerolic Acid, (CBGA)	ND		0.0562	0.879	%		0.0562 U		70-130		30
Cannabinol, (CBN)	7.21		0.0668	0.879	%	7.03	0.224	99.4	70-130	10.2	30

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Quality Control

General Method (Continued)

Batch: B0I1116 - Solid Extraction

Blank (B0I1116-BLK1) Prepared: 09/14/20 14:05 Analyzed: 09/15/20 11:35

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
THC, Total	ND		0.000315	0.00462	% wet						
(CBD), Total	ND		0.000483	0.00462	% wet						
Delta 8-Tetrahydrocannabinol (8 THC)	ND		0.000158	0.00246	% wet						
Delta-9-tetrahydrocannabinol (9 THC)	ND		0.000167	0.00246	% wet						
Tetrahydrocannabinonolic acid, (THCA)	0.000222I		0.000167	0.00246	% wet						
Tetrahydrocannabivarin, (THCV)	ND		0.000355	0.00246	% wet						
Cannabidiol, (CBD)	ND		0.000325	0.00246	% wet						
Cannabidiolic Acid, (CBDA)	ND		0.000197	0.00246	% wet						
Cannabidivarin, (CBDV)	ND		0.000217	0.00246	% wet						
Cannabichromene, (CBC)	ND		0.000739	0.00246	% wet						
Cannabigerol, (CBG)	ND		0.000158	0.00246	% wet						
Cannabigerolic Acid, (CBGA)	ND		0.000158	0.00246	% wet						
Cannabinol, (CBN)	ND		0.000187	0.00246	% wet						

LCS (B0I1116-BS1) Prepared: 09/14/20 14:05 Analyzed: 09/15/20 12:08

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
THC, Total	1.98		0.0320	0.469	% wet				70-130		
(CBD), Total	2.05		0.0490	0.469	% wet				70-130		
Delta 8-Tetrahydrocannabinol (8 THC)	1.97		0.0160	0.250	% wet	2.00		98.5	70-130		
Delta-9-tetrahydrocannabinol (9 THC)	1.98		0.0170	0.250	% wet	2.00		98.9	70-130		
Tetrahydrocannabinonolic acid, (THCA)	ND		0.0170	0.250	% wet				70-130		
Tetrahydrocannabivarin, (THCV)	ND		0.0360	0.250	% wet				70-130		
Cannabidiol, (CBD)	2.05		0.0330	0.250	% wet	2.00		102	70-130		
Cannabidiolic Acid, (CBDA)	ND		0.0200	0.250	% wet				70-130		
Cannabidivarin, (CBDV)	2.22		0.0220	0.250	% wet	2.00		111	70-130		
Cannabichromene, (CBC)	ND		0.0750	0.250	% wet				70-130		
Cannabigerol, (CBG)	2.04		0.0160	0.250	% wet	2.00		102	70-130		
Cannabigerolic Acid, (CBGA)	ND		0.0160	0.250	% wet				70-130		
Cannabinol, (CBN)	2.01		0.0190	0.250	% wet	2.00		100	70-130		

LCS Dup (B0I1116-BSD1) Prepared: 09/14/20 14:05 Analyzed: 09/15/20 12:25

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
THC, Total	1.98		0.0320	0.469	% wet				70-130	0.0253	30
(CBD), Total	2.05		0.0490	0.469	% wet				70-130	0.0732	30
Delta 8-Tetrahydrocannabinol (8 THC)	1.97		0.0160	0.250	% wet	2.00		98.6	70-130	0.0507	30
Delta-9-tetrahydrocannabinol (9 THC)	1.98		0.0170	0.250	% wet	2.00		98.9	70-130	0.0253	30
Tetrahydrocannabinonolic acid, (THCA)	ND		0.0170	0.250	% wet				70-130		30
Tetrahydrocannabivarin, (THCV)	ND		0.0360	0.250	% wet				70-130		30
Cannabidiol, (CBD)	2.05		0.0330	0.250	% wet	2.00		103	70-130	0.0732	30
Cannabidiolic Acid, (CBDA)	ND		0.0200	0.250	% wet				70-130		30
Cannabidivarin, (CBDV)	2.23		0.0220	0.250	% wet	2.00		111	70-130	0.404	30
Cannabichromene, (CBC)	ND		0.0750	0.250	% wet				70-130		30
Cannabigerol, (CBG)	2.04		0.0160	0.250	% wet	2.00		102	70-130	0.245	30
Cannabigerolic Acid, (CBGA)	ND		0.0160	0.250	% wet				70-130		30
Cannabinol, (CBN)	2.01		0.0190	0.250	% wet	2.00		101	70-130	0.149	30

Matrix Spike (B0I1116-MS1) **Source: EI11004-01** Prepared: 09/14/20 14:05 Analyzed: 09/15/20 12:42

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
No duplication of this report is allowed, except in its entirety.

Quality Control

General Method (Continued)

Batch: B0I1116 - Solid Extraction (Continued)

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
THC, Total	20.4		0.0352	0.516	% dry		16.3		70-130		
(CBD), Total	2.31		0.0539	0.516	% dry		0.0547		70-130		
Delta 8-Tetrahydrocannabinol (8 THC)	2.15		0.0176	0.275	% dry	2.20	0.0176 U	98.0	70-130		
Delta-9-tetrahydrocannabinol (9 THC)	2.93		0.0187	0.275	% dry	2.20	0.738	99.8	70-130		
Tetrahydrocannabinonolic acid, (THCA)	19.9		0.0187	0.275	% dry		17.8		70-130		
Tetrahydrocannabivarin, (THCV)	ND		0.0396	0.275	% dry		0.0396 U		70-130		
Cannabidiol, (CBD)	2.26		0.0363	0.275	% dry	2.20	0.0363 U	103	70-130		
Cannabidiolic Acid, (CBDA)	0.0599I		0.0220	0.275	% dry		0.0602		70-130		
Cannabidivarin, (CBDV)	2.47		0.0242	0.275	% dry	2.20	0.0322	111	70-130		
Cannabichromene, (CBC)	ND		0.0824	0.275	% dry		0.0824 U		70-130		
Cannabigerol, (CBG)	2.33		0.0176	0.275	% dry	2.20	0.0953	102	70-130		
Cannabigerolic Acid, (CBGA)	1.02		0.0176	0.275	% dry		0.984		70-130		
Cannabinol, (CBN)	2.20		0.0209	0.275	% dry	2.20	0.0209 U	100	70-130		

Matrix Spike Dup (B0I1116-MSD1) **Source: EI11004-01** Prepared: 09/14/20 14:05 Analyzed: 09/15/20 12:58

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
THC, Total	19.9		0.0342	0.502	% dry		16.3		70-130	2.11	30
(CBD), Total	2.24		0.0524	0.502	% dry		0.0547		70-130	2.95	30
Delta 8-Tetrahydrocannabinol (8 THC)	2.11		0.0171	0.267	% dry	2.14	0.0171 U	98.7	70-130	1.96	30
Delta-9-tetrahydrocannabinol (9 THC)	2.88		0.0182	0.267	% dry	2.14	0.738	100	70-130	1.73	30
Tetrahydrocannabinonolic acid, (THCA)	19.4		0.0182	0.267	% dry		17.8		70-130	2.18	30
Tetrahydrocannabivarin, (THCV)	ND		0.0385	0.267	% dry		0.0385 U		70-130		30
Cannabidiol, (CBD)	2.19		0.0353	0.267	% dry	2.14	0.0353 U	102	70-130	3.01	30
Cannabidiolic Acid, (CBDA)	0.0599I		0.0214	0.267	% dry		0.0602		70-130	0.0169	30
Cannabidivarin, (CBDV)	2.40		0.0235	0.267	% dry	2.14	0.0322	111	70-130	3.14	30
Cannabichromene, (CBC)	ND		0.0802	0.267	% dry		0.0802 U		70-130		30
Cannabigerol, (CBG)	2.25		0.0171	0.267	% dry	2.14	0.0953	101	70-130	3.24	30
Cannabigerolic Acid, (CBGA)	0.992		0.0171	0.267	% dry		0.984		70-130	2.43	30
Cannabinol, (CBN)	2.15		0.0203	0.267	% dry	2.14	0.0203 U	100	70-130	2.55	30

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
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Quality Control

General Chemistry

Batch: B0I1202 - General Chemistry

Duplicate (B0I1202-DUP1) **Source: EI11002-06** Prepared: 09/14/20 12:50 Analyzed: 09/14/20 15:53

Analyte	Result	Qual	MDL	PQL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit
Percent Dried Solids	94.14				%		95.37			1.29	200

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
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Notes and Definitions

Item	Definition
I	The value is between the MDL and the PQL
Dry	Sample results reported on a dry weight basis.
ND	Analyte NOT DETECTED at or above the reporting limit.
U	Analyte NOT DETECTED at or above the reporting limit.
%REC	Percent Recovery
Dil.	Dilution
LOQ	Limit of Quantitation
MDL	Method Detection Limit
PQL	Practical Quantitation Limit
RPD	Relative Percent Difference
Source	Sample that was matrix spiked or duplicated.

The contents of this report apply to the sample(s) analyzed in accordance with the chain of custody document.
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Modern Canna, LLC
4705 Old Road 37
Lakeland, Florida 33813
Phone: (863) 608-7800
Email: info@moderncanna.com

MCS WORK ORDER NUMBER: 09102020 SFN CULT. R&D

EI10004

25507894

Chain of Custody

Company Name: HARVEST of Alachua, FL

Address: 12895 NW US HW 441 Alachua, FL 32615

Email Address: twiley@harvestinc.com
Phone: 352-275-8874

Project Name: 9/10/2020

Project Location: San Felsco Cultivation- R&D

Project Manager: Tara Wiley

Karen Ruth Ball
8638083299
Honda 2012, Blue
License: B400-516-61-746-0
Plate: LIXD20
Vin #: 19XFB2F55CE075162

Sampled by [Print Name(s)] / Affiliation
G GARBY

Sampler(s) Signature(s)
G GARBY

Analyses Requested

REQUESTED DUE DATE
9/12/2020

Item No.	Sample Name	Sampled Date	Sampled Time	Sample (g)	Matrix	Container Type	Potency	Terpenes	Metals	Pesticides	Mycotoxins	Microbials	Water Activity	Residual Solvents	Foreign Matter	Mositure	Remarks	Lab. No.
1	Water-1	9/10/2020	800	10 grams	Water, runoff	Bottle	Presence of cannabinoids											-01
2	Water-2	9/10/2020	800	10 grams	Water, runoff	Bottle	Presence of cannabinoids											-02
3	Water-3	9/10/2020	800	10 grams	Water, runoff	Bottle	Presence of cannabinoids											-03
4	Water-4	9/10/2020	800	10 grams	Water, runoff	Bottle	Presence of cannabinoids											-04
5	Water-5	9/10/2020	800	10 grams	Water, runoff	Bottle	Presence of cannabinoids											-05
6	Soil-1	9/10/2020	800	10 grams	Soil	Container	Presence of cannabinoids											-06
7	Soil-2	9/10/2020	800	10 grams	Soil	Container	Presence of cannabinoids											-07
8	Soil-3	9/10/2020	800	10 grams	Soil	Container	Presence of cannabinoids											-08
		9/10/2020																

Shipment Method: MCS couriers

Out: / / Via:

Returned: / / Via:

PO Number:

8 <= Total Number of Containers

Item No.	Relinquished by / Affiliation	Date	Time	Accepted by / Affiliation	Date	Time
	Graham Garby	9/10/20	11:15	Karen Ball	9.10.20	11:15
	Karen Ball	9/10/20	13:46	[illegible]	9/10/2020	13:45
	Bernadette Mulli	9/10/20	13:46	Sophia Gonzalez	9/10/2020	13:46

MATRIX CODES: P = Plant Material Ex = Extract Material S = Soil W = Water E = Edible O = Other

CONTAINER TYPE: T = Tincture Bottle S = Syringe PR = Pre-Roll V = Vape Cartridge C = Capsule J = Jar/Plastic Container B = Bag (Plastic, Mylar, etc) O = Other

EI10004

FLORIDA
MEDICAL MARIJUANA TRANSPORT MANIFEST

Date Completed:	9/10/2020	License # of Originating Entity:	MMTC-2016-0006	Reserved
Name of Originating Entity:		HARVEST of Gainesville		
Address of Originating Entity:		7404 NW 126th Street Gainesville, FL 32653		
Phone # of Originating Entity:		352.559.8910 ext. 105		
		Phone # OMMU Can Call with Questions:		352.559.8910 ex. 105

If you are delivering more than 17 products to one stop, use the space for the next stop to continue listing products. For smokable product, enter the grams of Medical Marijuana in the "Weight / Quantity" field. For infused product, enter the quantity (i.e., item count) in the "Weight / Quantity" field. You do not have to include the grams of Medical Marijuana in infused products.
Check here ☐ if multiple pages are used. List the total number of pages in the manifest here: 3

Number of stops on route:	1
Name of destination entity:	Modern Canna Science
License no. of destination entity:	n/a
Phone # of destination entity:	863.606.3090
Address of destination entity:	4705 Old Rd. 37. Lakeland, FL 33813
Date and approximate time of departure:	9/10/20 1200
Date and approximate time of arrival:	9/10/20 1400

Karen Ruth Ball
8638083299
Honda 2012, Blue
License: B400-516-61-746-0
Plate: LIXD20
Vin #: 19XFB2F55CE075162

Route to be traveled:	Head south on NW 126th St toward State Hwy 232. Turn right onto State Hwy 232/Millhopper Rd. Turn left onto County Rd 241. Turn left onto NW 39th Ave. Use the right lane to merge onto I-75 S via the ramp to Tampa. Merge onto I-75 S. Keep right at the fork to stay on I-75 S. Keep left at the fork to stay on I-75 S, follow signs for Naples. Keep left to stay on I-75 S. Take exit 261 to merge onto I-4 E toward Orlando. Use the right 2 lanes to take exit 27 for FL-570 E toward Lakeland/Winter Haven. Continue onto FL-570 E. Take exit 5 for FL-563 toward Harden Blvd. Merge onto S Parkway Frontage Rd. Turn right onto FL-563/Harden Blvd. Turn left onto Alamo Dr W. Turn right onto Old Rd 37. Turn right. Destination will be on the left. 4705 Old Rd 37 Lakeland, FL 33813

Name of persons transporting medicated product:		Occupational license # of persons transporting:			
Transport vehicle make, model		License plate:			
Name of person transporting:	KAREN BALL	Signature:	Karen Ball	Date:	9-10-20
Name of person transporting:		Signature:		Date:	

I confirm that the contents of this shipment match batch ID and weight/unit records entered below, and I agree to take custody of these items

Name of person accepting delivered product:	Kaley Kass Shipmate	Title:	
Signature of person accepting delivered product:	Kaley Kass Shipmate	Date and time:	9/10/2020 1345

I confirm that the contents of this shipment match batch ID and weight/unit records entered below, and I agree to take custody of those items

PRODUCT REJECTION AND/OR DISCREPANCY (circle any product rejected below; circle any discrepancy below and indicate correction(s); a driver and store employee must sign off on any discrepencies)

Name of person(s) rejecting or modifying information about delivered product:		Title(s):	
Signature of person(s) rejecting or modifying information about delivered product:		Date and time:	

FLORIDA
MEDICAL MARIJUANA TRANSPORT MANIFEST

Item Description and Batch IDs			Weight/Quantity (units)	
Water, runoff	Water-1	Laboratory sample	10	grams
Water, runoff	Water-2	Laboratory sample	10	grams
Water, runoff	Water-3	Laboratory sample	10	grams
Water, runoff	Water-4	Laboratory sample	10	grams
Water, runoff	Water-5	Laboratory sample	10	grams
Soil	Soil-1	Laboratory sample	10	grams
Soil	Soil-2	Laboratory sample	10	grams
Soil	Soil-3	Laboratory sample	10	grams

Letters may be mailed, faxed or emailed. Letters may be edited to fit available space. Please include your name, address, and day and evening phone numbers for verification. Letters MUST be signed.

■**A STORY:** Do you have a timely story or news event that is of interest to the community? Email our assignment editor at cwalker@alachuatoday.com or call (386) 462-3355.

■**COMMUNITY CALENDAR, CHURCH, BIRTH & WEDDING ANNOUNCEMENTS:** Email to editor@alachuatoday.com, call (386) 462-3355 or fax (386) 462-4569 your information. Please include phone number and name of individual submitting the announcement.

Letters, comments and opinions on the Opinions page are not necessarily those of the management/ownership of the Alachua County Today.

INSIDE ALACHUA COUNTY TODAY...

CHURCH DIRECTORY . . . A3
CLASSIFIEDS . . A4
EVENTS A3
JOBS A5
BUSINESS & SERVICES DIRECTORY . . . A7

Jesse says, "So if a cow doesn't produce milk, is a milk dud or an udder failure?"

there are approximately 4,000 vendors. A typical cool Monday there may be as many as 100,000 visitors.

It was kind of nice not to have to push through crowds. I believe some of the folks hadn't been out for a while, or there are some friendly people that go to the flea market. Folks would just stop and speak to us. One guy stopped and told a joke to one of our daughters, Tamara. She came up to me and said you priced for $5, one for $4 and four for $1 and he sold them to me for $10. I did see a display of records for sale in Wal-Mart, so they are making a comeback. We do know the quality and sound was amazing. Don't worry a few years ago my son, David, bought me a record player for Christmas.

Rentals at the clubhouse are down. August was great but September is down to no regular rentals and four business, short-time rentals. will be on Sept. 18 from 8 a.m. to 2 p.m. Spots are $25. I plan to space us out so that we are social distancing and masks will be required if you haven't had the shots for Covid.

If you are interested in a booth, just give me a call at 352-240-2736 or e-mail me at emelielmatthews@gmail.com and I will happily send you a registration form. If you decide at the last minute, before Saturday, you want a spot, send me an

HIGH SPRINGS:

Continued from page A1

Meeting date changes for 2021

Funding for this equipment is the increase in the fire assessment approved by Commissioners on June 24.

In other city business, High Springs residents have been "talkin' trash" to the High Springs City Commission. Complaints about missed trash pick-ups, inconsistent service and recycling issues resulted in an appearance by Green for Life On-site Manager Kevin Smith at the city's Aug. 26 commission meeting.

Smith outlined corrective activities he has implemented to help improve customer service. No action was taken by the Commission as Smith says he's working on the issues.

In other business, commissioners authorized the city manager to formally accept an engagement letter from for legal services as bond counsel. City Manager Ashley Stathatos said she is recommending them to Nabors, Giblin and Nickerson assist with the issuance of debt obligations to finance several of the upcoming infrastructure projects proposed in the coming fiscal year. Stathatos cautioned that not having representation could mean that procedures might be done incorrectly and cost the City more in the long run.

"This is not just for bonds," said Stathatos, "it's for any debts even if we finance through the banks. Their role would be to assist with mainly the tax-exempt financing portion."

In response to concerns about where the funds would come from to pay the firm, Stathatos said, "The funds will come when we get the financing and will be wrapped in with the financing." She added that the City will be starting to finance large projects. "It could end up costing us more if we do something incorrectly and have to go back and fix it rather than just starting it the right way from the beginning to make sure we don't miss anything."

Nabors, Giblin and Nickerson will provide counsel on legal questions related to the incurrence of debt, preparation of all resolutions and other instruments authorizing and securing debt, preparation of all documentation required for bond sale and closings, analysis and resolution of tax problems associated with the financing.

The fee for services in connection with the issuance of bonds is $1 per $1,000 of bonds issued with a minimum of $7,500 per issuance, plus out of pocket expenses.

The Commission unanimously agreed to change meeting dates for September, November and December. Meeting dates for September are Sept. 9 and 20. For November the dates are Nov. 18 and 29 and for December the meeting date is Dec. 9.

# # #

Email cwalker@alachuatoday.com

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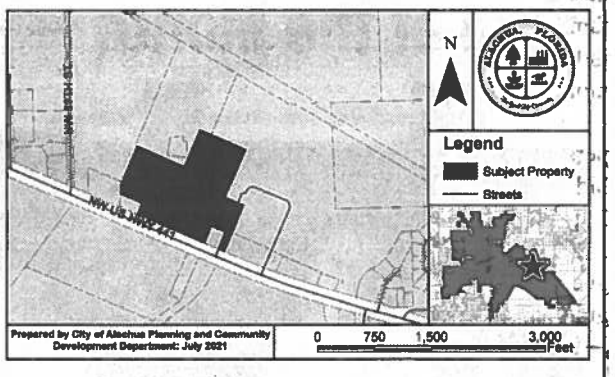
Alachua, Florida

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 September 14, 2021, 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 Rob Davis, P.E., of Wood Environment & Infrastructure Solutions, Inc., applicant and agent for IIP FL 3 LLC, property owner, for consideration of a Site Plan which proposes parking lot and site improvements and the addition of ±912 square feet of new floor area on a ±36.26 acre subject property, located at 12895 NW US Highway 441; Tax Parcel No. 05855-004-000 and 05855-004-001; FLUM: Industrial; Zoning: Industrial General (IG).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - September 2, 2021)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Travis Quinn (name), POSTED THE LAND USE SIGN ON 8/30/2021 (date) FOR THE Harvest Site Plan (2021) (state type of action and project name) LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(signature)

4

(number of signs)

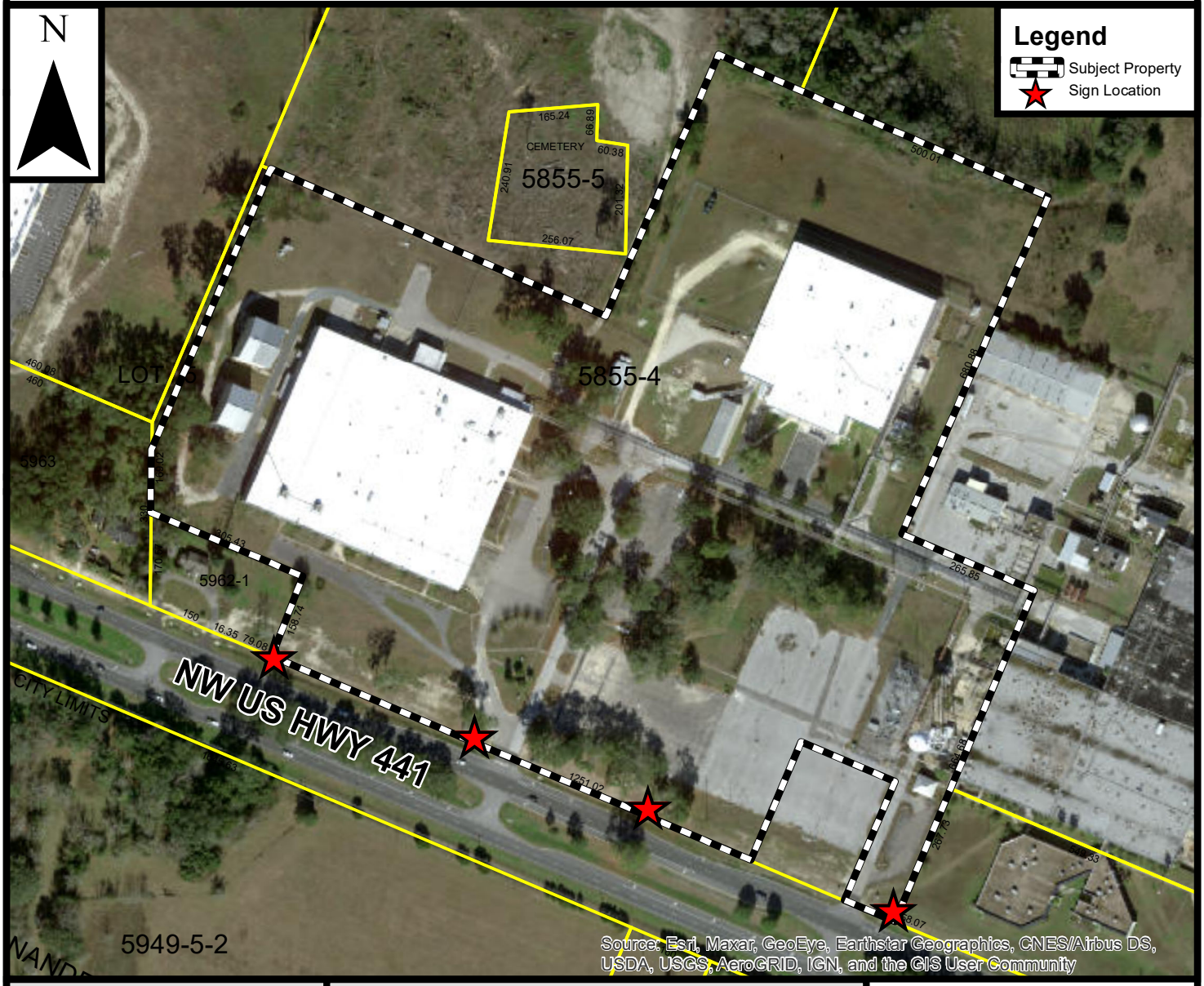
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Harvest Site Improvements
Site Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared February 2021

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

0 100 200 400 Feet

City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 8/30/21 KC

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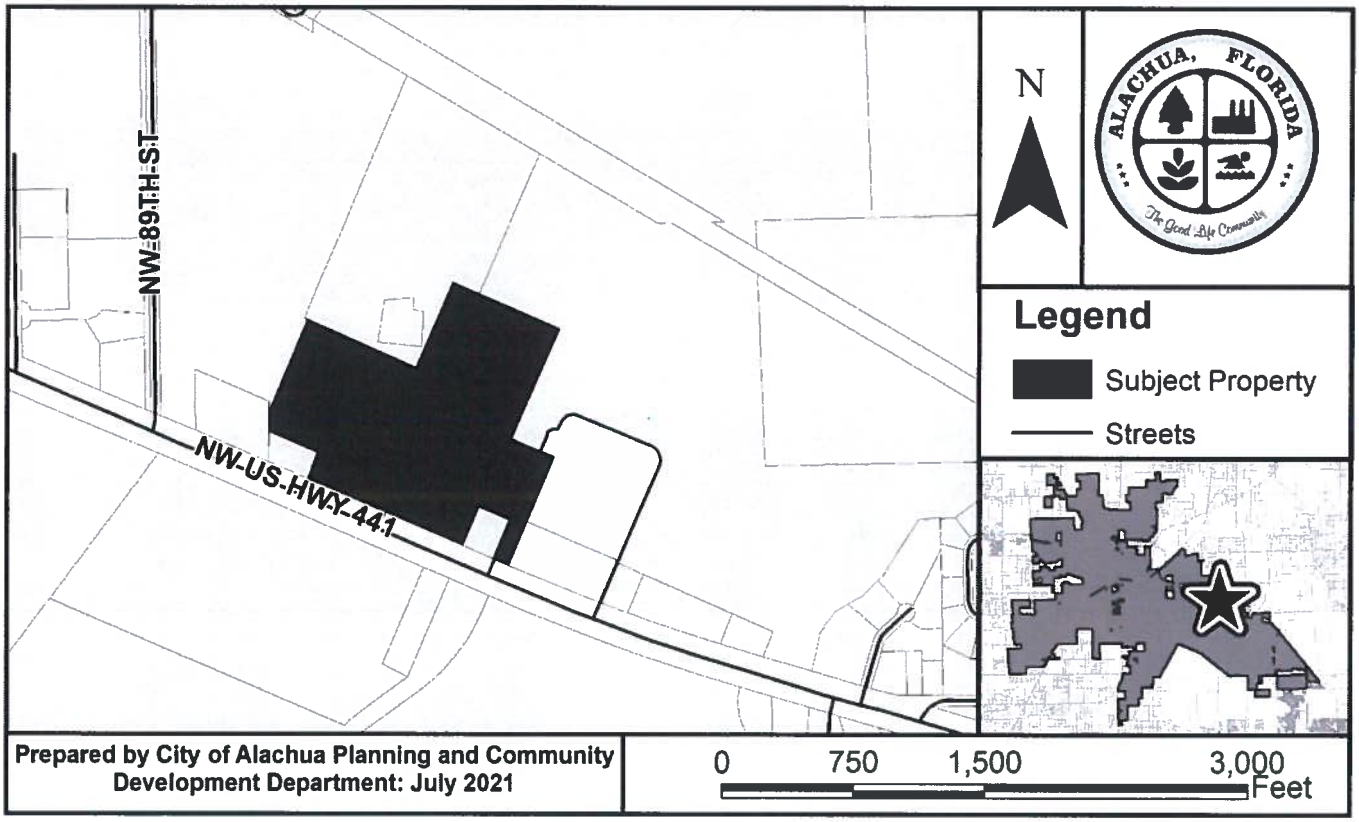

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13900 Tech City Cir STE 100
Alachua, FL 32615

IIP-FL 3 LLC
11440 W Bernardo CT STE 100
San Diego, CA 92127

Lithium Nickel Asset Holding
12705 NW US HWY 441
Alachua, FL 32615

Duke Energy Florida, Inc.
550 S Tryon St Tax Dept
Charlotte, NC 28202

HIPP Investments LLC
14610 NW 129th Ter
Alachua, FL 32615

Schneider & Wershow Trustees
1 SE 1st Ave
Gainesville, FL 32601

Tom R & Associates LLC
11 SE 2nd Ave
Gainesvill, FL 32601

Alachua County FL
12 SE 1st st
Gainesville, FL 32601

Pinkoson & Pinkoson & UPshaw
5550 SW State Road 45
Newberry, FL 32669

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Gainesville, FL 32601

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