Planning and Zoning Board
Agenda
June 8, 2021

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

City Manager Adam Boukari

Planning and Zoning Board
At 6:00 PM

Meeting Date: June 8, 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 May 11, 2021 PZB Meeting

B. Site Plan – Polaris Building Addition: A request by Claudia Vega, P.E., of EDA Consultants, Inc.,

applicant and agent for AMES/Detrick Truck Co, property owner, for consideration of a Site Plan proposing a ±5,600 square foot building addition to the Polaris dealership and associated site improvements on a ±7.49 acre subject property; Tax Parcel No. 05920-001-005 and a portion of Tax Parcel No. 05920-001-002 (Quasi-Judicial Hearing).

C. The BEST Business Climate: City of Alachua 5-Year Economic Development Strategy

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 6/8/2021
SUBJECT: Approval of the Minutes of the May 11, 2021 PZB Meeting

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:

Approve the Minutes of the May 11, 2021 PZB Meeting.

Summary

Approval of the Minutes of the May 11, 2021 PZB Meeting.

ATTACHMENTS:

Description

- May 11, 2021 PZB Minutes

Planning and Zoning Board
Minutes
May 11, 2021

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

City Manager Adam Boukari

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

Meeting Date: May 11, 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

Chair James Sajczuk called the meeting to order. Member Gary Thomas and School Member Tina Certain were absent.

INVOCATION

Member Virginia Johns led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Member Johns moved to approve the agenda; seconded by Member Edward Potts.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the Minutes of the April 20, 2021 PZB Minutes

Vice Chair Sandy Burgess moved to approve the minutes; seconded by Member Johns.

Passed by unanimous consent.

B. A request by the City of Alachua to amend the City of Alachua Comprehensive Plan by updating the Vision Statement and the Goals of the Vision Element

Department Director Kathy Winburn, AICP, presented the Vision Element.

Member Burgess inquired about the complete streets approach.

Department Director Winburn responded.

Member Burgess inquired about options for increased street safety in neighborhoods.

City Attorney Marian Rush responded.

Member Johns suggested potential traffic calming options that may be considered for certain neighborhoods.

City Attorney Rush responded.

Member Johns moved that based upon the presentation to this Board and Staff's recommendation, this Boards finds the proposed Comprehensive Plan Text Amendment to amend the Vision Element by updating the Vision Statement and Goals, to be consistent with the City of Alachua Comprehensive Plan and transmits such finding to the City Commission with a recommendation to approve; seconded by Member Potts.

Motion Passed 4-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated the next meeting will be June 8, 2021 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Johns moved to adjourn; seconded by Member Burgess.

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: 6/8/2021
SUBJECT: Site Plan – Polaris Building Addition: A request by Claudia Vega, P.E., of EDA Consultants, Inc., applicant and agent for AMES/Detrick Truck Co, property owner, for consideration of a Site Plan proposing a ±5,600 square foot building addition to the Polaris dealership and associated site improvements on a ±7.49 acre subject property; Tax Parcel No. 05920-001-005 and a portion of Tax Parcel No. 05920-001-002 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Site Plan for the Polaris Building Addition, subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the June 8, 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 the Polaris Building Addition, subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the June 8, 2021 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Claudia Vega, P.E., of EDA Consultants, Inc., applicant and agent, for AMES/Detrick Truck Co., property owner, for consideration of a Site Plan for a ±5,600 square foot building addition with associated site improvements.

The total site area is ±17.20 acres and the project area is ±7.49 acres. The property is located at 12570 NW US Highway 441, east of NW 77th Drive and west of Smyder Motor Sales & Equipment. The proposed building expansion will provide areas for servicing and maintenance of recreational equipment.

The property was developed in 2005 as the Polaris dealership. The development was approved under the City's former Land Development Regulations (LDRs) and as such is nonconforming to the current landscape code. Article 8 of the current LDRs addresses the correction of nonconformities, including landscaping. As a part of this site plan, site landscaping will be increased as set forth in Article 8 of the LDRs.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Site Plan - Polaris Building Addition

- Application & Supporting Materials
- Public Notice Materials for the 6/8/2021 PZB Hearing

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: June 8, 2021
Quasi-Judicial Hearing

SUBJECT:	A request for a Site Plan for a ±5,600 square foot building addition with associated site improvements
APPLICANT/AGENT:	Claudia Vega, P.E., EDA Consultants, Inc.
PROPERTY OWNER:	AMES/Detrick Truck Co
LOCATION:	12570 NW US Highway 441
PARCEL ID NUMBERS:	05920-001-005 and a portion of 05920-001-002
FLUM DESIGNATION:	Commercial
ZONING:	Commercial Intensive (CI)
OVERLAY:	N/A
ACREAGE:	±7.49 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan for the Polaris Building Addition, subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the June 8, 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 the Polaris Building Addition, subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the June 8, 2021 Staff Report to the Planning & Zoning Board.*

SUMMARY

This application is a request by Claudia Vega, P.E., of EDA Consultants, Inc., applicant and agent, for AMES/Detrick Truck Co., property owner, for consideration of a Site Plan for a ±5,600 square foot building addition with associated site improvements.

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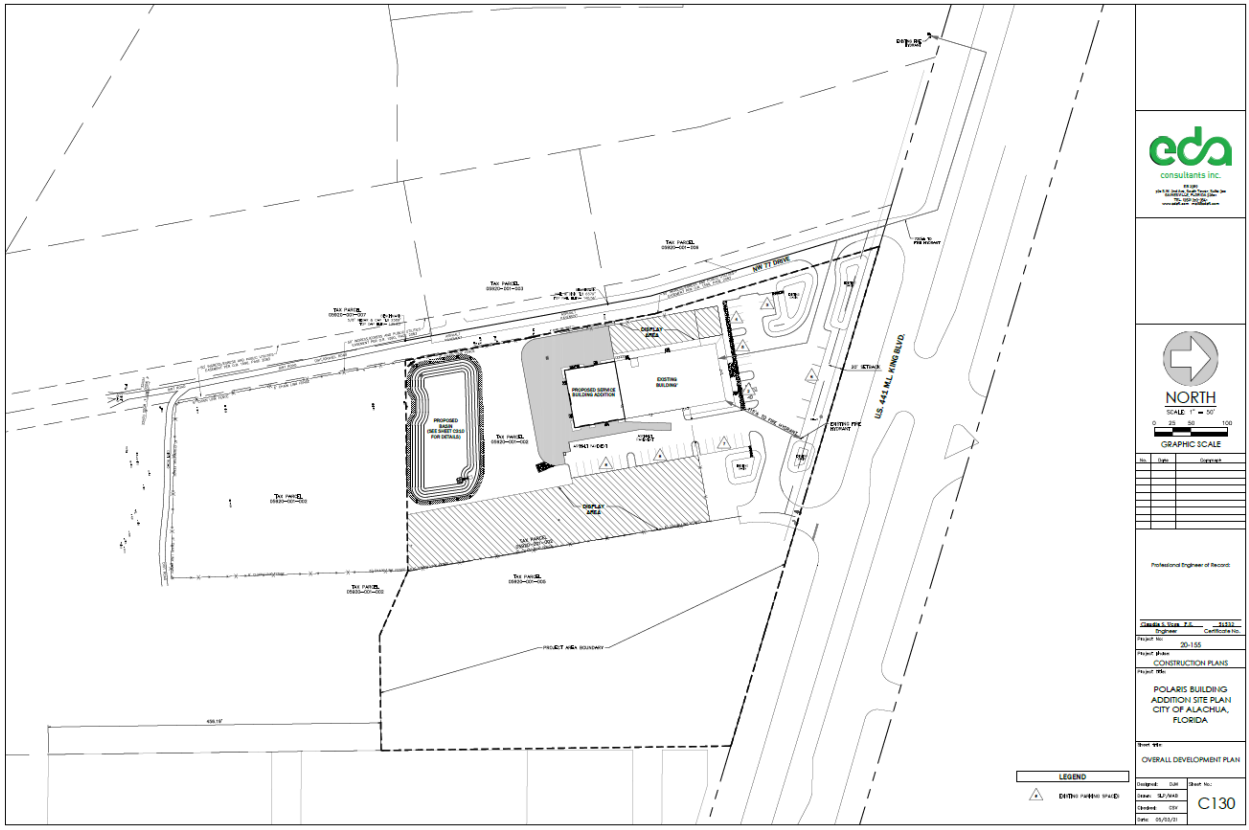
The property was developed in 2005 as the Polaris dealership. The development was approved under the City's former Land Development Regulations (LDRs) and as such is nonconforming to the current landscape code. Article 8 of the current LDRs addresses the correction of nonconformities, including landscaping. As a part of this site plan, site landscaping will be increased as set forth in Article 8 of the LDRs.

Illustration 1. Polaris Building Addition Site Plan – Overall Development Plan



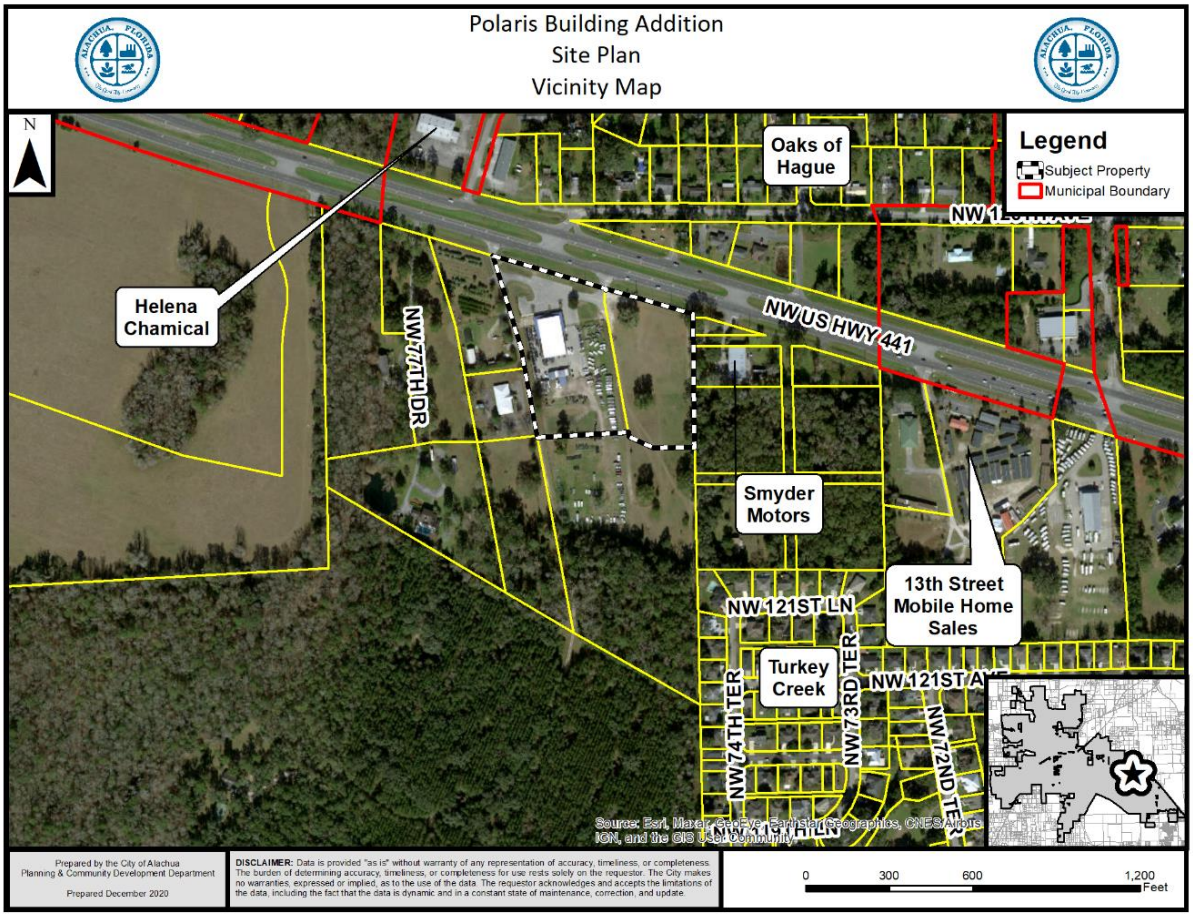
SURROUNDING USES

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	US Highway 441; McDavid Roofing; Hague	Industrial; Moderate Density Residential	Agricultural (A); Residential Single Family – 1 (RSF-1)
South	Vacant Lands	Rural/Agriculture (County)	Agricultural (County)
East	Smyder Motor Sales & Equipment; Single-Family Residence	Rural/Agriculture (County); Rural Cluster (County)	Agricultural (County)
West	Agricultural Uses & Vacant Agricultural Lands; Office Building	Agriculture	Agricultural (A)

Map 1. Vicinity Map



NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held virtually on October 26, 2020. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was unattended.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

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 1.3: 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.

Evaluation and Findings: The subject property has a Commercial FLUM Designation, which allows auto-oriented uses such as recreational vehicle sales and boat sales.

Policy 1.3.d: Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts 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, 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;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design; and,
11. Commercial 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 specimen protected, heritage and champion trees.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 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 applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations.

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

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

Evaluation and Findings: The Site Plan shows that following completion of the development the site will exceed the minimum 10% open space requirement.

Objective 5.1: Natural features: 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.

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 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: The development will not adversely affect the level of service (LOS) standard of any monitored public facilities.

Policy 9.1: Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

Evaluation and Findings of Consistency with Policy 9.1: The property is developed and is presently connected to water and wastewater service. The building addition will be served by these existing connections.

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: The development will not adversely affect the level of service for transportation facilities.

Community Facilities Element

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

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 property is developed and is presently connected to wastewater service. The building addition will be served by the existing connection.

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: The proposed building addition 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.

Evaluation and Findings: The proposed building addition includes the construction of an on-site stormwater management facility which will meet the applicable stormwater design standards of the City of Alachua Land Development Regulations (LDRs) and of the Suwannee River Water Management District (SRWMD).

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

3. A water main exists within 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 property is developed and is presently connected to potable water service. The building addition will be served by the existing connection.

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: Based upon best available data, the proposed improvements are not expected to adversely impact any environmentally sensitive lands. Please reference the Environmental Conditions Analysis provided within this report for further review of specific environmental features.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

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

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

Strategic Ecosystems

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

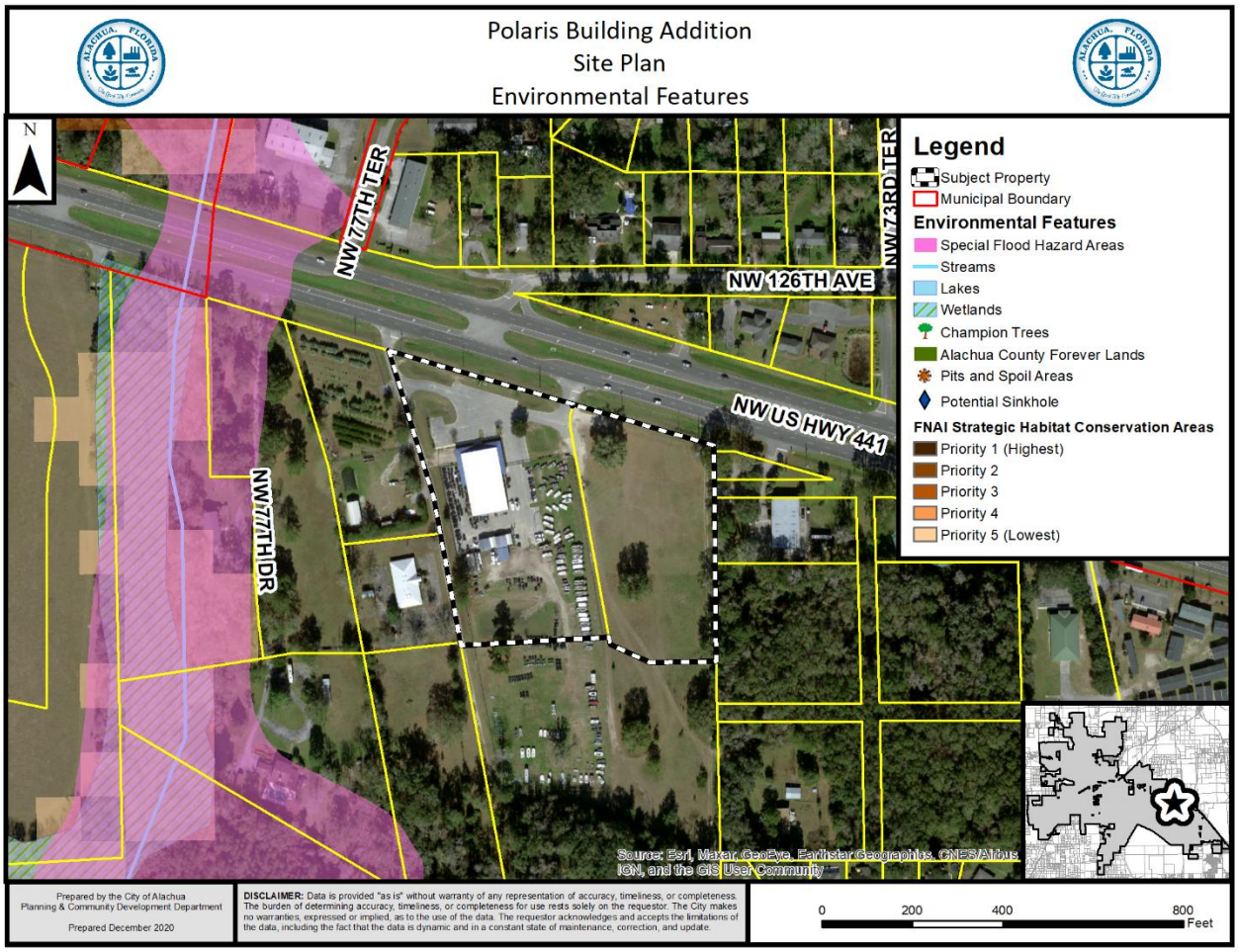
Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property and no areas of the subject property are identified within the FNAI PNA data layer. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Map 2. 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 is one (1) soil type found on the within the area of development:

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.

Evaluation: The soil type present on the subject property does not pose any significant limitations for development, therefore, there are no known issues related to the soils located on the subject property.

Flood Potential

Panel 0143E of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

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

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

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

(1) ***Consistency with Comprehensive Plan***
The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.

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

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

Evaluation & Findings: The subject property is zoned Commercial Intensive (CI). The site plan proposes an addition to the Polaris dealership. The existing business is comprised of two (2) use types: recreational vehicle rental and sales, and boat and marine rental and sales. The recreational vehicle rental and sales use type is defined as follows in Article 10 of the LDRs: "*the display and sales or rental of recreational vehicles*". The boat and marine rental and sales use type is defined as follows in Article 10: "*premises on which new or used boats and other marine vessels are displayed for sale, lease or rental*." Table 4.1-1 of the LDRs sets forth the uses allowed within each zoning district. Both the recreational vehicle rental and sale use type and the boat and marine rental and sales use types are permitted in the CI zoning district.

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

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

Evaluation & Findings: Section 4.3.4(J)(2) establishes Use-Specific Standards for recreational vehicle rental and sales. Section 4.3.4(J)(4) establishes Use-Specific Standards for boat and marine rental and sales. The Use-Specific Standards for each of these uses are very similar and address: separation of the uses from schools, day care centers, residential uses, or vacant residential lands; the location of display areas; landscaping between roads and any storage areas; landscaping along side yards when adjacent to public right-of-way; vehicle display pads; a prohibition of displaying vehicles on top of a building; the display of other materials for sale; and a prohibition of testing vehicles on residential streets. The site plan is found to be in compliance with all applicable Use-Specific Standards that can be addressed within the plans.

(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 6.6.3*, Residential Protection Standards, *Section 6.7*, Open Space Standards, Section 6.8, *Design Standards for Business Uses*, and *Section 6.9*, Environmental Protection Standards.

(5) ***Subdivision Standards***

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

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

(6) ***Complies with All Other Relevant Laws and Ordinances***

The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

Evaluation & Findings: The application is consistent with all other relevant City ordinances and regulations.

ALTERNATIVE COMPLIANCE: LANDSCAPING

Section 6.2.2(D)(10) of the LDRs establishes the procedure for the approval of an alternative landscape plan. An alternative landscape plan may be used where unreasonable or impractical situations would result from application of the landscape standards as set forth in Section 6.2.2. Alternative plans, materials or methods may be justified from natural conditions, such as streams, natural rock formations, topography and physical conditions related to the site. Lot configuration and utility easements may support a request for an alternative landscape plan.

Alternative landscape plans may be approved by the LDR Administrator. Allowable deviations from the standards of this section include, but are not limited to the following:

(i) a reduction in the total number of required trees and/or alteration of the spacing requirements between trees when underground connections to public facilities or public utilities, or public easements or rights-of-way, are located upon or in close proximity to the parcel or whenever a fewer number of trees would be more desirable in terms of good landscape planning practice;

(ii) a reduction in the count, spacing, or species diversity standards which would be more desirable in terms of good landscape planning practice considering the nature of the parcel and adjacent parcels; and,

(iii) up to a 33 percent reduction in the total number of required trees provided that the cumulative caliper size of all trees to be planted meets or exceeds the total caliper inches that would have been provided otherwise.

The request for alternative compliance is summarized on Sheet L201 of the landscape plans, which notes that due to the location of existing overhead and underground utilities along US 441, the trees required to fulfill the arterial frontage screening requirements cannot be planted along a portion of the US 441 frontage. A row of shrubs with a minimum height of 18 inches is proposed along the US 441 frontage where existing overhead and underground utilities restrict the installation of trees. The proposed landscape plan provides full arterial frontage screening to the east of the eastern ingress/egress into the site, where full compliance is not constrained by existing conditions.

Based upon the description of existing site conditions and the constraints present on the property, and the allowable deviations defined in Section 6.2.2(D)(10)(b), the applicant's request for the approval an alternative landscape plan has been found to be consistent with the relevant provisions of LDRs and was approved by the LDR Administrator. The LDR Administrator's approval letter has been included within Exhibit "B", Staff Supporting Materials, attached to this Staff Report.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	Level of Service (LOS)
4 (106)	US Highway 441 (from CR25A East Intersection to SR 235)	4D	Principle Arterial	Urban	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating fewer than 1,000 trips, affected roadway segments are identified as those located partially or wholly within ½ mile of the development's ingress/egress [Section 2.4.14(H)(2) of the LDRs.]
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 3. Trip Generation

Land Use	AADT (Enter/Exit)[1]	AM Peak Hour (Enter/Exit)[1]	PM Peak Hour (Enter/Exit)[1]
Recreational Vehicle Sales (ITE Code 842)	28 (14 / 14)	3 (2 / 1)	4 (1 / 3)

1 Source: ITE Trip Generation, 10th Edition. Formulas: AADT – 5.00 trips per 1,000 square feet x 5,600 square feet (50% entering/50% exiting); AM Peak Hour – 0.46 trips per 1,000 square feet x 5,600 square feet (85% entering/15% exiting); PM Peak Hour –0.77 trips per 1,000 square feet x 5,600 square feet (31% entering/69% exiting).
2 ITE Trip Generation Handbook, 3rd Edition. Average Pass-By Trip Percentage of 50% reduced by 10%, resulting in a pass-by rate of 40%.

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]
Average Annual Daily Trips	
Maximum Service Volume[2]	45,700
Existing Traffic[3]	20,435
Reserved Trips[4]	6,279
Available Capacity[4]	18,986
Increase in Daily Trips Generated by Development	28
Residual Capacity After Development's Impacts[5]	18,958

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 May 2021 Development Monitoring Report.
5 This application is for a Final Development Order. Concurrency will be reserved.

Table 4b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM Peak Hour)

Traffic System Category	Segment 4: US 441 (From CR 25A East Intersection to SR 235)[1]
PM Peak Hour Trips	
Maximum Service Volume[2]	4,110
Existing Traffic[3]	1,941
Reserved Trips[4]	627
Available Capacity[4]	1,542
Increase in PM Peak Hour Trips Generated by Development	4
Residual Capacity After Development's Impacts[5]	1,538

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 May 2021 Development Monitoring Report.
5 This application is for a Final Development Order. Concurrency will be reserved.

Evaluation: The impacts generated by the development will not adversely affect the Level of Service (LOS) of the roadway segments identified above. The impacts that will be generated by the development are acceptable.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,300,250
Reserved Capacity[2]	146,101
Available Capacity	853,649
Projected Potable Water Demand from Application[3]	500
Residual Capacity	**853,149**
Percentage of Permitted Design Capacity Utilized	**62.91%**

Sources:
1 City of Alachua Public Services Department, April 2021.
2 City of Alachua May 2021 Development Monitoring Report.
3 Sources: Chapter 64E-6, Florida Administrative Code; Formula: 100 gpd per loading bay x 5 loading bays.

Evaluation: The impacts to the potable water system that will be generated by the development will not adversely affect the Level of Service (LOS) for potable water facilities; therefore, the impacts that will be generated by the development are acceptable.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	677,000
Reserved Capacity[2]	127,140
Available Capacity	695,140
Projected Sanitary Sewer Demand from Application[3]	500
Residual Capacity	**694,640**
Percentage of Permitted Design Capacity Utilized	**53.69%**

Sources:
1 *City of Alachua Public Services Department, April 2021.*
2 *City of Alachua May 2021 Development Monitoring Report.*
3 *Sources: Chapter 64E-6, Florida Administrative Code; Formula: 100 gpd per loading bay x 5 loading bays.*

Evaluation: The impacts to the potable water system that will be generated by the development will not adversely affect the Level of Service (LOS) for sanitary sewer facilities; therefore, the impacts that will be generated by the development are acceptable.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	41,960	7,657.70
Reserved Capacity[2]	15,609.14	2,848.67
Demand Generated by Application[3]	67.2	12.26
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2019); Policy 2.1.a, CFNGAR Element (Formula: 10,298 persons x 0.73 tons per person per year).*
2 *City of Alachua May 2021 Development Monitoring Report.*
3 *Formula: 12 lbs per day / 1,000 square feet x 5,600 square feet.*
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
POLARIS BUILDING ADDITION
SITE PLAN
STAFF REPORT

CONDITIONS:

1. In order to fulfill the purpose and intent of Section 6.6.3, the applicant agrees to the following requirements:
   a. No deliveries shall be accepted before 8 am on week days and before 9 am on weekend days, nor shall any shall any deliveries be made after 8 pm on week days and weekend days.
   b. No activities, including but not limited to vehicular testing, shall be permitted that result in the generation of noise, odor, glare, vibrations, or other similar impacts and are discernable from any land zoned for residential uses or containing a residential use. In no instance shall any such activities, including but not limited to vehicular testing, be permitted to occur within 250 feet of the lot line of land zoned for residential uses or lands containing a residential use.
   c. Except for lighting that is necessary for security, safety, or identification purposes, lighting shall be turned off during non-operating hours.
2. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
3. The applicant agrees that Conditions 1 – 2 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 – 3 as stated herein.

EXHIBIT "B"

TO

POLARIS BUILDING ADDITION
SITE PLAN
STAFF REPORT

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 17, 2021

Sent by electronic mail to cvega@edafl.com

Claudia Vega, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Planning & Zoning Board (PZB) Public Hearing: Polaris Building Addition Site Plan

Dear Ms. Vega:

On May 3, 2021, the City of Alachua received your revised application and materials for a Site Plan on behalf of AMES/Detrick Truck Co for the Polaris Building Addition. 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 **June 8, 2021** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, May 25, 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, May 25, 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, June 7, 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: 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

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 13, 2021

Sent by electronic mail to cvega@edafl.com

Claudia Vega, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Alternative Landscape Plan Request: Polaris Building Addition Site Plan

Dear Ms. Vega:

The City has received your request for the approval of an alternative landscape plan for the Polaris Building Addition Site Plan project submitted on behalf of AMES/Detrick Truck Co. This request has been submitted pursuant to provisions established in Section 6.2.2(D)(10) of the Land Development Regulations (LDRs).

Section 6.2.2(D)(10)(a) of the LDRs states, "[a]n alternative landscape plan may be used where unreasonable or impractical situations would result from the application of this section... Alternative plans may be justified from natural conditions, such as streams, natural rock formations, topography, and physical conditions related to the site. Also, the lot configuration and utility easements may justify an alternative landscape plan."

Section 6.2.2(D)(10)(b) of the LDRs states, "[t]he LDR Administrator shall approve an alternative landscape plan. Allowable deviations from the standards of this section include, but are not limited to the following:

(i) A reduction in the total number of required trees and/or alteration of the spacing requirements between trees when underground connections to public facilities or public utilities, or public easements or rights-of-way, are located upon or in close proximity to the parcel or whenever a fewer number of trees would be more desirable in terms of good landscape planning practice.

(ii) A reduction in the count, spacing, or species diversity standards which would be more desirable in terms of good landscape planning practice considering the nature of the parcel and adjacent parcels.

(iii) Up to a 33 percent reduction in the total number of required trees provided that the cumulative caliper size of all trees to be planted meets or exceeds the total caliper inches that would have been provided otherwise."

The request for alternative compliance is summarized on Sheet L201 of the landscape plans, which notes that due to the location of existing overhead and underground utilities along US 441, the trees required to fulfill the arterial frontage screening requirements cannot be planted along a portion of the US 441 frontage. A row of shrubs with a minimum height of 18 inches is proposed along the US 441 frontage where existing overhead and underground utilities restrict the installation of trees. The proposed landscape plan provides full arterial frontage screening to the east of the eastern ingress/egress into the site, where full compliance is not constrained by existing conditions.

Based upon the description of existing site conditions and the constraints present on the property, and the allowable deviations defined in Section 6.2.2(D)(10)(b), this request for the approval an alternative landscape plan is found to be consistent with the relevant provisions of LDRs. As such, the alternative landscape plan is hereby approved.

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

Sincerely,

Adam Boukari
LDR Administrator/City Manager

c: 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*)
Justin Tabor, AICP, Principal Planner (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
File

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

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

May 7, 2021

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

Re: Polaris Building Addition

Dear Mr. Tabor:

As you requested, we have reviewed the Polaris Building Addition submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by EDA and dated 05/05/2021. These latest plans have addressed all of our comments, and we find the project approvable from an engineering review standpoint.

Sincerely,

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

Cc: Sergio Reyes

May 3, 2021

Justin Tabor, AICP
Principal Planner, City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Re: Development Review Team (DRT) Summary: Polaris Building Addition (2021) Site Plan

Dear Mr. Tabor:

The applicant's responses to the insufficiency report issued on April 26, 2021 are below:

Previous Comments – 12/15/20 Letter

1. *Section 6.1, Off-Street Parking and Loading*
a. The parking standard for recreational vehicle rental and sales is 1 space per 500 square feet of floor area, *plus 1 space per 5,000 square feet of outdoor display area*. Identify the total area of outdoor display (existing and proposed, if any) in the parking calculations and calculate the number of spaces required for outdoor display areas.
Remaining Issues: Comment not addressed. Parking calculations on Sheet C0.00 only consider the existing and proposed building area. The parking standard for recreational vehicle rental and sales is 1 space per 500 square feet of floor area, ***plus 1 space per 5,000 square feet of outdoor display area***. Staff estimates the display area identified on the plan to be approximately 40,850 square feet, which would require 8 additional parking spaces. Please address.
RESPONSE: The display area has been revised and parking spaces provided to meet the minimum requirement.

2. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
a. Parking Lot Buffer: Parking lot buffer not provided for parking areas located east of the building. Reference Section 6.2.2(D)(2)(b) for requirements.
Remaining Issues: A parking lot buffer is not provided along the parking areas east of the building. Please address.
RESPONSE: A parking lot buffer of 5 canopy trees, 3 understory trees, and a continuous hedge is proposed along the eastern side of the parking lot. Calculations are included on sheet L201.

b. Perimeter Buffers: Section 6.2.2(D)(3)(d) states that when an adjacent parcel is vacant, determination of the required buffer width and type shall be based upon the highest use classification available for the vacant property based upon its current zoning. Additionally, in such instances, only one-half of the required perimeter buffer must be provided. The highest use for vacant lands to the south and east of the property are those in row 7 of Table 6.2-2, which would require a 7.5' Type C buffer. Revise calculations and landscape plan accordingly. Also note that per Section 6.2.2(D)(3)(b) states that trees required for buffering shall be distributed evenly along each perimeter, except that up to 33% of the

required number of trees may be clustered.
Remaining Issues:

(i) Due to the revised boundary of the project area, a 15' Type D buffer is required along the east project boundary where adjacent to lands zoned Agricultural. Revise calculations and buffer accordingly. Reference Section 6.2.2(D)(3)(d)(i) and Table 6.2-2.
RESPONSE: Calculations and buffers have been revised along the eastern property line. A 15' buffer with required trees and continuous hedge are provided. Calculations are included on sheet L201.

(ii) South perimeter buffer does not meet the provisions of Section 6.2.2(D)(3)(b): "*Trees required for buffering shall be distributed evenly along each perimeter, except that up to 33% of the required number of trees may be clustered.*"
RESPONSE: Trees along the southern property line have been re-spaced so that no more than 33% of the trees are clustered. See sheet L202.

3. *Section 6.6.3, Residential Protection Standards*
a. Section 6.6.3 establishes standards for the protection of residential uses from nearby nonresidential development. These standards apply to any nonresidential development located within 500 feet of any residential district or adjacent to an existing single-family or two-family development. The applicant must provide a response (narrative format acceptable) describing how the proposed development addresses and incorporates these standards into the design and layout.
b. As part of any recommendation to approve this application, Staff will recommend conditions to the Planning & Zoning Board to address compliance with these standards. These conditions will include, but are not limited to:
i. Activities that generate potential adverse impacts (6.6.3(A)(2)): No activities, including but not limited to vehicular testing, shall be permitted that result in the generation of noise, odor, glare, vibrations, or other similar impacts and are discernable from any land zoned for residential uses or containing a residential use. In no instance shall any such activities, including but not limited to vehicular testing, be permitted to occur within 250 feet of the lot line of land zoned for residential uses containing a residential use.
Remaining Issues: The applicant's response does not consider existing residential uses located to the east of the subject property. Please see the illustration below. A response to the residential protections standards is requested, and the Staff's intent to recommend a condition to the PZB remains, with the condition substantially in the form previously provided to the applicant.
RESPONSE: The adjacent property lines are now shown on the overall development plan along with the distance to the closest residential lot to the east. The distance is less than 500 ft so we have included a letter addressing the residential protection standards.

4. *Section 6.8, Design Standards for Business Uses*
a. Section 6.8.1(C) requires compliance with the provisions of Section 6.8 for any expansion or alteration which exceeds 50% of the structure's assessed value in any continuous five year period. The architectural plan states the value of the existing structure is $1,200,000 ($107/square feet x 11,200 square feet = $1,198,400). The improvement value as per the Alachua County Property Appraiser for year 2020 is $658,959, which is slightly greater than 50% of the improvement value stated on the architectural plans. Further support of the stated assessed value of the structure is required.
Remaining Issues: Comment was not addressed. The valuation referenced in the applicant's response and included on the architectural plans was previously provided. Further support of the stated assessed value of the structure is required, as the Property Appraiser's assessment is approximately 54.9% of the

valuation stated on the architectural plans.
RESPONSE: The total cost of the existing structure is approximately $906,435, and the total cost of the proposed structure is $437,746 per the attached contract cost calculations.

$437,746 / $906,435 = 48.3%

5. *Miscellaneous*
a. NFPA fire flow calculations show a demand of 2,750 gpm. Hydrant flow test shows available flow is 2,517.6 gpm. Please address.

Remaining Issues: Comment was not addressed.
RESPONSE: The proposed building addition is to be constructed with a 2 hour CMU wall with rated doors, therefore the required NFPA fire flow calculations have been revised to calculate for each portion of the building individually, the existing building and proposed addition. Both required flow rates are below the available flow rate at the adjacent hydrant. Please see revised fire flow calculations.

New Comments – 4/15/21 Plans

6. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
a. Arterial Buffer: Alternative compliance is requested from the arterial screening requirements of Section 6.2.3(E). The arterial screening requirements can be fully met on the portion of the project area east of the eastern ingress/egress to the site. Provide calculations of the required and identify the provided number of trees provided where the buffer requirements can be met along the US 441 frontage.
RESPONSE: A continuous hedge of 18" minimum height is provided along US 441 frontage. Required trees along US 441 east of the ingress/egress are provided on sheet L202 and calculated on sheet L201.

b. Arterial Buffer: A row of shrubs is required along the arterial frontage east of the eastern ingress/egress to the site in order to fulfill the arterial screening requirements of Section 6.2.3(E).
RESPONSE: A row of shrubs is provided along US 441 on the eastern side of the east ingress/egress.

c. Arterial Buffer: Staff has previously discussed with the applicant and property owner that the arterial buffer canopy and understory tree requirement may not be feasible due to existing overhead and underground utilities, and may be eligible for consideration of an alternative landscape request. However, it has been acknowledged by the applicant that the shrub requirement can and would be met for this area. Provide a row of shrubs along the US 441 frontage as required by Section 6.2.3(E).
RESPONSE: A row of shrubs is provided along US 441 below the existing overhead utilities.

d. Parking Lot Interior: The reduction in landscape required per Section 8.7.2 is being taken under both the "Requirement" column and the "49.89% Required" column. Update calculations accordingly.
RESPONSE: The calculation note has been updated for clarity. The parking requirement is reduced by 50% per Section 6.2.2(D)(2)(a)(iii)f. and reduced by the additional 48.98% per Article 8., Sec. 8.7.2.

e. Parking Lot Interior: Note the provisions of Section 6.2.2(D)(2)(a)(iii)f. may be applicable. If so, please incorporate into parking lot interior calculations.
RESPONSE: See note above. Calculations have been clarified on sheet L201.

f. Perimeter Buffers: The selected south perimeter buffer requires one canopy tree per 30 linear feet and on shrub every 8 linear feet. No shrubs are shown along the south perimeter buffer on the landscape plan. Please address.
RESPONSE: Shrubs have been provided along the southern perimeter at a rate of one shrub per 8 linear feet.

g. Update "Requirement" for east perimeter buffer identified in the Site Perimeter Buffer Requirements table. Reference to project area does not reflect updated project area boundary.
RESPONSE: RESPONSE: Requirement calculations have been updated on sheet L201.

h. The scale noted on Sheet L202 is incorrect.
RESPONSE: Noted and corrected.

i. Dimensions shown on Sheet L202 along the south 'project area' boundary and the bold line running east of the display area appear to be incorrect.
RESPONSE: Noted and corrected.

j. Alternative landscape plan request shall be presented to the LDR Administrator upon satisfaction of the preceding comments.
RESPONSE: Noted

7. *Public Services / Fire Rescue / Engineering Review Comments* a. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBPro, as provided in a memorandum dated April 26, 2021.
RESPONSE: All comments in the letter provided by JBPro have been addressed.

JBrown Comments

C120

1. There is additional silt fence going to the east on the eastern edge of the basin which does not appear to be necessary.
RESPONSE: The silt fence has been revised.

2. The silt fence goes through the spreader swale at the S-3 outfall. Please revise to be outside of grading.
RESPONSE: The silt fence has been relocated outside of the spreader swale.

3. There is tree protection fencing outside of the project area which is not necessary. Suggest only showing barricade on project site.
RESPONSE: Tree barricade outside of the project area boundary has been removed.

C310

1. The outfall detail S-2 does not match with the schedule. The schedule says that the top is 139; the detail says that the top is 139.50 or 138.77. Please revise these three top elevations to be consistent.
RESPONSE: S-2 detail and schedule have been revised for consistency.

2. Please show the 15” RCP pipe to scale in the basin outfall detail. Concerns that the top elevation may be too low depending on what elevation is desired.
RESPONSE: The detail is not drawn to scale but the pipe has been enlarged to more accurately represent the size of the pipe.

3. The bottom of the structure is listed to be right at the invert of the 15” RCP pipe. This is not constructible. Please revise or remove this callout.
RESPONSE: The bottom of structure label has been removed.

4. Please label basin contour line elevations for clarity.
RESPONSE: Basin contours are now labelled.

5. The existing mitered end section would likely lead to maintenance issues with the current layout. The invert elevation is above the bottom of the basin, and is shown coming into the basin side slope rather than to the bottom of the basin. Suggest reshaping the basin, bringing the northeast corner of the basin further east.
RESPONSE: The shape of the basin has been revised so the existing mitered end section is perpendicular to the basin side slope.

6. The existing mitered end section is approximately 2’ above the bottom of the basin. To avoid erosion control issues, suggest providing a concrete spillway to the bottom of the basin.
RESPONSE: A concrete flume and riprap have been added at the existing mitered end section.

7. Please provide grading information on the maintenance path. The typical section seems to suggest that the maintenance path will be sloping up on the south side of the basin. This would create unnecessary fill. Additionally, please provide maximum slopes along the maintenance path.
RESPONSE: Grading of the maintenance path has been revised and notes added that the maximum slope is 10:1.

8. Please label and show additional detail on the spreader swale at the S-3 outfall. It appears that the slopes on the back slope would be too steep and would lead to possible maintenance issues. Please label maximum slopes or provide a typical section.
RESPONSE: Contour labels have been added and the depth of the spreader swale reduced so it isn’t as steep.

9. The rip rap at the S-3 outfall is shown offsite. Please revise.
RESPONSE: The rip rap has been revised.

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 26, 2021

Sent by electronic mail to cvega@edafl.com

Claudia Vega, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Development Review Team (DRT) Summary: Polaris Building Addition (2021) Site Plan

Dear Ms. Vega:

On April 15, 2021, the City of Alachua received your revised application for a Site Plan on behalf of AMES/Detrick Truck Co. The application proposes a ±5,600 square foot building addition with associated site improvements at the Polaris of Gainesville dealership, located at 12570 NW US highway 441 (Tax Parcel Number 05920-001-002). The revised application received on April 15, 2021 was submitted to address the Development Review Team (DRT) comments issued to you in a letter dated December 15, 2020 and as discussed at a DRT Meeting held on the same date.

Upon review of the revised application and materials, additional revisions must be made to the application before the application may be scheduled for a hearing before the Planning & Zoning Board (PZB).

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Monday, May 3, 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 **June 8, 2021 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

Previous Comments – 12/15/20 Letter

1. *Section 6.1, Off-Street Parking and Loading*
   a. The parking standard for recreational vehicle rental and sales is 1 space per 500 square feet of floor area, *plus 1 space per 5,000 square feet of outdoor display area*. Identify the total area of outdoor display (existing and proposed, if any) in the parking calculations and calculate the number of spaces required for outdoor display areas.

      Remaining Issues: Comment not addressed. Parking calculations on Sheet C0.00 only consider the existing and proposed building area. The parking standard for recreational vehicle rental and sales is 1 space per 500 square feet of floor area, ***plus 1 space per 5,000 square feet of outdoor display area***. Staff estimates the display area identified on the plan

to be approximately 40,850 square feet, which would require 8 additional parking spaces. Please address.

2. <u>*Section 6.2, Tree Protection / Landscape / Xeriscape Standards*</u>
   a. Parking Lot Buffer: Parking lot buffer not provided for parking areas located east of the building. Reference Section 6.2.2(D)(2)(b) for requirements.

      Remaining Issues: A parking lot buffer is not provided along the parking areas east of the building. Please address.

   b. Perimeter Buffers: Section 6.2.2(D)(3)(d) states that when an adjacent parcel is vacant, determination of the required buffer width and type shall be based upon the highest use classification available for the vacant property based upon its current zoning. Additionally, in such instances, only one-half of the required perimeter buffer must be provided. The highest use for vacant lands to the south and east of the property are those in row 7 of Table 6.2-2, which would require a 7.5' Type C buffer. Revise calculations and landscape plan accordingly. Also note that per Section 6.2.2(D)(3)(b) states that trees required for buffering shall be distributed evenly along each perimeter, except that up to 33% of the required number of trees may be clustered.

      Remaining Issues:
      (i) Due to the revised boundary of the project area, a 15' Type D buffer is required along the east project boundary where adjacent to lands zoned Agricultural. Revise calculations and buffer accordingly. Reference Section 6.2.2(D)(3)(d)(i) and Table 6.2-2.
      (ii) South perimeter buffer does not meet the provisions of Section 6.2.2(D)(3)(b): "*Trees required for buffering shall be distributed evenly along each perimeter, except that up to 33% of the required number of trees may be clustered.*"

3. <u>*Section 6.6.3, Residential Protection Standards*</u>
   a. Section 6.6.3 establishes standards for the protection of residential uses from nearby nonresidential development. These standards apply to any nonresidential development located within 500 feet of any residential district or adjacent to an existing single-family or two-family development. The applicant must provide a response (narrative format acceptable) describing how the proposed development addresses and incorporates these standards into the design and layout.
   b. As part of any recommendation to approve this application, Staff will recommend conditions to the Planning & Zoning Board to address compliance with these standards. These conditions will include, but are not limited to:
      i. Activities that generate potential adverse impacts (6.6.3(A)(2)): No activities, including but not limited to vehicular testing, shall be permitted that result in the generation of noise, odor, glare, vibrations, or other similar impacts and are discernable from any land zoned for residential uses or containing a residential use. In no instance shall any such activities, including but not limited to vehicular testing, be permitted to occur within 250 feet of the lot line of land zoned for residential uses containing a residential use.

      Remaining Issues: The applicant's response does not consider existing residential uses located to the east of the subject property. Please see the illustration below. A response to the residential protections standards is requested, and the Staff's intent to recommend a condition to the PZB remains, with the condition substantially in the form previously provided to the applicant.

4. *Section 6.8, Design Standards for Business Uses*
   a. Section 6.8.1(C) requires compliance with the provisions of Section 6.8 for any expansion or alteration which exceeds 50% of the structure's assessed value in any continuous five year period. The architectural plan states the value of the existing structure is $1,200,000 ($107/square feet x 11,200 square feet = $1,198,400). The improvement value as per the Alachua County Property Appraiser for year 2020 is $658,959, which is slightly greater than 50% of the improvement value stated on the architectural plans. Further support of the stated assessed value of the structure is required.

      Remaining Issues: Comment was not addressed. The valuation referenced in the applicant's response and included on the architectural plans was previously provided. Further support of the stated assessed value of the structure is required, as the Property Appraiser's assessment is approximately 54.9% of the valuation stated on the architectural plans.

5. *Miscellaneous*
   a. NFPA fire flow calculations show a demand of 2,750 gpm. Hydrant flow test shows available flow is 2,517.6 gpm. Please address.

      Remaining Issues: Comment was not addressed.

New Comments – 4/15/21 Plans

6. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
   a. Arterial Buffer: Alternative compliance is requested from the arterial screening requirements of Section 6.2.3(E). The arterial screening requirements can be fully met on the portion of the project area east of the eastern ingress/egress to the site. Provide calculations of the required and identify the provided number of trees provided where the buffer requirements can be met along the US 441 frontage.
   b. Arterial Buffer: A row of shrubs is required along the arterial frontage east of the eastern ingress/egress to the site in order to fulfill the arterial screening requirements of Section 6.2.3(E).

c. Arterial Buffer: Staff has previously discussed with the applicant and property owner that the arterial buffer canopy and understory tree requirement may not be feasible due to existing overhead and underground utilities, and may be eligible for consideration of an alternative landscape request. However, it has been acknowledged by the applicant that the shrub requirement can and would be met for this area. Provide a row of shrubs along the US 441 frontage as required by Section 6.2.3(E).
d. Parking Lot Interior: The reduction in landscape required per Section 8.7.2 is being taken under both the "Requirement" column and the "49.89% Required" column. Update calculations accordingly.
e. Parking Lot Interior: Note the provisions of Section 6.2.2(D)(2)(a)(iii)f. may be applicable. If so, please incorporate into parking lot interior calculations.
f. Perimeter Buffers: The selected south perimeter buffer requires one canopy tree per 30 linear feet and on shrub every 8 linear feet. No shrubs are shown along the south perimeter buffer on the landscape plan. Please address.
g. Update "Requirement" for east perimeter buffer identified in the Site Perimeter Buffer Requirements table. Reference to project area does not reflect updated project area boundary.
h. The scale noted on Sheet L202 is incorrect.
i. Dimensions shown on Sheet L202 along the south 'project area' boundary and the bold line running east of the display area appear to be incorrect.
j. Alternative landscape plan request shall be presented to the LDR Administrator upon satisfaction of the preceding comments.

7. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBPro, as provided in a memorandum dated April 26, 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 A.J. "Jay" Brown, P.E., of JBPro, dated April 26, 2021

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

JBrown Professional Group
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

April 26, 2021

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

Re: Polaris Building Addition

Dear Mr. Tabor:

As you requested, we have reviewed the Polaris Building Addition submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by EDA and dated 04/15/2021. Our review generated a few minor comments and recommendations that are outlined below.

C120

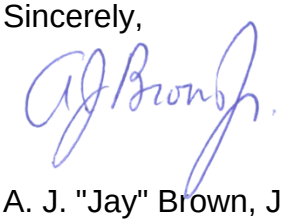
1. There is additional silt fence going to the east on the eastern edge of the basin which does not appear to be necessary.
2. The silt fence goes through the spreader swale at the S-3 outfall. Please revise to be outside of grading.
3. There is tree protection fencing outside of the project area which is not necessary. Suggest only showing barricade on project site.

C310

1. The outfall detail S-2 does not match with the schedule. The schedule says that the top is 139; the detail says that the top is 139.50 or 138.77. Please revise these three top elevations to be consistent.
2. Please show the 15” RCP pipe to scale in the basin outfall detail. Concerns that the top elevation may be too low depending on what elevation is desired.
3. The bottom of the structure is listed to be right at the invert of the 15” RCP pipe. This is not constructible. Please revise or remove this callout.
4. Please label basin contour line elevations for clarity.
5. The existing mitered end section would likely lead to maintenance issues with the current layout. The invert elevation is above the bottom of the basin, and is shown coming into the basin side slope rather than to the bottom of the basin. Suggest reshaping the basin, bringing the northeast corner of the basin further east.
6. The existing mitered end section is approximately 2’ above the bottom of the basin. To avoid erosion control issues, suggest providing a concrete spillway to the bottom of the basin.

7. Please provide grading information on the maintenance path. The typical section seems to suggest that the maintenance path will be sloping up on the south side of the basin. This would create unnecessary fill. Additionally, please provide maximum slopes along the maintenance path.
8. Please label and show additional detail on the spreader swale at the S-3 outfall. It appears that the slopes on the back slope would be too steep and would lead to possible maintenance issues. Please label maximum slopes or provide a typical section.
9. The rip rap at the S-3 outfall is shown offsite. Please revise.

Sincerely,



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

Cc: Sergio Reyes

April 15, 2021

Justin Tabor, AICP
Principal Planner, City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Re: Development Review Team (DRT) Summary: Polaris Building Addition (2021) Site Plan

Dear Mr. Tabor:

The applicant's responses to the insufficiency report issued on December 15, 2020 are below:

1. *Article 4, Use Regulations*
a. Note the Use-Specific Standards for boat and marine rental and sales/recreational vehicle rental and sales, particularly those pertaining to landscaping, display pads, and requirements to display outside of minimum required setbacks and buffers. Identify the location of outdoor display areas [see Sections 4.3.4(J)(2) and (4)]. Plan must demonstrate that the site will comply to the maximum extent practicable.

RESPONSE: An alternative landscape plan has been requested due to the location of existing overhead and underground utilities along US-441 S (M.L. King Blvd). The required trees and other landscape materials are not proposed along the US-441 frontage. All proposed display areas have been removed from the required setback and buffer and no display pads are specified for this project per Section 4.3.4(J)(2) and (4).

2. *Section 6.1, Off-Street Parking and Loading*
a. The parking standard for recreational vehicle rental and sales is 1 space per 500 square feet of floor area, *plus 1 space per 5,000 square feet of outdoor display area*. Identify the total area of outdoor display (existing and proposed, if any) in the parking calculations and calculate the number of spaces required for outdoor display areas.

RESPONSE: The total outdoor display area and parking calculations have been added to sheet C100.

3. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
a. Site Landscaping: Per Section 6.2.2(D)(1)(c)(iii), a row of shrubs must be planted along all facades of the structure, with consideration given to access to utility meters or mechanical equipment. In lieu of a horizontal line of shrubs along the front facade, shrub masses of three or more species may be utilized. Where possible (in front of north and east elevations) a row of shrubs or shrub masses must be provided.

RESPONSE: The required row of shrubs has been added along all facades of the structure. Access to utility meters and mechanical equipment has been taken into consideration in the northeast corner of the building and shrubs have been excluded from this area to allow appropriate access.

b. Parking Lot Interior: Shrubs are required at a minimum rate of ten shrubs per landscape island. Shrubs are not provided within most landscape islands.

RESPONSE: The required minimum rate of ten shrubs per landscape island has been preserved in the existing parking lot in front of the existing structure. All other areas are located within designated vehicle display areas where these standards do not apply per Section 6.2.2(D)(2)(a).

c. Parking Lot Buffer: Parking lot buffer not provided for parking areas located east of the building. Reference Section 6.2.2(D)(2)(b) for requirements.

RESPONSE: The area located east of the building has been designated as vehicle display area.

d. Perimeter Buffers: Section 6.2.2(D)(3)(d) states that when an adjacent parcel is vacant, determination of the required buffer width and type shall be based upon the highest use classification available for the vacant property based upon its current zoning. Additionally, in such instances, only one-half of the required perimeter buffer must be provided. The highest use for vacant lands to the south and east of the property are those in row 7 of Table 6.2-2, which would require a 7.5' Type C buffer. Revise calculations and landscape plan accordingly. Also note that per Section 6.2.2(D)(3)(b) states that trees required for buffering shall be distributed evenly along each perimeter, except that up to 33% of the required number of trees may be clustered.

RESPONSE: The Perimeter Buffer Calculations and Landscape Plan have been updated to reflect the required 7.5' Type C buffer. See Sheet L201 and L202 for revision.

e. Sheet C200 references Sheet C210 for dumpster pad and enclosure detail. There is no Sheet C210 in the plan series and an enclosure detail is not provided elsewhere in the plan.

RESPONSE: The dumpster enclosure is now shown and called out, and a detail has been added to sheet C320.

f. In response to the alternative landscape plan request, please clarify what is meant when stating, "[t]o mitigate, the adjacent Site Landscaping and Parking Lot Landscaping Requirements are met."

RESPONSE: The alternative landscape plan request has been revised to state the following:
"Due to the location of existing overhead and underground utilities along US-441 S. (M.L. King Blvd.) the required trees cannot be located within this area. Additionally, due to concerns with sight distance safety at the projects driveways, no other landscape materials are proposed within this area."
See Sheet L201 for revised language.

g. Add total landscaped area (minimum 10% per Policy 2.4.a of the FLUE) and total open space area (minimum 10% per Section 6.7) to the landscape plan.

RESPONSE: Calculations for minimum 10% landscaped area per Policy 2.4.a of the FLUE and minimum 10% open space area have been added to Sheet L201.

h. Alternative landscape plan request shall be presented to the LDR Administrator upon satisfaction of the preceding comments.

RESPONSE: Noted.

4. *Section 6.6.3, Residential Protection Standards*

a. Section 6.6.3 establishes standards for the protection of residential uses from nearby nonresidential development. These standards apply to any nonresidential development located within 500 feet of any residential district or adjacent to an existing single-family or two-family development. The applicant must provide a response (narrative format acceptable) describing how the proposed development addresses and incorporates these standards into the design and layout.

RESPONSE: The closest residential use is not within 500 feet of the existing business establishment and is even further from the proposed building addition. Please see the aerial image below.

b. As part of any recommendation to approve this application, Staff will recommend conditions to the Planning & Zoning Board to address compliance with these standards. These conditions will include, but are not limited to: i. Activities that generate potential adverse impacts (6.6.3(A)(2)): No activities, including but not limited to vehicular testing, shall be permitted that result in the generation of noise, odor, glare, vibrations, or other similar impacts and are discernable from any land zoned for residential uses or containing a residential use. In no instance shall any such activities, including but not limited to vehicular testing, be permitted to occur within 250 feet of the lot line of land zoned for residential uses containing a residential use.

RESPONSE: Noted.

5. *Section 6.8, Design Standards for Business Uses*
a. Section 6.8.1(C) requires compliance with the provisions of Section 6.8 for any expansion or alteration which exceeds 50% of the structure's assessed value in any continuous five year period. The Architectural plan states the value of the existing structure is $1,200,000 ($107/square feet x 11,200 square feet = $1,198,400). The improvement value as per the Alachua County Property Appraiser for year 2020 is $658,959, which is slightly greater than 50% of the improvement value stated on the architectural plans. Further support of the stated assessed value of the structure is required.

RESPONSE: The value of the existing building is estimated to be $1,200,000 @ $107/sf x 11,200 sf, the cost for the proposed addition is anticipated to be $480,000 @ $86/sf x 5,600 sf, which is 40% of the original value. The architectural floor plan includes building areas and cost calculations.

6. *Public Services / Fire Rescue / Engineering Review Comments*
a. The applicant must address all comments provided by the Public Services Department.
b. The applicant must address all comments provided by Brian Green of Alachua County Fire Rescue.
c. 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 December 11, 2020.

RESPONSE: All comments provided by the Public Services, Department, Alachua County Fire Rescure, and JBRown Professional Group, Inc. have been addressed.

7. *Miscellaneous*
a. NFPA fire flow calculations show a demand of 2,750 gpm. Hydrant flow test shows available flow is 2,517.6 gpm. Please address.
b. 'Project area' shown on plans received on 12/9/20 do not include all outdoor display areas and the eastern ingress/egress to the site. These areas need to be included within the project area, and landscaping (e.g., perimeter buffers) located on the outer perimeter of such areas.
c. Architectural plan sheet (no sheet number) notes "new lean-to comp. shed to be moved from present location". Civil plans do depict lean-to shed. Please address.
d. Sheet C100: Provide the area of existing pavement and sidewalk area; proposed pavement and sidewalk area; and existing building coverage.

RESPONSE: The area of existing pavement and sidewalk, proposed pavement and sidewalk, and existing building coverage has been added.

8. *Minor Revisions*
a. Sheet C100: Confirm the titles of each zoning district in the vicinity map legend are correct (e.g., "Commercial" should be "Commercial Intensive", etc.)

b. Sheet C100: Both Moderate Density Residential land use and Medium Density Residential land use are abbreviated as “MDR” on the vicinity map/legend.
c. Concurrency Impact Analysis: Revise reference to ‘commercial and office use’ in the report.

RESPONSE: Zoning titles and Future Land Use titles have been corrected.

JBrown Comments

C100
1. There is an additional architectural sheet not shown on the sheet index. Please revise to show entire sheet index.

RESPONSE: All sheets are now included in the drawing index.

C120
1. Please show existing contour lines on this sheet for reference.

RESPONSE: Existing contour lines are now shown.

C130
1. Please provide legend on this sheet which shows that the number in a triangle is existing parking.

RESPONSE: The parking space count symbol has been added to the legend in the bottom right corner of the sheet.

C200
1. A radius of 8’ is too small for a driveway connection. Please expand the radius to a minimum of 20’ to allow for safe access to the site.

RESPONSE: The radius has been increased to be as large as possible.

2. Consider placing concrete in front of the overhead doors to the proposed building.

RESPONSE: Concrete has been placed in front of the doors but we would prefer to keep the asphalt in front of the overhead doors.

C300
1. Please provide additional contour labels on the swale, particularly around S-6.

RESPONSE: Additional contour labels have been added.

2. Please shift S-6 and S-7 further away from the driveway to avoid such steep slopes off the driveway to the sumps for the mitered end sections.

RESPONSE: The slopes on either side of the driveway are between 4:1 and 8:1.

3. Pleas show existing spot elevations.

RESPONSE: Existing spot elevations are now shown.

4. Please provide several additional spots around the dumpster pad.

RESPONSE: Additional spot elevations have been added around the dumpster pad.

5. Add callouts to match proposed pavement flush with existing along the sawcut lines where the parking lot will tie back into the existing lot.

RESPONSE: A callout to match existing edge of pavement has been added.

C310

1. Please revise angle of pipe so that mitered end section comes in perpendicular to basin side slope.

RESPONSE: The pipe is entering the basin as close to perpendicular as possible.

2. Suggest sodding basin side slopes, especially in areas where side slope will be 3:1, to avoid erosion.

RESPONSE: The pre-treatment basin is called to be sodded, and basin 1 is called to be seeded and mulched.

3. Revise basin sides to be rounded rather than sharp corners. The sharp corners are not buildable.

RESPONSE: Basin sides have been revised to be rounded rather than corners.

4. Please draw the pipe in the S-4 Basin Outfall detail to scale in order to more accurately portray where the top of the pipe will be in relation to the top of the outfall.

RESPONSE: The pipe is now drawn more to scale.

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 15, 2020

Sent by electronic mail to sreyes@edafl.com

Sergio Reyes, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Development Review Team (DRT) Summary: Polaris Building Addition (2021) Site Plan

Dear Mr. Reyes:

On November 30, 2020, the City of Alachua received your application for a Site Plan on behalf of AMES/Detrick Truck Co. The application proposes a ±5,600 square foot building addition with associated site improvements at the Polaris of Gainesville dealership, located at 12570 NW US highway 441 (Tax Parcel Number 05920-001-002). A completeness review was performed on December 2, 2020 and the application was determined to be complete on the same date.

The application has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **2:00 PM** on **Wednesday, December 15, 2020** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, January 5, 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 **February 10, 2021 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. *Article 4, Use Regulations*
   a. Note the Use-Specific Standards for boat and marine rental and sales/recreational vehicle rental and sales, particularly those pertaining to landscaping, display pads, and requirements to display outside of minimum required setbacks and buffers. Identify the location of outdoor display areas [see Sections 4.3.4(J)(2) and (4)]. Plan must demonstrate that the site will comply to the maximum extent practicable.

2. *Section 6.1, Off-Street Parking and Loading*
   a. The parking standard for recreational vehicle rental and sales is 1 space per 500 square feet of floor area, *plus 1 space per 5,000 square feet of outdoor display area*. Identify the total area of outdoor display (existing and proposed, if any) in the parking calculations and calculate the number of spaces required for outdoor display areas.

3. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
   a. Site Landscaping: Per Section 6.2.2(D)(1)(c)(iii), a row of shrubs must be planted along all facades of the structure, with consideration given to access to utility meters or mechanical equipment. In lieu of a horizontal line of shrubs along the front facade, shrub masses of three or more species may be utilized. Where possible (in front of north and east elevations) a row of shrubs or shrub masses must be provided.
   b. Parking Lot Interior: Shrubs are required at a minimum rate of ten shrubs per landscape island. Shrubs are not provided within most landscape islands.
   c. Parking Lot Buffer: Parking lot buffer not provided for parking areas located east of the building. Reference Section 6.2.2(D)(2)(b) for requirements.
   d. Perimeter Buffers: Section 6.2.2(D)(3)(d) states that when an adjacent parcel is vacant, determination of the required buffer width and type shall be based upon the highest use classification available for the vacant property based upon its current zoning. Additionally, in such instances, only one-half of the required perimeter buffer must be provided. The highest use for vacant lands to the south and east of the property are those in row 7 of Table 6.2-2, which would require a 7.5' Type C buffer. Revise calculations and landscape plan accordingly. Also note that per Section 6.2.2(D)(3)(b) states that trees required for buffering shall be distributed evenly along each perimeter, except that up to 33% of the required number of trees may be clustered.
   e. Sheet C200 references Sheet C210 for dumpster pad and enclosure detail. There is no Sheet C210 in the plan series and an enclosure detail is not provided elsewhere in the plan.
   f. In response to the alternative landscape plan request, please clarify what is meant when stating, "[t]o mitigate, the adjacent Site Landscaping and Parking Lot Landscaping Requirements are met."
   g. Add total landscaped area (minimum 10% per Policy 2.4.a of the FLUE) and total open space area (minimum 10% per Section 6.7) to the landscape plan.
   h. Alternative landscape plan request shall be presented to the LDR Administrator upon satisfaction of the preceding comments.

4. *Section 6.6.3, Residential Protection Standards*
   a. Section 6.6.3 establishes standards for the protection of residential uses from nearby nonresidential development. These standards apply to any nonresidential development located within 500 feet of any residential district or adjacent to an existing single-family or two-family development. The applicant must provide a response (narrative format acceptable) describing how the proposed development addresses and incorporates these standards into the design and layout.
   b. As part of any recommendation to approve this application, Staff will recommend conditions to the Planning & Zoning Board to address compliance with these standards. These conditions will include, but are not limited to:
      i. Activities that generate potential adverse impacts (6.6.3(A)(2)): No activities, including but not limited to vehicular testing, shall be permitted that result in the generation of noise, odor, glare, vibrations, or other similar impacts and are discernable from any land zoned for residential uses or containing a residential use. In no instance shall any such activities, including but not limited to vehicular testing, be permitted to occur within 250 feet of the lot line of land zoned for residential uses containing a residential use.

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50% of the improvement value stated on the architectural plans. Further support of the stated assessed value of the structure is required.

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   a. The applicant must address all comments provided by the Public Services Department.
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   a. NFPA fire flow calculations show a demand of 2,750 gpm. Hydrant flow test shows available flow is 2,517.6 gpm. Please address.
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   d. Sheet C100: Provide the area of existing pavement and sidewalk area; proposed pavement and sidewalk area; and existing building coverage.

8. *Minor Revisions*
   a. Sheet C100: Confirm the titles of each zoning district in the vicinity map legend are correct (e.g., "Commercial" should be "Commercial Intensive", etc.)
   b. Sheet C100: Both Moderate Density Residential land use and Medium Density Residential land use are abbreviated as "MDR" on the vicinity map/legend.
   c. Concurrency Impact Analysis: Revise reference to 'commercial and office use' in the report.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachment: Memorandum from A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., dated December 11, 2020

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, Planner *(by electronic mail)*
Project File

JBrown Professional Group
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

December 11, 2020

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

Re: Polaris Building Addition

Dear Mr. Tabor:

As you requested, we have reviewed the Polaris Building Addition submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by EDA and dated 11/30/2020. Our review generated a few minor comments and recommendations that are outlined below.

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1. There is an additional architectural sheet not shown on the sheet index. Please revise to show entire sheet index.

C120

1. Please show existing contour lines on this sheet for reference.

C130

1. Please provide legend on this sheet which shows that the number in a triangle is existing parking.

C200

1. A radius of 8' is too small for a driveway connection. Please expand the radius to a minimum of 20' to allow for safe access to the site.
2. Consider placing concrete in front of the overhead doors to the proposed building.

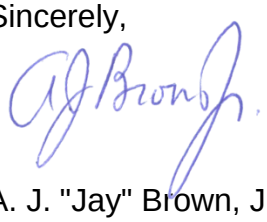
C300

1. Please provide additional contour labels on the swale, particularly around S-6.
2. Please shift S-6 and S-7 further away from the driveway to avoid such steep slopes off the driveway to the sumps for the mitered end sections.
3. Pleas show existing spot elevations.
4. Please provide several additional spots around the dumpster pad.
5. Add callouts to match proposed pavement flush with existing along the sawcut lines where the parking lot will tie back into the existing lot.

C310

1. Please revise angle of pipe so that mitered end section comes in perpendicular to basin side slope.
2. Suggest sodding basin side slopes, especially in areas where side slope will be 3:1, to avoid erosion.
3. Revise basin sides to be rounded rather than sharp corners. The sharp corners are not buildable.
4. Please draw the pipe in the S-4 Basin Outfall detail to scale in order to more accurately portray where the top of the pipe will be in relation to the top of the outfall.

Sincerely,



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

Cc: Sergio Reyes

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Polaris Building Addition

APPLICATION TYPE: Site Plan

PROPERTY OWNER: AMES/Detrick Truck Co.

APPLICANT/AGENT: Sergio Reyes, P.E., EDA Consultants, Inc.

DRT MEETING DATE: December 15, 2020

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Commercial

ZONING: Commercial Intensive (CI)

OVERLAY: N/A

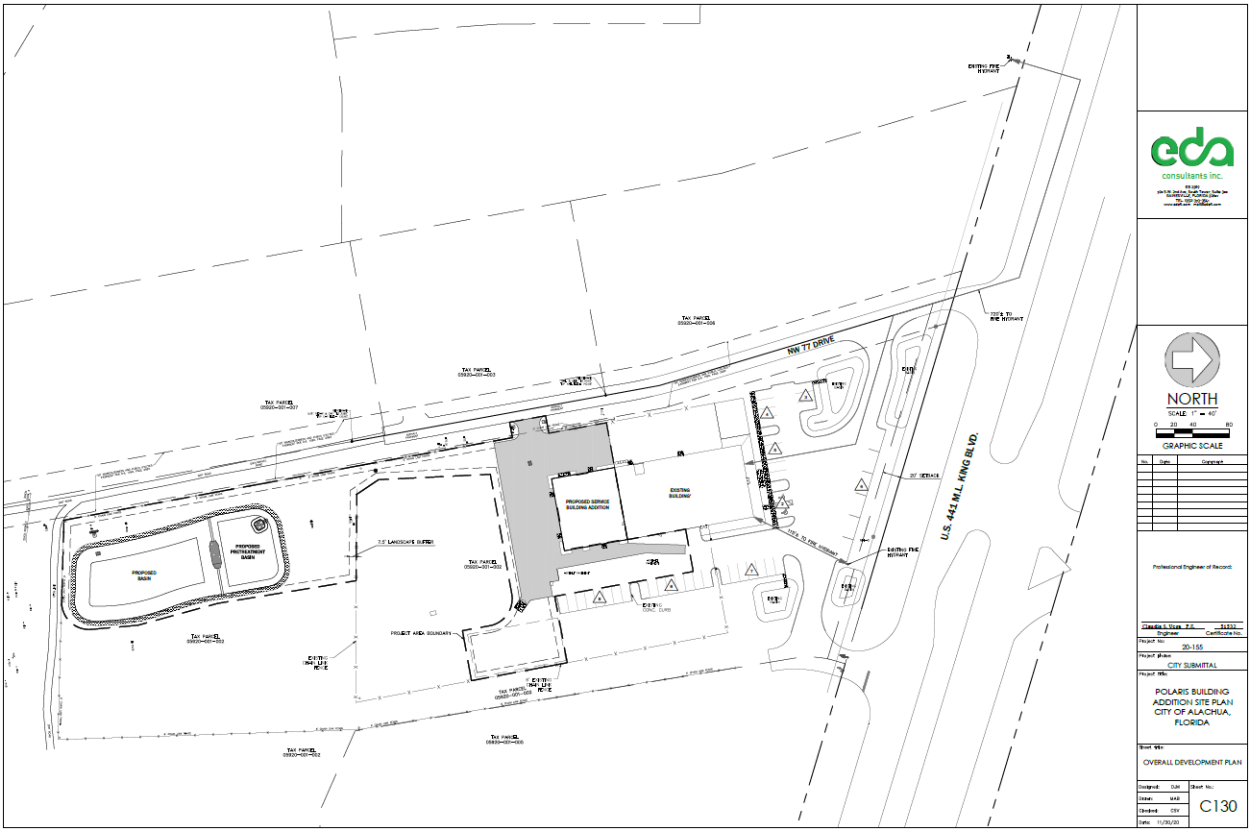
ACREAGE: ±17.10 acres

PARCELS: 05920-001-002

PROJECT SUMMARY: Site Plan a ±5,600 square foot building addition with associated site improvements at the Polaris of Gainesville dealership

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 **Tuesday, January 5, 2021.**

TENTATIVE PZB DATE: If all comments are addressed by the resubmission date above, the application may be scheduled for the **February 10, 2021 PZB Meeting.**



Deficiencies to be Addressed

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

1. *Article 4, Use Regulations*
   a. Note the Use-Specific Standards for boat and marine rental and sales/recreational vehicle rental and sales, particularly those pertaining to landscaping, display pads, and requirements to display outside of minimum required setbacks and buffers. Identify the location of outdoor display areas [see Sections 4.3.4(J)(2) and (4)]. Plan must demonstrate that the site will comply to the maximum extent practicable.

2. *Section 6.1, Off-Street Parking and Loading*
   a. The parking standard for recreational vehicle rental and sales is 1 space per 500 square feet of floor area, *plus 1 space per 5,000 square feet of outdoor display area*. Identify the total area of outdoor display (existing and proposed, if any) in the parking calculations and calculate the number of spaces required for outdoor display areas.

3. *Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
   a. Site Landscaping: Per Section 6.2.2(D)(1)(c)(iii), a row of shrubs must be planted along all facades of the structure, with consideration given to access to utility meters or mechanical equipment. In lieu of a horizontal line of shrubs along the front facade, shrub masses of three or more species may be utilized. Where possible (in front of north and east elevations) a row of shrubs or shrub masses must be provided.
   b. Parking Lot Interior: Shrubs are required at a minimum rate of ten shrubs per landscape island. Shrubs are not provided within most landscape islands.
   c. Parking Lot Buffer: Parking lot buffer not provided for parking areas located east of the building. Reference Section 6.2.2(D)(2)(b) for requirements.
   d. Perimeter Buffers: Section 6.2.2(D)(3)(d) states that when an adjacent parcel is vacant, determination of the required buffer width and type shall be based upon the highest use classification available for the vacant property based upon its current zoning. Additionally, in such instances, only one-half of the required perimeter buffer must be provided. The highest use for vacant lands to the south and east of the property are those in row 7 of Table 6.2-2, which would require a 7.5' Type C buffer. Revise calculations and landscape plan accordingly. Also note that per Section 6.2.2(D)(3)(b) states that trees required for buffering shall be distributed evenly along each perimeter, except that up to 33% of the required number of trees may be clustered.
   e. Sheet C200 references Sheet C210 for dumpster pad and enclosure detail. There is no Sheet C210 in the plan series and an enclosure detail is not provided elsewhere in the plan.
   f. In response to the alternative landscape plan request, please clarify what is meant when stating, "[t]o mitigate, the adjacent Site Landscaping and Parking Lot Landscaping Requirements are met."
   g. Add total landscaped area (minimum 10% per Policy 2.4.a of the FLUE) and total open space area (minimum 10% per Section 6.7) to the landscape plan.
   h. Alternative landscape plan request shall be presented to the LDR Administrator upon satisfaction of the preceding comments.

4. *Section 6.3, Fencing Standards*
   a. The plan notes that a 6' chain link fence was 'added as part of the October 2020 addition'. Chain link fences are prohibited except when not visible from the public right-of-way. Also note that barbed wire fences are prohibited in all zone districts, except the agricultural district when used to contain livestock. Please address.

5. *Section 6.6.3, Residential Protection Standards*
    a. Section 6.6.3 establishes standards for the protection of residential uses from nearby nonresidential development. These standards apply to any nonresidential development located within 500 feet of any residential district or adjacent to an existing single-family or two-family development. The applicant must provide a response (narrative format acceptable) describing how the proposed development addresses and incorporates these standards into the design and layout.
    b. As part of any recommendation to approve this application, Staff will recommend conditions to the Planning & Zoning Board to address compliance with these standards. These conditions will include, but are not limited to:
        i. Activities that generate potential adverse impacts (6.6.3(A)(2)): No activities, including but not limited to vehicular testing, shall be permitted that result in the generation of noise, odor, glare, vibrations, or other similar impacts and are discernable from any land zoned for residential uses or containing a residential use. In no instance shall any such activities, including but not limited to vehicular testing, be permitted to occur within 250 feet of the lot line of land zoned for residential uses containing a residential use.

6. *Section 6.8, Design Standards for Business Uses*
    a. Section 6.8.1(C) requires compliance with the provisions of Section 6.8 for any expansion or alteration which exceeds 50% of the structure's assessed value in any continuous five year period. The architectural plan states the value of the existing structure is $1,200,000 ($107/square feet x 11,200 square feet = $1,198,400). The improvement value as per the Alachua County Property Appraiser for year 2020 is $658,959, which is slightly greater than 50% of the improvement value stated on the architectural plans. Further support of the stated assessed value of the structure is required.

7. *Public Services / Fire Rescue / Engineering Review Comments*
    a. The applicant must address all comments provided by the Public Services Department.
    b. The applicant must address all comments provided by Brian Green of Alachua County Fire Rescue.
    c. 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 December 11, 2020.

8. *Miscellaneous*
    a. NFPA fire flow calculations show a demand of 2,750 gpm. Hydrant flow test shows available flow is 2,517.6 gpm. Please address.
    b. 'Project area' shown on plans received on 12/9/20 do not include all outdoor display areas and the eastern ingress/egress to the site. These areas need to be included within the project area, and landscaping (e.g., perimeter buffers) located on the outer perimeter of such areas.
    c. Architectural plan sheet (no sheet number) notes "new lean-to comp. shed to be moved from present location". Civil plans do depict lean-to shed. Please address.
    d. Sheet C100: Provide the area of existing pavement and sidewalk area; proposed pavement and sidewalk area; and existing building coverage.

9. *Minor Revisions*
    a. Sheet C100: Confirm the titles of each zoning district in the vicinity map legend are correct (e.g., "Commercial" should be "Commercial Intensive", etc.)
    b. Sheet C100: Both Moderate Density Residential land use and Medium Density Residential land use are abbreviated as "MDR" on the vicinity map/legend.
    c. Concurrency Impact Analysis: Revise reference to 'commercial and office use' in the report.

JBrown Professional Group
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

December 11, 2020

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

Re: Polaris Building Addition

Dear Mr. Tabor:

As you requested, we have reviewed the Polaris Building Addition submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by EDA and dated 11/30/2020. Our review generated a few minor comments and recommendations that are outlined below.

C100

1. There is an additional architectural sheet not shown on the sheet index. Please revise to show entire sheet index.

C120

1. Please show existing contour lines on this sheet for reference.

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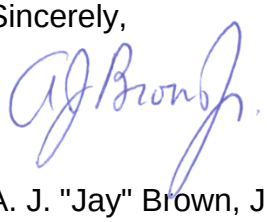


A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

Cc: Sergio Reyes

December 9, 2020

Justin Tabor, AICP
Principal Planner, City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

Re: Completeness Review: Polaris Building Addition (2021) Site Plan Application

Dear Mr. Tabor:

The applicant's responses to the insufficiency report issued on December 2, 2020 are below:

1. **Site Plan Requirements, Section 1.l., Area of Site:** The plan identifies a "project area" that is inclusive of only the area of proposed improvements and excludes the developed area of the subject property. For purposes of this application, the "project area" must be inclusive of existing and proposed developed areas. Revise throughout the plan and application materials to correct the acreage and boundary of the "project area".
RESPONSE: Plans and application materials have been revised to with the modified "project area"

2. **Site Plan Requirements, Section 1.l., Landscaping:** The proposed development is subject to the provisions of Section 8.7.2. For purposes of this application, the "project area" must be inclusive of existing and proposed developed areas. Accordingly, the "project area" utilized for the landscape plan must be inclusive of existing and proposed developed area. A compliance review of the landscape plan cannot be performed until this matter is addressed.
RESPONSE: Project area has been updated to include existing and proposed developed area.

3. **Site Plan Requirements, Section 1.q., Design Standards for Business Uses:** Provide materials which confirm the proposed expansion of the building will not exceed 50% of the structure's assessed value. Reference Section 6.8.1(C)(1).
RESPONSE: The value of the existing building is estimated to be $1,200,000 @ $107/sf x 11,200 sf, the cost for the addition is anticipated to be $480,000 @ $86/sf x 5,600 sf, which is 40% of the original value. The architectural floor plan includes building areas and cost calculations.

4. **Fire Department Access and Water Supply:** The hydrant flow test report provided with the application materials is dated 12/12/18. A current hydrant flow test and report will be required.
RESPONSE: Current flow test report is included with this submittal.

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 2, 2020

Sent by electronic mail to sreyes@edafl.com

Sergio Reyes, P.E.
EDA Consultants, Inc.
720 SW 2nd Avenue
South Tower, Suite 300
Gainesville, FL 32601

RE: Completeness Review: Polaris Building Addition (2021) Site Plan Application

Dear Mr. Reyes:

On November 30, 2020, the City of Alachua received your application for a Site Plan submitted on behalf of the AMES/Detrick Truck Co. The application proposes a ±5,600 square foot building addition with associated site improvements at the Polaris of Gainesville dealership, located at 12570 NW US highway 441 (Tax Parcel Number 05920-001-002).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, contingent upon receiving the information as noted below. Please provide materials addressing the comments below by **5:00 PM on Wednesday, December 9, 2020**.

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. **Site Plan Requirements, Section 1.l., Area of Site:** The plan identifies a "project area" that is inclusive of only the area of proposed improvements and excludes the developed area of the subject property. For purposes of this application, the "project area" must be inclusive of existing and proposed developed areas. Revise throughout the plan and application materials to correct the acreage and boundary of the "project area".

2. **Site Plan Requirements, Section 1.l., Landscaping:** The proposed development is subject to the provisions of Section 8.7.2. For purposes of this application, the "project area" must be inclusive of existing and proposed developed areas. Accordingly, the "project area" utilized for the landscape plan must be inclusive of existing and proposed developed area. A compliance review of the landscape plan cannot be performed until this matter is addressed.

3. **Site Plan Requirements, Section 1.q., Design Standards for Business Uses:** Provide materials which confirm the proposed expansion of the building will not exceed 50% of the structure's assessed value. Reference Section 6.8.1(C)(1).

4. **Fire Department Access and Water Supply:** The hydrant flow test report provided with the application materials is dated 12/12/18. A current hydrant flow test and report will be required.

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

November 25, 2020

Justin Tabor, Principal Planner
City of Alachua Planning and Community Development
15100 NW 142nd Terrace
Alachua, FL 32616

Re: Polaris Building Addition
Development Plan Application

The proposed project is a 5,600 square foot building addition, with associated parking, utility, and stormwater improvements. The project is located at 12570 US Hwy 441 on Tax Parcel No. 05920-001-002. The project site comprises approximately 1.80 (+/-) acres and contains an existing recreational vehicle sale/repair shop. The proposed additional building area is a parts and service addition to the existing business on the property.

Included with this letter is all supporting information required for a development plan and civil plans showing the proposed facilities.

If you have any questions, please feel free to contact our office at any time.

Sincerely,

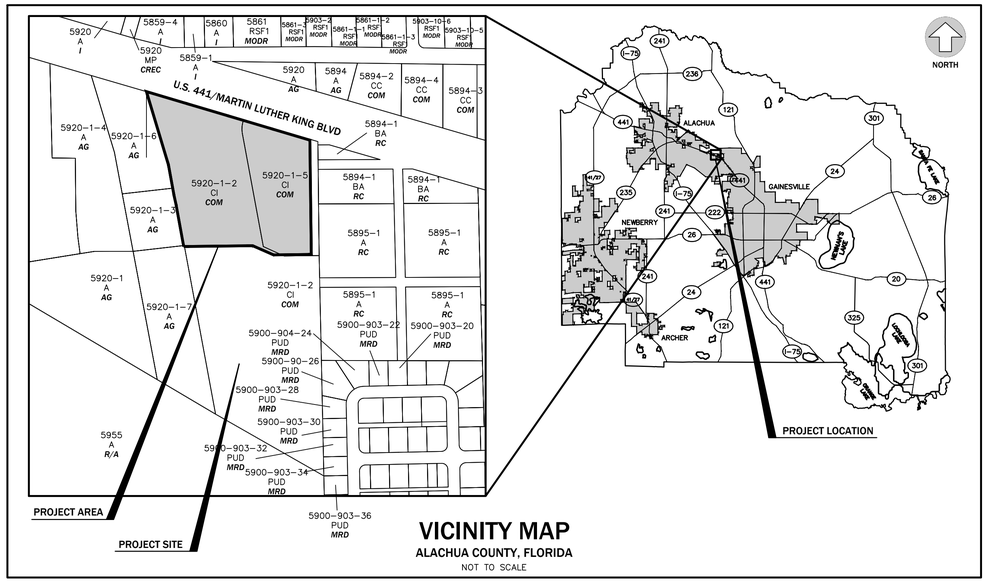
Sergio Reyes, P.E.
President

720 SW 2nd Ave, South Tower, Suite 300, Gainesville, FL 32601 • Phone: (352) 373-3541 •
www.edafl.com

POLARIS BUILDING ADDITION SITE PLAN

CITY OF ALACHUA, FLORIDA

DEVELOPMENT INFORMATION		
1.	PROJECT OWNER:	AMES/DETRICK TRUCK COMPANY 12556 US HIGHWAY 441 ALACHUA, FL 32615
2.	NAME OF PROJECT:	POLARIS BUILDING ADDITION SITE PLAN
3.	PROJECT DESCRIPTION:	THE PROPOSED DEVELOPMENT CONSISTS OF THE CONSTRUCTION OF A 5,600sf BUILDING ADDITION TO BE USED AS A SERVICE CENTER.
4.	PROJECT ADDRESS:	12570 NW US HIGHWAY 441
5.	TAX PARCEL NUMBER:	5920-001-002
6.	SECTION/TOWNSHIP/RANGE:	SECTION 29, TOWNSHIP 08 SOUTH, RANGE 19 EAST
7.	ZONING:	COMMERCIAL INTENSIVE (CI)
8.	FUTURE LAND USE DESIGNATION:	COMMERCIAL



VICINITY MAP
ALACHUA COUNTY, FLORIDA
NOT TO SCALE

LEGAL DESCRIPTION

BEING A PORTION OF THE EAST 20 CHAINS OF THE FRACTIONAL SECTION 29, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 0°42'41 11 EAST, ALONG THE EAST LINE OF SAID SECTION 29, FOR 393.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0°42'41 11 EAST FOR 1419.56 FEET TO A POINT ON THE NEXT DESCRIBED LINE; THENCE NORTH 58°31'04 11 WEST, ALONG THE NORTHERLY LINE OF THE FERNANDEZ GRANT, FOR 810.36 FEET; THENCE NORTH 10°19'22 11 WEST FOR 970.26 FEET; THENCE NORTH 16°43'0911 WEST FOR 336.14 FEET TO A POINT ON THE NEXT DESCRIBED LINE; THENCE SOUTH 73°28 1 00 11 EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 FOR 984.73 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN ALACHUA COUNTY, FLORIDA;

THAT CERTAIN PROPERTY DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 1590, PAGE 2076 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AS FOLLOWS: THAT PART OF FRACTIONAL SECTION 29, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID FRACTIONAL SECTION 29 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°41'11 11 EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 29, A DISTANCE OF 393.37 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NO. 25); THENCE RUN NORTH 73°27'29 11 WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 744.54 FEET; THENCE RUN SOUTH 16°42'38 11 EAST, A DISTANCE OF 336.14 FEET; THENCE RUN SOUTH 10°19'1011 EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 10°19 1 1011 EAST, A DISTANCE OF 245. 00 FEET; THENCE RUN SOUTH 79°40'50 11 WEST, A DISTANCE OF 214.10 FEET; THENCE RUN NORTH 10°19'1011 WEST, A DISTANCE OF 245.00 FEET; THENCE RUN NORTH 79°40 1 50 11 EAST, A DISTANCE OF 214.10 FEET TO THE SAID POINT OF BEGINNING.

AND LESS:
THAT CERTAIN PROPERTY DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 1590, PAGE 2082 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AS FOLLOWS: THAT PART OF FRACTIONAL SECTION 29, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID FRACTIONAL SECTION 29 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°41'11 11 EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 29, A DISTANCE OF 393.37 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NO. 25) ; THENCE RUN NORTH 73°27 '29 11 WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 744.54 FEET TO THE POINT OF BEGINNING; ; THENCE RUN SOUTH 16°42'3811 EAST, A DISTANCE OF 336.14 FEET; THENCE RUN SOUTH 10°19 1 1011 EAST, A DISTANCE OF 1053.71 FEET TO THE NORTH LINE OF THE FERNANDEZ GRANT; THENCE RUN NORTH 58°30'37 11 WEST ALONG SAID NORTH LINE OF THE FERNANDEZ GRANT, A DISTANCE OF 287.25 FEET; THENCE RUN NORTH 10°19'1011 WEST, A DISTANCE OF 970.66 FEET; THENCE RUN NORTH 16°42'38" WEST, A DISTANCE OF 336.14 FEET TO SAID SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 441 (STATE ROAD NO. 25); THENCE RUN SOUTH 73°27'29 11 EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING; BUT ADDING BACK TO THE PROPERTY CONVEYED HEREBY THAT CERTAIN FRACTIONAL PART DESCRIBED AS: COMMENCE AT THE NORTHEAST CORNER OF SAID FRACTIONAL SECTION 29 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°41'11 11 EAST, ALONG THE EAST LINE OF SAID FRACTIONAL SECTION 29, A DISTANCE OF 393.37 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NO. 25); THENCE RUN NORTH 73°27 1 29 11 WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 744.54 FEET; THENCE RUN SOUTH 16°42'38" EAST, A DISTANCE OF 336.14 FEET; THENCE RUN SOUTH 10°19'1011 EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 10°19'1011 EAST, A DISTANCE OF 245.00 FEET; THENCE RUN SOUTH 79°40 1 50 11 WEST, A DISTANCE OF 214.10 FEET; THENCE RUN NORTH 10°19'1011 WEST, A DISTANCE OF 245.00 FEET; THENCE RUN NORTH 79°40 1 50 11 EAST, A DISTANCE OF 214.10 FEET TO THE POINT OF BEGINNING. WHICH PROPERTY CONTAINS 17.10 ACRES, MORE OR LESS.

LEGEND:

ZONING:
- CI – COMMERCIAL INTENSIVE
- A – AGRICULTURE
- A – COUNTY AGRICULTURE
- RSF1 – RESIDENTIAL SINGLE FAMILY 1
- PUD – PLANNED UNIT DEVELOPMENT
- MP – COUNTY MANUFACTURING/PROCESSING
- BA – AUTOMOTIVE ORIENTED BUSINESS

FUTURE LAND USE:
- AG – AGRICULTURAL
- COM – COMMERCIAL
- I – INDUSTRIAL
- MODR – MODERATE DENSITY RESIDENTIAL
- RC – COUNTY RURAL CLUSTER
- MDR – MEDIUM DENSITY RESIDENTIAL
- R/A – COUNTY RURAL/AGRICULTURE

IMPERVIOUS AREA CALCULATIONS				
#	DESCRIPTION	SQUARE FOOTAGE (S.F.)	ACREAGE (AC.)	PERCENTAGE (%)
1.	TOTAL SITE AREA:	749,187	17.20	---
2.	TOTAL PROJECT AREA:	326,222	7.49	100.0%
3.	EXISTING BUILDING COVERAGE:	11,224	0.26	3.5%
4.	PROPOSED BUILDING COVERAGE:	5,600	0.13	1.7%
5.	EXISTING PAVEMENT AND SIDEWALK AREA:	47,885	1.10	14.7%
6.	PROPOSED PAVEMENT AND SIDEWALK AREA:	15,175	0.35	4.7%
7.	TOTAL IMPERVIOUS AREA:	79,884	1.83	24.4%
8.	OPEN AREA:	134,600	3.09	41.2%

BUILDING INFORMATION	
BUILDING HEIGHT:	19'-0"
SPRINKLERED:	NO
OCCUPANCY CLASS:	B
CONSTRUCTION TYPE:	IIB
NUMBER OF STORIES:	1
GROSS FLOOR AREA:	
EXISTING 1st FLOOR	11,224sf
PROPOSED 1st FLOOR	5,600sf
TOTAL GROSS FLOOR AREA:	16,824sf
BUILDING AREA:	
EXISTING 1st FLOOR	11,224sf
PROPOSED 1st FLOOR	5,600sf
TOTAL BUILDING AREA UNDER ROOF:	16,824sf

PARKING CALCULATIONS							
#	DESCRIPTION	USE TYPE	CRITERIA	EXISTING BUILDING	PROPOSED BUILDING	REQUIRED	TOTAL PROVIDED
				MINIMUM REQUIRED *(1)	MINIMUM REQUIRED *(1)		
1	VEHICULAR PARKING	BOAT AND MARINE/RECREATIONAL VEHICLE RENTAL AND SALES	1 PARKING SPACE PER 500 SF OF FLOOR SPACE	11,224 SF / 500 SF = 23 SPACES	5,600 SF / 500 SF = 12 SPACES	35 SPACES	43 SPACES
			1 PARKING SPACE PER 5,000 S.F. OF DISPLAY AREA	40,580 S.F./5,000 S.F. = 8 SPACES		8 SPACES	

TRIP GENERATION

ITE LAND USE 842 RECREATIONAL VEHICLE SALES
PROPOSED: 5,600 SF GFA RECREATIONAL VEHICLE SALES

				TRIP DISTRBUTION		PROJECTED TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.46	5.60	2.58	85%	15%	2.19	0.39
PM	0.77	5.60	4.31	31%	69%	1.34	2.98
AVG	5.00	5.60	28.00	50%	50%	14.00	14.00

EXISTING BUILDING AREA	
DESCRIPTION	SQUARE FOOTAGE (S.F.)
EXISTING 1st FLOOR:	11,224 S.F.

PROPOSED BUILDING AREA	
DESCRIPTION	SQUARE FOOTAGE (S.F.)
PROPOSED 1st FLOOR:	5,600 S.F.

5,600 S.F. / 11,224 S.F. = 49.89 %

REQUIRED: 49.89% OF THE REQUIRED LANDSCAPING FOR THE ENTIRE SITE
PROVIDED: REFER TO THE FOLLOWING LANDSCAPE STANDARDS CALCULATIONS

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
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E-1	PHOTOMETRIC PLANS

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Sheet title: COVER SHEET

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EXISTING SYMBOLS & ABBREVIATIONS

C/L	=	CENTERLINE
cmp	=	CORRUGATED METAL PIPE
CONC	=	CONCRETE
COR	=	CORNER
D	=	DELTA (CENTRAL) ANGLE
R	=	RADIUS
A	=	ARC
T	=	TANGENT
CB	=	CHORD BEARING
CD	=	CHORD DISTANCE
dip	=	DUCTILE IRON PIPE
ELEV	=	ELEVATION
ecmp	=	ELLIPTICAL CORRUGATED METAL PIPE
ercp	=	ELLIPTICAL REINFORCED CONCRETE PIPE
ID.	=	IDENTIFICATION
Inv	=	INVERT
F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION
F.F.	=	FINISHED FLOOR
M.E.S.	=	MITERED END SECTION
No.	=	NUMBER
O.R.	=	OFFICIAL RECORDS BOOK
PGS.	=	PAGES
PVC	=	POLY-VINYL CHLORIDE
RCP	=	REINFORCED CONCRETE PIPE
R/W	=	RIGHT OF WAY
SEC 28-9-19	=	SECTION 28, TOWNSHIP 9 SOUTH, RANGE 19 EAST
TRAN	=	ELECTRICAL TRANSFORMER PAD
w/	=	WITH
ANCH	=	GUY ANCHOR
BO	=	WATER BLOW OFF
CO	=	SANITARY CLEAN-OUT
■	=	FOUND CONCRETE MONUMENT (size, ID)
■	=	FOUND DRILL HOLE
○	=	FOUND IRON PIPE (size, ID)
❀	=	FOUND NAIL & DISK (ID)
●	=	FOUND REBAR & CAP (size, ID)
▲	=	FOUND SPIKE
GM	=	GAS METER
GV	=	GAS VALVE
GP	=	GUY POLE
EH	=	ELECTRICAL HANDHOLE
FH	=	FIRE HYDRANT
IRRIG VLV	=	IRRIGATION VALVE
LT PL	=	LIGHT POLE
MBOX	=	MAIL BOX
	=	MANHOLE
PP	=	POWER POLE
○	=	SET 5/8" REBAR & CAP (LB 2389)
□	=	SET CONCRETE MONUMENT (PRM LB 2389)
❀	=	SET NAIL & DISC (PRM LB 2389)
△	=	SET SPIKE
	=	SHRUB
	=	SIGN
TELBX	=	TELEPHONE RISER
TVBOX	=	CABLE TELEVISION RISER
WM	=	WATER METER
WV	=	WATER VALVE
80	=	ELEVATION CONTOUR LINE
x x	=	FENCE LINE
OHGW	=	OVERHEAD GUY WIRE
OHPL	=	OVERHEAD POWER LINE
OHTL	=	OVERHEAD TELEPHONE LINE
OHTV	=	OVERHEAD TELEVISION LINE
SS	=	SANITARY SEWER LINE
UGE	=	UNDERGROUND ELECTRIC LINE
GAS	=	UNDERGROUND GAS LINE
UGT	=	UNDERGROUND TELEPHONE LINE
UGTV	=	UNDERGROUND CABLE TELEVISION LINE
WL	=	UNDERGROUND WATER LINE
BASE	=	SPOT ELEVATION

TREE LEGEND

THE ONLY TREES LOCATED FOR THIS SURVEY WERE HARDWOODS 8" AND GREATER AND PINES 12" AND GREATER (DIAMETER MEASURED AT BREAST HEIGHT)

LOCATION	SPECIES	DIAMETER AT BREAST HEIGHT IN INCHES	SIZE/COMMON NAME
•	ba10.	=	10" BAY
•	ch11.	=	11" CHINABERRY
•	ce11.	=	11" CEDAR
•	ch12.	=	12" CHERRY
•	cht10.	=	10" CHINESE TALLOW
•	hi11.	=	11" HICKORY
•	lao12.	=	12" LAUREL OAK
•	li15.	=	15" LIVE OAK
•	mb12.	=	12" MULBERRY
•	mg18.	=	18" MAGNOLIA
•	pa18.	=	18" PALM
•	pi14.	=	14" PINE
•	po9.	=	9" POST OAK
•	sb11.	=	11" SUGARBERRY
•	sg17.	=	17" SWEETGUM
•	tko11.	=	11" TURKEY OAK
•	tree18.	=	18" UNIDENTIFIED TREE
•	wo14.	=	14" WATER OAK

LEGEND

- TREE BARRICADE
- SILT FENCE
- (TBR) — EXISTING FEATURES TO BE REMOVED (TBR)
- LIMITS OF EXISTING ASPHALT PAVEMENT, CONCRETE AND/OR BUILDING TO BE REMOVED
- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- pi20 — EXISTING TREE TO REMAIN
- pi20 — EXISTING TREE TO BE REMOVED
- 180.00 — EXISTING SPOT ELEVATION
- 180.00 — PROPOSED SPOT ELEVATION
- 183.25 — PROPOSED CONTOUR ELEVATION
- 183 — EXISTING CONTOUR ELEVATION
- PROPOSED EASEMENT
- PROJECT BOUNDARY

PROPOSED UTILITY SYMBOLS

- WM — WATER MAIN, PROPOSED
- WM — WATER MAIN, EXISTING
- WW — WASTEWATER GRAVITY MAIN, PROPOSED
- PLUG END AND CAP
- BLOW-OFF ASSEMBLY
- GATE VALVE & BOX
- BUTTERFLY VALVE
- PLUG VALVE
- SWING CHECK VALVE
- BACK FLOW PREVENTER
- RP — REDUCED PRESSURE ZONE BFP
- DC — DOUBLE CHECK BFP
- DUAL CHECK VALVE
- ARV — AIR RELEASE VALVE
- REDUCER FITTING
- R — PRESSURE REGULATOR
- POST INDICATOR VALVE
- CLEAN OUT OR ROOF DRAIN LATERAL
- FITTING W/ THRUST BLOCK
- FIRE HYDRANT W/ THRUST BLOCK
- FIRE HYDRANT ASSEMBLY
- POTABLE WATER METER
- SINGLE SERVICE WATER METER
- DUAL SERVICE WATER METER
- GANG WATER METER ASSEMBLY
- TX — ELECTRIC TRANSFORMER
- RECLAIMED WATER METER ASSEMBLY
- RCW — RECLAIMED WATER MAIN, PROPOSED
- RCW — PLUG END AND CAP
- RCW — BLOW-OFF ASSEMBLY
- RCW — GATE VALVE & BOX
- RCW — REDUCER FITTING
- FM — WASTEWATER (PRESSURE) MAIN, PROPOSED
- SS — SANITARY SEWER MAIN, PROPOSED
- SS — SANITARY SEWER MAIN, EXISTING
- SS — SANITARY SEWER MANHOLE, PROPOSED
- SS — SANITARY SEWER MANHOLE, EXISTING
- SANITARY SEWER PLUG
- PLUG VALVE
- SEWER LATERAL, SINGLE SERVICE
- GATE VALVE
- CHECK VALVE
- A. R. — AIR RELEASE VALVE

GENERAL NOTES

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS WORK, PRIOR TO CONSTRUCTION.
2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND/OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY. CONTACT ENGINEER OF RECORD IMMEDIATELY WITH ANY DISCREPANCIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
4. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR THE RELOCATION OF EXISTING UTILITIES. UTILITIES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION, AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF THE WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION/REQUIREMENTS.
6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR REVIEW. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
7. SAFETY:
   - A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.
   - B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA.
   - C. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS.
   - D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
   - E. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
   - F. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
8. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
9. CONTRACTOR IS REQUIRED TO SECURE A FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM" (NPDES) PERMIT BEFORE BEGINNING CONSTRUCTION.
10. A COMPLETE SET OF PERMITTED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE UPON REQUEST.
11. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SILT BARRIERS WILL BE INSTALLED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREAM AREAS.
12. CITY:
    ALL WORK WITHIN OR ON CITY OWNED AND MAINTAINED FACILITIES, ROW OR EASEMENTS WILL REQUIRE AS-BUILT PLANS. AS-BUILT PLANS SHOULD SHOW THE CONSTRUCTED CONDITIONS OF THE CITY OWNED OR MAINTAINED AREA AND BE PERFORMED BY A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. THE COORDINATE SYSTEM SHALL BE FLORIDA STATE PLANE COORDINATES, NAD 83 ZONE NORTH US SURVEY FEET. VERTICAL COORDINATES SHALL BE REFERENCED TO THE NAVD 88 DATUM WITH ELEVATIONS GIVEN IN US SURVEY FEET.

    AS-BUILT PLANS SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT AS SIGNED AND SEALED PLANS AND AN ELECTRONIC DRAWING FILE. GUIDANCE ON PREPARATION OF AS-BUILT PLANS CAN BE FOUND IN CHAPTER 4 OF THE FDOT OFFICE OF CONSTRUCTION, PREPARATION AND DOCUMENTATION MANUAL. AS-BUILT PLANS FOR DRIVEWAY PERMITS MAY BE REQUIRED ON A CASE BY CASE BASIS.

    THE ENGINEER OF RECORD SHALL FILE AS-BUILT PLANS OR RECORD DRAWINGS WITH THE PUBLIC WORKS DEPARTMENT UPON COMPLETION OF ANY IMPROVEMENTS FOR WHICH CHANGES HAVE BEEN APPROVED DURING THE CONSTRUCTION PROCESS. THE REQUIREMENT FOR AN AS-BUILT PLAN OR RECORD DRAWING WILL BE DETERMINED ON A CASE BY CASE BASIS, DEPENDING ON THE SCOPE OF THE CHANGES.

    RECORD DRAWINGS SHALL BE LEGIBLY MARKED TO DOCUMENT ACTUAL CONSTRUCTION. ALL CHANGES TO FINAL UTILITY LOCATIONS INCLUDING HORIZONTAL AND VERTICAL LOCATIONS SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS AND INCLUDE ALL MANHOLES, HYDRANTS, VALVES, VALVE BOXES, AND STRUCTURES. RECORD DRAWINGS SHALL ALSO DOCUMENT ACTUAL INSTALLED PIPE MATERIALS. RECORD DRAWINGS SHALL CLEARLY SHOW AND DOCUMENT ALL FIELD CHANGES OF DIMENSION AND DETAIL. RECORD DRAWINGS SHALL INCLUDE ALL DETAILS NOT ON THE ORIGINAL DRAWINGS, BUT CONSTRUCTED.
13. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

NOTE:
PLEASE REFER TO DEMOLITION PLAN FOR DEMOLITION NOTES.

CONSTRUCTION NOTES

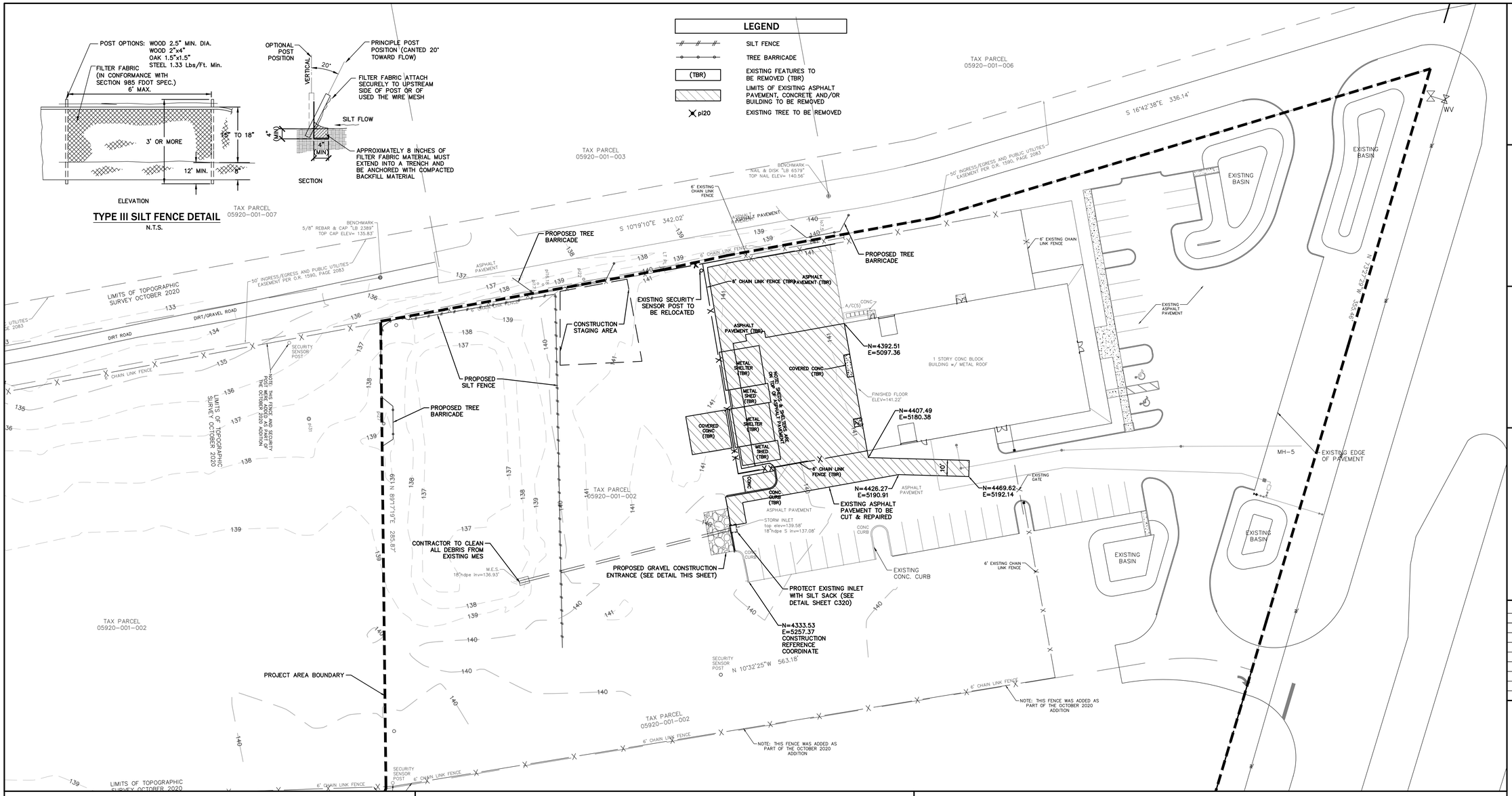
1. SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION'S 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES', AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S 'ROADWAY AND TRAFFIC DESIGN STANDARDS' INDEXES 600 THROUGH 685 (LATEST EDITIONS).
2. SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.
3. ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED TO THE NEAREST JOINT.
4. DISTURBED AREA WITHIN THE R-O-W WILL BE COMPACTED TO 98% OF MAXIMUM DENSITY AND SODDED.
5. STOCKPILING OF MATERIAL IS NOT ALLOWED ON ROADWAYS OR SIDEWALKS. ALL DIRT AND DEBRIS WILL BE REMOVED FROM JOB SITE DAILY. ROADS AND SIDEWALKS ARE TO BE SWEPT DAILY AS PART OF DAILY CLEANUP.
6. ANY PORTION OF ROADWAYS OR SIDEWALKS THAT SUSTAIN EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF APPLICABLE AGENCIES, SHALL BE REPAIRED AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY THAT PARTICULAR AGENCY.
7. CONSTRUCTION MUST BE PER THE APPROVED SITE PLAN OF THE PZB (OR EQUIVALENT). DEVIATIONS IN ROADWAY, UTILITY OR DRAINAGE CONSTRUCTION WILL REQUIRE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER OR THE DIRECTOR OF PUBLIC SERVICES (OR EQUIVALENT). NOTE: SIGNIFICANT CHANGES FROM THE PZB APPROVED PLAN MAY REQUIRE THE OWNER/DEVELOPER TO SUBMIT A REVISED SITE PLAN FOR REVIEW THROUGH THE PZB AND MAY CAUSE PROJECT DELAYS.
8. OFF-SITE OR ROADWAY R-O-W CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CONDITIONS OF THE APPROVED R-O-W PERMIT(S). A COPY OF THE APPROVED R-O-W PERMIT MUST BE KEPT ON-SITE AND READILY AVAILABLE DURING ALL CONSTRUCTION ACTIVITIES WITHIN THE R-O-W.
9. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.
10. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS.
11. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
12. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY. BOTH PAPER AND AUTOCAD FILES SHALL BE PROVIDED.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER AND ENGINEER OF RECORD FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. BOTH PAPER AND AUTOCAD SHALL BE PROVIDED.

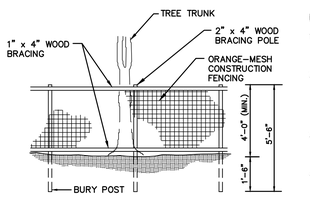
EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS REFERENCED BY THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
5. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
6. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
8. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER RUNOFF.
9. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS PRACTICABLE.
10. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM DRAINS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
12. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN BY THE CONTRACTOR AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STABILIZATION, SEDIMENT BASINS, ETC.) AS NEEDED FOR EACH STAGE OF SITE WORK / GRADING.
14. NO GRADING, CUTTING, OR FILLING SHALL COMMENCE UNTIL SUCH TIME AS APPROPRIATE EROSION AND SEDIMENTATION CONTROL DEVICES HAVE BEEN INSTALLED BETWEEN ALL DISTURBED AREAS AND WATER BODIES, WATERCOURSES OR WETLANDS AND ANY CONVEYANCES SUCH AS DRAINAGE DITCHES, STORM DRAINS, AND INLETS.
15. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRECEDING ANY DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSTALL ALL EROSION AND PREVENTION STRUCTURES SHOWN ON THE PLANS AT A MINIMUM AND IN FULL CONFORMANCE WITH ALL APPLICABLE WATER MANAGEMENT DISTRICT PERMITS AND REGULATIONS.
16. ALL CONTROL STRUCTURE AND OUTFALL CULVERT INSTALLATIONS SHALL BE PROTECTED WITH SEDIMENT BARRIERS AT A MINIMUM.
17. ALL DISTURBED AREAS (ABOVE NORMAL WATER LEVELS) UNLESS OTHERWISE NOTED HEREIN, SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS OF FINAL GRADING. UNLESS OTHERWISE NOTED, ALL SLOPES STEEPER THAN 4:1 SHALL BE SODDED.

PAVING, GRADING, AND DRAINAGE NOTES

1. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
3. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
4. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
5. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
6. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DE-WATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
8. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION IMPROVEMENTS TO FOLLOW.
9. SITE GRADING, PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
10. IMMEDIATELY AT ONSET OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.
11. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND ROPE OFF CONSERVATION AREA LINES. OWNER RESERVES THE RIGHTS TO CHECK THE STAKING AND ROPING AND REQUIRE IT TO BE RELOCATED IF NECESSARY. IT SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.
12. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD.
13. ALL SIGNAGE, PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FDOT 'ROADWAY AND TRAFFIC DESIGN STANDARDS' AND FHWA 'MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES'.
14. REGULATORY SIGNS (STOP, ETC.) SHALL BE PAID FOR BY THE CONTRACTOR AND IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS.
15. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED OPPOSITE FIRE HYDRANTS IN THE CENTER OF THE NEAREST TRAVELED LANE TO MARK THEIR LOCATIONS.
16. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
17. PROPOSED AND EXISTING SIDEWALKS SHALL BE RAMPED FLUSH WITH PAVEMENT. RAMPS SHALL NOT EXCEED SLOPES OF 12 HORIZONTAL TO 1 VERTICAL.
18. FINISHED FLOOR ELEVATIONS ARE MINIMUM ELEVATIONS REQUIRED TO SATISFY DRAINAGE AND/OR 100-FLOODPLAIN REQUIREMENTS. PAD ELEVATIONS, IMMEDIATELY OUTSIDE OF BUILDING WALLS, SHALL BE NO MORE THAN 8 INCHES BELOW THE FINISHED FLOOR ELEVATIONS SHOWN.
19. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE OWNER, THE OWNERS ENGINEERS, OR OWNERS SOILS TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
20. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.
21. PROPOSED SPOT ELEVATIONS REPRESENT





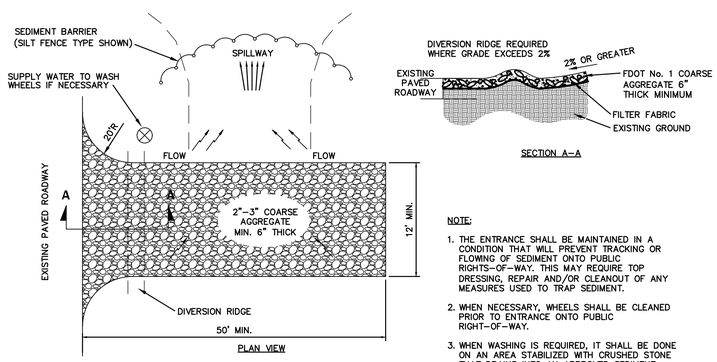
ELEVATION

TREE BARRICADE FENCING DETAIL

N.T.S.

NOTES:

1. TREE BARRICADES WILL BE BUILT BEFORE ANY SITE WORK IS UNDERTAKEN AND WILL REMAIN IN PLACE UNTIL THE LANDSCAPING IS PLANTED.
2. EACH BARRICADE MUST BE AT LEAST 4 FEET TALL, WITH CORNER POSTS OF 2" X 4" WOOD INSERTED AT LEAST ONE AND A HALF (1-1/2) FEET DEEP. THE TWO ROWS OF SIDE SLATS MUST BE 1" X 4" AND BE MARKED WITH PLASTIC RIBBONS OR MESH FENCING FOR VISIBILITY.
3. NO GRADING WITHIN FENCING. ANY ROOTS GREATER THAN 1" IN DIAMETER THAT ARE DAMAGED OR EXPOSED SHALL BE CLEANLY CUT AND COVERED OVER WITH SOIL.
4. NO CONSTRUCTION MATERIALS OR EQUIPMENT SHALL BE PERMITTED WITHIN CONSTRUCTION FENCING OR BEYOND THE CONSTRUCTION LIMITS.
5. THE AREA ENCLOSED MUST BE AT OR OUTSIDE THE DRIPLINE FOR ALL HERITAGE AND CHAMPION TREES AND ALL REGULATED PINE AND PALM TREES, OR EQUAL TO 2/3 OF THE DRIPLINE OF THE TREE CANOPY FOR ALL OTHER REGULATED SPECIES, OR AT THE TREE ROOT PLATE WHERE ALLOWED BY CONSTRUCTION LIMITS.



TYPICAL GRAVEL CONSTRUCTION ENTRANCE

N.T.S.

NOTE:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. USE SANDBAGS STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION / PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
4. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
5. CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. CLOSURE OF THESE FACILITIES MAY REQUIRE A MAINTENANCE OF TRAFFIC PLAN PREPARED BY A REGISTERED PROFESSIONAL AT THE CONTRACTORS EXPENSE.
6. PROVIDE PROTECTION AS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS SHOWN IN THE PLANS TO REMAIN.
7. LOCATE EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES IN AREAS OF WORK. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
8. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR THE TERMINATION, CAPPING-OFF AND REMOVAL OF ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITY SERVICES UNLESS DIRECTED TO OTHERWISE.
9. EROSION CONTROLS ARE TO BE INSTALLED AND INSPECTED PRIOR TO BEGINNING DEMOLITION WORK.
10. IN AREAS WHERE PROPOSED CURBING IS TO BE PLACED, THE ASPHALT PAVEMENT SHALL BE REMOVED TO THE FACE OF CURB TO ALLOW PLACEMENT OF 6" STANDARD CONCRETE CURBING.
11. IN AREAS OF PROPOSED LANDSCAPE AREA THE PAVEMENT, LIMEROCK BASE, AND 12" OF THE STABILIZED SUBGRADE SHALL BE REMOVED. COORDINATE WITH LANDSCAPE ARCHITECT TO DETERMINE IF ADDITIONAL REMOVAL IS REQUIRED TO MAKE AREA SUITABLE FOR LANDSCAPE PURPOSES. THE REMOVED LIMEROCK BASE SHALL NOT BE USED IN THE BASE FOR THE NEW PAVEMENT (PER FDOT SECTION 200), BUT THE REMOVED BASE CAN BE USED IN THE STABILIZATION OF SUBGRADE. SEE GRADING PLAN FOR BACKFILL REQUIREMENTS.
12. ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDER'S SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED AND 36" OF CLEAN FILL OF PH 5.5 – 6.5 SHALL BE INSTALLED PRIOR TO ANY INSTALLATION OF PLANTS OR TREES.
13. SEE DIMENSION PLAN FOR DIMENSIONING OF PROPOSED LANDSCAPE AREAS.
14. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF EXISTING UTILITIES TO REMAIN AS SHOWN IN THE UTILITY PLAN. ANY EXISTING UTILITIES TO BE REMOVED SHALL BE COORDINATED WITH THE ASSOCIATED UTILITY COMPANY, AND PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
15. SEE ELECTRICAL AND IRRIGATION PLANS FOR COORDINATION OF PAVEMENT CUTS FOR ASSOCIATED CONDUITS.
16. A SEPARATE DEMOLITION PERMIT IS REQUIRED FOR REMOVAL OF BUILDING. CONTACT CITY OF ALACHUA BUILDING DEPARTMENT AT (386) 418-6120.
17. PRIOR TO BEGINNING ANY UTILITY DEMOLITION WORK THE CONTRACTOR SHALL SUBMIT A DEMOLITION REQUEST WITH A COPY OF THE DEMOLITION PLAN TO CITY OF ALACHUA PUBLIC SERVICES (386)-418-6100 TO COORDINATE ANY DEMOLITION ACTIVITIES AND TEMPORARY SERVICE INTERRUPTIONS. COORDINATE WITH THE APPROPRIATE UTILITY INSPECTOR THROUGH CITY OF ALACHUA NEW SERVICES 48 HOURS IN ADVANCE OF PERFORMING ANY UTILITY DEMOLITION WORK.

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NORTH
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GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 20-155

Project phase: CONSTRUCTION PLANS

Project title: POLARIS BUILDING ADDITION SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: DEMOLITION & EROSION CONTROL PLAN

Designed: DJM
Drawn: SLP/MAB
Checked: CSV
Date: 05/03/21

Sheet No.: C120

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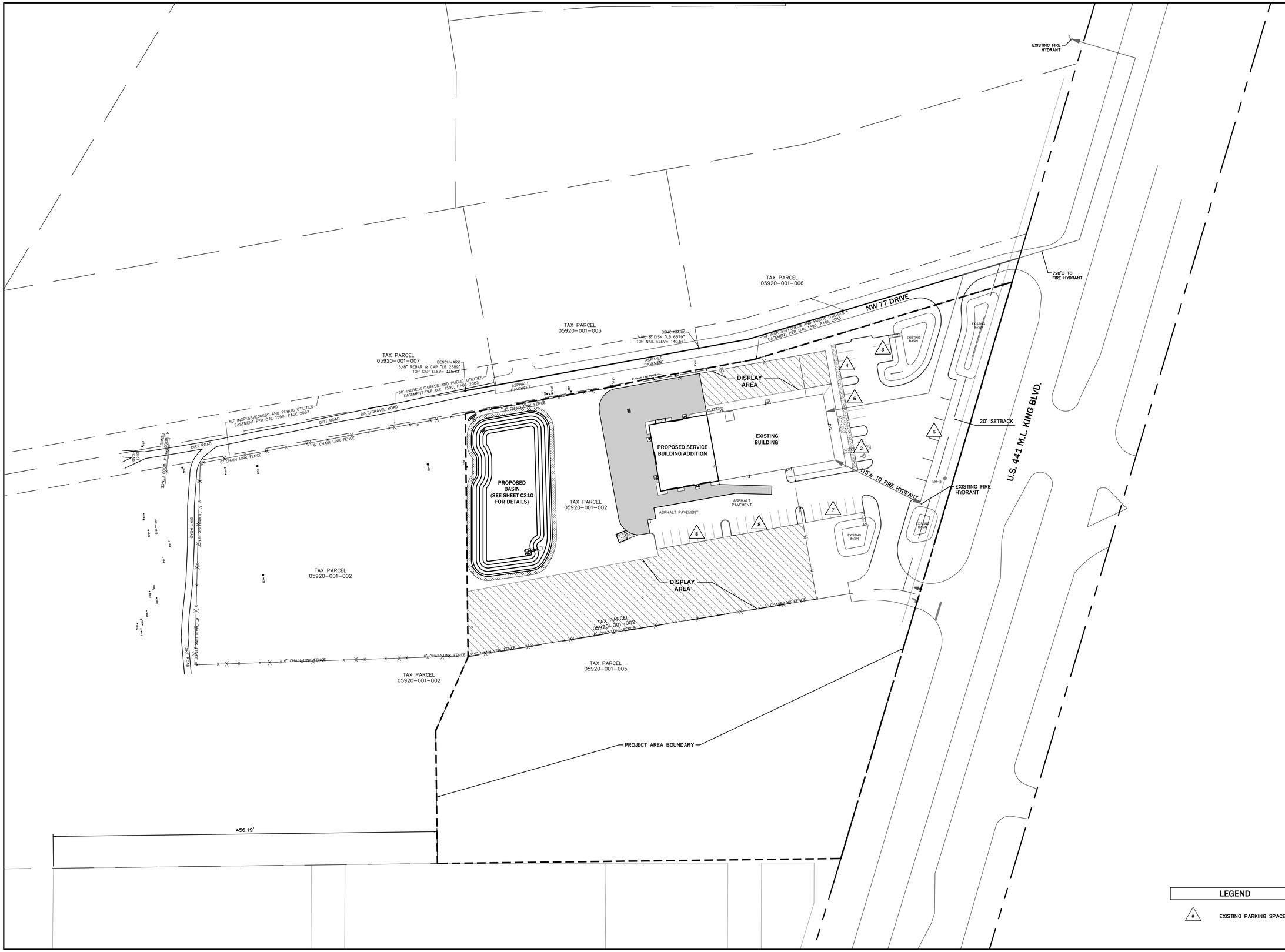

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NORTH

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No.	Date	Comment

Professional Engineer of Record:

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51532 — Certificate No.

Project No: 20-155

Project phase: CONSTRUCTION PLANS

Project title: POLARIS BUILDING ADDITION SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: OVERALL DEVELOPMENT PLAN

Designed: DJM
Drawn: SLP/MAB
Checked: CSV
Date: 05/03/21

Sheet No.: C130

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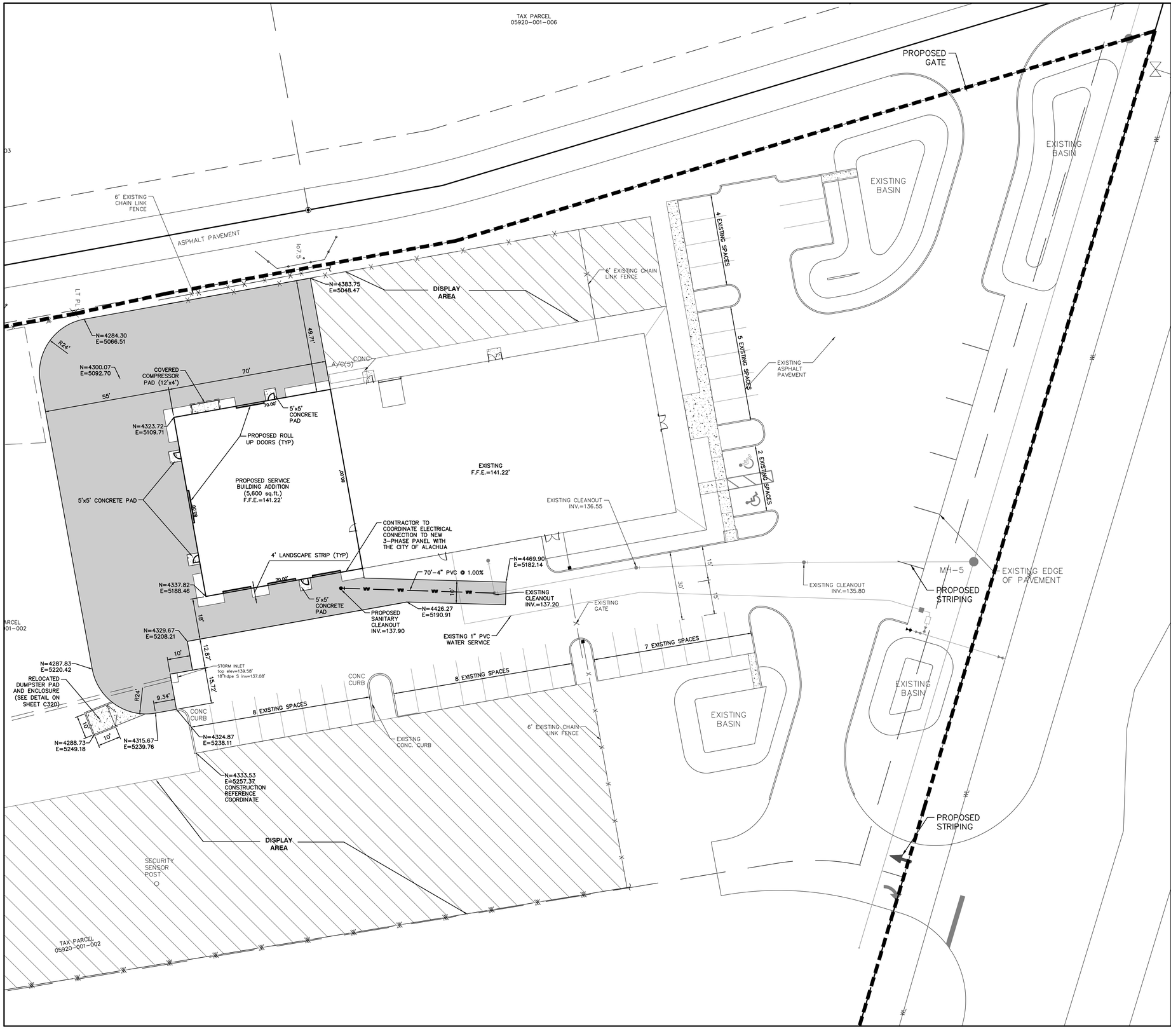

GENERAL NOTES

1. ALL PARKING LOT DIMENSIONS AND RADII SHOWN ARE MEASURED FROM FACE OF CURB AND/OR THE EDGE OF PAVEMENT IF THERE IS NOT CURB PROPOSED. ALL RADIAL PARKING IS 9' MIN. WIDTH AT NARROWEST POINT.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF LOCATION OF ALL EXISTING UTILITIES AND PROTECTION OF SAME DURING CONSTRUCTION.
3. ELECTRIC SERVICE TO BE COORDINATED WITH CITY OF ALACHUA ELECTRIC ENGINEERING DEPARTMENT.
4. SIDEWALKS WILL BE CONNECTED TO BUILDING ENTRANCE. COORDINATE LOCATIONS WITH ARCHITECT.

CITY OF ALACHUA UTILITY NOTES

1. THE UTILITY PLAN AND PLAT SHOWS ALL PUBLIC UTILITY EASEMENTS (PUE'S) IN A METES AND BOUNDS FORMAT. UPON CITY OF ALACHUA'S APPROVAL OF PLANS FOR DEVELOPMENTS NOT BEING PLATTED, OWNER MAY CHOOSE TO GRANT THE METES AND BOUNDS EASEMENTS AS SHOWN, OR GRANT A BLANKET EASEMENT OVER THE ENTIRE PROPERTY, PROVIDED FACILITIES ARE INSTALLED WITHIN THE PRESCRIBED DISTANCES AS SHOWN ON THE UTILITY PLANS AND IN ACCORDANCE WITH THE UTILITY SEPARATION REQUIREMENTS TABLE IN APPENDIX C OF THE CITY OF ALACHUA W/WW/RCW DESIGN STANDARDS.
2. ALL CONSTRUCTION MATERIALS AND METHODS FOR POTABLE WATER, WASTEWATER AND RECLAIMED WATER SYSTEMS SHALL CONFORM TO CITY OF ALACHUA'S MOST RECENT POTABLE WATER, WASTEWATER, AND RECLAIMED WATER SYSTEM DESIGN STANDARDS AND APPROVED MATERIALS MANUAL.
3. POTABLE WATER AND WASTEWATER MAINS SHALL MAINTAIN A MINIMUM 10 FEET HORIZONTAL AND 1.5 FOOT VERTICAL SEPARATION.
4. A MINIMUM HORIZONTAL SEPARATION OF 10 FEET FOR POTABLE WATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS, AND 15 FEET FOR GRAVITY WASTEWATER MAINS SHALL BE PROVIDED AND MAINTAINED FROM BUILDINGS, TRANSFORMERS AND ALL PERMANENT STRUCTURES. SERVICE LATERALS REQUIRE 5 FEET LESS CLEARANCE FOR EACH OF THE UTILITIES; NOTE THAT WATER SERVICE LATERALS SHALL BE INSTALLED WITHIN 3" SLEEVES. (SEE APPENDIX C OF CITY OF ALACHUA'S DESIGN STANDARDS AND CONSTRUCTION DETAILS FOR POTABLE WATER, WASTEWATER, AND RECLAIMED WATER – HORIZONTAL SEPARATION DISTANCES FOR PARALLEL AND PERPENDICULAR CLEARANCE FROM OTHER OBJECTS TABLE.)
5. POTABLE WATER SERVICES, REQUIRING A SEPARATE WATER METER, SHALL BE PROVIDED TO EACH LOT, BUILDING OR PARCEL. EFFECTIVE OCTOBER 1, 2007, FOR COMMERCIAL, MULTIFAMILY, AND INSTITUTIONAL DEVELOPMENTS, THE DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLING POTABLE WATER SERVICES AND YOKE ASSEMBLY PACKAGE UP TO AND INCLUDING THE METER YOKE, BOX (INSTALLED AT FINAL GRADE) AND ASSOCIATED APPURTENANCES, FOR METERS 1" AND SMALLER, WITH A ONE-YEAR WARRANTY.
6. 2" VALVES LOCATED IN PAVED AREAS, INCLUDING SIDEWALKS, SHALL BE CITY OF ALACHUA APPROVED CAST IRON, RESILIENT SEAT GATE VALVES WITH STANDARD 2" OPERATING NUT, THREADED WITH BRASS NIPPLE BETWEEN THE VALVES AND TAPPING SADDLE OR TAPPED TEE.
7. WATER MAINS 4" IN DIAMETER AND GREATER, PLACED UNDER ROADWAYS, SHALL BE CEMENT LINED DUCTILE IRON PIPE (CLDIP) EXTENDING 5 FEET PAST THE BACK OF CURB (3 FEET WITHIN CITY OF GAINESVILLE LIMITS) TRACER WIRE INSTALLED ON PVC WATER MAINS SHALL CONTINUE ACROSS THE CLDIP SECTIONS.
8. 1" OR 2" WATER SERVICE CROSSINGS LOCATED UNDER ROADWAYS SHALL BE ENCASED IN 3" SCH 40 PVC EXTENDING 5' PAST THE BACK OF CURB.
9. ANCHORING TEES, COUPLINGS, AND BENDS SHALL BE USED ON ALL FIRE HYDRANT ASSEMBLIES.
10. ALL PRESSURIZED MAIN FITTINGS SHALL BE MECHANICAL JOINT WITH RESTRAINED JOINT GLANDS; A SUFFICIENT LENGTH OF THE PIPE CONNECTED TO THE FITTINGS SHALL BE MECHANICALLY RESTRAINED TO PROVIDE REACTION AS SPECIFIED ON THE RESTRAINED JOINT STANDARD IN THE CONSTRUCTION DETAILS OF THE CITY OF ALACHUA STANDARDS. CALCULATIONS FOR REQUIRED RESTRAINT LENGTH MUST BE PROVIDED IF THE SPECIFIED RESTRAINT LENGTH, DUE TO SOIL TYPE OR DEPTH OF COVER, DIFFERS FROM THOSE PROVIDED ON THESE DETAILS.
11. ALL SANITARY WASTEWATER SERVICE LATERALS SHALL BE MIN. 4" DIAMETER PVC (SDR 35) AT 1.00% MIN. SLOPE UNLESS OTHERWISE LABELED.
12. WASTEWATER CLEANOUT COVERS LOCATED WITHIN PAVEMENT AND SIDEWALKS ADJACENT TO PAVED AREAS SHALL BE RATED FOR TRAFFIC LOAD BEARING. WASTEWATER CLEANOUT COVERS IN OTHER SIDEWALKS/WALKWAYS SHALL BE BRASS WITH A SQUARE RECESS.
13. MANHOLES WHICH ARE NOT INSTALLED UNDER PAVEMENT SHALL HAVE A RIM ELEVATION AT LEAST 6" ABOVE FINISHED GRADE, AND A 10:1 SLOPE TO FINISHED GRADE.
14. UNLESS OTHERWISE NOTED ON THE PLANS, THE FINISHED FLOOR ELEVATIONS OF BUILDINGS SHALL BE A MINIMUM OF 6" ABOVE THE LOWEST UPSTREAM MANHOLE TOP. IF THIS IS INFEASIBLE, A WASTEWATER SERVICE LATERAL BACKWATER VALVE (BWV) IS REQUIRED ON THE CUSTOMER SIDE OF CLEANOUT.
15. WHEN A POTABLE OR RECLAIMED WATER MAIN, OR A WASTEWATER FORCE MAIN IS ROUTED WITHIN 10 FT. OF AN ELECTRIC TRANSFORMER, A 20 FT. LENGTH OF DIP SHALL BE CENTERED ON THE TRANSFORMER WITH MECHANICAL RESTRAINT AT EACH END. NO FITTINGS OR VALVES SHALL OCCUR WITHIN 10 FT. OF THE NEAREST EDGE OF THE TRANSFORMER. A MINIMUM CLEARANCE OF 3' SHALL BE MAINTAINED BETWEEN THE MAIN AND THE TRANSFORMER.
16. A/C CONDENSATE SHALL NOT FLOW INTO WASTEWATER SYSTEM.

LEGEND

- SILT FENCE
- TREE BARRICADE
- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- pi20 EXISTING TREE TO REMAIN

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No.	Date	Comment

Professional Engineer of Record:

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Project No: 20-155

Project phase: CONSTRUCTION PLANS

Project title: POLARIS BUILDING ADDITION SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: DIMENSION AND UTILITY PLAN

Designed: DJM	Sheet No.: C200
Drawn: SLP/MAB	
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MITERED END SECTION SCHEDULE		
MES	PIPE INVERT	FDOT INDEX
S-3	15" INV.=137.50	272

STORMWATER STRUCTURE SCHEDULE		
STRUCTURE	STRUCTURE DATA	FDOT INDEX
S-1* TYPE-C INLET	TOP EL.=140.06 E 18" INV.=137.61	425-052
S-2** TYPE-C INLET	TOP EL.=139.50 SW 15" INV.=137.60	232

* INLET SHALL HAVE AN HS-20 TRAFFIC RATED COVER
** SEE SHEET C310 FOR MORE DETAILS

LEGEND

- SILT FENCE
- TREE BARRICADE
- LIMITS OF ASPHALT PAVEMENT
- LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS
- LIMITS OF MULCHED PATH
- 183 — EXISTING CONTOUR ELEVATION
- 183 — PROPOSED CONTOUR ELEVATION
- FH — PROPOSED FIRE HYDRANT
- 180.00 — EXISTING SPOT ELEVATION
- 180.00 — PROPOSED SPOT ELEVATION

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Engineer Certificate No.

Project No: 20-155

Project phase: CONSTRUCTION PLANS

Project title: POLARIS BUILDING ADDITION SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: PAVING, GRADING, AND DRAINAGE PLAN

Designed: DJM
Drawn: SLP/MAB
Checked: CSV
Date: 05/03/21

Sheet No.: C300

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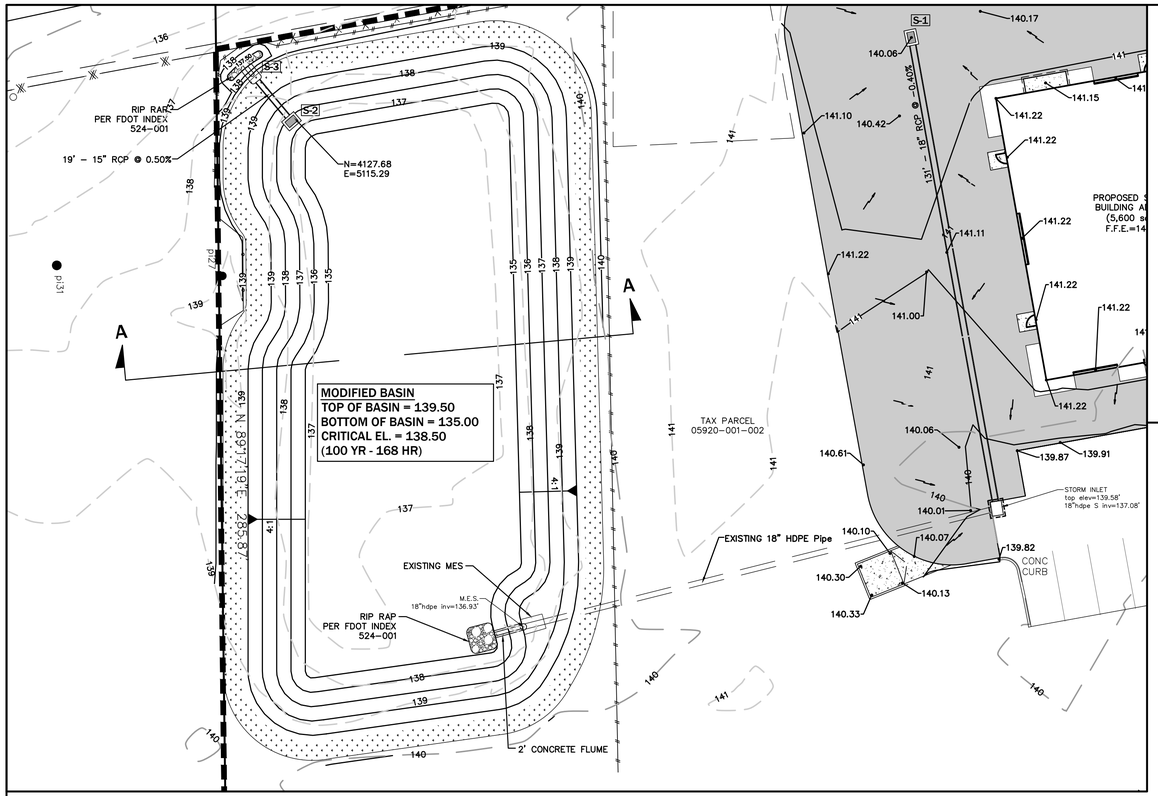
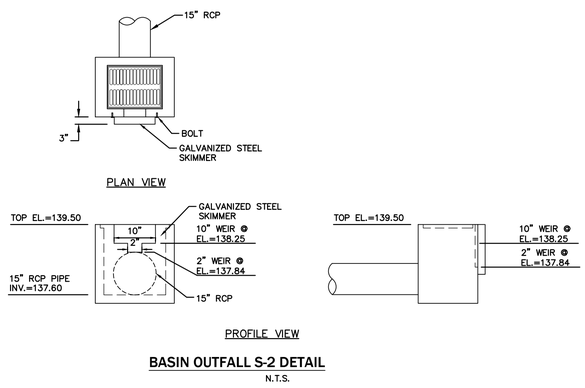




BASIN OUTFALL S-2 DETAIL

N.T.S.

MAINTENANCE NOTES

1. MAINTENANCE RESPONSIBILITY:

   AMES/DETRICK TRUCK COMPANY WILL BE THE ENTITY RESPONSIBLE FOR THE MAINTENANCE OF THE EXISTING STORMWATER MANAGEMENT SYSTEM.

2. MAINTENANCE PLAN:

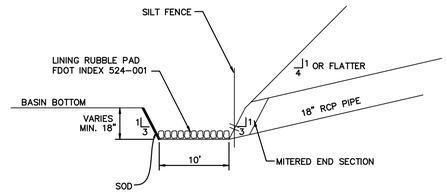
   A. BASINS SHALL BE MOWED REGULARLY TO AVOID EXCESSIVE VEGETATIVE GROWTH. MOWING SCHEDULE SHOULD BE MONTHLY DURING WINTER MONTHS AND MORE FREQUENTLY (BIWEEKLY) DURING SUMMER MONTHS.

   B. BASIN SHALL BE CLEANED OUT ANNUALLY OF ANY ACCUMULATED SEDIMENTATION BUILDUP. IF THE BASINS ARE SHOWING EXCESSIVE SEDIMENTATION ACCUMULATION AT THE BASIN BOTTOM, THE BASIN BOTTOM SHALL BE SCRAPED CLEAN MORE OFTEN AS THE CONDITION DICTATES.

   C. BASIN SIDE SLOPES SHALL BE MAINTAINED WITH A GOOD STAND OF GRASS. SEASONAL GRASSES SHALL BE PLANTED TO AVOID EROSION (WINTER RYE, SUMMER MILLET).

   D. BASIN THAT DO NOT DRAWDOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME MAY REQUIRE REMEDIAL ACTION. THE ENGINEER SHALL BE NOTIFIED TO HELP COORDINATE REMEDIAL ACTION IN THE EVENT THIS OCCURS.

   E. THE REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A SOUND CONDITION AT ALL TIMES. ANY DEAD LANDSCAPING MATERIALS SHALL BE REPLACED IMMEDIATELY TO ASSURE PUBLIC SAFETY.



BASIN 1 SUMP DETAIL

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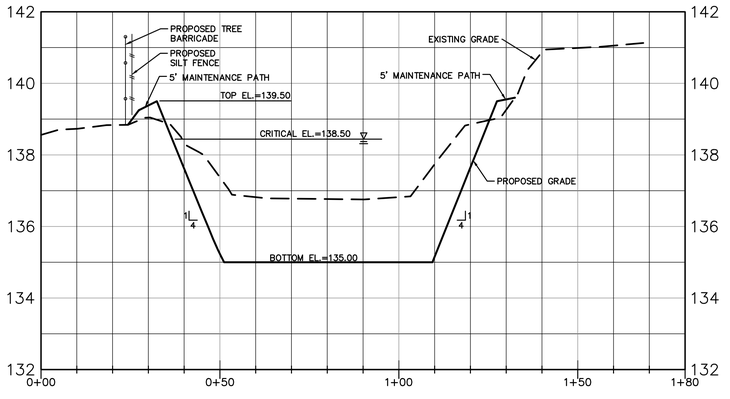

MODIFIED BASIN TYPICAL SECTION A - A

NOTE: MAINTENANCE PATH SHALL HAVE A MAXIMUM SLOPE OF 10:1

STORMWATER STRUCTURE SCHEDULE		
STRUCTURE	STRUCTURE DATA	FDOT INDEX
S-1 TYPE-C INLET	TOP EL.=140.06 E 18" INV.=137.61	425-052
S-2 TYPE-C INLET	TOP EL.=139.50 SW 15" INV.=137.60	232
EXISTING INLET	TOP EL.=139.58 S 18" INV.=137.08	-

MITERED END SECTION SCHEDULE		
MES	PIPE INVERT	FDOT INDEX
S-3	15" INV.=137.50	272

PROFILE SCALES:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'

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EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
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NORTH

SCALE: 1" = 20'

0 10 20 40

GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 20-155

Project phase: CONSTRUCTION PLANS

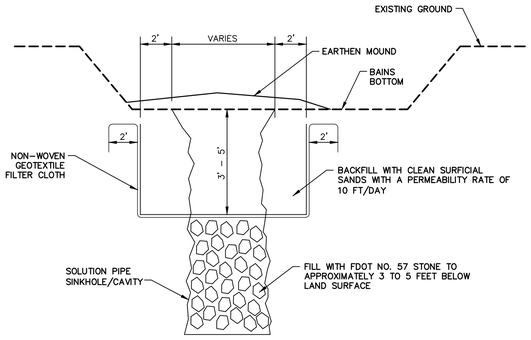
Project title: POLARIS BUILDING ADDITION SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: BASIN DETAILS

Designed: DJM
Drawn: SLP/MAB
Checked: CSV
Date: 05/03/21

Sheet No.: C310

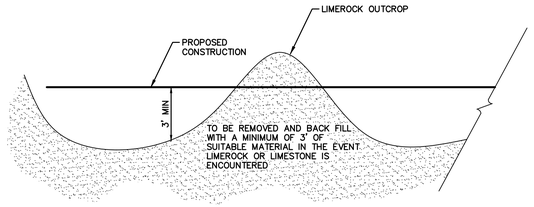
V:\EB3\engprojects\Polaris Building Addition\Plans\Current DWG\P201551.dwg, C310 - BASIN DETAIL, 4/30/2021 8:57:05 AM, engineer13



IF A SOLUTION PIPE SINKHOLE DOES FORM IN THE STORMWATER BASIN THEN THE SINKHOLE SHALL BE REPAIRED BY BACKFILLING WITH NO. 57 STONE TO APPROXIMATELY 3 TO 5 FEET BELOW LAND SURFACE. AN AREA AT LEAST 6' BEYOND THE EDGES OF THE CHIMNEY SHOULD BE EXCAVATED TO THE TOP OF THE GRAVEL. A NON-WOVEN GEOTEXTILE FILTER CLOTH SHOULD BE PLACED AT THE BOTTOM OF THE EXCAVATION AND THE EXCAVATION SHOULD BE BACKFILLED WITH CLEAN SAND HAVING A VERTICAL COEFFICIENT OF PERMEABILITY OF 10 FEET PER DAY. THE MATERIAL SHALL BE COMPACTED AND THE SINKHOLE REPAIR SHOULD BRING THE SURFACE BACK TO AN ELEVATION WHICH IS SLIGHTLY ABOVE THE ORIGINAL BOTTOM, CREATING A SMALL MOUND.

SOLUTION PIPE/CHIMNEY REPAIR DETAIL

N.T.S.

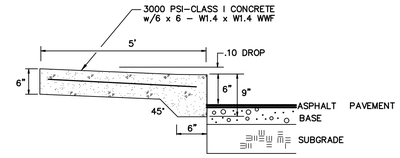


NOTES:

1. IF LIMESTONE OR LIMEROCK OUTCROP IS ENCOUNTERED DURING CONSTRUCTION OF THE BASIN, THE AREA WILL BE OVER-EXCAVATED A MINIMUM OF THREE FEET AND BACKFILLED WITH SUITABLE SOILS TO MEET THE SENSITIVE KARST AREA REQUIREMENTS.
2. IN THE EVENT A SINKHOLE, CAVITIES OR CHIMNEYS DEVELOPS WITHIN THE STORMWATER BASIN, THE FOLLOWING TREATMENT SHALL BE PERFORMED: THE OWNER SHALL NOTIFY (SRWMD) SUWANNEE RIVER WATER MANAGEMENT DISTRICT PRIOR TO REMEDIAL ACTION UNLESS POSTPONING THE REPAIR ACTIVITY REPRESENTS AN ENDANGERMENT TO PUBLIC SAFETY. THE SINKHOLE SHALL BE BACKFILLED WITH A SANDY CLAY MIXTURE. THE SANDY CLAY SHALL BE PLACED IN SIX INCH LIFTS WITHIN THE FINAL THREE FEET OF FILL AND ROLLED WITH A HEAVILY LOADED RUBBER TIRE EQUIPMENT. SHOULD SINKHOLE ACTIVITY CONTINUE REPEATEDLY WITHIN A CONFINED AREA, THE OWNER SHALL CONSULT A GEOTECHNICAL ENGINEER TO DETERMINE WHETHER ANY ALTERNATIVE REMEDIAL MEASURES ARE REQUIRED.

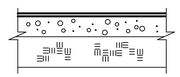
LIMEROCK OUTCROP REMOVAL DETAIL

N.T.S.



CONCRETE DUMPSTER PAD DETAIL

N.T.S.



TYPICAL ASPHALT PAVEMENT DETAIL

N.T.S.

PAVING, GRADING AND DRAINAGE SPECIFICATIONS

1. GENERAL: ALL ROADWAY AND DRAINAGE CONSTRUCTION, INCLUDING MATERIALS, CONSTRUCTION TECHNIQUES, AND TECHNICAL STANDARDS, SHALL BE IN ACCORDANCE WITH THE LATEST F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE LATEST F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS.
2. ALL AREAS OF NEW CONSTRUCTION SHALL BE PREPARED AFTER SITE DEMOLITION. TOP SOIL REMAINING ONSITE MAY BE STOCKPILED FOR FINE GRADING IN LANDSCAPED AREAS, IF SUITABLE. THE CONTRACTOR SHALL FURNISH ALL FILL REQUIRED AND DISPOSE OF ALL EXCESS OR UNSUITABLE MATERIAL OFFSITE IN ACCORDANCE WITH ALL REGULATORY REQUIREMENTS.
3. ALL NEW ASPHALT PAVEMENT CONSTRUCTION SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
   A. EARTHWORK: FILL MATERIALS SHALL CONFORM TO AASHTO SOIL GROUPS A-1, A-3, OR A-2-4 AND SHALL BE PLACED IN 6"-12" LOOSE LIFTS AND COMPACTED TO 98% DENSITY USING MODIFIED PROCTOR METHOD (AASHTO T-180).
   B. SUBSOIL EXCAVATION: WHERE SUBSOIL EXCAVATION IS REQUIRED, UNSUITABLE MATERIALS SHALL BE REMOVED TO A DEPTH OF 18" BELOW THE LIMEROCK BASE AND BACKFILLED WITH CLEAN FILL.
   C. STABILIZED SUBGRADE: ALL STABILIZED MATERIAL SHALL BE TYPE 'B' CONFORMING TO SECTION 914-3 AND PLACED ACCORDING TO SECTION 160 IN ONE 12" MINIMUM COMPACTED LIFT. SUBGRADE SHALL BE STABILIZED TO A MINIMUM LBR VALUES AND DENSITIES AS SHOWN IN THE TYPICAL SECTIONS.
   D. BASE COURSE: ALL MATERIAL SHALL BE LIMEROCK CONFORMING TO SECTION 911 AND PLACED ACCORDING TO SECTION 200 IN ONE 6" MINIMUM COMPACTED LIFT OR DOUBLE COMPACTED LIFT. ALL BASE MATERIAL SHALL BE COMPACTED TO 98% DENSITY BY MODIFIED PROCTOR METHOD (AASHTO T-180). THE PRIME COAT SHALL CONFORM TO SECTION 300.
   E. ASPHALTIC CONCRETE: ALL ASPHALTIC CONCRETE MATERIAL SHALL BE AS PER DESIGN SECTIONS AND SHALL CONFORM TO SECTION 334. ALL ASPHALTIC CONCRETE CONSTRUCTION SHALL CONFORM TO SECTION 330. ASPHALT PAVEMENT SHALL BE SUPERPAVE SP-PG 67-22 ASPHALT BINDER.
4. ALL CONCRETE USED FOR CONSTRUCTION OF DRAINAGE STRUCTURES, SIDEWALKS, AND CURBING SHALL BE CLASS I CONFORMING TO SECTION 346.
5. REINFORCED CONCRETE PIPE SHALL CONFORM TO SECTION 430.
6. ALL PAVEMENT MARKINGS REQUIRED IN THE R/W SHALL BE THERMOPLASTIC AND INCLUDE RAISED PAVEMENT MARKERS, WHERE REQUIRED CONFORMING TO SECTION 711.
7. ALL PAVEMENT MARKING, SYMBOLS AND STRIPING WITHIN THE SITE SHALL MEET THE LATEST FLORIDA HANDICAP ACCESSIBILITY CODE. PAVEMENT MARKING SHALL BE 4" BLUE/WHITE (HANDICAP) OR WHITE (REGULAR) AND SHALL CONFORM TO THE LATEST F.D.O.T. AND M.U.T.C.D. STANDARDS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A GEOTECHNICAL CONSULTANT TO PROVIDE A FIELD INVESTIGATION REPORT DELINEATING RECOMMENDATIONS FOR UNDERCUTTING AND/OR UNDERDRAINS. A COPY OF THIS REPORT SHALL BE FORWARDED TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO UNDERCUTTING OR INSTALLING UNDERDRAIN. UNIT PRICES SHALL BE PROVIDED FOR UNDERDRAIN AND UNDERCUTTING. THE CONTRACTOR SHALL NOT CONSTRUCT BASE COURSE UNTIL THE REPORT IS REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.
9. LANDSCAPING: FINAL GRADING IN OPEN AREAS AND LANDSCAPE ISLANDS SHALL BE COORDINATED WITH THE LANDSCAPE CONTRACTOR AND THE OWNER. THE CONTRACTOR SHALL ALSO COORDINATE THE PLACEMENT OF ANY IRRIGATION AND ELECTRICAL CONDUIT SLEEVES DURING CONSTRUCTION.
10. ROOF RUNOFF WILL BE DIRECTED TO THE STORMWATER SYSTEM IF A GUTTER COLLECTION SYSTEM IS NOT SHOWN IN THE PLANS. RUNOFF COLLECTION SHALL BE COORDINATED WITH THE ARCHITECT.
11. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS IS THE RESPONSIBILITY OF THE SITE WORK CONTRACTOR. SOIL IN AREAS TO BE LANDSCAPED SHALL BE UNCOMPACTED, SUITABLE FOR ROOT GROWTH WITH APPROPRIATE AMOUNTS OF ORGANIC MATTER, AND OF pH 5.5-6.5.
12. TREE BARRICADES MUST REMAIN IN PLACE AND IN THE DIMENSIONS SHOWN ON THE PLAN UNTIL LANDSCAPING BEGINS. SEE NOTE ON SHEET C0.20 AND THE DETAIL ON THE LANDSCAPE PLAN.
13. CITY RIGHT-OF-WAY:
   A. THE METHOD AND MANNER OF PERFORMING THE WORK AND THE QUALITIES OF MATERIAL FOR CONSTRUCTION WITHIN THE ROW SHALL CONFORM TO THE REQUIREMENT SPECIFIED BY THE PUBLIC SERVICES DEPARTMENT.
   B. NO WORK SHALL BE DONE NOR MATERIALS USED IN THE ROW, WITHOUT INSPECTION BY THE CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT (386-418-6140), AND THE CONTRACTOR/DEVELOPER SHALL FURNISH THE DEPARTMENT WITH EVERY REASONABLE FACILITY FOR ASCERTAINING WHETHER THE WORK PERFORMED AND MATERIALS USED ARE IN ACCORDANCE WITH THE REQUIREMENTS AND INTENT OF THE PLANS AND SPECIFICATIONS.
   C. THE CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT RESERVES THE RIGHT TO MODIFY THE PROPOSED WORK WITHIN THE ROW TO ENSURE COMPATIBILITY WITH EXISTING IMPROVEMENTS. SUCH MODIFICATION COSTS SHALL BE BORNE BY THE DEVELOPER.

GENERAL UTILITY NOTES

1. CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND VERIFICATION OF EXISTING UTILITIES. ANY EXISTING UTILITY TO BE MODIFIED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY PROVIDER.
2. WATER METER ASSEMBLIES SHALL BE INSTALLED BY CONTRACTOR.
3. ELECTRIC SERVICE TO BE COORDINATED WITH THE CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT.
4. UTILITY INSTALLATION SHALL NOT TAKE PLACE WITHIN TREE BARRICADE AREA AS SHOWN ON THE PAVING, GRADING AND DRAINAGE PLAN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF UNSUITABLE MATERIALS OFF-SITE AND FURNISH APPROVED MATERIAL PER CITY OF ALACHUA FOR SANITARY SEWER LINES BACKFILL AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR MAY DISPOSE OF UNSUITABLE MATERIAL ON-SITE BY APPROVAL OF THE OWNER.
6. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN 10 FEET OF ANY WATER LINE OR 15 FEET OF ANY SEWER LINE.
7. CONTRACTOR SHALL PROTECT LANDSCAPE AND ANY DISTURBED AREAS SHALL BE RESTORED AS EXISTING.

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SCALES:
AS SHOWN

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. 51532
Engineer Certificate No.

Project No: 20-155

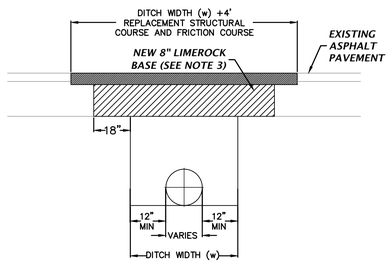
Project phase: CONSTRUCTION PLANS

Project title: POLARIS BUILDING ADDITION SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: PAVING, GRADING, DRAINAGE, AND UTILITY DETAILS AND NOTES

Designed: DJM
Drawn: SLP/MAB
Checked: CSV
Date: 05/03/21

Sheet No.: C320

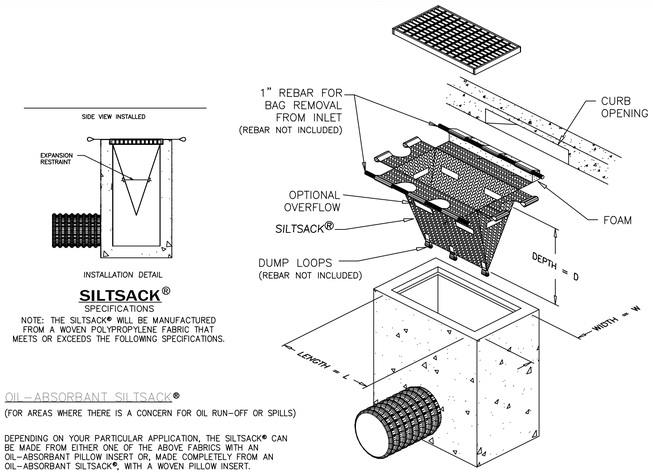


GENERAL NOTE(S):

1. SEE BEDDING AND TRENCHING DETAIL 343 FOR SPECIFICATIONS ON BACKFILL OVER A PIPE.
2. NEW 8" LIMEROCK BASE SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAX DENSITY AS SPECIFIED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION 200-7.2. THE WIDTH OF THE LIMEROCK BASE SHALL BE THE WIDTH OF THE PIPE TRENCH PLUS 18" ON BOTH SIDES SEE DETAIL.
3. UNLESS OTHERWISE SPECIFIED, MATERIALS AND METHODS OF OPERATION REQUIRED TO INSTALL NEW AND REPLACEMENT PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. PAVEMENT SHALL BE REMOVED TO NEATLY SAWED STRAIGHT EDGES.
5. THE TYPE AND THICKNESS OF NEW SURFACE MATERIAL SHALL BE CONSISTENT WITH THAT OF THE EXISTING SURFACE, BUT IN ALL CASES SHALL MEET THE MINIMUM STANDARDS ESTABLISHED BY THE PLANS AND SPECIFICATIONS.
6. THE BACKFILLING AND PAVEMENT REPLACEMENT MUST BE DONE IN ACCORDANCE WITH FDOT INDEX.

300 BACKFILL OVER PIPE/PAVEMENT REPAIR DETAIL

NTS



SILTSACK®

SPECIFICATIONS

NOTE: THE SILTSACK® WILL BE MANUFACTURED FROM A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS.

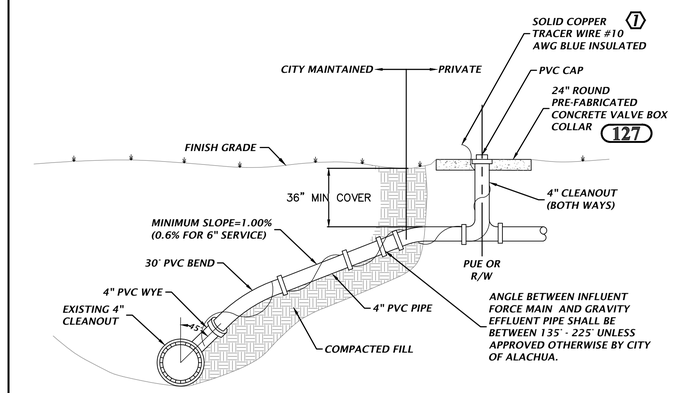
OIL-ABSORBANT SILTSACK®

(FOR AREAS WHERE THERE IS A CONCERN FOR OIL RUN-OFF OR SPILLS)

DEPENDING ON YOUR PARTICULAR APPLICATION, THE SILTSACK® CAN BE MADE FROM EITHER ONE OF THE ABOVE FABRICS WITH AN OIL-ABSORBANT PILLOW INSERT OR, MADE COMPLETELY FROM AN OIL-ABSORBANT SILTSACK®, WITH A WOVEN PILLOW INSERT.

DETAIL OF INLET SEDIMENT CONTROL DEVICE WITH CURB DEFLECTOR

N.T.S.

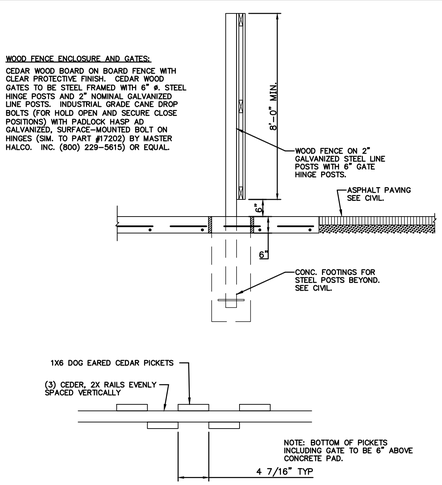


KEYED NOTE(S):

1 EXTEND TRACER WIRE 8-INCHES BEYOND TOP OF VALVE BOX COLLAR.

200 WASTEWATER SERVICE LATERAL

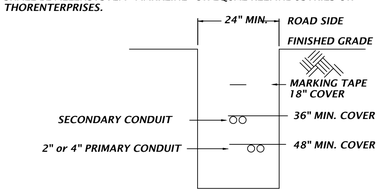
NTS



FENCE DETAIL FOR DUMPSTER SCREENING

N.T.S.

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



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

506 TYPICAL CONDUIT TRENCH

NTS

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

#ER3\engprojects\Polaris Building Addition\Plans\Current DWG\P2015511.dwg, C320 - PGD DETAILS, 4/30/2021 8:57:09 AM, engineer13

THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MAY BE MODIFIED AND UPDATED DURING CONSTRUCTION AS A RESULT OF WEATHER, UNPREDICTABLE EVENTS AND SITE INSPECTIONS.

THIS DOCUMENT WAS PREPARED IN ORDER TO BE IN COMPLIANCE WITH CHAPTER 62-621.300 (4) OF THE FLORIDA ADMINISTRATIVE CODE, WHICH PERTAINS TO THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. THE ADMINISTRATIVE CODE GRANTS THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) THE AUTHORITY TO REGULATE POINT SOURCE DISCHARGES OF STORM-WATER FROM CONSTRUCTION SITES. THIS DOCUMENT ESTABLISHES A STORMWATER POLLUTION PREVENTION PLAN FOR THE SITE AND IS ORGANIZED TO CORRESPOND TO PART V OF DEP DOCUMENT No. 62-621.300 (4) (A) FDEP FORM 62-261.300 (4) (B) IS TO BE SUBMITTED IN CONJUNCTION WITH THIS DOCUMENT.

I. PROJECT INFORMATION:

PROJECT: POLARIS BUILDING ADDITION SITE PLAN
COUNTY: ALACHUA COUNTY, FLORIDA
SECTION/TOWNSHIP/RANGE: 29, 08 SOUTH, 19 EAST
COUNTY PARCEL NO.: 05920-001-002
LATITUDE AND LONGITUDE: 29°46'8.86"N, 82°25'39.02"W
STREET ADDRESS: 12570 NW US HIGHWAY 441
PROJECT AREA: 1.75 Ac.
APPROXIMATE AREA TO BE DISTURBED BY CONSTRUCTION: 1.75 Ac.

II. SITE DESCRIPTION:

1. THE PROPOSED DEVELOPMENT WILL CONSIST OF THE CONSTRUCTION OF A 5,600 SF BUILDING ADDITION TO BE USED AS A SERVICE CENTER, WITH ASSOCIATED PAVING, DRAINAGE AND UTILITY IMPROVEMENTS.
2. THE SOIL CONDITIONS WERE INVESTIGATED AND SUMMARIZED IN THE SOILS REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES, INC. THE PROPOSED DRAINAGE PLAN WILL CONSIST OF (1) DRAINAGE AREA. AREA (1): 1.75 ACRES OF RUNOFF WILL BE TREATED AND ATTENUATED BY BASIN No. 1. AREA (2): 0.438 ACRES OF RUNOFF WILL BE TREATED AND ATTENUATED BY BASIN No. 2 AS IN EXISTING CONDITIONS. AREA (3): 0.708 ACRES OF RUNOFF WILL BE TREATED AND ATTENUATED BY BASIN No. 3 AS IN EXISTING CONDITIONS.
3. EXISTING AND FUTURE DRAINAGE PATTERNS ARE SHOWN ON THE DRAINAGE PLAN FOR PRE-DEVELOPMENT CONDITIONS AND POST-DEVELOPMENT CONDITIONS. OUTFALLS, AND STORMWATER BASINS ARE SHOWN IN THE DRAINAGE PLAN AND THE DETAIL PLAN.
4. SEQUENCE OF CONSTRUCTION:
   A. PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION BARRICADES SHALL BE INSTALLED AND ALL EXISTING DRAINAGE STRUCTURES SHALL BE PROTECTED IN ACCORDANCE WITH THE FDOT FLORIDA EROSION AND SEDIMENTATION CONTROL MANUAL.
   B. THE CONSTRUCTION ENTRANCE WILL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF SITE TRACKING OF SEDIMENTS.
   C. THE SITE SHALL BE CLEARED AND GRUBBED OF UNDESIRABLE VEGETATION.
   D. THE UNDERGROUND UTILITIES AND STORMWATER PIPING WILL BE INSTALLED AND CONNECTED TO EXISTING STRUCTURES.
   E. THE SITE WILL BE ROUGHLY GRADED. IF SUITABLE, THE EXCAVATED MATERIAL MAY BE USED AS FILL FOR ON-SITE GRADING. THE ROADWAYS SHALL BE GRADED. (THE BASIN AREA SHALL BE STABILIZED AS SPECIFIED IN THE PLANS.)
   F. ROADWAYS AND PARKING LOTS WILL BE COMPACTED AND A LIMEROCK BASE WILL BE ESTABLISHED FOLLOWED BY AN OVERLAY OF ASPHALTIC CONCRETE. BUILDINGS SHALL BE CONSTRUCTED.
   G. UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.
   H. EXISTING STORMWATER BASINS WILL BE SCRAPED CLEAN OF ACCUMULATED SEDIMENT.
   I. ALL DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.

III. CONTROLS:

THE CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED DURING THE ENTIRE CONSTRUCTION OF THE PROJECT. IF SITE CONDITIONS ARE SUCH THAT ADDITIONAL CONTROL MEASURES ARE REQUIRED THAN WHAT IS SPECIFIED IN THE EROSION AND SEDIMENTATION CONTROL PLAN, THEN THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES NECESSARY.

1. THE CONSTRUCTION ACCESS SHALL BE STABILIZED WITH GRAVEL AND TEMPORARY VEGETATION TO PREVENT SILT LEAVING THE SITE.
2. TREE BARRICADES SHALL BE IMPLEMENTED BEFORE CLEARING AND GRUBBING OF ANY OF THE WORK AREAS.
3. BEFORE CLEARING, SILT FENCES SHALL BE INSTALLED AROUND THE PERIMETER OF THE CONSTRUCTION AND AROUND THE WETLAND(S) AND/OR BASIN(S) AS SHOWN IN THE PLANS. ALL EXISTING STORM DRAINAGE SWALES AND INLETS SHALL BE PROTECTED PER THE FDOT FLORIDA EROSION AND SEDIMENTATION CONTROL MANUAL.
4. AFTER CLEARING BUT BEFORE EXCAVATION AND GRADING, TEMPORARY BERMS AND SWALES SHALL BE CONSTRUCTED AS REQUIRED TO DIVERT THE FLOW INTO THE CORRESPONDING STORMWATER BASIN.
5. ALL BASIN AREAS SHALL BE PROTECTED AS INDICATED ON THE PLANS.
6. THE STORMWATER BASIN(S) SHALL BE ROUGH GRADED TO WITHIN 6" OF THE DESIGNED BASIN BOTTOM. THE BASIN SIDE SLOPES SHALL BE STABILIZED AS SHOWN IN THE PLANS BY SEEDING, MULCHING AND/OR SODDING TO PREVENT EXCESSIVE EROSION.
7. DURING CONSTRUCTION OF PAVING AND BUILDINGS, EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED.
8. ALL DISTURBED AREAS WITHIN THE CONSTRUCTION SITE SHALL BE COMPLETELY LANDSCAPED AND/OR GRASSED. FINAL STABILIZATION (INCLUDING SEEDING, MULCHING, SODDING OR RIPRAP) SHALL BE INSTALLED AS REQUIRED. GRASS SEEDING RATES AND MIXTURES SHALL BE PER FDOT INDEX 104. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS AND PRIOR TO FINAL RELEASE.

IV. EROSION AND SEDIMENTATION CONTROLS:

STABILIZATION PRACTICES

1. ALL ENTRANCES TO THE SITE SHALL BE STABILIZED BEFORE CONSTRUCTION AND FURTHER DISTURBANCE BEGINS. GRAVEL PAD SHALL PROVIDE STABILIZATION AND MINIMIZE THE AMOUNT OF SEDIMENT LEAVING THE SITE. MAINTENANCE OF THE ENTRANCE SHALL INCLUDE SWEEPING OF THE AREA ADJACENT TO THE ENTRANCE. STONE AND GRAVEL MIGHT NEED TO BE PERIODICALLY ADDED TO MAINTAIN THE EFFECTIVENESS OF THE ENTRANCE(S).
2. TREE BARRICADES SHALL BE INSTALLED AROUND THE TREES AS SHOWN IN THE DETAIL PLAN TO PROTECT THE EXISTING VEGETATION.
3. MULCH SHALL BE PLACED IN THE AREAS REQUIRED TO PREVENT EROSION FROM STORMWATER RUNOFF AND THE AREAS SHOWN ON THE PLANS. MULCH SHALL BE ANCHORED TO RESIST WIND DISPLACEMENT AND SHALL BE INSPECTED AFTER EVERY RAINSTORM TO IDENTIFY AREAS WHERE MULCH HAS BEEN WASHED OUT OR LOOSENED. THESE AREAS SHALL HAVE MULCH COVER REPLACEMENT.
4. SEEDING SHALL BE STARTED AFTER GRADING HAS BEEN FINISHED ON THE AREAS SHOWN IN THE PLANS. SEEDED AREAS SHOULD BE INSPECTED FOR FAILURE TO ESTABLISH, AND NECESSARY REPAIRS AND RESEEDING SHOULD BE MADE AS SOON AS POSSIBLE. ADDITIONAL SEEDING AND MULCH MAY BE REQUIRED AS NECESSARY TO PREVENT EROSION DURING OR AFTER CONSTRUCTION HAS FINISHED.
5. SOD SHALL BE INSTALLED IN THE AREAS SHOWN IN THE PLANS. SOD SHALL BE PEGGED IF INSTALLED ON SLOPES GREATER THAN 3:1. SODDED AREAS SHALL BE MAINTAINED AND INSPECTED TO ENSURE SUCCESSFUL ESTABLISHMENT.

SEDIMENTATION PRACTICES

1. SILT FENCES SHALL BE INSTALLED IN THE AREAS SHOWN IN THE PLANS AND AS REQUIRED TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION AREA. SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL EVENT TO ENSURE THAT THERE ARE NO GAPS OR TEARS. IF GAPS OR TEARS ARE FOUND THE FABRIC SHOULD BE REPAIRED OR REPLACED. SEDIMENT REMOVAL SHALL BE PART OF THE REGULAR MAINTENANCE. SILT FENCES SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS FINISHED AND DISTURBED AREAS ARE PERMANENTLY STABILIZED.
2. DIVERSION SWALES, IF REQUIRED, SHALL BE CONSTRUCTED BEFORE MAJOR LAND DISTURBANCE OF THE RECEIVING BASIN. DIVERSION SWALES SHALL BE STABILIZED AFTER CONSTRUCTION TO MAINTAIN ITS EFFICIENCY.
3. INLETS SHOULD BE TEMPORARILY PROTECTED TO PREVENT SEDIMENT ENTERING THE INLET. BARRIERS WILL CATCH SOIL, DEBRIS AND SEDIMENT AT THE ENTRANCE OF THE INLET.
4. OUTFALL STRUCTURES SHALL HAVE SILT FENCES TO PREVENT SILT FROM ENTERING THE STORMWATER BASINS AND SHALL BE STABILIZED AS REQUIRED TO PREVENT EROSION FROM WASHOUTS.

V. STORMWATER MANAGEMENT:

1. THE PROPOSED PROJECT OBTAINED AN ENVIRONMENTAL RESOURCE PERMIT FROM SUWANEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) FOR THE CONSTRUCTION AND OPERATION OF A STORMWATER TREATMENT SYSTEM AND CONTROLS. THE PROPOSED SYSTEM (AS SHOWN ON THE PLANS) INCLUDED THE USE OF THE BEST MANAGEMENT PRACTICES (BMP) CONSISTENT WITH THE APPLICABLE REQUIREMENTS OF RULE 40C-42 OF THE DISTRICT. THE OWNER AND/OR THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER TREATMENT SYSTEM AND CONTROLS UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETED AND FINAL STABILIZATION HAS BEEN ACCOMPLISHED. HOWEVER, THE OWNER AND/OR AN ENTITY SIMILAR TO A HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM IN PERPETUITY, IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL RESOURCE PERMIT.
2. TO TREAT AND CONTROL THE STORMWATER PRODUCED BY THE PROPOSED DEVELOPMENT, THE PROJECT REQUIRES THE INSTALLATION AND CONSTRUCTION OF THE FOLLOWING BMP'S: (1) DRY RETENTION BASIN WITH ALL GRADING ASSOCIATED WITH THE CONSTRUCTION. THE BASIN HAS BEEN DESIGNED TO CONTAIN AND ATTENUATE THE STORMS AND DISCHARGE AT PRE-DEVELOPMENT CONDITIONS, WHILE PROVIDING TREATMENT TO THE RUNOFF AS REQUIRED BY THE DISTRICT AND STATE RULES USING THE GUIDELINES CONTAINED IN THE SRWMD HANDBOOK.
3. AREA (1) WILL HAVE A DRY RETENTION BASIN THAT DISCHARGES TO THE WESTERN PORTION OF THE PROJECT SITE AS IN EXISTING CONDITIONS. AREA (2) HAS A DRY RETENTION BASIN THAT DISCHARGES TO THE STORMWATER SYSTEM ALONG NW US HWY 441 AS IN EXISTING CONDITIONS. AREA (3) HAS A DRY RETENTION BASIN THAT DISCHARGES TO THE STORMWATER SYSTEM ALONG NW US HWY 441 AS IN EXISTING CONDITIONS.

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS:

1. WASTE DISPOSAL: NO SOLID MATERIALS, INCLUDING CONSTRUCTION MATERIALS, SHALL BE DISCHARGED TO SURFACE WATERS AND ARE NOT AUTHORIZED UNDER THE ISSUED ENVIRONMENTAL RESOURCE PERMIT.
2. THE USE OF GRAVEL AND CONTINUING SWEEPING ACTIVITIES AT THE ENTRANCE OF THE SITE WILL CONTROL THE TRACKING OF SEDIMENT AND DUST LEAVING THE SITE.
3. THE PROPOSED DEVELOPMENT WILL PROVIDE WATER AND SEWER SYSTEM BY CONNECTING INTO THE CENTRAL MUNICIPAL SYSTEM OF THE CITY OF ALACHUA.
4. ANY APPLICATION OF FERTILIZERS AND PESTICIDES NECESSARY TO ESTABLISH AND MAINTENANCE OF VEGETATION DURING CONSTRUCTION AND THROUGH PERPETUITY MAINTENANCE SHALL FOLLOW THE MANUFACTURERS RECOMMENDATIONS AND THE APPLICABLE RULES OF THE STATE OF FLORIDA.
5. ANY TOXIC MATERIALS REQUIRED DURING CONSTRUCTION SHALL BE PROPERLY STORED, DISPOSED OF AND CONTRACTOR AND/OR OWNER SHALL PROVIDE THE APPROPRIATE PERMITS FROM THE LOCAL OR STATE AGENCIES.

VII. APPROVED STATE OR LOCAL PLANS:

1. ALL THE SEDIMENT AND EROSION CONTROLS THAT ARE LISTED IN THE SITE PLAN AS APPROVED BY THE SRWMD ARE INCLUDED IN THIS STORMWATER POLLUTION PREVENTION PLAN (SEE ITEM III AND IV).
2. THIS STORMWATER POLLUTION PREVENTION PLAN SHALL BE AMENDED IF REQUIRED BY ANY LOCAL OR STATE AGENCY OR AS REQUIRED BY UNFORESEEABLE CONDITIONS AND THE OWNER SHALL SUBMIT A RE-CERTIFICATION TO THE NPDES STATE OFFICE THAT THE PLAN HAS BEEN AMENDED TO ADDRESS THOSE CHANGES.

VIII. MAINTENANCE:

THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE, INSPECTION SCHEDULE, AND REPAIRS OUTLINED IN THIS PLAN. MAINTENANCE SHALL CONTINUE THROUGHOUT THE PROJECT UNTIL WORK IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER CONSTRUCTION IS COMPLETE.

IN ADDITION TO THE ITEMS MENTIONED IN THE PREVIOUS SECTIONS, THE CONTRACTOR SHALL INITIATE ANY REPAIRS WITHIN 24 HOURS OF BEING REPORTED. IN THE EVENT THAT THE BASINS DO NOT PERFORM PROPERLY OR IF A SINKHOLE DEVELOPS, THE PROJECT ENGINEER SHALL BE NOTIFIED TO ASSIST IN COORDINATING REMEDIAL ACTION.

1. MAINTENANCE WOULD BE DIVIDED IN ROUTINE MAINTENANCE AND REPAIR MAINTENANCE. ALL STORMWATER BMP'S SHOULD BE INSPECTED FOR CONTINUED EFFECTIVENESS AND STRUCTURAL INTEGRITY ON A REGULAR BASIS. THE SYSTEMS SHOULD BE CHECKED AFTER EACH STORM EVENT IN ADDITION TO REGULARLY SCHEDULED INSPECTIONS.
2. ROUTINE MAINTENANCE REQUIREMENTS SHOULD BE INCLUDED IN THE INSPECTOR CHECKLIST TO AID THE INSPECTOR IN DETERMINING WHETHER A BMP'S MAINTENANCE IS ADEQUATE OR NEEDS A REVISION. INSPECTORS SHALL KEEP RECORD OF MAINTENANCE, ROUTINE OR REPAIR, TO PROVIDE EVIDENCE OF AN EFFICIENT INSPECTION AND MAINTENANCE.
3. SIDE ENTRANCES: MAINTENANCE SHALL INCLUDE REPLACEMENT OF GRAVEL AND CLEANING THE SOIL THAT IS TRACKED OFFSITE FOR PROPER DISPOSAL.
4. TREE BARRICADES: MAINTENANCE SHALL INCLUDE INSPECTION OF MESH AND POSTS AND REPAIR OR REPLACEMENT OF DAMAGED VEGETATION.
5. SILT FENCES: MAINTENANCE SHALL INCLUDE SEDIMENT REMOVAL AND INSPECTION TO ENSURE PROPER ANCHORING AND THAT NO TEARING OR GAPS HAVE OCCURRED. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF SILT FENCE.
6. DIVERSION SWALES: MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY RAINFALL EVENT AND ONCE EVERY TWO WEEKS BEFORE FINAL STABILIZATION. THEY SHOULD BE CLEARED OF SEDIMENT AND MAINTAIN VEGETATIVE COVER.
7. TEMPORARY BERMS: MAINTENANCE SHALL INCLUDE REMOVAL OF DEBRIS, TRASH SEDIMENT AND LEAVES. SIDES OF THE BERM SHALL BE INSPECTED FOR EROSION AFTER EACH STORM EVENT.
8. MULCHING: ROUTINE MAINTENANCE SHALL INCLUDE REPLACEMENT PERIODICALLY.
9. SEEDING: ROUTINE MAINTENANCE SHALL INCLUDE RESEEDING OF AREAS THAT FAILED TO ESTABLISH.
10. SODDING: ROUTINE MAINTENANCE SHALL INCLUDE WATERING AND MOWING. REPLACEMENT OF GRASS MAY BE NECESSARY IF COVER IS NOT FULLY ESTABLISHED.
11. INLETS: ROUTINE MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY STORM EVENT AND MIGHT INCLUDE REMOVAL OF ACCUMULATED SEDIMENT.
12. OUTFALL STRUCTURES: ROUTINE MAINTENANCE SHALL INCLUDE INSPECTION AFTER EVERY STORM EVENT TO ASSURE NO EROSION OR SCOUR HAS OCCURRED.
13. DRY RETENTION BASINS: ROUTINE MAINTENANCE SHALL INCLUDE MONITORING FOR SEDIMENT ACCUMULATION, CLEAN AND REMOVE DEBRIS FROM INLETS AND OUTLETS, MOW SIDE SLOPES AND INSPECT FOR DAMAGE OF BERMS AND REPAIR UNDERCUT OR ERODED AREAS AS NECESSARY.
14. WET DETENTION BASINS: ROUTINE MAINTENANCE SHALL INCLUDE MONITORING FOR SEDIMENT ACCUMULATION, CLEAN AND REMOVE DEBRIS FROM INLETS AND OUTLETS, MOW SIDE SLOPES AND INSPECT FOR DAMAGE OF BERMS AND REPAIR UNDERCUT OR ERODED AREAS AS NECESSARY.

IX. INSPECTIONS:

1. THE OWNER AND /OR CONTRACTOR SHALL PROVIDE QUALIFIED PERSONNEL TO INSPECT ALL POINTS OF POTENTIAL DISCHARGE FROM THE PROJECT SITE FOR DISTURBED AREAS, THE EROSION AND SEDIMENTATION CONTROLS AND BMP'S AS LISTED IN THIS PLAN. THE INSPECTION SHALL BE PERFORMED DURING CONSTRUCTION AND BEFORE FINAL STABILIZATION, ONCE EVERY SEVEN-CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS GREATER THAN 0.50 INCHES. AFTER FINAL STABILIZATION AND BEFORE FINISH OF CONSTRUCTION THE INSPECTION SHALL BE CONDUCTED ONCE EVERY MONTH.
2. THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AT THE SITE TO MONITOR AND DOCUMENT RAINFALL EVENTS IN EXCESS OF 0.50 INCHES.
3. ALL DISTURBED AREAS AND AREAS USED FOR MATERIALS STORAGE SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE STORMWATER. THE STORMWATER MANAGEMENT SYSTEM AND EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE INSPECTED TO ENSURE THEY ARE OPERATING CORRECTLY. LOCATIONS WHERE VEHICLES ENTER AND LEAVE THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.
4. REPAIR OR MAINTENANCE NEEDED TO ASSURE PROPER OPERATION OF THE STORMWATER POLLUTION PREVENTION PLAN SHALL BE DONE IN A TIMELY MANNER BUT NO LATER THAN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.
5. A REPORT SHALL BE KEPT OF EACH INSPECTION FOR THREE YEARS AFTER FINAL STABILIZATION AND SHALL INCLUDE THE DATES OF EACH INSPECTION, THE SCOPE OF THE INSPECTION, MAJOR OBSERVATIONS, ANY REPAIR AND/OR MAINTENANCE REQUIRED AND ANY INCIDENT OF NON-COMPLIANCE. IF THE REPORT DOES NOT CONTAIN ANY INCIDENTS OF NON-COMPLIANCE, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY HAS BEEN IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE NPDES PERMIT. THE REPORT SHALL INCLUDE THE NAME AND QUALIFICATIONS OF THE INSPECTOR AND SHALL BE SIGNED IN ACCORDANCE TO FDEP RULE 62-621.300, PART VII.C. A COPY OF THE CONSTRUCTION INSPECTION FORM IS INCLUDED ON THIS STORMWATER POLLUTION PREVENTION PLAN SHEET. A COPY SHALL BE RETAINED AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

X. NON-STORMWATER DISCHARGES:

1. THE FOLLOWING NON-STORMWATER DISCHARGES MIGHT BE COMBINED WITH STORMWATER AND WOULD BE AUTHORIZED AS PART OF THIS PERMIT: FIRE HYDRANT FLUSHING, CONTROL OF DUST, POTABLE WATER FLUSHING AND IRRIGATION DRAINAGE. BECAUSE OF THE NATURE OF THESE DISCHARGES, THE EROSION, STABILIZATION AND TREATMENT SYSTEMS TO BE IMPLEMENTED, AS PART OF THIS PLAN WOULD BE APPROPRIATE TO PREVENT AND TREAT ANY POLLUTION RELATED TO THESE NON-STORMWATER DISCHARGES.
2. DISCHARGES FROM DEWATERING ACTIVITIES ASSOCIATED WITH SITE CONSTRUCTION ARE NOT AUTHORIZED AND REQUIRED CONSTRUCTION OF TEMPORARY SEDIMENTATION BASINS AND USE OF APPROPRIATE FLOCCULATING AGENTS TO ENHANCE PARTICLE SEGREGATION AND SPEED UP SETTLING OF PARTICLES.

XI. CONTRACTORS:

1. ALL CONTRACTORS AND/OR SUBCONTRACTORS RESPONSIBLE FOR IMPLEMENTING THE PLAN SHALL SIGN THE CERTIFICATION STATEMENT BEFORE STARTING CONSTRUCTION ACTIVITIES OF THE PROJECT. THE CERTIFICATION MUST INCLUDE THE NAME AND TITLE OF THE PERSON PROVIDING THE SIGNATURE, THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE CONTRACTING FIRM, THE ADDRESS OF THE SITE AND THE DATE THE CERTIFICATION IS MADE. THE OWNER SHALL KEEP THESE CERTIFICATIONS AS PART OF THIS POLLUTION PLAN. MULTIPLE COPIES OF THE CERTIFICATION STATEMENT MAY BE NECESSARY DEPENDING UPON THE NUMBER OF SUBCONTRACTORS ASSOCIATED WITH THE PROJECT.

CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND AND SHALL COMPLY WITH THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER."

CONTRACTING FIRM: SCHERER CONSTRUCTION

ADDRESS: 2504 NW 71st PLACE

CITY, STATE, ZIP CODE: GAINESVILLE, FL 32653

TELEPHONE: (352) 371-1417

FAX:

PROJECT NAME: POLARIS BUILDING ADDITION SITE PLAN

PROJECT ADDRESS:

PROJECT ADDRESS: 12570 US HIGHWAY 441

CITY, STATE, ZIP CODE: GAINESVILLE, FLORIDA 32615

NAME: SIGNATURE:

DATE:

STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM

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

PROJECT NAME: **POLARIS BUILDING ADDITION SITE PLAN** FDEP NPDES STORMWATER IDENTIFICATION NO.: FLR10 _____

OWNER: _____ CONTRACTOR: _____

CONSTRUCTION MANAGER: _____

Date of Inspection	Location	Rain data	Type of control (see below)	Date installed / modified	Current Condition (see below)	Observations or Corrective Action / Other Remarks	Inspected By

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

CONTROL TYPE CODES

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

INSPECTOR INFORMATION:

Name _____ Qualification _____ Date _____

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

* * * * * *

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

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No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 20-155

Project phase: CONSTRUCTION PLANS

Project title: POLARIS BUILDING ADDITION SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: STORMWATER POLLUTION PREVENTION PLAN

Designed: DJM
Drawn: SLP/MAB
Checked: CSV
Date: 05/03/21

Sheet No.: C330

J:\ER3\engprojects\Polaris Building Addition\Plans\Current DWG\P201551.dwg, C321 - SPPP, 4/30/2021 8:57:14 AM, engineer13

US 441 (M.L. KING BLVD.)
U.S. 441
PROPOSED GATE
OMEGA ARCHITECTURAL FENCE TO BE INSTALLED
EXISTING BUSH
EXISTING BURN
PROJECT AREA 7.49 ACRES
EXISTING SHRUBS TO REMAIN
PROPOSED GATE
DISPLAY AREA
PROJECT OPEN SPACE 3.09 ACRES
PROPOSED SERVICE BUILDING ADDITION (1,000 sq.ft.)
NEW ASPHALT PAVING
EXISTING CONC. CURB
RELOCATED DUMPSTER
EXISTING BASIN
PROJECT AREA BOUNDARY
DIRT ROAD
6' CHAIN LINK FENCE
TAX PARCEL 05920-001-000
TAX PARCEL 05920-001-001
TAX PARCEL 05920-001-002
TAX PARCEL 05920-001-003
TAX PARCEL 05920-001-004
EAST LINE OF FRACTIONAL SECTION 29
N89°59'59"E 1,320.00'
EXISTING EDGE OF PAVEMENT
EXISTING CONC. DRIVE
EXISTING ASPHALT PAVING
NEW ASPHALT PAVING
CONC. SIDEWALK
CONC. CURB
6" SWALE
6" CONC. CURB
6" CONC. CURB & GUTTER
6" CONC. CURB & GUTTER TO BE REMOVED
6" CONC. CURB & GUTTER TO BE REMOVED AND REPLACED WITH 6" CONC. CURB
6" CONC. CURB TO BE REMOVED AND REPLACED WITH 6" CONC. CURB & GUTTER
6" CONC. CURB TO BE REMOVED AND REPLACED WITH 6" CONC. CURB
6" CONC. CURB TO BE REMOVED AND REPLACED WITH 6" CONC. CURB & GUTTER
6" CONC. CURB & GUTTER

GENERAL LANDSCAPE NOTES

1. **INVASIVE SPECIES:** REMOVE INVASIVE, NONNATIVE PLANT SPECIES AS LISTED ON THE FLORIDA PROHIBITED AQUATIC PLANTS LIST OR THE FLORIDA NOXIOUS WEED LIST FROM THE SITE PRIOR TO ISSUANCE OF THE CERTIFICATION OF OCCUPANCY. ALL HERBICIDE APPLICATIONS TO CONTROL INVASIVE, NONNATIVE PLANTS IN WETLAND OR UPLAND SET-ASIDE AREAS, INCLUDING BUFFERS, SHALL BE APPLIED BY A CONTRACTOR LICENSED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF AGRICULTURAL ENVIRONMENTAL SERVICES, WITH A CURRENT CERTIFICATION IN NATURAL AREAS WEED MANAGEMENT.

2. **ON-SITE LITTER REMOVAL:** REMOVE ALL EXISTING LITTER AND DEBRIS VISIBLE ON THE PROJECT SITE.

3. **PLANTING PREPARATION:** REMOVE ALL CONSTRUCTION DEBRIS, LIMEROCK, GRAVEL, ROAD BEDDING, LITTER, AND OTHER ITEMS POTENTIALLY DAMAGING TO PLANT GROWTH WITHIN PROPOSED LANDSCAPE AND TURF AREAS PRIOR TO PLANTING. MAINTAIN EXISTING GRADES UNLESS OTHERWISE APPROVED BY THE OWNERS REPRESENTATIVE. IF FILL IS REQUIRED, USE A CLEAN, SANDY LOAM WITH pH 5.5-6.5 AND EXCAVATED FROM LOCAL SOURCES AND DEEP PITS SUCH THAT IT IS FREE OF WEEDS, SEEDS, LITTER, TOXINS, AND OTHER ITEMS HARMFUL TO PLANTING.

4. **PRUNING:** IF TREE OR ROOT PRUNING IS REQUIRED, THESE ACTIVITIES SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURAL (ISA). TREE PRUNING SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS "TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE" (ANSI 300) AND "PRUNING, TRIMMING, REPAIRING, MAINTAINING, AND REMOVING TREES, AND CUTTING BRUSH - SAFETY REQUIREMENTS" (ANSI Z133). NO MORE THAN 25 PERCENT OF THE CROWN SHOULD BE REMOVED AT ONE TIME. ON YOUNG TREES, LIMB REMOVAL SHALL LEAVE NO MORE THAN 33 PERCENT OF THE TRUNK BARE OF BRANCHES.

PLANT MATERIAL QUALITY: PLANT MATERIAL TO COMPLY WITH "FLORIDA #1" GRADE QUALITY STANDARD OR BETTER AS DEFINED AND SPECIFIED WITHIN THE LATEST EDITION OF THE "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS" AS PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRIES. PROVIDE HEALTHY, VIGOROUS STOCK GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND FREE OF DISEASE, PESTS, AND DEFECTS.

5. **NEW TREES:** NEW TREES SHALL BE INSTALLED TO REPLACE HEALTHY REGULATED TREES REMOVED PURSUANT TO SECTION 6.2.1. REGULATED TREES SHALL BE REPLACED ON A ONE-FOR-ONE BASIS. HEALTHY HERITAGE AND CHAMPION TREES REMOVED AS PROVIDED HEREIN SHALL BE REPLACED ON AN INCH-FOR-INCH BASIS. REPLACEMENT TREES SHALL BE GRADED FLORIDA NO. 1 OR BETTER, AS OUTLINED IN THE MOST RECENT PUBLICATION OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY, GRADES AND STANDARDS FOR NURSERY PLANTS, PART II, PALMS AND TREES. THE TERM "HEALTHY," AS STATED HEREIN, MEANS 'GOOD' OR BETTER PER THE STANDARD DEFINITION FROM THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STATING THE TREE HAS NO MAJOR STRUCTURAL PROBLEMS, NO SIGNIFICANT DAMAGE DUE TO DISEASE OR PESTS, NO SIGNIFICANT MECHANICAL DAMAGE, A FULL BALANCE CROWN, AND NORMAL TWIG CONDITION AND VIGOR FOR ITS SPECIES. PALM TREES MAY BE UTILIZED AS REPLACEMENT TREES BUT AT AN INCREASED RATIO OF 3:1 REPLACEMENT AND SHALL BE A MINIMUM OF EIGHT FEET TALL AT THE TIME OF PLANTING.

6. **DURING DEVELOPMENT:** DURING DEVELOPMENT OR SITE ALTERATION ACTIVITIES, THE FOLLOWING STANDARDS SHALL BE MET:
   - 6.1. PROTECTIVE BARRICADES SHALL BE PLACED TO DEFINE A PROTECTIVE AREA AROUND EXISTING TREES TO REMAIN. BARRIERS SHALL BE PLACED AROUND ALL REGULATED TREES AT A MINIMUM OF TWO-THIRDS OF THE AREA OF THE DRIPLINE OF THE TREE OR STAND OF TREES OR AT SIX FEET FROM THE TRUNK OF THE TREE, WHICHEVER IS GREATER. PROTECTIVE BARRICADES SHALL BE PLACED AT THE DRIPLINE OF ALL HERITAGE TREES, CHAMPION TREES, AND REGULATED PALM TREES. PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL TREES TO BE RETAINED ON THE SITE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE, EXCEPT WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA. IF LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA, THEN THE PROTECTIVE BARRICADES SHALL ONLY BE REMOVED WHEN ACTIVITIES ARE OCCURRING. PROTECTIVE BARRICADES SHALL BE REPLACED UPON COMPLETION OF THE ACTIVITIES WITHIN THE PROTECTED AREA. PROTECTIVE BARRICADES SHALL BE AT LEAST FOUR FEET HIGH AND CONSTRUCTED OF EITHER WOODEN CORNER POSTS AT LEAST FOUR INCHES IN WIDTH BY FOUR INCHES IN DEPTH BY FOUR FEET IN HEIGHT BURIED ONE FOOT DEEP WITH AT LEAST TWO COURSES OF WOODEN SIDE SLATS AT LEAST TWO INCHES IN WIDTH BY FOUR FEET WITH COLORED FLAGGING OR COLORED MESH CONSTRUCTION FENCING ATTACHED OR CONSTRUCTED OF ONE INCH ANGLE IRON CORNER POSTS WITH BRIGHTLY COLORED MESH CONSTRUCTION FENCING ATTACHED.
   - 6.2. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED, HERITAGE, AND CHAMPION TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS.
   - 6.3. NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.
   - 6.4. A THREE-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF ANY EXPOSED ROOTS OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES AND KEPT WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.
   - 6.5. RAISING OR LOWERING OF GRADE WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN SHALL NOT BE PERMITTED UNLESS OTHERWISE APPROVED BY THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR OR APPOINTEE.
   - 6.6. DURING THE SITE CLEARING OR CONSTRUCTION PHASES, THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED WITHIN THE PROTECTIVE AREA UNLESS APPROVED WITH THE APPROPRIATE PROTECTIVE STRATEGIES BY THE CITY DURING SITE PLAN OR CONSTRUCTION PLAN APPROVAL:
     - 6.6.1. THE CLEARING OF VEGETATION EXCEPT BY HAND;
     - 6.6.2. THE COMPACTION, FILLING, OR REMOVAL OF SOIL DEPOSITS;
     - 6.6.3. THE PLACEMENT OF DEBRIS;
     - 6.6.4. THE PLACEMENT OR DUMPING OF SOLVENTS OR OTHER CHEMICALS;
     - 6.6.5. THE PLACEMENT OR STORAGE OF CONSTRUCTION MATERIALS, MACHINERY OR OTHER EQUIPMENT OF ANY KIND; AND
     - 6.6.6. THE USE OF CONCRETE, ASPHALT, OR OTHER PAVING MATERIALS.
   - 6.7. ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION 6.2.1(D)(1), IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
   - 6.8. ANY ROOT PRUNING AND/OR PRUNING OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS AND DIRECTLY OVERSEEN BY AN ISA-CERTIFIED ARBORIST.

7. **SOD:** ALL UNPAVED AND DISTURBED AREAS OUTSIDE OF PROPOSED TREE, SHRUB, AND GROUNDCOVER PLANTING AREAS SHALL BE SODDED.

8. **MULCHING:** THREE INCHES OF MULCH, SETTLED, SHOULD COVER TREE RING PLANTING AREAS AND ALL SHRUB AND GROUNDCOVER PLANTING AREAS. MULCH SHOULD BE NO DEEPER THAN ONE INCH OVER THE TOP OF TREE ROOTBALLS, USE PINESTRAW MULCH IN ALL AREAS. MULCH TO BE FREE OF DEBRIS, STICKS, AND CONES. NO PLASTIC OR NON-BIODEGRADABLE WEED CLOTH OR SURFACE COVERS TO BE USED.

9. **IRRIGATION:** THE IRRIGATION SYSTEM USED FOR LANDSCAPE SHALL BE DESIGNED TO CORRELATE TO THE WATER USE PLANT ZONES ESTABLISHED IN THE LANDSCAPE DESIGN. A PRELIMINARY IRRIGATION PLAN SHALL BE SUBMITTED AT TIME OF SITE PLAN OR CONSTRUCTION PLAN APPLICATION SUBMISSION WITH A NOTE THAT THE FOLLOWING STANDARDS FOR IRRIGATING THE SITE SHALL BE USED IN THE DESIGN OF THE SYSTEM:
   - IN THE HIGH WATER USE ZONE: ALL PORTIONS OF THE ZONE SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH LOW VOLUME HEADS THAT ARE TIMED TO PRODUCE NO MORE THAN TWO INCHES OF WATER PER WEEK IN ESTABLISHED LANDSCAPES.
   - IN THE MODERATE WATER USE ZONE: ALL PORTIONS OF THE ZONE SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY WITHIN 100 FEET, TO SUPPLEMENT NATURAL RAINFALL WHEN NEEDED, AND TO HELP ENSURE THAT WATERING WILL TAKE PLACE UNTIL THE PLANT MATERIAL IS ESTABLISHED.
   - IN LOW WATER USE ZONES: ALL PORTIONS OF THE ZONE SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY WITHIN 50 FEET, TO SUPPLEMENT NATURAL RAINFALL WHEN NEEDED, AND TO HELP ENSURE THAT WATERING WILL TAKE PLACE UNTIL THE PLANT MATERIAL IS ESTABLISHED.
   - RAIN SENSOR DEVICES SHALL BE REQUIRED ON ALL AUTOMATIC IRRIGATION SYSTEMS TO AVOID IRRIGATION DURING PERIODS OF SUFFICIENT RAINFALL.
   - THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE IRRIGATION OVERTHROW ONTO IMPERVIOUS SURFACES AND TO NEGATE ANY PONDING EFFECTS.
   - . A FINAL IRRIGATION PLAN SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION OR CONSTRUCTION PLAN APPLICATION AND SHALL BE REVIEWED TO ENSURE THAT THE DESIGN STANDARDS FOUND IN THIS SUBSECTION HAVE BEEN MET.

11. **RESPONSIBILITY:** THE OWNER OF THE PARCEL SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRESERVED, RELOCATED, OR REPLACEMENT TREES. ALL TREES WILL BE INSPECTED BY AN ARBORIST, FORESTER, OR REGISTERED LANDSCAPE ARCHITECT, HIRED BY THE OWNER, WITHIN SIX MONTHS AFTER PLANTING TO ENSURE THE TREES ARE SURVIVING IN A HEALTHY CONDITION. A CERTIFIED REPORT SHALL BE PROVIDED TO THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR DESCRIBING THE CONDITION OF TREES. TREES FOUND TO BE IN DECLINING CONDITION SHALL BE REPLACED BY THE OWNER OF THE PARCEL WITHIN 30 DAYS OF SUBMITTAL OF THE REPORT. IF REPLACEMENT IS NECESSARY, THERE SHALL BE A REINSPECTION REPORT SUBMITTED WITHIN SIX MONTHS AFTER THE REPLACEMENT REPLANTING.

12. **MAINTENANCE RECOMMENDATIONS:** PER CITY OF ALACHUA ULDR, ARTICLE 6., SEC. 6.2.2.D.7.B.vii. A MAINTENANCE SCHEDULE MUST BE SUBMITTED ADDRESSING THE FOLLOWING:

   - **CHECKING:** CHECK DISTRIBUTION AND SPRINKLER FUNCTION OF THE IRRIGATION SYSTEM PERIODICALLY AND MONTHLY AT A MINIMUM. MAKE REPAIRS AS NEEDED. ADJUST SPRAY HEADS TO MINIMIZE OVERTHROW ONTO PAVEMENT.

   - **RESETTING:** WATER AT A FREQUENCY AS ALLOWED BY THE LOCAL JURISDICTIONS INCLUDING CITY OF ALACHUA AND SUWANNEE RIVER WATER MANAGEMENT DISTRICT. WATER AT A DURATION AS INDICATED IN IRRIGATION DESIGN INDICATED FOR EACH ZONE. ADJUST FREQUENCY AND DURATION AS NEEDED AND AS DIRECTED BY REGULATING AGENCIES.

   - **REMULCHING:** MAINTAIN THE DEPTH OF MULCH IN ALL PLANTING AREAS AS SPECIFIED IN PLANS. REPLENISH A MINIMUM OF TWICE A YEAR OR AS NEEDED. DEPTH SHALL BE MEASURED WHEN MULCH IS SETTLED. REMOVE STICKS, CONES, AND DEBRIS FROM MULCH PRIOR TO PLACING. UTILIZE MULCH TYPE AS SPECIFIED IN PLANS. REMOVE DEBRIS FROM MULCH AREAS PRIOR TO REMULCHING.

   - **FERTILIZING:** APPLY A SLOW-RELEASE, GRANULAR FERTILIZER WITHIN ALL PLANTING AREAS. APPLY IN A MANNER AND AT A RATE AND FREQUENCY AS RECOMMENDED BY THE MANUFACTURER AND AS PER CITY OF ALACHUA REGULATIONS, IF APPLICABLE. DO NOT APPLY ON LEAVES OR BRANCHES. DO NOT ALLOW FERTILIZER TO FALL ON PAVEMENT OR NEAR DRAINS. FERTILIZER TO MEET SPECIFICATION FOR COMMERCIAL APPLICATIONS.

   - **WEEDING:** KEEP PLANTING BEDS, TREE RINGS, AND MULCH AREAS FREE OF UNDESIRABLE VEGETATION. APPLY A PRE-EMERGENT HERBICIDE AS APPROVED BY THE OWNER TO PLANTING AREAS PRIOR TO THE PLANTING SEASON IN EARLY SPRING. MANUALLY REMOVE WEEDS AND OTHER UNDESIRABLE SPECIES OVER 12" IN HEIGHT. UTILIZE A POST-EMERGENT HERBICIDE AS APPROVED BY THE REGULATING AGENCIES FOR WEEDS LESS THAN 12". WEED MONTHLY, MINIMUM.

   - **PRUNING:** MAINTAIN PLANTINGS TO MAINTAIN THE CLEAR SIGHT WINDOW AS DEFINED BY THE REGULATING AGENCIES OF THE ADJACENT ROADWAYS. PRUNING TO BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD "TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE" (ANSI A300). PRUNE FLOWERING PLANTS FOLLOWING THEIR BLOOMING PERIOD. PRUNE OTHER PLANTS IN EARLY SPRING PRIOR TO THEIR FIRST FLUSH. REMOVE DEAD OR INJURED BRANCHES. HEAD BRANCHES IF NEEDED TO MAINTAIN HEIGHT AND TRIM AT DIFFERENT LENGTHS FOR A MORE NATURAL FORM, WHERE DESIRED BY THE OWNER. DO NOT PRUNE SHRUBS INTO BALLS OR OTHER SHAPES AND INSTEAD MAINTAIN IN THEIR NATURAL FORM, AS DIRECTED BY THE OWNER.

   - **MOWING:** MOW TURF AT A FREQUENCY TO MAINTAIN TURF IN A VIGOROUS AND HEALTHY STATE WITHOUT APPEARING UNKEMPT. REMOVE UNWANTED VEGETATION. AND DEBRIS FROM TURF AREAS DURING MOWING ACTIVITIES.

13. **EXISTING UTILITIES:** LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL 811.

811 Know what's **below.** **Call** before you dig.

XERISCAPE CRITERIA

Per City of Alachua ULDR, Article 6, Sec. 6.2.2.D.7.b. Xeriscape Standards

Required: Preserve and maintain native vegetation
Provided: ***Site plan preserves 10 existing trees including, oaks, pines, and crape myrtles***

Required: Group plant material into water use zones based on water needs.
Provided: ***Plant groupings have similarly low water needs and can thus be irrigated accordingly. Irrigation plan to be provided by others.***

Required: Ensure plant types are appropriate for soils.
Provided: ***All species provided are Florida Friendly species suited to the proposed site conditions.***

Required: Use of mulch.
Provided: ***Mulch is proposed for all planting areas, including trees outside of main landscape beds.***

Required: Use of low water use plants.
Provided: ***Plants with high drought tolerances and low water requirements are proposed.***

Required: Efficient irrigation.
Provided: ***Irrigation plan to be provided by others.***

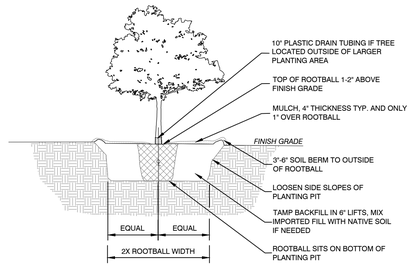
Required: Maintenance.
Provided: ***Maintenance is required as per general landscape notes 12.***

Required: Drip irrigation or emitters.
Provided: ***Irrigation Plan to be provided by others.***

FLORIDA FRIENDLY LANDSCAPING PRACTICES

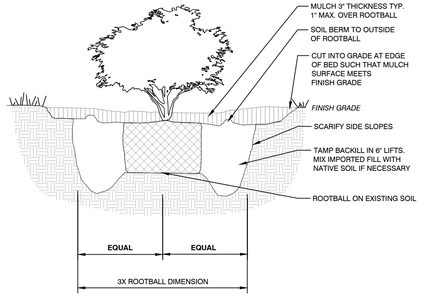
Per City of Alachua ULDR Article 6, Sec. 6.2.2.C.8 Florida Friendly Landscaping.

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.***



NOTES:
1. ENSURE PLANTING PIT DRAINS WELL PRIOR TO INSTALLATION.
2. REMOVE TREE FROM CONTAINER OR REMOVE UPPER ⅓ OF BURLAP AND WIRE MESH FOR B&B TREES.
3. SLICE ROOTBALL VERTICALLY ON OUTSIDE EDGES OF AND AROUND ROOTBALL.
4. TREE TO BE PLUMB. STAKE TREE, SUBMIT TREE STAKING DETAILS AND LAYOUT FOR APPROVAL.

1 TREE PLANTING DETAIL
SCALE: N.T.S. P-ED-01



2 SHRUB PLANTING DETAIL
SCALE: N.T.S. P-ED-04

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916 VASSAR STREET
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REGISTERED LANDSCAPE ARCHITECT · KALEY M. DUNLAP · LA 6667256 · STATE OF FLORIDA

NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

Professional Landscape Architect of Record:

Kaley M. Dunlap, PLA — LA6667256
Landscape Architect — Certificate No.

Project No: 20-155

Project phase: CITY RESUBMITTAL

Project title:
POLARIS BUILDING ADDITION SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title:
LANDSCAPE NOTES CALCULATIONS AND DETAILS

Designed: DJM	Sheet No.: L200
Drawn: SLP/MAB	
Checked: CSV	
Date: 04/15/21	

CORRECTION OF OTHER NONCONFORMITIES

Per City of Alachua LDR, Article 8., Sec. 8.7.2 Additions and expansions. Additions to structures on nonconforming sites shall require correction of existing on-site nonconforming off-street parking and landscaping in accordance with this section.

A. Expansion of 50 percent or less of gross square footage over five years. Expansions in any continuous five-year period, that result in a 50 percent or less increase in the gross square footage of the existing structure (measured at the beginning of the five-year period), or the addition of new or increased areas for outdoor operations/storage/display which would result in a 50 percent or less increase of the gross square footage for such outdoor operations/storage/display, require that a corresponding percentage of the off-street parking and landscaping standards of these LDRs (see Section 6.1, Off-street parking and loading standards, and Section 6.2, Tree protection/landscape/xeriscape standards) be installed on the site, until the site achieves 100 percent compliance. (For example, if the addition is 25 percent of the area of the existing structure and the site contains only 50 percent of the required landscaping, 25 percent of the required landscaping for the entire site must be provided, thereby bringing the landscaping on the site to 75 percent of the total required.) Existing landscaping on the site shall be retained or replaced but shall not count toward the required percentage of new landscaping.

EXISTING BUILDING AREA	
DESCRIPTION	SQUARE FOOTAGE (S.F.)
EXISTING 1st FLOOR:	11,224 S.F.

PROPOSED BUILDING AREA	
DESCRIPTION	SQUARE FOOTAGE (S.F.)
PROPOSED 1st FLOOR:	5,600 S.F.

$\frac{5,600\ S.F.}{11,224\ S.F.} = 49.89\ \%$

REQUIRED: *49.89% of the required landscaping for the entire site*

PROVIDED: *Refer to the following Landscape Standards Calculations*

SITE LANDSCAPING REQUIREMENTS

Per City of Alachua, ULDR, Article 6., Sec. 6.2.2.D.(1)(c) Business uses other than those use types found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.

CANOPY REQUIREMENTS

CANOPY 6.2.2.D.(1)(c)(i) Business uses other than those use types found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.

PRIMARY/STREET FACING SIDE OF THE PRIMARY STRUCTURE: (3) canopy tree per acre
7.49 x 3 trees = 22.47 trees
23 canopy trees required.
SIDES (EAST AND WEST) OF THE PRIMARY STRUCTURE: (2) canopy trees per acre
7.49 acres x 2 trees = 14.98 trees
15 canopy trees required per side
REAR OF THE PRIMARY STRUCTURE: (2) canopy trees per acre
7.49 acres x 2 trees = 14.98 trees
15 canopy trees required.
BUILDING FACADE: additional (4) canopy trees for each 100 lineal feet of facade, planted in front of the facade. An existing canopy tree located on site that is a native species and in very good to excellent health can be utilized to fulfill this requirement if it is located within 25 feet of the building. It is encouraged that the tree be located so that it may provide shade on the structure during the summer afternoon.

PROVIDED

CANOPY

LOCATION	SITE LANDSCAPING REQUIREMENT	49.89% REQUIRED	PROVIDED
PRIMARY/ STREET-FACING SIDE	3 canopy trees / acre *3 canopy trees x 7.49 acres =* ***23 canopy trees required***	11 trees	11 trees
SIDE FACADE (EAST)	2 canopy trees / acre *2 canopy trees x 7.49 acres =* ***15 canopy trees required***	8 trees	8 trees
REAR FACADE (SOUTH)	2 canopy trees / acre *2 canopy trees x 7.49 acres =* ***15 canopy trees required***	8 trees	8 trees
SIDE FACADE (WEST)	2 canopy trees / acre *canopy trees x 7.49 acres =* ***15 canopy trees required***	8 trees	8 trees

PROVIDED

BUILDING FACADE CANOPY

LOCATION	REQUIREMENT	49.89% REQUIRED	PROVIDED
PRIMARY FACADE (NORTH)	4 canopy trees / 100 LF 80 LF / 100 LF = 0.8 *4 canopy trees x 0.8 =* ***3 canopy trees required***	2 trees	2 trees
SIDE FACADE (EAST)	4 canopy trees / 100 LF 210 LF / 100 LF = 2.1 *4 canopy trees x 2.1 =* ***8 canopy trees required***	4 trees	4 trees
REAR FACADE (SOUTH)	4 canopy trees / 100 LF 80 LF / 100 LF = 0.8 *4 canopy trees x 0.8 =* ***3 canopy trees required***	2 trees	2 trees
SIDE FACADE (WEST)	4 canopy trees / 100 LF 210 LF / 100 LF = 2.1 *4 canopy trees x 2.1 =* ***8 canopy trees required***	4 trees	4 trees

UNDERSTORY REQUIREMENTS

UNDERSTORY 6.2.2.D.(1)(c)(ii) Business uses other than those use types found in the Industrial Services, Manufacturing and Production, and Warehouse and Freight Movement Use Categories.

(6) ornamental/understory trees per acre, with 50 percent planted in front of the structure and 25 percent planted on each side.
6 trees x 7.49 acres = ***45 ornamental/understory trees required***
North: ***50%*** *= 22.47 trees =* ***23 ornamental/understory trees required***
East: ***25%*** *= 11.24 trees =* ***11 ornamental/understory tree required***
West: ***25%*** *= 11.24 trees =* ***11 ornamental/understory tree required***

PROVIDED

UNDERSTORY

LOCATION	REQUIREMENT	49.89% REQUIRED	PROVIDED
FRONT (50%)	6 trees / acre (50%) = *6 trees x 7.49 acres =* *45 trees x 50% =* ***23 understory trees required***	11 trees	11 trees
SIDE - EAST (25%)	6 trees / acre (25%) = *6 trees x 7.49 acres =* *45 trees x 25% =* ***11 understory trees required***	5 trees	5 trees
SIDE - WEST (25%)	6 trees / acre (25%) = *6 trees x 7.49 acres =* *45 trees x 25% =* ***11 understory trees required***	5 trees	5 trees

SHRUB REQUIREMENTS

6.2.2.D.(1)(c)(iii): A row of shrubs planted along all facades of the structure, with consideration given to access to utility meters or mechanical equipment. In lieu of a horizontal line of shrubs along the front facade, shrub masses of three or more species may be utilized. Shrubs shall not be planted directly against the structure, but a minimum of two feet from the facade to facilitate adequate air circulation.

GRASSING REQUIREMENTS

6.2.2.D.(1)(c)(iv) **A combination of solid sod, seeding and sprigs to cover 100 percent of the lot site disturbed by construction activities. Areas of native vegetation do not have to be sodded. An area within 20 feet of the front building facade shall be sodded with other disturbed areas to be sodded, seeded or sprigged.**

ARTERIAL FRONTAGE SCREENING REQUIREMENTS

Per City of Alachua ULDR, Article 6., Sec. 6.2.3.E. Arterial frontage. Arterial frontage shall be screened with a series of canopy and understory trees, shrubs and ground cover, as follows:

1. *Canopy trees. Four canopy trees every 100 lineal feet of arterial frontage placed approximately every 25 feet; the width of the paved driveways at the property lines shall not be counted towards the arterial frontage requirement;*
2. *Understory/ornamental trees. Three understory/ornamental trees every 100 lineal feet of arterial frontage;*
3. *Shrubs and ground cover. A continuous row of shrubs or groups of shrubs that forms an opaque screen for the entire length of arterial frontage; or*
4. *Alternative screening. An alternative screen consisting of a solid wood fence at least six feet in height with the minimum number of canopy trees to provide a substantially opaque barrier.*

ALTERNATIVE COMPLIANCE REQUEST

An alternative compliance is requested per Section 6.2.2(D)(10)(b)(i):
A reduction in the total number of required trees and/or alteration of the spacing requirements between trees when underground connections to public facilities or public utilities, or public easements or rights-of-way, are located upon or in close proximity to the parcel or whenever a fewer number of trees would be more desirable in terms of good landscape planning practice.

Due to the location of existing overhead and underground utilities along US-441 S. (M.L. King Blvd.) the required trees cannot be located within this area. A row of shrubs to be a minimum of 18" height is proposed along US-441 S.

East of the ingress/egress = 292 linear feet
REQUIRED:
292 LF / (4) CANOPY TREES/100 LF = 11.68 TREES
292 LF / (3) UNDERSTORY TREES/100 LF = 9.76 UNDERSTORY TREES
PROVIDED:
(12) canopy trees plus (9) understory trees plus continuous row of shrubs.

PARKING LOT LANDSCAPING REQUIREMENTS

INTERIOR LANDSCAPING Per 6.2.2.D.(2)(a) Parking Lot Landscaping.
Per 6.2.2(D)(2)(a)(iii), Each interior planting area shall contain locally adapted trees and shrubs at the following rate:

a. Trees shall be required at the minimum rate of one canopy or ornamental/understory tree for every 1,800 square feet, or portion thereof, of the total parking lot area.
16,787 sq. ft. / 1,800 sq. ft. = ***9.33 trees***
9.33 trees x 50% (PER f. NOTE BELOW) = ***4.66 trees***
5 trees required

b. Shrubs shall be required at the minimum rate of ten shrubs per landscaped island.
7 landscaped islands x 10 shrubs = ***70 shrubs required***

f. The interior planting requirements found in [Subsection] 6.2.2(D)(2)(a)(iii)a and b are reduced by 50 percent when all parking bays within the parking lot area are located in the rear or side of the property.

PARKING LOT AREA	REQUIREMENT	49.89% REQUIRED	PROVIDED
16,787 SQ. FT 0 landscaped islands	1 tree / 1,800 sq. ft = *15,175 sq. ft. / 1,800 sq. ft =* ***9.33 trees*** ***9.66 trees x 50% = 4.66 trees*** ***5 trees required*** 10 shrubs / 7 islands = *10 shrubs x 7 islands =* ***70 shrubs required***	***3 trees; 35 shrubs***	***3 trees; 20 existing shrubs to remain, 25 additional shrubs provided***

PARKING LOT BUFFER Per 6.2.2.D.(2)(b) Parking Lot Buffer
Per 6.2.2.D.(2)(b)(iii), The buffer for the parking lot shall be a minimum of five feet, and an average of seven feet in width along the entire length of the perimeter of the parking lot. The width of the buffer may vary to allow for design creativity, as long as a minimum width of five feet is maintained.

Per 6.2.2.D.(2)(b)(v), Any area of the parking lot buffer that is not covered in trees or shrubs shall be planted in ground cover, turfgrass or mulch. It is recommended that the area adjacent to the wheel stop is planted in turfgrass for maintenance purposes.

PARKING PERIMETER LENGTH	TREES & SHRUBS REQUIRED	49.89% REQUIRED	TREES & SHRUBS PROVIDED
622.41 LINEAL FEET	*622.41 lineal feet / 100 lineal feet = 6.22* *6.22 x 4 canopy trees =* ***25 canopy trees required*** *6.22 x 2 understory trees =* ***12.44 understory trees required*** ***Continuous opaque screen of shrub material required***	***13 canopy trees;*** ***6 understory trees;*** ***Continuous opaque screen of shrub material provided***	***13 canopy trees;*** ***6 understory trees;*** ***Continuous opaque screen of shrub material provided***
EASTERN PARKING LOT 250 LINEAL FEET	*250 lineal feet / 100 lineal feet = 2.5* *2.5 x 4 canopy trees =* ***10 canopy trees required*** *2.5 x 2 understory trees =* ***5 understory trees required*** ***Continuous opaque screen of shrub material required***	***5 canopy trees;*** ***3 understory trees;*** ***Continuous opaque screen of shrub material provided***	***5 canopy trees;*** ***3 understory trees;*** ***Continuous opaque screen of shrub material provided***

SITE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Per 6.2.2.D.(3) Perimeter Buffers.
REQUIRED
Trees required for buffering shall be distributed evenly along each perimeter, except that up to 33% of the required number of trees may be clustered.

LOCATION AND BUFFER TYPE	REQUIREMENT	PROVIDED
SIDE/WEST	No buffer required due to adjacent agricultural zoning.	No buffer required
SIDE/EAST	Adjacent parcel to the east is zoned Agricultural. Type 'D' 15' foot buffer required. One canopy tree / 30 LF plus One understory tree / 40 LF plus evergreen hedge 479 LF / 30 = 16 canopy trees plus 479 LF / 40 = 12 understory trees x 49.89% redevelopment = ***8 canopy trees required plus 6 understory trees required plus evergreen hedge***	8+ canopy trees 6+ understory trees Evergreen hedge
REAR/SOUTH	Project area, a portion of tax parcel no. 05920-001-002, is zoned 'CI'/Commercial Intensive. Adjacent area to the south is a portion of the same tax parcel. Type 'C' 7.5' foot buffer required. One canopy tree / 30 LF plus One shrub / 8 LF 539 LF / 30 = 18 trees x 49.89% redevelopment = ***9 trees required plus 68 shrubs***	9+ canopy trees plus 68 shrubs

OPEN SPACE REQUIREMENTS

Per 6.7.3(A) Amounts of open space required. Development shall provide a minimum of 10% open space set-aside per Table 6.7-1.

REQUIRED
Total Project Area = 7.49 acres
7.49 acres x 0.10 = 0.75 acres
10% of Total Project Area = 0.75 acres required

PROVIDED
Total Project Open Space = ***3.09 acres provided***
3.09 acres / 7.49 acres = 0.41 = ***41% provided***

REQUIREMENT SATISFIED

TOTAL LANDSCAPED AREA REQUIREMENT

Per Policy 2.4.a of the FLUE a minimum of 10% area must be landscaped.
REQUIRED
Total Project Area = 7.49 acres
7.49 acres x 0.10 = 0.75 acres
10% of Total Project Area = 0.75 acres required

PROVIDED
75 Canopy Trees @ 500 SF per tree at maturity = 37,500 SF
27 Understory Trees @ 200 SF per tree at maturity = 5,400 SF
70 Shrubs @ 2 SF per shrub at maturity = 140 SF
Total SF of Landscape Area at maturity = 43,040 SF
43,040 SF = 0.99 acres provided

REQUIREMENT SATISFIED

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916 VASSAR STREET
ORLANDO, FL 32804
TEL | 321-277-0826
kaleymariedunlap@gmail.com

Contact: Marsha Swider
(352) 373-3541

REGISTERED LANDSCAPE ARCHITECT
KALEY M. DUNLAP
LA 6667256
STATE OF FLORIDA

NORTH
SCALE: 1" = 20'
0 10 20 40
GRAPHIC SCALE

No.	Date	Comment

Professional Landscape Architect of Record:

Kaley M. Dunlap, PLA — LA6667256
Landscape Architect — Certificate No.

Project No: 20-155

Project phase: CITY RESUBMITTAL

Project title: POLARIS BUILDING ADDITION SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: LANDSCAPE CALCULATIONS

Designed: DJM
Drawn: SLP/MAB
Checked: CSV
Date: 04/15/21

Sheet No.: L201

PLANT SCHEDULE PROJECT AREA

CANOPY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME
	AR	16	Acer rubrum	Red Maple
	QS	17	Quercus shumardii	Shumard Red Oak
	QH	22	Quercus virginiana `Cathedral`	Cathedral Live Oak
	TD2	31	Taxodium distichum	Bald Cypress
UNDERSTORY TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	CW	3	Cornus florida `Weaver`	Weaver Dogwood
	IE	17	Ilex x attenuata `East Palatka`	East Palatka Holly
	VO	11	Viburnum obovatum	Walter`s Viburnum
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	IN	164	Ilex vomitoria `Nana`	Dwarf Yaupon Holly
	IP	75	Illicium floridanum	Florida Anise
	MC	75	Muhlenbergia capillaris	Pink Muhly
	TF2	78	Tripsacum dactyloides	Fakahatchee Grass
	VM	62	Viburnum obovatum `Mrs Shillers Delight`	Mrs Shillers Delight Viburnum

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Contact: Marsha Swider
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REGISTERED LANDSCAPE ARCHITECT
KALEY M. DUNLAP
LA 6667256
STATE OF FLORIDA

NORTH
SCALE: 1" = 50'
0 25 50 100
GRAPHIC SCALE

No.	Date	Comment

Professional Landscape Architect of Record:

Kaley M. Dunlap, PLA — LA6667256
Landscape Architect — Certificate No.

Project No: 20-155

Project phase: CITY RESUBMITTAL

Project title: POLARIS BUILDING ADDITION SITE PLAN CITY OF ALACHUA, FLORIDA

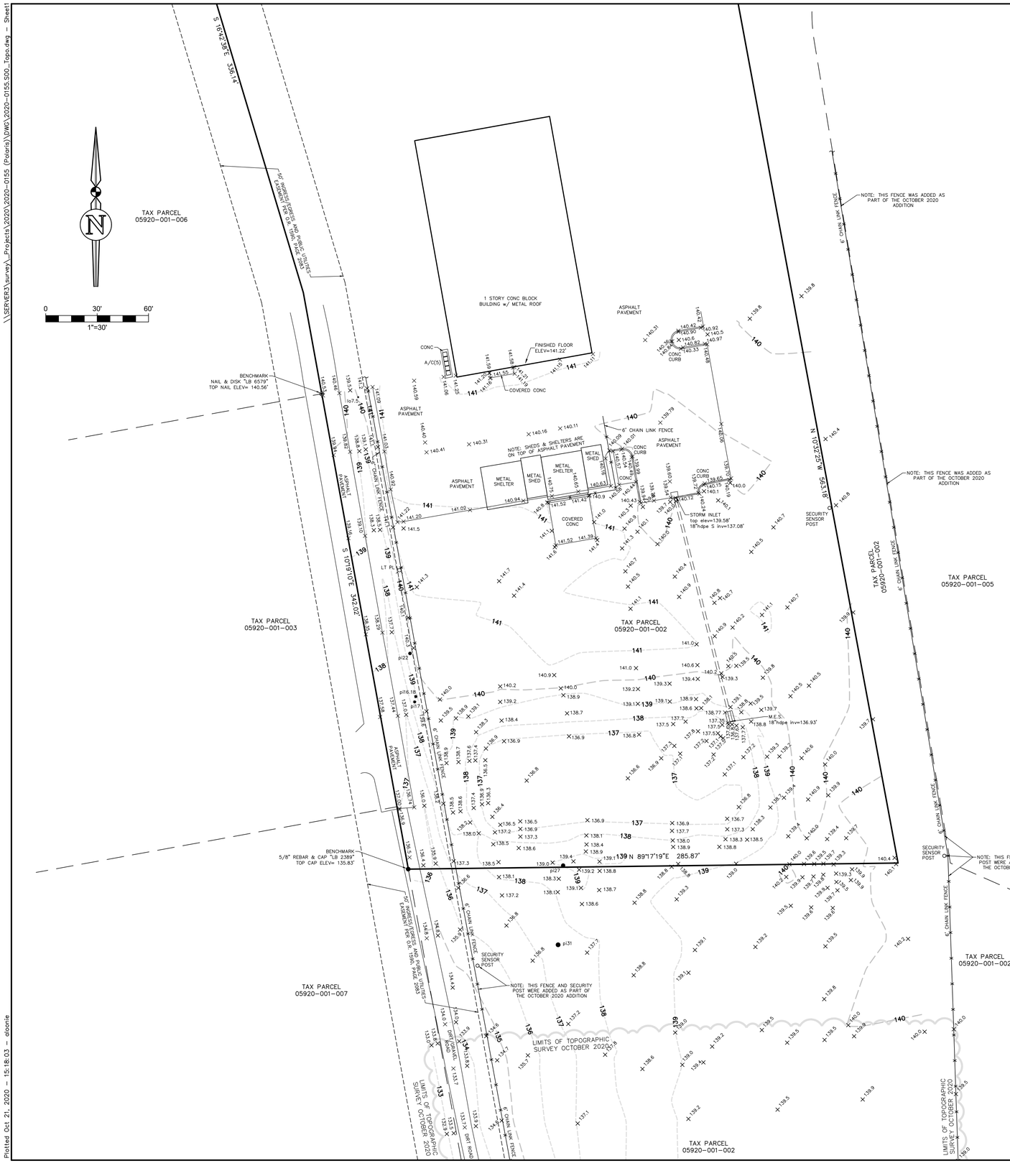
Sheet title: LANDSCAPE PLAN

Designed: DJM
Drawn: SLP/MAB
Checked: CSV
Date: 04/15/21

Sheet No.: L202

TOPOGRAPHIC SURVEY

IN
FRACTIONAL SECTION 29, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
FOR
MIKE DETRICK



LEGEND OF SYMBOLS & ABBREVIATIONS:

A/C	=	AIR CONDITIONER COMPRESSOR PAD
CONC	=	CONCRETE
ELEV	=	ELEVATION
HDPE	=	HIGH DENSITY POLY-ETHYLENE PIPE
Inv	=	INVERT
M.E.S.	=	MITERED END SECTION
No.	=	NUMBER
O.R.	=	OFFICIAL RECORDS BOOK
PGS.	=	PAGES
w/	=	WITH
LT PL	=	LIGHT POLE
80	=	ELEVATION CONTOUR LINE
	=	FENCE LINE
88.9	=	SPOT ELEVATION

TREE LEGEND:

ONLY TREES WITH A DIAMETER 8" AND GREATER WERE LOCATED FOR THIS SURVEY. (DIAMETER MEASURED 4.5' ABOVE GRADE)

LOCATION	SPECIES	DIAMETER AT 4.5' ABOVE GRADE	SIZE/COMMON NAME *Genus species*
•	cb14		= 14" CHINABERRY *Melia azedarach*
•	ch28		= 28" BLACK CHERRY *Prunus serotina*
•	lo7.5		= 7"-5" LIVE OAK *Quercus virginiana*
•	pi22		= 22" PINE *Pinus sp.*
•	sg11		= 11" SWEETGUM *Liquidambar styraciflua*
•	wo19		= 19" WATER OAK *Quercus nigra*

NOTES:

1) ELEVATIONS SHOWN HEREON WERE BASED ON AN ELEVATION OF 139.07 FEET ON A RAILROAD SPIKE IN THE ROOT OF A 4" CHERRY TREE ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY No. 441. SAID RAILROAD SPIKE WAS SET BY THE FLORIDA DEPARTMENT OF TRANSPORTATION AS "TBM #12" AND IS NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
2) BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF N 73°27'29" W ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 441 AS PER DEED RECORDED IN OFFICIAL RECORDS BOOK 1590, PAGE 2082 et seq.
3) DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND WERE MEASURED ON A HORIZONTAL PLANE.
4) NO UNDERGROUND UTILITIES HAVE BEEN FIELD LOCATED.
5) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.
6) FOR THE PURPOSES OF THE OCTOBER 2020 UPDATE, UNLESS OTHERWISE NOTED, ONLY THAT AREA AS NOTED "LIMITS OF TOPOGRAPHIC SURVEY OCTOBER 2020" WAS UPDATED. THERE MAY BE FEATURES OUTSIDE OF THIS AREA (i.e. CHAIN LINK FENCES & SECURITY POSTS) THAT NO LONGER EXIST OR HAVE BEEN RELOCATED.
7) THIS SURVEY CONSISTS OF 2 SHEETS AND IS NOT VALID WITHOUT BOTH SHEETS.

No.	Date	Comment
1	10/21/2020	ADDED "TOPOGRAPHIC SURVEY OCTOBER 2020" AND SHEET 2 OF 2

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0143E, COMMUNITY NUMBER: 120864, PANEL: 0143E, EFFECTIVE DATE: 12/05/18 AND IS DESCRIBED AS BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

eda consultants inc.
LB 2389
720 S.W. 2nd Avenue, Suite 300
GAINESVILLE, FLORIDA 32601
(352) 373-3541 FAX (352) 373-7249
www.edafl.com mail@edafl.com

eda consultants inc.
Corporate Authorization No. LB 2389
BY: ROBERT W. GRAVER P.S.M. 4239

Project No. 2020-0155 S00
Drawn A.L.
Check B.C.

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Field Book	Page
301	34-36
1016	24-26

PREPARED FOR: 1) MIKE DETRICK
2)
3)
4)

Survey Date	Drawing Completed	Revised
10/29/18	11/05/18	10/21/2020

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF: 10/29/18

Sheet No.:

V-001

Plotted: Oct 21, 2020 – 15:18:03 – dloonie
\\SERVER3\survey_Projects\2020\2020-0155 (Polaris)\DWG\2020-0155 S00_Topo.dwg – Sheet1

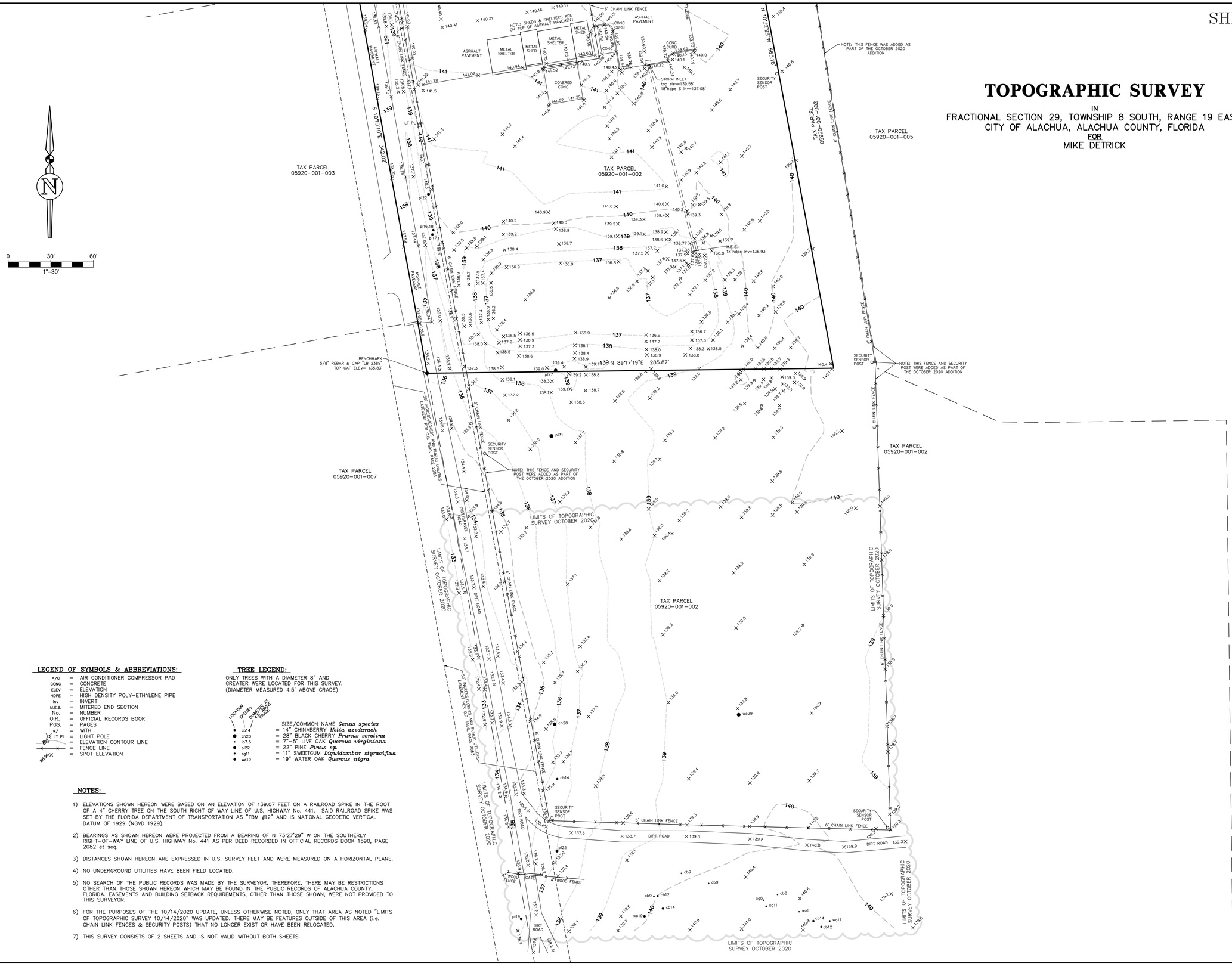
TOPOGRAPHIC SURVEY

IN

FRACTIONAL SECTION 29, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

FOR

MIKE DETRICK



0 30' 60'
1"=30'

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CONC	=	CONCRETE
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FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(s) X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 12001C0143E, COMMUNITY NUMBER: 120084, PANEL: 0143E, EFFECTIVE DATE: 11/02/18 AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AS BEING X (SHADED) ZONE(s) _____

eda consultants inc.
LB 2389
720 S.W. 2nd Ave. South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
352.373.3541 phone 352.373.7249 fax
www.edafl.com mail@edafl.com

Fieldbook	33-56	10/29/18	11/05/18
Page	2-56	Survey Date	Drawing Completed

PREPARED FOR: 1) MIKE DETRICK
2)
3)
4)

eda consultants inc. Corporate Authorization No. LB 2389
ROBERT M. DAVIS, JR. FLORIDA REG. NO. 4239

SEE SHEET 1 OF 2 FOR ORIGINAL SIGNATURE AND RAISED SEAL

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Project No. 2020-0155.S00
Drawn A.L.
Check B.G.

10/21/2020

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF: 10/29/18

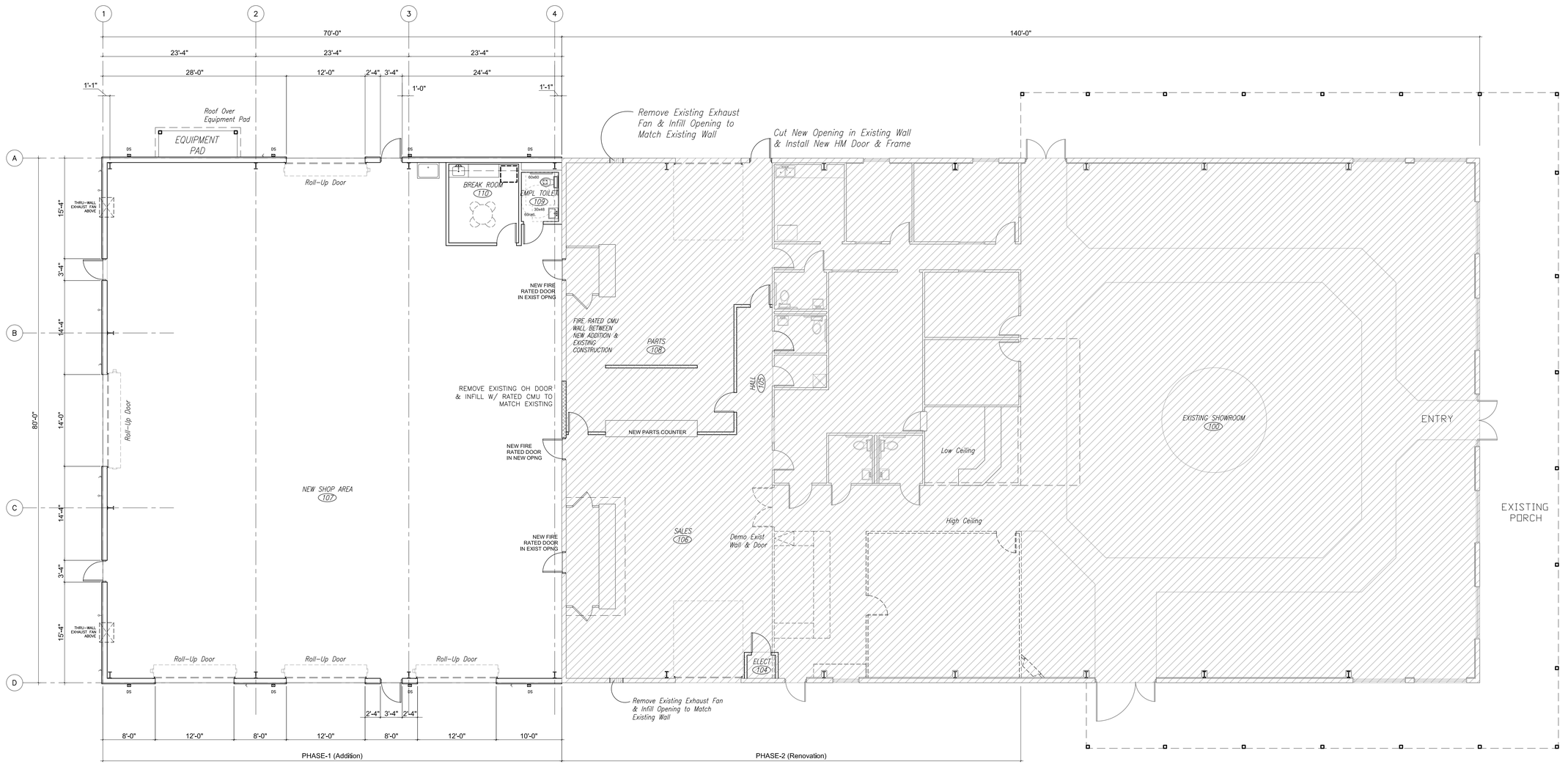
Sheet No.:

V-002

\\SERVER3\surveyA_Projects\2020\2020-0155 (Potorio)\DWG\2020-0155.S00_Topo.dwg - Sheet2
Plotted Oct 21, 2020 - 15:18:03 - dlonnie

NEW ADDITION
5,600 SQ FT
COST = $86/SF
$480,000

EXISTING BUILDING
11,200 SQ FT
COST = $107/SF
$1,200,000



1 Architectural Floor Plan

1/8" = 1'-0"

NORTH

Scherer Construction of No. Florida
2504 NW 71st Place, Gainesville FL 32653
Tel: (352) 371-1417
2926 Edison Avenue, Jacksonville, FL 32254
Tel: (904) 288-6060

SCHERER CONSTRUCTION

Polaris
ADDITION & RENOVATION
12556 NW US Hwy 441
Alachua, FL 32615

COPYRIGHT (c) 2018 by Scherer Construction of North Florida, LLC
All rights reserved.

REVISION:
DATE:
NO.

ARCHITECT'S SEAL:

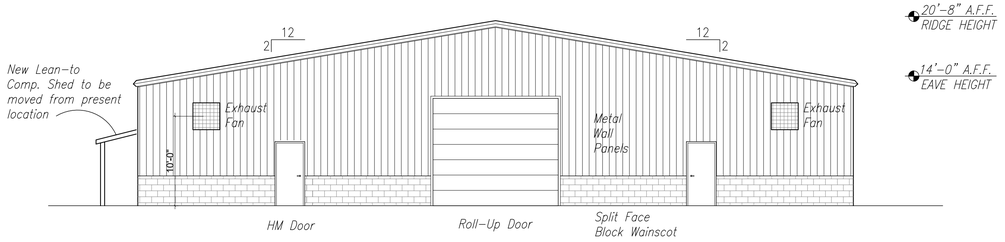
ROBERT S. TAYLOR, SR., ARCHITECT
FLORIDA REGISTRATION AR-0007526

DESCRIPTION:

Floor Plan

JOB NO. 20-673
DRAWN BY:
DATE: 12/08/2020

A2.0

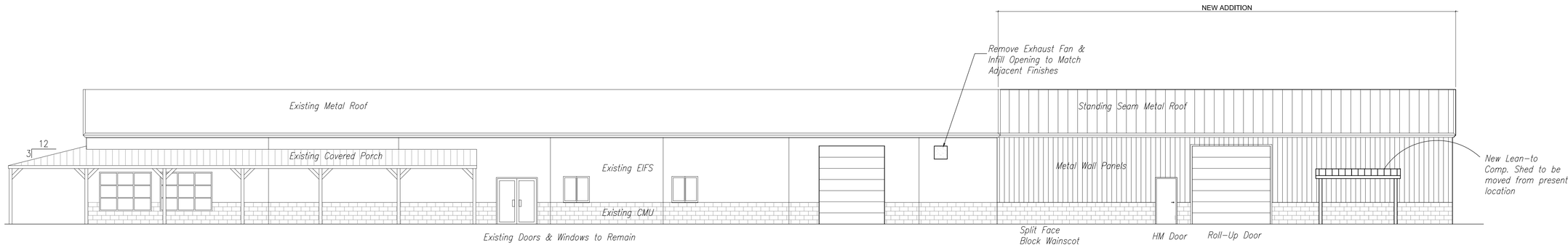


3 South Building Elevation

1/8" = 1'-0"

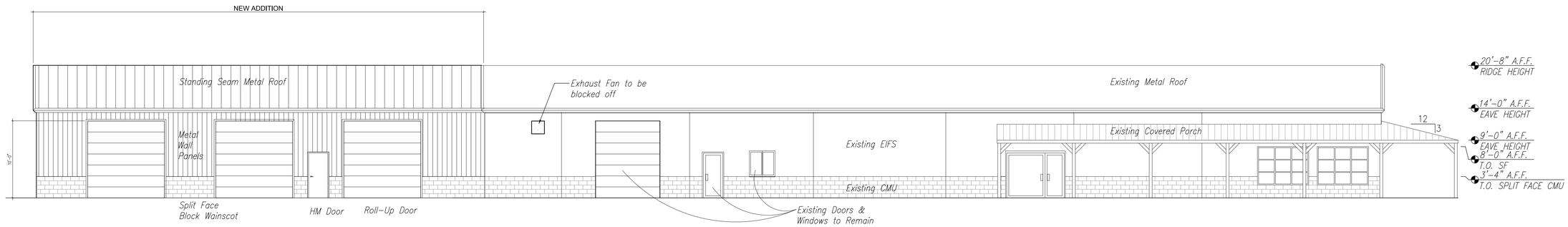
4 North Building Elevation

1/8" = 1'-0"



2 West Building Elevation

1/8" = 1'-0"



1 East Building Elevation

1/8" = 1'-0"

Scherer Construction of No. Florida
2504 NW 71st Place, Gainesville FL 32653
Tel: (352) 371-1417
2926 Edison Avenue, Jacksonville, FL 32254
Tel: (904) 288-6060

SCHERER CONSTRUCTION

Polaris
ADDITION & RENOVATION
12556 NW US Hwy 441
Alachua, FL 32615

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REVISION:

DATE.

NO.

ARCHITECT'S SEAL:

ROBERT S. TAYLOR, SR., ARCHITECT
FLORIDA REGISTRATION AR-0007526

DESCRIPTION:

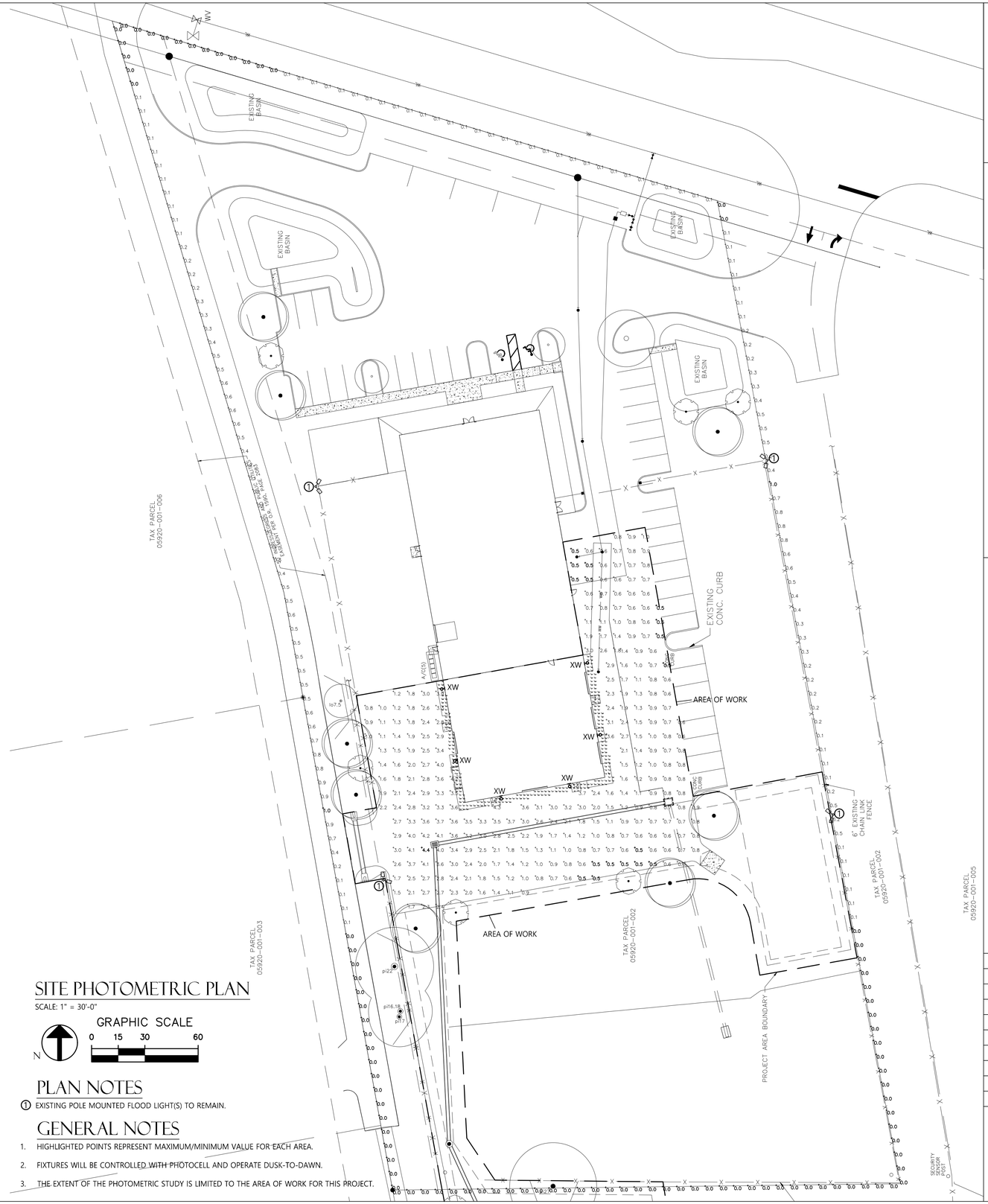
Building Elevations

JOB NO. 20-673
DRAWN BY:
DATE: 12/08/2020

A3.0

Fixture Schedule for Photometrics											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Mounting Height
⏚	XW	6	WILLIAMS OUTDOOR	VWPH-L60-740-TFT-xxx-CGL-DIM-UNV	VOLTAIRE HORIZONTAL ARCHITECTURAL WALL PACK WITH FORWARD THROW MOLDED REFRACTIVE CLEAR ACRYLIC LED LENS AND A CLEAR GLASS LENS.	(8) LUXEON M 4000K LEDS	1	VWPH-L60-740-TFT-xxx--CGL-DIM-UNV_.ies	5688	0.81	12ft

Photometric Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BUILDING ENTRY	+	3.4 fc	4.9 fc	1.1 fc	4.5:1	3.1:1
NEW PARKING AREA	+	1.8 fc	4.4 fc	0.5 fc	8.8:1	3.6:1
PROPERTY LINE	+	0.2 fc	1.0 fc	0.0 fc	N/A	N/A



SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

GRAPHIC SCALE

0 15 30 60

N

PLAN NOTES

① EXISTING POLE MOUNTED FLOOD LIGHT(S) TO REMAIN.

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. THE EXTENT OF THE PHOTOMETRIC STUDY IS LIMITED TO THE AREA OF WORK FOR THIS PROJECT.

HUNTER DESIGN AND CONSULTING, INC.
696 1ST AVE N, STE 200
ST. PETERSBURG, FL 33701
352-238-6366
FLORIDA CA #31946, PE #76961

POLARIS OF GAINESVILLE ADDITION

SITE PHOTOMETRIC PLAN

ALACHUA, FLORIDA

PROJECT INFORMATION	
PROJECT NUMBER:	20088
DRAFTED:	K. HUNTER
DESIGNED:	K. HUNTER
REVIEWED:	K. HUNTER
ISSUE DATE:	11/24/20
REVISIONS	

SHEET NUMBER

E-1

City of ALACHUA
THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z

Site Plan Application

Reference City of Alachua Land Development Regulations Article 2.4.9

A. PROJECT

1. Project Name: Polaris Building Addition
2. Address of Subject Property: 12570 US Hwy 441
3. Parcel ID Number(s): 05920-001-002
4. Existing Use of Property: Recreational vehicle sale/repair shop
5. Future Land Use Map Designation : Commercial / Industrial
6. Zoning Designation: Commercial, Intensive(CI)
7. Acreage: 3.42 +/-

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Sergio Reyes Title: President
   Company (if applicable): eda consultants inc.
   Mailing address: 720 SW 2nd Ave, South Tower, Suite 300
   City: Gainesville State: FL ZIP: 32601
   Telephone: 352-373-3541 FAX: _____ e-mail: sreyes@edafl.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): AMES/DETRICK TRUCK CO
   Mailing Address: 12556 NW US Hwy 441
   City: Alachua State: FL ZIP: 32615

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Site Plan including but not limited to:
   a. Name, location, owner, and designer of the proposed development.
   b. Zoning of the subject property.
   c. Vicinity map - indicating general location of the site and all abutting streets and properties.
   d. Complete legal description.
   e. Statement of Proposed Uses.
   f. Location of the site in relation to adjacent properties, including the means of ingress and egress to such properties and any screening or buffers along adjacent properties.
   g. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to fifty (50) feet.)
   h. Area and dimensions of site.
   i. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
   j. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.)
   k. Location and dimensions of all existing and proposed parking areas and loading areas.
   l. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas) with detail illustrating compliance with Section 6.2.2 of the Land Development Regulations.

m. Location and size of any lakes, ponds, canals, or other waters and waterways.
n. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and floor area ratio.
o. Location of waste receptacles and detail of waste receptacle screening.
p. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories:
    i. Architectural plans and dimension plans which demonstrate compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs, including:
        (a) Calculation of glazing of the front façade.
        (b) Calculation of the area of ground floor façades subject to glazing.
        (c) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
        (d) Sufficient plan detail and calculations of each material utilized in each façade.
q. For development consisting of a nonresidential use where a single tenant is greater than or equal to 20,000 square feet in area:
    i. Architectural plans and dimension plans which demonstrate compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs, including:
        (a) Calculation of glazing of the façades facing streets, residential uses, and vacant residential/agricultural land.
        (b) Calculation of the area of ground floor façades subject to glazing.
        (c) If glazing alternatives are used, calculation of area of alternative materials used.
        (d) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
        (e) Color architectural plans depicting the color of all materials used in the façade.
r. For development consisting of one or more of the following: Multi-family residential; Hotel; or Mobile Home Park:
    i. Tabulation of gross acreage.
    ii. Tabulation of density.
    iii. Number of dwelling units proposed.
    iv. Location and percent of total open space and recreation areas.
    v. Floor area of dwelling units.
    vi. Number of proposed parking spaces.
    vii. Street layout.
    viii. Layout of mobile home stands (for mobile home parks only).
    ix. City of Alachua Public School Student Generation Form.

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

2. Stormwater management plan - including the following:

    a. Existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
    b. Proposed finished floor elevation of each building site.
    c. Existing and proposed stormwater management facilities with size and grades.
    d. Proposed orderly disposal of surface water runoff.
    e. Centerline elevations along adjacent streets.
    f. Water Management District surfacewater management Statement of proposed uses on the site plan

3. Fire Department Access and Water Supply: The design criteria shall be Chapter 18 of the Florida Fire Prevention Code. Plans must be on separate sealed sheets and must be prepared by a professional Fire engineer licensed in the State of Florida. Fire flow calculations must be provided for each newly constructed building. When required, fire flow calculations shall be in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (ISO) and /or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater. All calculations must be demonstrated and provided. All calculations and specifications must be on the plans and not on separate sheets. All fire protection plans are reviewed and approved by the Alachua County Fire Marshal.

4. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.

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

For commercial project Applications:

a. In addition to submitting specific written information regarding your **commercial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your commercial development will comply with these standards.

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

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

For industrial project Applications:

b. In addition to submitting specific written information regarding your **industrial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your industrial development will comply with these standards.

Policy 1.5.d

The City shall develop performance standards for industrial uses in order to address the following:

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

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

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

8. Legal description with tax parcel number, separate from all other documentation on 8.5" x 11" paper.

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

10. Proof of payment of taxes.

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

12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).

13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

14. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review or additional reviews of the application beyond the initial engineering review fee will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

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

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

Signature of Applicant

Signature of Co-applicant

Sergio Reyes
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 25 day of November, 2021 by Sergio Reyes

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

Audra Burrell
Signature of Notary Public, State of Florida

Notary Public State of Florida
Audra Burrell
My Commission GG 919961
Expires 12/01/2023

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 12556 US-441, Alachua, FL 32615

Parcel ID Number(s): 05920-001-002

Acreage: 13.93 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Michael W. Detrick Title:

Company (if applicable): Ames/Detrick Truck Company

Mailing Address: 12556 NW US Hwy 441

City: Alachua State: FL ZIP: 32615

Telephone: 386-418-4244 FAX: e-mail: mike@polarisofgainesville.com

C. AUTHORIZED AGENT

Name: Sergio Reyes Title: President

Company (if applicable): eda consultants inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: e-mail: sreyes@edafl.com

D. REQUESTED ACTION:

Site plan

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

Signature of Applicant

Signature of Co-applicant

MICHAEL DETRICK 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 12th day of November, 2020, by Michael Detrick, who is/are personally known to me, or who has/have produced as identification.

Margaret A. LaCroix
NOTARY PUBLIC
STATE OF FLORIDA
Commission GG238682
Expires 3/4/2022

Margaret A. LaCroix

Signature of Notary Public, State of Florida

eda consultants inc.

Worksheet for Needed Fire Flow

Project Name :	Polaris Building Addition
Customer / Builder Name :	Ames/Detrick Truck Company
Property Address :	12570 NW US HWY 441 Alachua, FL

NFPA Calculation - Existing Building

Fire Flow Area (SF)	=	11,224
Sprinkler System	=	None
Occupancy Class	=	B
Construction Type	=	II (000)
Required Needed Fire Flow Per NFPA	=	2,250 gpm
Flow Duration (hours)	=	2
(Resulting Fire Flow shall not be less than 1,000 gpm)		

REQUIRED Needed Fire Flow	**2,250**	**gpm**

The requirement of 1 fire hydrant per 1,000 gpm of required fire flow is met by the two existing fire hydrants located near the development. There is an existing fire hydrant approximately 115' from the existing building which is capable of providing a flow of 2,518 gpm according to the most recent fire flow test. There is another existing hydrant located approximatel 720' from the existing building which is within the 1000' requirement per NFPA code.

720 SW 2nd Ave, South Tower - Suite 300, Gainesville, FL 32601
Phone: (352)373-3541 · Fax: (352)373-7249 · www.edafl.com

eda consultants inc.

Worksheet for Needed Fire Flow

Project Name :	Polaris Building Addition
Customer / Builder Name :	Ames/Detrick Truck Company
Property Address :	12570 NW US HWY 441 Alachua, FL

NFPA Calculation - Proposed Addition

Fire Flow Area (SF)	=	5,600
Sprinkler System	=	None
Occupancy Class	=	B
Construction Type	=	II (000)
Required Needed Fire Flow Per NFPA	=	1,500 gpm
Flow Duration (hours)	=	2
(Resulting Fire Flow shall not be less than 1,000 gpm)		

REQUIRED Needed Fire Flow	**1,500**	**gpm**

The requirement of 1 fire hydrant per 1,000 gpm of required fire flow is met by the two existing fire hydrants located near the development. There is an existing fire hydrant approximately 115' from the existing building which is capable of providing a flow of 2,518 gpm according to the most recent fire flow test. There is another existing hydrant located approximatel 720' from the existing building which is within the 1000' requirement per NFPA code.

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Phone: (352)373-3541 · Fax: (352)373-7249 · www.edafl.com

ISO Needed Fire Flow (NFF) Worksheet

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

Petition Number:		**Date:**	4/30/2021
Project:	Polaris - Existing Building	**Engineer:**	DJM
		Checked By:	SJR
Location:	12570 NW US Hwy 441		
	Alachua, FL		

Subject Building

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

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 11224 **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) : 11,224 **sq. ft.** **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 1525.584688

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

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

Exposures (p. 16)

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

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

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

Right:
- **construction of facing wall of exposure building (p. 4):**
- **Distance (ft.) to the exposure building:** **Length of exposure wall:**
- **Number of stories of exposure wall:** **Length x number of stories:** 0
- **Opening Protection in exposure wall:** 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= 1500 x 1 x [1 + (0 + 0)

NFF= 1500 gpm

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

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

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

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

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

ISO Needed Fire Flow (NFF) Worksheet

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

Petition Number:		**Date:**	4/30/2021
Project:	Polaris - Proposed Addition	**Engineer:**	DJM
		Checked By:	SJR
Location:	12570 NW US Hwy 441		
	Alachua, FL		

Subject Building

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

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 5600 **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) : 5,600 **sq. ft.** **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 1077.597327

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

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

Exposures (p. 16)

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

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

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

Right:
- **construction of facing wall of exposure building (p. 4):**
- **Distance (ft.) to the exposure building:** **Length of exposure wall:**
- **Number of stories of exposure wall:** **Length x number of stories:** 0
- **Opening Protection in exposure wall:** 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= 1000 x 1 x [1 + (0 + 0)

NFF= 1000 gpm

NFF= 1000 gpm (rounded to nearest 250 gpm per ISO requirements)

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

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

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

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

CLAUDIA S. VEGA LICENSE No 5[illegible] STATE OF FLORIDA PROFESSIONAL ENGINEER

5/3/21

Hydrant Flow Test Report

Test Date 11/04/2020 **Test Time** 3:00 PM

Location

Polaris of Gainesville
12556 US Hwy 441
Alachua, FL. 32615

Tested by

Gator Fire Equipment Co., Inc.
Tested By: R. Weaver & A. Miller
Witnessed By: City of Alachua

Notes

Reading Hydrant North of Polaris on 441
Flowing Hydrant at Polaris on 441

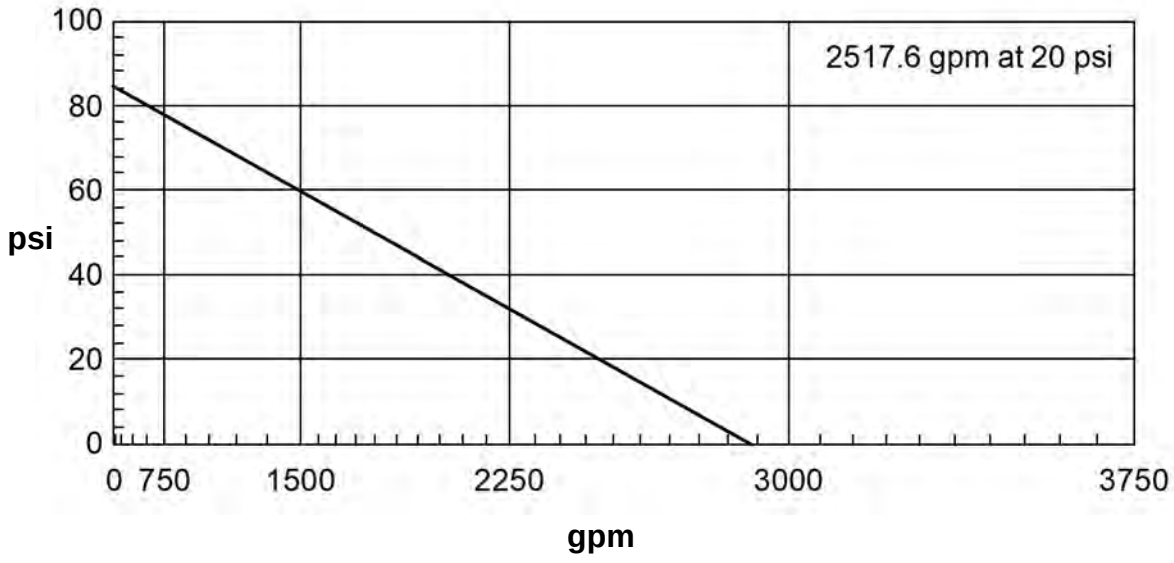
Read Hydrant

85 psi **static pressure**
60 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.9	20	751 gpm
#2	0	2.5	.9	20	751 gpm
				Total	1502 gpm

Flow Graph



Created with the free hydrant flow test program from www.igneusinc.com

Polaris Building Addition

Statement of Proposed Uses

The proposed building addition is intended to provide additional parts and service space for an existing business along the NW US Hwy 441 corridor.

Comprehensive Plan Consistency

Future Land Use Element:

Objective 1.3: Commercial
The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

Consistency: The Polaris Building Addition will serve the intent of the Commercial future land use designation, as it will provide access to goods and services for the citizens of Alachua. In addition, the site is consistent with the policies outlined in Future Land Use Policy 1.3.b and 1.3.d as indicated below:

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

Consistency: The proposed Polaris Building Addition will serve the intent of the Commercial future land use category. The site will include additional parts and service space for the existing business along the US Hwy 441 commercial corridor.

Policy 1.3.d: Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:

1. *Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;*

   Consistency: The existing access pattern will remain on the site, as the building addition is proposed at the rear of the developed area- no changes are proposed along the US 441 frontage.

2. *Buffering from adjacent existing/potential uses;*

   Consistency: All required buffers and setbacks are shown on plans.

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

   Consistency: The proposed site plan exceeds the 10% required open space and has less than the maximum 0.50 floor area ratio.

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

   Consistency: Plans include a detailed stormwater management plan and design details for the additional stormwater area proposed.

5. *Placement of signage;*

   Consistency: No additional signs are proposed.

6. *Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;*

   Consistency: The site plans include a photometric plan that complies with all elements of the Comprehensive Plan and Land Development Regulations.

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

   Consistency: Loading docks and dumpsters are located at the rear of the building to avoid conflicts with pedestrians and vehicles.

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

   Consistency: The site plans include a landscape plan that complies with all elements of the Comprehensive Plan and Land Development Regulations.

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

<u>Consistency:</u> There are no unique features or resources associated with the development plan area on this site.

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

    <u>Consistency</u>: None are proposed.

11. *Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.*

    <u>Consistency:</u> The commercial use on site has less than a 0.50 floor area ratio.

Concurrency Impact Analysis
Polaris Building Addition

The proposed 5,600 SF building addition is intended to provide additional parts and service space for an existing business along the NW US Hwy 441 corridor.

Stormwater:

A detailed stormwater management plan is included with this submittal. The proposed stormwater system is 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 100 G.P.D. will be used per loading bay (Ch. 64E-6, F.A.C.). The 5 proposed loading bays will generate approximately 500 G.P.D., based on this calculation (5 bays x 100 G.P.D. = 500 G.P.D.). As shown in the following table, there is adequate capacity available to support this development.

Table 3a. Potable Water Impacts - Final Development Orders

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,295,000
Reserved Capacity[2]	121,059
Polaris Building Addition	500
Residual Capacity	**883,441**
Percentage of Permitted Design Capacity Utilized	**61.59%**

Sources:
1. City of Alachua Public Services Department, April 2020

Sanitary Sewer:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

Project Impact: For the proposed development, it is estimated that approximately 100 G.P.D. will be used per loading bay (Ch. 64E-6, F.A.C.). The 5 proposed loading bays will generate approximately 500 G.P.D., based on this calculation (5 bays x 100 G.P.D. = 500 G.P.D.). As shown in the following table, there is adequate capacity available to support this development.

Table 4a. Sanitary Sewer Impacts - Final Development Orders

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	675,000
Reserved Capacity[2]	115,933
Polaris Building Addition	500
Residual Capacity	**708,567**
Percentage of Permitted Design Capacity Utilized	**52.76%**

Sources:
1. City of Alachua Public Services Department, April 2020

Solid Waste:

Goal 2: The City of Alachua will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.

Project Impact: Commercial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). The proposed facility will generate approximately 67.2 pounds of solid waste will be generated per day (5,600 SF / 1,000 SF x 12 = 67.2 pounds per day). As indicated in the following table, the proposed solid waste generated as part of this project will not reduce the level of service in the City of Alachua.

Table 6a. Solid Waste Impacts - Final Development Orders

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
New River Solid Waste Facility Capacity[3]	**50 years**	

1. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2018); Policy 2.1.a, CFNGAR Element

Formula: 10,298 persons x 0.73 tons per year

Traffic:

The proposed use of the project site as a commercial and office use will not create a traffic impact that will exceed the approved level of service standards for the impacted roadway (US Highway 441).

TABLE 1 – PROJECT TRIP GENERATION

PROPOSED: 5,600 SF GFA RECREATIONAL VEHICLE SALES

ITE LAND USE 842 RECREATIONAL VEHICLE SALES

5,600 SF GFA

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.46	5.60	2.58	85%	15%	2.19	0.39
PM	0.77	5.60	4.31	31%	69%	1.34	2.98
AVG	5.00	5.60	28.00	50%	50%	14.00	14.00

TABLE 2: TRIP DISTRIBUTION

Segment ID	Distribution Share	Projected Trips
U.S. Hwy 441 (106,4)	100%	28

No other road segments will be impacted more than 5% of their maximum service volume.

TABLE 3: ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS

						Projected	
Segment ID:	Segment Limits:	LOS-D		Existing	Res'vd	Trips	Available
U.S. Hwy 441 4)	From CR 25A East Intersection to SR 235	AADT	45,700	20,011	6,161	28	19,500
		Peak Hour	4,110	1,901	616	4	1,589

Source: City of Alachua Planning Department as of October 2020.

eda consultants inc.

Worksheet for Trip Generation

Project Name : Polaris Building Addition
Customer / Builder Name : Ames/Detrick Truck Company
Property Address : 12570 NW US HWY 441 Alachua, FL 32615

EXISTING

SOURCE: ITE TRIP GENERATION, 10TH EDITION

EXISTING: 11,224 SF GFA RECREATIONAL VEHICLE SALES
ITE LAND USE 842 RECREATIONAL VEHICLE SALES
11,224 SF GFA

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.46	11.22	5.16	85%	15%	4.39	0.77
PM	0.77	11.22	8.64	31%	69%	2.68	5.96
AVG	5.00	11.22	56.12	50%	50%	28.06	28.06

PROPOSED

PROPOSED: 5,600 SF GFA RECREATIONAL VEHICLE SALES
ITE LAND USE 842 RECREATIONAL VEHICLE SALES
5,600 SF GFA

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.46	5.60	2.58	85%	15%	2.19	0.39
PM	0.77	5.60	4.31	31%	69%	1.34	2.98
AVG	5.00	5.60	28.00	50%	50%	14.00	14.00

NET

	AM	PM	AVG
EXISTING	5	9	56
PROPOSED	3	4	28
NET	**8**	**13**	**84**

720 SW 2nd Avenue, South Tower Suite 300, Gainesville, FL 32601
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Barrett

Continued from Page 1A

Barrett plans to say she looks at every case "from the perspective of the losing party" and asks herself, "how I would view the decision if one of my children was the party I was ruling against."

The standard she sets in every case, she says, is: "Even though I would not like the result, would I understand that the decision was fairly reasoned and grounded in the law?"

She will address the legacy left by Justice Ruth Bader Ginsburg, who died in mid-September, kicking off a battle to fill the Supreme Court seat.

"I have been nominated to fill Justice Ginsburg's seat, but no one will ever take her place. I will be forever grateful for the path she marked and the life she led," Barrett plans to say.

"Courts are not designed to solve every problem or right every wrong in our public life," Judge Amy Coney Barrett says in her planned confirmation hearing remarks. DEMETRIUS FREEMAN/POOL FILE

Bader Ginsburg, who died in mid-September, kicking off a battle to fill the Supreme Court seat.

"I have been nominated to fill Justice Ginsburg's seat, but no one will ever take her place. I will be forever grateful for the path she marked and the life she led," Barrett plans to say.

Ballots

Continued from Page 3A

been made in vote-by-mail procedures, such as elections office members contacting voters through phone calls, email or mail to make them aware of any type of issue their ballot may have.

Ultimate rejection authority — particularly if there's a signature mistake on the ballot — lies with the county's canvassing board, which is made up of a county judge, county commissioner and Alachua's Supervisor of Elections Kim Barton.

Appeals for a rejected ballot can be submitted through an affidavit to the Supervisor of Elections Office until 5 p.m. on the Thursday after Election Day.

Pyche estimates the office has received 17,000 mail-in ballots so far. Early next week, they'll begin logic and accuracy testing to ensure voting equipment is working properly. Next Wednesday through Election Day, the counting begins.

To check the status of a mail-in ballot or voter registration, visit www.votealachua.com/My-Registration-Status.

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed development plan for an approx. 4,000 SF building on a portion of parcels 03231-004-000 & 03231-003-000 located in the 13200 block of Rachael Blvd in Alachua, FL. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

The meeting will be held digitally as a Zoom teleconference on Monday, October 26, 2020 at 5:30 pm. The teleconference can be accessed by the following information:

URL: https://us02web.zoom. us/j/5733319527
Meeting ID: 573 331 9527
Dial-in: (646) 558-8656

Following the teleconference, a recording of the workshop will be available at www.edafl.com/neighborhoodworkshops. Upon request, a link to the meeting can be requested by e-mailing the contact below. In addition, paper copies of all materials discussed at the workshop can be provided via US Mail. Comments on the development plan may also be submitted in writing, by e-mail, or over the phone by contacting the number below.

eda consultants, inc.
Contact: Sergio Reyes, P.E. of eda consultants inc.
E-mail: sreyes@edafl.com **Phone:** (352) 373-3541
GF-GH057375

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a site plan for a proposed building addition and associated site improvements located on a tax parcel number 05920-001-002 at 12556 NW US Hwy 441, Alachua, FL.
This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

The meeting will be held digitally as a Zoom teleconference on Monday, October 26, 2020 at 6:30 pm. The teleconference can be accessed by the following information:

URL: https://us02web.zoom.us/j/5733319527
Meeting ID: 573 331 9527
Dial-in: (646) 558-8656

Following the teleconference, a recording of the workshop will be available at www.edafl.com/neighborhoodworkshops. Upon receipt, a link to the meeting can be requested by e-mailing the contact below. In addition, paper copies of all materials discussed at the workshop can be provided via US Mail. Comments on the development plan may also be submitted in writing, by e-mail, or over the phone by contacting the number below.

eda consultants, inc.
Contact: Sergio Reyes, P.E. of eda consultants inc.
E-mail: sreyes@edafl.com **Phone:** (352) 373-3541
GF-GH057374

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GF-GH059279

Notice of Online Neighborhood Workshop

Date: Monday, October 26, 2020 Time: 6:30 pm

Property Address/Location of Project:

Tax parcel number 05920-001-002

12556 NW US Hwy 441, Alachua, FL

Action Proposed: Building addition and associated site improvements

The Meeting will be held digitally on Zoom.

URL: https://us02web.zoom.us/j/5733319527

Meeting ID: 573 331 9527

Dial-in: (646) 558-8656

Please call **eda** at (352) 373-3541 with any questions or email sreyes@edafl.com for more information.

eda consultants · inc.

NEIGHBORHOOD WORKSHOP NOTICE

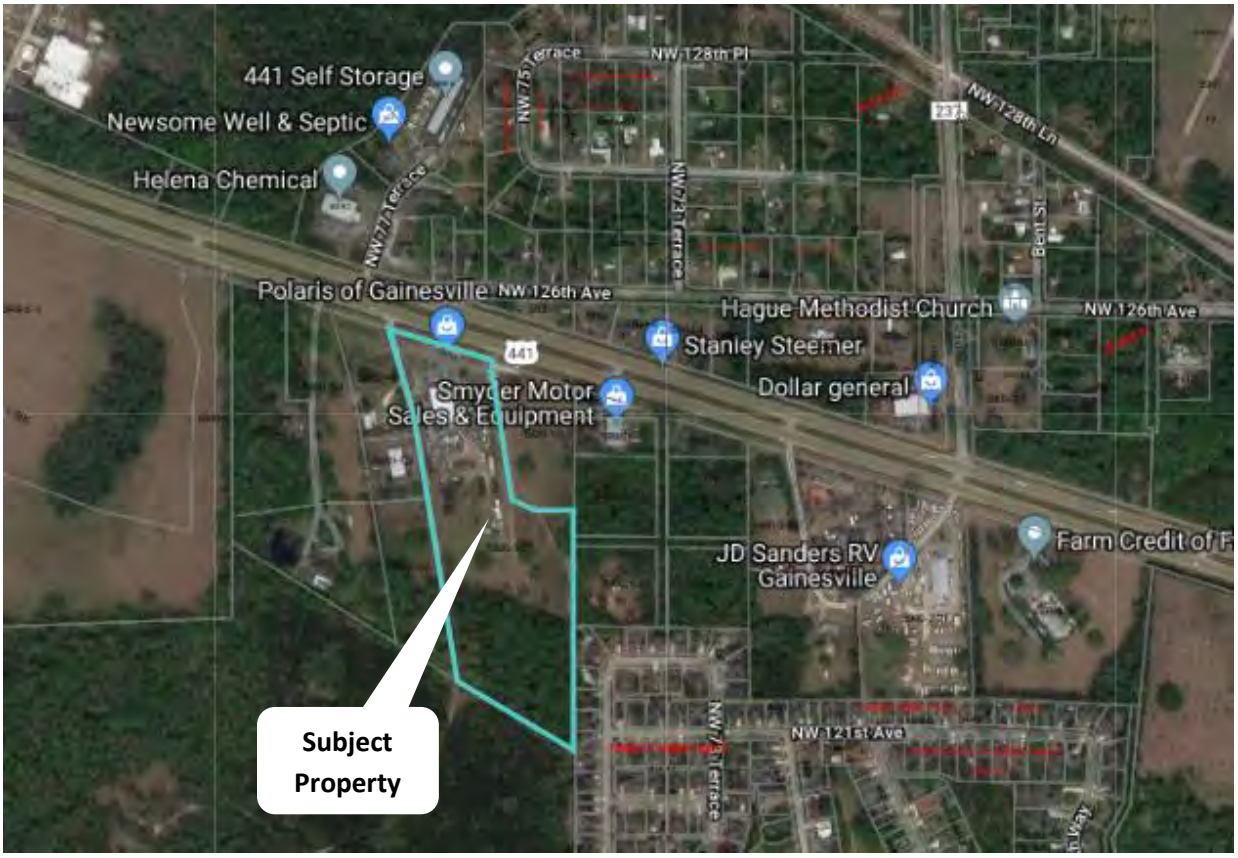
A neighborhood workshop will be held to discuss a site plan for a proposed building addition and associated site improvements located on tax parcel number 05920-001-002 at 12556 NW US Hwy 441, Alachua, FL. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments. The meeting will be held digitally as a Zoom teleconference. The teleconference can be accessed by the following information:

Date:	Monday, October 26, 2020
Time:	6:30 pm
URL:	https://us02web.zoom.us/j/5733319527
Meeting ID:	573 331 9527
Dial-in Phone Number:	(646) 558-8656

Following the teleconference, a recording of the workshop will be available to view on **eda**'s website at http://edafl.com/neighborhoodworkshops/. Upon request, a link to the meeting can be requested by e-mailing the contact below. In addition, paper copies of all materials discussed at the workshop can be provided via US Mail. Comments on the development plan may also be submitted in writing to the address below or by phone by contacting the number below.

Contact:

Sergio Reyes, P.E. eda consultants, inc.
sreyes@edafl.com (352) 373-3541



05900-912-007
ROARK ALICE P
104 TURKEY CREEK
ALACHUA FL, FL 32615

05920-001-000
CROCKER & RODGERS
12310 NW 77TH DR
ALACHUA, FL 32615

05955-000-000
FREELAND & TANNER
12528 NW US HIGHWAY 441
ALACHUA, FL 32615

05920-001-005
AMES/DETRICK TRUCK COMPANY INC
12556 NW US HIGHWAY 441
ALACHUA, FL 32615

05895-001-001
AMES/DETRICK TRUCK CO
12556 US HIGHWAY 441
ALACHUA, FL 32615-8506

05920-001-002
AMES/DETRICK TRUCK CO
12556 US HIGHWAY 441
ALACHUA, FL 32615-8506

05920-001-003
DAVIS JOHN A
12580 US HIGHWAY 441
ALACHUA, FL 32615

05920-001-007
DAVIS JOHN A & LINDA HAYES
12580 US HIGHWAY 441
ALACHUA, FL 32615-8505

05859-004-000
MCDAVID ROOFING INC
12591 NW HWY 441
ALACHUA, FL 32615

05900-903-040
SHEALY STEPHANIE MICHELLE
13028 NW 150TH TER
ALACHUA, FL 32615-6491

05900-913-009
POURCHOT THOMAS L & MIREYA E
17881 NW 105TH TER
ALACHUA, FL 32615-5614

05859-003-000
HELENA CHEMICAL CO
225 SCHILLING BLVD STE 300
COLLIERVILLE, TN 38017

05900-903-026
WIGGLESWORTH SUSAN JANE
231 TURKEY CREEK
ALACHUA, FL 32615

05894-000-000
HARRINGTON STEPHANIE TRUSTEE
24015 OLD BELLAMY RD
HIGH SPRINGS, FL 32643-8933

05920-000-000
RAJAEE LLC
2573 NW 140TH TER
GAINESVILLE, FL 32606-9303

05900-904-004
BAKOWSKI JOHN E
292 TURKEY CREEK
ALACHUA, FL 32615-9364

05920-002-000
MCBRIDE DONALD WESLEY TRUSTEE
327 TURKEY CREEK
ALACHUA, FL 32615

05920-001-004
MCB OIL COMPANY
327 TURKEY CREEK
ALACHUA, FL 32615

05900-903-044
BEAVERS THAD W & SARAH L
348 TURKEY CRK
ALACHUA, FL 32615-9367

05900-913-005
CROMWELL KAYLA
409 TURKEY CREEK
ALACHUA, FL 32615

05900-903-032
STALNAKER KRISTY
413 TURKEY CREEK
ALACHUA, FL 32615

05900-903-038
GARLAND & KELLER
416 TURKEY CREEK
ALACHUA, FL 32615

05900-904-012
BLANCHARD GLEN A & KATHERINE L
418 TURKEY CREEK
ALACHUA, FL 32615

05900-903-042
JOINER DILLON
419 TURKEY CREEK
ALACHUA, FL 32615

05900-903-030
SNYDER JARED & KIMBERLY
423 TURKEY CREEK
ALACHUA, FL 32615

05900-903-036
DAUBE ADAM
426 TURKEY CREEK
ALACHUA, FL 32615

05900-912-005
ROMIG LYDIA MARIE
434 TURKEY CREEK
ALACHUA, FL 32615

05900-913-010
DAVIS JASON & CHRISTINA
4350 SW WACHOOTA RD
MICANOPY, FL 32667-5260

05900-903-047
CROW THOMAS G & VICTORIA
464 TURKEY CREEK
ALACHUA, FL 32615

05859-007-000
DOUGLAS JR & KIRKPATRICK JR
4710 SW 103RD WAY
GAINESVILLE, FL 32608-7180

05900-913-007
VALLE ALBA R
472 TUREKY CREEK
ALACHUA, FL 32615

05920-001-006
BRYCE A BURGER LANDSCAPE LLC
5001 NW 102ND PL
GAINESVILLE, FL 32653

05900-913-015
PAGAN-TANG & TANG TRUSTEES
517 TURKEY CREEK
ALACHUA, FL 32615

05859-001-000
MYERS JOSHUA Q
5905 NW 132ND ST
GAINESVILLE, FL 32653-7538

05900-904-013
JOINER JUSTIN ANTHONY
641 TURKEY CREEK
ALACHUA, FL 32615

05900-913-003
CHAN JASON
744 OAKWOOD CT
WESTMONT, IL 60559-1221

05861-000-000
HARRELL JUDITH
7518 NW 126TH AVE
ALACHUA, FL 32615-6310

05900-904-010
NIXON STEFANI
882 TURKEY CREEK
ALACHUA, FL 32615

05900-903-041
KELSOE JONATHON JAMES &
ELIZABETH LIBENGOOD
479 TRUKEY CREEK
ALACHUA, FL 32615

05900-904-006
ANDREWS SUSAN J
501 TURKEY CREEK
ALACHUA, FL 32615

05900-904-015
MULKEY KARA
540 TURKEY CREEK
ALACHUA, FL 32615

05900-912-009
LITTELL SUSAN D
625 TURKEY CREEK
ALACHUA, FL 32615

05900-903-034
ROSS COLBY G
645 TURKEY CREEK
ALACHUA, FL 32615

05900-912-010
NIHIRA AMY YOUNG
7482 NW 119TH LN
ALACHUA, FL 32615

05900-903-020
FRATILA SORIN & DELIA LIFE
ESTATE
778 TURKEY CREEK
ALACHUA, FL 32615

05900-913-013
CARNEY VICKI LEE TRUSTEE
91 TURKEY CREEK
ALACHUA, FL 32615

05900-903-018
GLASS JAMES B & FAYE J LIFE
ESTATE
500 TURKEY CREEK
ALACHUA, FL 32615

05900-903-024
FLECK JULIE R
502 TURKEY CREEK
ALACHUA, FL 32615

05900-904-008
BAKER DESSIE LORINE
575 TURKEY CREEK
ALACHUA, FL 32615

05900-903-028
DENNISON SHAWNDRIA L
630 TURKEY CREEK
ALACHUA, FL 32615

05860-000-000
PERLETTE JOHN M & ARLENE M
6654 NW 44TH DR
GAINESVILLE, FL 32606

05861-003-000
LOONEY BRETT T & ANGELA C
7510 NW 126TH AVE
ALACHUA, FL 32615

05900-903-022
BENNETT STEPHEN D & ASHLEY
873 TURKEY CREEK
ALACHUA, FL 32615

05894-001-000
SMYDER C R & REGINA P
PO BOX 842
ALACHUA, FL 32616-0842

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

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

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

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

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

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

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South Tower, Suite 300
Gainesville, FL 32601

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05900-912-010
NIHIRA AMY YOUNG
7482 NW 119TH LN
ALACHUA, FL 32615

NIXIE 322 DE 1 0010/19/20
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32601>1212

720 SW 2nd Ave.
South Tower, Suite 300
Gainesville, FL 32601

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PERLETTE JOHN M & ARLENE M
6654 NW 44TH DR
GAINESVILLE, FL 32606

NIXIE 322 FE 1 0010/22/20
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UTF BC: 32601121275 *0638-01674-14-02
32601121275 R045

Neighborhood Meeting Minutes

Project: Proposed Development Plan

Meeting Date & Time: October 26, 2020 at 10:00 AM

Community Participants: 0

Project Representatives: Sergio Reyes, eda
Ashley Scannella, eda

Meeting Minutes:

No participants joined the virtual meeting, so no presentation was given.

LEGAL DESCRIPTION

For: 12570 US Hwy 441
Alachua, FL 32615
Tax Parcel 05920-001-002

Being a portion of the East 20 chains of the fractional Section 29, Township B South, Range 19 East, Alachua County, Florida, as more particularly described as follows:

Commence at the Northeast corner of said Section 29; thence South 0°42'41 11 East, along the East line of said Section 29, for 393.87 feet to the point of beginning; thence continue South 0°42'41 11 East for 1419.56 feet to a point on the next described line; thence North 58°31'04 11 West, along the Northerly line of the Fernandez Grant, for 810.36 feet; thence North 10°19'22 11 West for 970.26 feet; thence North 16°43'0911 West for 336.14 feet to a point on the next described line; thence South 73°28 1 00 11 East, along the Southerly right-of-way line of U.S. Highway No. 441 for 984.73 feet to the point of beginning, lying and being in Alachua County, Florida;

That certain property described in the Deed recorded in Official Records Book 1590, Page 2076 of the Public Records of Alachua County, Florida, as follows:

That part of fractional Section 29, Township 8 South, Range 19 East, City of Alachua, Alachua County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said fractional Section 29 for a point of reference; thence run South 00°41'11 11 East, along the East line of said fractional Section 29, a distance of 393.37 feet to an intersection with the Southerly right of way line of U.S. Highway No. 441 (State Road No. 25); thence run North 73°27'29 11 West, along said Southerly right of way line, a distance of 744.54 feet; thence run South 16°42'38 11 East, a distance of 336.14 feet; thence

run South 10°19'1011 East, a distance of 60.00 feet to the Point of Beginning;
thence continue South 10°19 1 1011 East, a distance of 245. 00 feet; thence run South 79°40'50 11 West, a distance of 214.10 feet; thence run North 10°19'1011 West, a distance of 245.00 feet; thence run North 79°40 1 50 11 East, a distance of 214.10 feet to the said Point of Beginning.

AND LESS:

That certain property described in the Deed recorded in Official Records Book 1590, Page 2082 of the Public Records of Alachua County, Florida, as follows:

That part of fractional Section 29, Township 8 South, Range 19 East, City of Alachua, Alachua County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said fractional Section 29 for a point of reference; thence run South 00°41'11 11 East, along the East line of said fractional Section 29, a distance of 393.37 feet to the Southerly right of way line of U.S. Highway No. 441 (State Road No. 25) ; thence run North 73°27 '29 11 West, along said Southerly right of way line, a distance of 744.54 feet to the Point of Beginning; ;
thence run South 16°42'3811 East, a distance of 336.14 feet; thence run South 10°19 1 1011 East, a distance of 1053.71 feet to the North line of the Fernandez Grant; thence run North 58°30'37 11 West along said North line of the Fernandez Grant, a distance of 287.25 feet; thence run North 10°19'1011 West, a distance of 970.66 feet; thence run North 16°42'38" West, a distance of 336.14 feet to said Southerly right of way of U.S. Highway No. 441 (State Road No. 25); thence run South 73°27'29 11 East, along said Southerly right of way line, a distance of 240.00 feet to the Point of Beginning; but adding back to the property conveyed hereby that certain fractional part described as:

Commence at the Northeast corner of said fractional Section 29 for a point of reference; thence run South 00°41'11 11 East, along the East line of said Fractional Section 29, a distance of 393.37 feet to an intersection with the Southerly right of way line of U.S. Highway No. 441 (State Road No. 25); thence run North 73°27 1 29 11 West,

along said Southerly right of way line, a distance of 744.54 feet; thence run South 16°42'38" East, a distance of 336.14 feet; thence run South 10°19'1011 East, a distance of 60.00 feet to the Point of Beginning; thence continue South 10°19'1011 East, a distance of 245.00 feet; thence run South 79°40 1 50 11 West, a distance of 214.10 feet; thence run North 10°19'1011 West, a distance of 245.00 feet; thence run North 79°40 1 50 11 East, a distance of 214.10 feet to the Point of Beginning.

which property contains 17.10 acres, more or less.

John Power TAX COLLECTOR
Serving Alachua County

Account Summary

Real Estate Account #05920 001 002

Owner:
AMES/DETRICK TRUCK CO

Situs:
12556 NW US HWY 441
ALACHUA 32615
ⓘ Parcel details

Get bills by email

Amount due

BILL	AMOUNT DUE
2020 Annual Bill	$23,416.93

Add to Cart

Print (PDF)

Account history

BILL	AMOUNT DUE
2020 Annual Bill ⓘ	$23,416.93 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)
Total Amount Due	**$23,416.93**

BILL	AMOUNT DUE
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)
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)
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	**$23,416.93**

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Thank You

Your payment has been received.
Bank Transaction Number is 07465Q
Your SRWMD confirmation number is 279220

Payment amount is $2,245.00

Your new permit application number is 209426-4

Please do not send us a paper copy of this electronic submittal. Sending an additional paper copy could delay the processing of the review.

Print your completed application

Document Management

Select "**Print your completed application**" to create an application report with the data supplied in the application.

Select "**Document Management**" to attach additional documents, create a sign and seal report, email a sign and seal report or verify permit document attachments.

If you have any questions about our Internet Permitting services or your submission, please check our FAQs area to find answers to our most common inquiries. We can also be reached by email at Regulatory-Support@srwmd.org.

If you have an account related question, please call us at (386) 362-1001 or (800) 226-1066, from 8:00 a.m. to 5:00 p.m EST.

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Sincerely,
SRWMD Permitting Online Services

Continue

Residential Protection Standard Responses
Polaris Building Addition

6.6.3 Residential protection standards.

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

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

Response: No activity shall occur on site and no deliveries shall be accepted before 8am on weekdays and before 9am on weekend days, not shall any activity occur on site and nor shall any deliveries be made after 8pm. Current operating hours of the business are 8:30am-6pm, closed on Sundays.

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

Response: No activity shall occur that generates noise, odor, glare, vibrations, or other similar impacts which are discernable to any location off site.

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

Response: The trash receptacles are proposed to the rear of the building, as required by code.

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

Response: The loading and delivery area is proposed to the rear of the building, as required by code.

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

Response: Except lighting that is necessary for security, safety, or identification purposes, lighting shall be turned off during non-operating hours.

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

Response: No outdoor machines or activities are proposed.

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

Response: Landscaping/mitigation trees/required buffering is proposed along the south property line behind the building addition and stormwater basin and along the eastern property line in order to provide a visual buffer between the proposed development and nearby residential uses.

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

Response: The existing building and proposed building addition are only one story. See elevations included with site plan.

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

Response: Natural lighting and solar access for the proposed development and nearby residential properties will not be impeded by this development.

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

Response: Proposed uses will not produce odors or fumes that require ventilation.

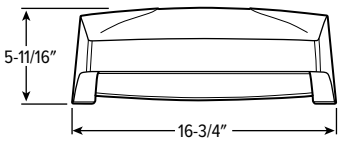
(11) Paving and parking areas. Paving to control dust.

Response: The proposed driveways and parking areas will all be paved to control dust.

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

Response: The proposed buildings are place facing the street and waste receptacles and loading areas are designed to the rear of the building, as required by code.

VWP LED
Voltaire Architectural Wall Pack



VWPH Front View
Weight: 15 lbs

CATALOG #: _____

TYPE: _____

PROJECT: _____

FEATURES

- Designed to illuminate sidewalks, entryways, perimeters or facades
- Intended for use in both uplight and downlight applications
- Savings of up to 80% energy compared to HID systems
- Blends seamlessly with a variety of architectural styles
- Made Right Here® in the USA

SPECIFICATIONS

- HOUSING – Die-cast aluminum enclosure.
- THERMAL MANAGEMENT – Integral die-cast aluminum heatsink and LED assembly provide passive thermal management. Rated -30°C to 40°C ambient operating temperature (-20°C to 40°C with EM/10WC; 0°C to 39°C with EM/4W).
- OPTICAL SYSTEM – Precision, injection-molded, refractive acrylic lensing produces standard IES distributions.
- LED ASSEMBLY – ANSI 3000K, 4000K, or 5000K CCT, minimum 70 CRI LEDs.
- LED DRIVER – 0-10V dimming.
- ELECTRICAL – 120-277, 347, and 480 VAC input range; 50-60Hz; power factor >.90; THD <20% at full load. FCC Class A compliant. 10kA/10kV surge protection standard. Quick-disconnect wiring provided. L70 >50,000 hours per IES TM-21.
- FINISH – Super durable polyester powder coat bonded to phosphate-free, multi-stage pretreated metal, meets and exceeds AAMA 2604 specifications for outdoor durability.
- MOUNTING – Surface mounts directly over a 4" maximum outlet box. Must be anchored to adequate structure that can safely support fixture weight (VWPH = 15 lbs, VWPV = 23 Lbs).
- LISTINGS –
  - cCSAus certified as luminaire suitable for wet locations.
  - DesignLights Consortium qualified product. Not all versions of this product may be DLC qualified, see the DLC Qualified Products List at www.designlights.org/QPL.
  - IDA Dark-Sky approved (downlight applications only).
  - RoHS compliant.
  - IP65 rated.
  - Title 24 compliant with OCCWS FSP-211-L_ option.
- WARRANTY – 5-year limited warranty, see hew.com/warranty.

ORDERING EXAMPLE: VWP H - L30/740 - T3 - DBZ - SDGL - OPTIONS - DIM - UNV

ORDERING INFO

SERIES	TYPE	LUMENS [1]	CRI	CCT	DISTRIBUTION [2]
VWP	**H** Horizontal	**L30** 3,000lm	**7** 70	**30** 3000K	**T3** Type III
	V Vertical	**L60** 6,000lm		**40** 4000K	**TFT** Type forward throw
				50 5000K	

FINISH OPTIONS [3]

BLK Black (RAL #9004)
DBZ Dark bronze
DBR Medium bronze
GRAY Standard gray
SLV Satin aluminum (RAL #9006)
WHT White (RAL #9003)

SHIELDING

SDGL Micro-prismatic tempered glass lens
CGL Clear tempered glass lens

OPTIONS

EM/4W 4-watt integral emergency LED driver [4]
SF Single fuse [5]
DF Double fuse [6]
PC Factory-installed button-style photocell [7]
HSGX Empty housing extension used to match units with EM, OCC, or conduit entry options.
TP Tamper-resistant Torx head screws [8]

CONTROL

DIM Dimming driver prewired for 0-10V controls

VOLTAGE

120 120V
208 208V
240 240V
277 277V
UNV 120-277V
347 347V [14]
480 480V [15]

CONDUIT ENTRY [9]

CR Right side conduit entry [10]
CL Left side conduit entry [11]
CD Dual conduit entry

VWPH ONLY

EM/10WC 10-watt emergency LED driver [12]
OCCWS FSP-211-L_ Factory-installed occupancy sensor [13]
FSIR-100 Remote controller for occupancy sensor

ACCESSORIES

TPTX-25 TOOL Tamper-resistant tool for Torx head screws. [16]

NOTES

1 Lumen output based on 3500 CCT. Actual lumens may vary +/-5%, see page 2 for FIXTURE PERFORMANCE DATA. Additional lumen package available, see options
2 See page 2 for DISTRIBUTION DETAILS.
3 See page 3 for FINISH OPTIONS.
4 120-277V only; VWPV includes housing extension, increases fixture depth. See page 2 for FIXTURE DETAILS.
5 120V, 277V, or 347V only; must specify voltage
6 208V, 240V, or 480V only; must specify voltage.
7 120V, 208V, or 277V only; must specify voltage. Not available when specified with OCCWS option. See page 3 for OPTIONS DETAILS. Right side when viewed from behind fixture.
8 Silver finish only. Safety screws providing added support to the lens are not tamper-resistant (lens is sealed to the fixture via adhesion). Requires a tamper-resistant tool, see Accessories.
9 Fixtures require housing extension when specified with conduit entry. Increases fixture depth. Conduit entry provided with 1/2" NPT tapered pipe thread and plug. Increases fixture height. Conduit fitting to be supplied by others. Left and right when viewed from behind fixture.
10 Left and right when viewed from behind fixture.
11 Left and right when viewed from behind fixture.
12 Low temperature, includes housing extension increases fixture depth; 120-277V only; not available with CR and CD options. See page 2 for FIXTURE DETAILS.
13 Includes housing extension (increases fixture depth), must specify lens. Optional FSIR-100 remote controller available, ordered separately. See page 3 for OCCUPANCY SENSOR DETAILS.
14 Includes stepdown transformer.
15 Includes stepdown transformer.
16 Tamper-resistant tool must be ordered separately. Please specify quantity required per project.

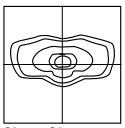
VWP LED
Voltaire Architectural Wall Pack

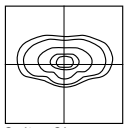
FIXTURE PERFORMANCE DATA

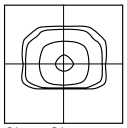
	LED PACKAGE	DISTRIBUTION	WATTAGE	CCT	CLEAR GLASS(CGL)		SOLITE GLASS (SDGL)		BUG RATINGS
					DELIVERED LUMENS	EFFICACY(lm/W)	DELIVERED LUMENS	EFFICACY(lm/W)	
VWPH	L30	T3	36	3000	3174	88.2	2963	82.3	B1-U0-G1
				4000	3327	92.4	3106	86.3	
				5000	3438	95.5	3209	89.1	
		TFT		3000	2713	75.4	2533	70.4	B1-U0-G1
				4000	2844	79.0	2655	73.8	
				5000	2939	81.6	2743	76.2	
	L60	T3	70	3000	5933	84.8	5887	84.1	B1-U0-G1
				4000	6611	94.4	6172	88.2	
				5000	6831	97.6	6376	91.1	
		TFT		3000	5470	78.1	5065	72.4	B2-U0-G1
				4000	5688	81.3	5309	75.8	
				5000	5876	83.9	5486	78.4	
VWPV	L30	T3	36	3000	3115	86.5	2908	80.8	B1-U0-G1
				4000	3403	94.5	3177	88.3	
				5000	3385	94.0	3160	87.8	
		TFT		3000	2840	78.9	2651	73.6	B2-U0-G1
				4000	3103	86.2	2896	80.4	
				5000	3086	85.7	2881	80.0	
	L60	T3	70	3000	6171	88.2	5813	83.0	B2-U0-G2
				4000	6804	97.2	6351	90.7	
				5000	6767	96.7	6317	90.2	
		TFT		3000	5822	83.2	5126	73.2	B3-U0-G1
				4000	5999	85.7	5600	80.0	
				5000	5967	85.2	5570	79.6	

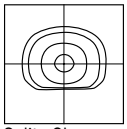
- Photometrics tested in accordance with IESNA LM-79. Results shown are based on 25°C ambient temperature.
- Wattage shown is average for 120V through 277 input.

DISTRIBUTION DETAILS

T3

Clear Glass (CGL)

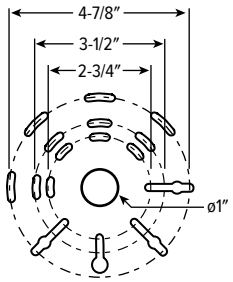
T3

Solite Glass (SDGL)

TFT

Clear Glass (CGL)

TFT

Solite Glass (SDGL)

FIXTURE DETAILS

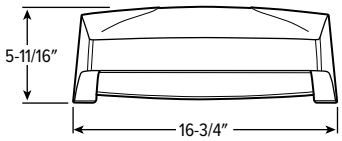
BOLT PATTERN DETAIL



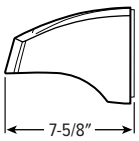
VWPH

Weight: 15 lbs; maximum weight with EM/10WC or HSGX: 27 lbs.

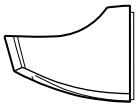
Front View



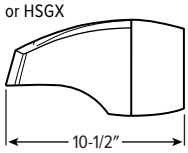
Side View



Uplight Application



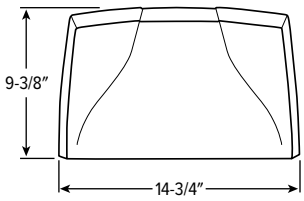
Side View shown with EM/10WC or HSGX



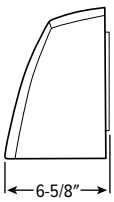
VWPV

Weight: 23 Lbs

Front View

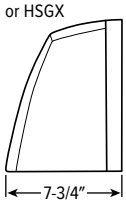


Side View



Uplight Application

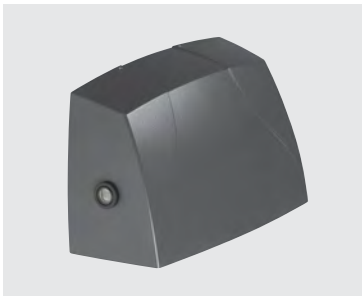
Side View shown with EM/4W or HSGX



VWP LED
Voltaire Architectural Wall Pack

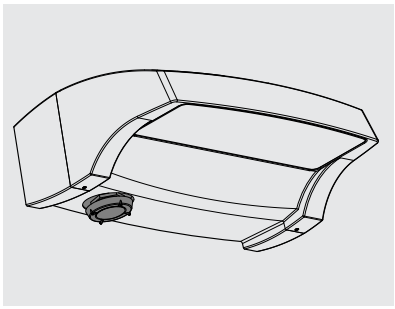
OPTIONS DETAILS

PC OPTION



Factory-installed button-style photocell, right side when viewed from behind fixture. (120V, 208V, or 277V only; must specify voltage)

OCCUPANCY SENSOR DETAILS



EXAMPLE: OCCWS FSP-211-L2

FEATURES

- Fully adjustable high and low dimmed light levels.
- Designed for LED fixtures; rated for extreme temperatures and up to 200,000 on/off cycles.
- Hold-off setpoint with automatic calibration option for convenience and added energy savings.
- Adjustable via handheld wireless configuration tool (ordered separately).
- IP66 rated with choice of lenses for wet and outdoor locations, and mounting heights from 8′ to 20′.
- Adjustable time delay and cutoff delay.
- Factory set to 10% dimming at 5 minutes, cutoff at 1 hour.

ORDERING INFORMATION

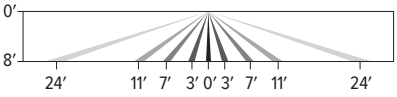
OCCWS FSP-211__ Factory-installed occupancy sensor, must specify lens (120V or 277V only)

LENS

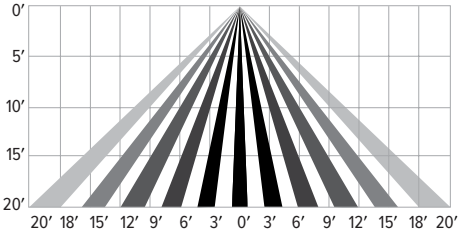
L2 Coverage at 8′ mounting height: ø48′
L3 Coverage at 20′ mounting height: ø40′

COVERAGE PATTERNS

L2 LENS



L3 LENS



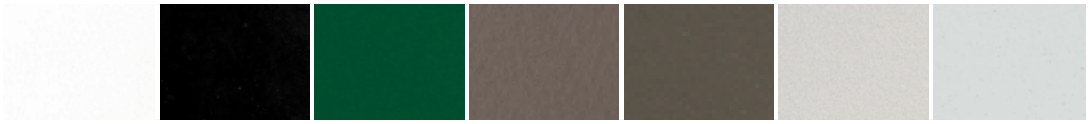
REMOTE CONTROLLER

FSIR-100 Remote controller for occupancy sensor (specify quantity per project)

Initial setup and subsequent sensor adjustments are made using a handheld configuration tool (FSIR-100). The wireless tool stores up to five sensor parameter profiles to speed configuration of multiple sensors. Please specify quantity required per project.
Visit wattstopper.com for more information.

FINISH OPTIONS

WHITE BLACK GREEN MEDIUM BRONZE DARK BRONZE SILVER GRAY



For custom color, please specify RAL code or a manufacturer code with description. All custom colors other than RAL require two sample swatches, minimum 1" square.

IES ROAD REPORT
PHOTOMETRIC FILENAME : VWPH-L60-740-TFT-XXX-CGL-DIM-UNV_.IES

DESCRIPTIVE INFORMATION (From Photometric File)

IESNA:LM-63-2002
[TEST]GEN FROM ATAL009828
[TESTLAB]ATAL-LABS
[ISSUEDATE]07/14/15
[TESTDATE]07/14/15
[MANUFAC]WILLIAMS OUTDOOR
[OTHER]H.E. WILLIAMS, INC. - CARTHAGE, MO.
[LUMCAT]VWPH-L60-740-TFT-xxx-CGL-DIM-UNV
[LUMINAIRE]VOLTAIRE HORIZONTAL ARCHITECTURAL WALL PACK WITH FORWARD
[MORE]THROW MOLDED REFRACTIVE CLEAR ACRYLIC LED LENS AND A CLEAR
[MORE]GLASS LENS.
[LAMPCAT]X8-LUXEON M 4000K
[LAMP](8) LUXEON M 4000K LEDS
[BALLASTCAT]X1-EUC-075S070DT
[BALLAST](1) INVENTRONICS ELECTRONIC DRIVER
[OTHER]INPUT WATTS: 68.84, AMPS: 0.5760, VAC: 120.05, TEMP: 25.6 C
[_SEARCH_SOURCETYPE] LED
[_SEARCH_APPLICATION] Outdoor, Architectural, Area, Commercial, Facade, Industrial, Manufacturing, Office, Site, Direct, Wet Location
[_SEARCH_MOUNTING] Wall

CHARACTERISTICS

IES Classification	Type IV
Longitudinal Classification	Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	5688
Downward Total Efficiency	N.A. (absolute)
Total Luminaire Efficiency	N.A. (absolute)
Luminaire Efficacy Rating (LER)	83
Total Luminaire Watts	68.8
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Maximum Candela	1986.121
Maximum Candela Angle	45H 65V
Maximum Candela (<90 Degrees Vertical)	1986.121
Maximum Candela Angle (<90 Degrees Vertical)	45H 65V
Maximum Candela At 90 Degrees Vertical	0 (0.0% Luminaire Lumens)
Maximum Candela from 80 to <90 Degrees Vertical	353.55 (6.2% Luminaire Lumens)
Cutoff Classification (deprecated)	N.A. (absolute)

LUMINAIRE CLASSIFICATION SYSTEM (LCS)

	Lumens	% Lamp	% Luminaire
FL - Front-Low (0-30)	334.8	N.A.	5.9
FM - Front-Medium (30-60)	1448.9	N.A.	25.5
FH - Front-High (60-80)	1305.2	N.A.	22.9
FVH - Front-Very High (80-90)	29.6	N.A.	0.5
BL - Back-Low (0-30)	324.5	N.A.	5.7
BM - Back-Medium (30-60)	1339.8	N.A.	23.6
BH - Back-High (60-80)	900.6	N.A.	15.8
BVH - Back-Very High (80-90)	4.4	N.A.	0.1
UL - Uplight-Low (90-100)	0.0	N.A.	0.0
UH - Uplight-High (100-180)	0.0	N.A.	0.0
Total	5687.8	N.A.	100.0
BUG Rating	B2-U0-G2		

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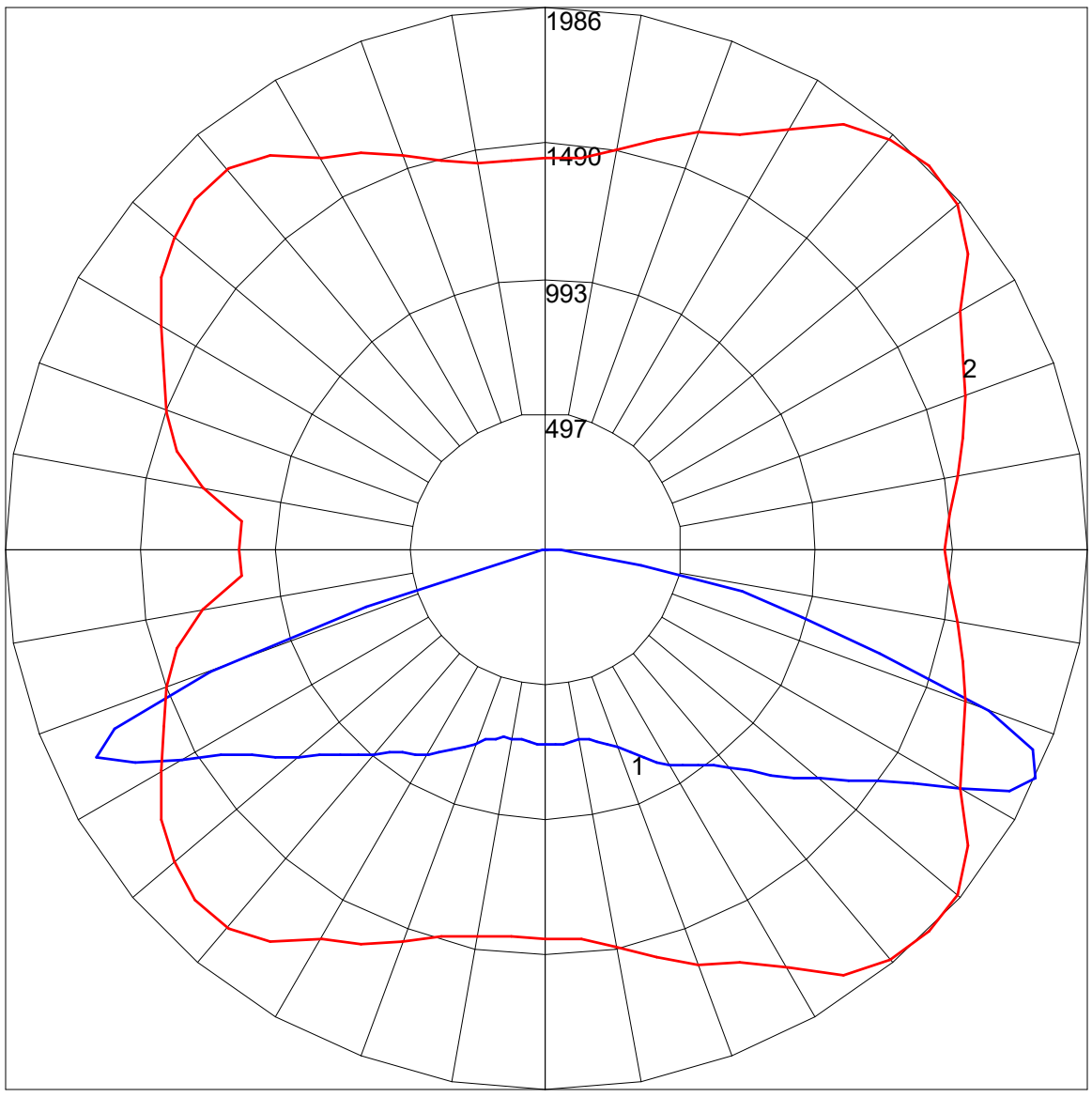
Calculations based on published IES Methods and recommendations, values rounded for display purposes.
Results derived from content of manufacturers photometric file.

IES ROAD REPORT
PHOTOMETRIC FILENAME : VWPH-L60-740-TFT-XXX-CGL-DIM-UNV_.IES

POLAR GRAPH



Maximum Candela = 1986.121 Located At Horizontal Angle = 45, Vertical Angle = 65
1 - Vertical Plane Through Horizontal Angles (45 - 225) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (65) (Through Max. Cd.)

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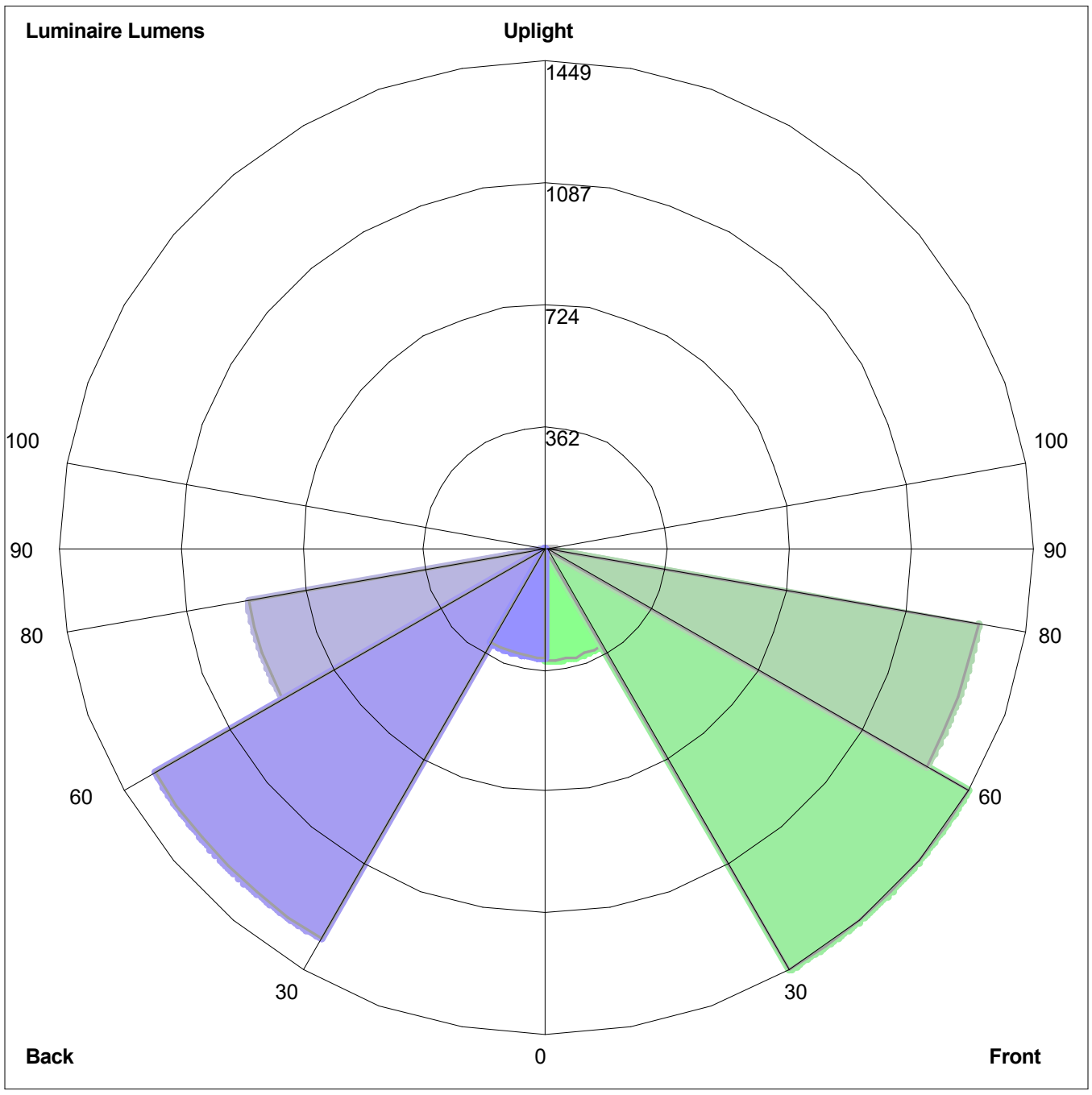
Results derived from content of manufacturers photometric file.

IES ROAD REPORT
PHOTOMETRIC FILENAME : VWPH-L60-740-TFT-XXX-CGL-DIM-UNV_.IES

LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH



Luminaire Lumens:
Front: Low=334.8, Medium=1448.9, High=1305.2, Very High=29.6
Back: Low=324.5, Medium=1339.8, High=900.6, Very High=4.4
Uplight: Low=0.0, High=0.0

BUG Rating : B2-U0-G2

Photometric Toolbox Professional Edition - Copyright 2002-2011 by Lighting Analysts, Inc.
Calculations based on published IES Methods and recommendations, values rounded for display purposes.
Results derived from content of manufacturers photometric file.

SCHERER CONSTRUCTION & ENGINEEERING OF NORTH FLORIDA,LLC

JOB: **Polaris**
Alachua, FL
0.00
DATE: 5/13/05
AREA OF BLDG.: 11200 SF

CODE	DESCRIPTION	% BID	C/SF		TOTAL LABOR	TOTAL MAT	TOTAL SUBS	GRAND TOTAL
0100	GENERAL REQUIREMENTS	6.05	5.96		32560	2357	31862	66779
0200	SITEWORK	31.39	30.96		0	0	346783	346783
0300	CONCRETE	4.97	4.90		512	371	53995	54878
0400	MASONRY	5.07	5.00		0	0	56000	56000
0500	METALS	9.32	9.20		0	73986	29000	102986
0600	WOOD & PLASTICS	3.50	3.45		0	10200	28450	38650
0700	THERMAL & MOISTURE PROTECTION	0.20	0.20		0	0	2200	2200
0800	DOORS & WINDOWS	3.99	3.94		0	10214	33884	44098
0900	FINISHES	12.00	11.83		0	0	132518	132518
1000	SPECIALIES	0.08	0.08		0	600	272	872
1100	EQUIPMENT	0.00	0.00		0	0	0	0
1400	ELEVATOR	0.00	0.00		0	0	0	0
1500	MECHANICAL							
1530	SPRINKLERS	0.00	0.00		0	0	0	0
1540	PLUMBING	1.27	1.25		0	0	13999	13999
1550	HVAC	3.21	3.17		0	0	35500	35500
1600	ELECTRICAL	4.01	3.95		0	0	44245	44245
	GRAND TOTALS	85.05 %			33072	97728	808707	939,507
	GRAND TOTALS CHECKS				33072	97728	808707	939,507

LABOR				33,072
MATERIAL				97,728
SUBCONTRACTOR				808,707
LABOR BURDEN		40.00	%	13,229
STATE SALES TAX		6.00	%	5,864
PAYMENT & PERFORMANCE BOND		0.00	%	0
BUILDER'S RISK		0.00	%	2,000

SUB TOTAL		1.91 %		960,600
CONTR'S FEE	15.00 %	13.04 %		144,090

CONTRACT AMOUNT	100.00 %		98.63	COST/SF	**1,104,690**

TOTAL COST OF EXISTING STRUCTURE = $906,435

SCHERER CONSTRUCTION & ENGINEEERING OF NORTH FLORIDA,LLC

JOB: **Polaris Shop & Showroom Expansion**
Alachua, FL
0.00
DATE: 3/17/21 update with HVAC
AREA OF BLDG.: 5600 SF

CODE	DESCRIPTION	% BID	C/SF		TOTAL LABOR	TOTAL MAT	TOTAL SUBS	GRAND TOTAL
0100	GENERAL REQUIREMENTS	12.04	12.03		33400	840	33152	67392
0200	SITEWORK	18.69	18.68		0	0	104620	104620
0300	CONCRETE	12.75	12.75		0	0	71391	71391
0400	MASONRY	1.56	1.55		0	0	8704	8704
0500	METALS	12.43	12.42		0	47050	22500	69550
0600	WOOD & PLASTICS	0.46	0.46		0	250	2350	2600
0700	THERMAL & MOISTURE PROTECTION	0.53	0.53		0	0	2950	2950
0800	DOORS & WINDOWS	4.32	4.32		0	9200	14970	24170
0900	FINISHES	2.77	2.77		0	0	15514	15514
1000	SPECIALIES	0.19	0.19		0	350	730	1080
1100	EQUIPMENT	0.00	0.00		0	0	0	0
1400	ELEVATOR	0.00	0.00		0	0	0	0
1500	MECHANICAL							
1530	SPRINKLERS	0.00	0.00		0	0	0	0
1540	PLUMBING	1.79	1.79		0	0	10000	10000
1550	HVAC	8.79	8.78		0	0	49175	49175
1600	ELECTRICAL	7.86	7.86		0	0	44000	44000
	GRAND TOTALS	84.17 %			33400	57690	380056	471,146
	GRAND TOTALS CHECKS				33400	57690	380056	471,146

LABOR				33,400
MATERIAL				57,690
SUBCONTRACTOR				380,056
LABOR BURDEN		32.00	%	10,688
STATE SALES TAX		6.50	%	3,750
GEN LIABILITY (4.54/1000)		0.00	%	1,608
BUILDER'S RISK		0.00	%	3,800

SUB TOTAL		3.55 %		490,991
CONTR'S FEE	14.00 %	12.28 %		68,739

CONTRACT AMOUNT	100.00 %		99.95	COST/SF	**559,730**

TOTAL COST OF PROPOSED STRUCTURE = $437,746

Detail by Entity Name

Florida Profit Corporation
AMES/DETRICK TRUCK COMPANY

Filing Information

Document Number	M96057
FEI/EIN Number	59-2910426
Date Filed	08/26/1988
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	03/08/1989
Event Effective Date	NONE

Principal Address

12556 NW US HWY 441
ALACHUA, FL 32615

Changed: 04/27/2006

Mailing Address

12556 NW US HWY 441
ALACHUA, FL 32615

Changed: 04/27/2006

Registered Agent Name & Address

DETRICK, MICHAEL W.
13161 NW 172ND AVE
ALACHUA, FL 32615

Name Changed: 06/20/1990

Address Changed: 07/08/2008

Officer/Director Detail

Name & Address

Title PS

DETRICK, MICHAEL

13161 NW 172ND AVE
ALACHUA, FL 32615

Title VT

AMES, CAROL
13161 NW 172ND AVE
ALACHUA, FL 32615

Annual Reports

Report Year	Filed Date
2018	03/15/2018
2019	03/15/2019
2020	03/24/2020

Document Images

03/24/2020 -- ANNUAL REPORT	View image in PDF format
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03/27/1998 -- ANNUAL REPORT	View image in PDF format
04/04/1997 -- ANNUAL REPORT	View image in PDF format
04/18/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

Rec 37.00
Doc 2450.00
37.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2198135 3 PGS
2005 DEC 14 02:03 PM BK 3278 PG 1153
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CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#264520
Doc Stamp-Deed: 2,450.00

2198135

Prepared by and return to:
Kelley D. Jones
Attorney at Law
Kelley D. Jones, P.A.
5800 N.W. 39th Avenue Ste 102
Gainesville, FL 32606
352-377-2004
File Number: **05-328**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **8th** day of **December, 2005** between **Ames/Detrick Truck Company, a Florida corporation** whose post office address is **9420 N.W. 13th Street, Gainesville, FL 32653**, grantor, and **Larry D. Jones and Elizabeth G. Jones, husband and wife** whose post office address is **PO Box 436, La Crosse, FL 32658**, grantee:

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

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

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

Parcel Identification Number: 05920-001-002

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2005**.

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

Signed, sealed and delivered in our presence:

Witness Name: Penny J Saier

Witness Name: Kelley D. Jones

Ames/Detrick Truck Company, a Florida corporation

By: _____
Michael Detrick, President

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 8th day of December, 2005 by Michael Detrick, President of Ames/Detrick Truck Company, a Florida corporation, on behalf of the corporation. He/she [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

KELLEY D. JONES
MY COMMISSION # DD 343845
EXPIRES: August 20, 2009
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: _____

My Commission Expires: _____

INSTRUMENT # 2198135
3 PGS

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EXHIBIT "A"
LEGAL DESCRIPTION

LEGAL DESCRIPTION

A PORTION OF FRACTIONAL SECTION 29, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF FRACTIONAL SECTION 29, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE SOUTH 00°42'41" EAST, ALONG THE EAST BOUNDARY OF SAID FRACTIONAL SECTION 29, A DISTANCE OF 393.87 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1577, PAGE 2244 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID NORTHEAST CORNER ALSO BEING THE INTERSECTION OF THE EAST BOUNDARY OF SAID FRACTIONAL SECTION 29 WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°42'41" EAST, ALONG SAID EAST BOUNDARY OF SAID FRACTIONAL SECTION 29, AND ALONG THE EAST BOUNDARY OF SAID PARCEL (O.R. BOOK 1577, PAGE 2244) A DISTANCE OF 479.40 FEET; THENCE SOUTH 89°17'19" WEST, 157.93 FEET; THENCE NORTH 66°17'50" WEST, 95.68 FEET; THENCE NORTH 09°24'09" WEST, 486.45 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°56'40", AN ARC DISTANCE OF 45.28 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 03°34'11"EAST, 44.90 FEET; THENCE NORTH 16°32'31" EAST, 11.57 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 73°27'29" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 326.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.35 ACRES (146,109 SQUARE FEET), MORE OR LESS.

INSTRUMENT # 2198135
3 PGS

ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGE • COMMITMENT • TEAMWORK • CUSTOMER FOCUS

Parcel Summary

Parcel ID	05920-001-002
Prop ID	29800
Location Address	12556 NW US HWY 441 ALACHUA, FL 32615
Neighborhood/Area	ALACHUA COMMERCIAL (233200.50)
Subdivision	
Brief Legal Description*	BEGIN 393.87 FT S OF NE COR S 1419.56 FT N 58 DEG W ALONG N LINE OF FERNANDEZ GRT 810.36 FT N 10 DEG W 970.26 FT N 16 DEG W 336.14 FT S 73 DEG E ALONG S R/W US-441 984.73 FT TO POB LESS WLY 214.10 FT M/L PER OR 1590/2076 & OR 1590/2082) (LESS COM NE COR S (Note: *The Description above is not to be used on legal documents.)
Property Use Code	AUTO SALES (02700)
Sec/Twp/Rng	29-08-19
Tax District	ALACHUA (District 1006)
Millage Rate	22.1970
Acreage	13.930
Homestead	N

View Map

Owner Information

AMES/DETRICK TRUCK CO
12556 US HIGHWAY 441
ALACHUA, FL 32615-8506

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$658,959	$667,023	$799,500	$808,700	$740,100
Land Value	$378,015	$378,015	$378,000	$378,000	$378,000
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$1,036,974**	**$1,045,038**	**$1,177,500**	**$1,186,700**	**$1,118,100**
Assessed Value	$1,036,974	$1,045,038	$1,177,500	$1,186,700	$1,118,100
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$1,036,974	$1,045,038	$1,177,500	$1,186,700	$1,118,100
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	Frontage	Depth	Zoning
2700	AUTO SALES	3.45	150282	0	0	CI
2700	AUTO SALES	10.48	456508.8	0	0	CI

Building Information

Type	VEH SLS/REPAIR	**Heat**	04-ELECTRIC
Total Area	13,748	**HC&V**	04-FORCED AIR
Heated Area	11,200	**HVAC**	03-CENTRAL
Exterior Walls	17-CB STUCCO	**Bathrooms**	
Interior Walls	05-DRYWALL	**Bedrooms**	
Roofing	12-MODULAR METAL	**Total Rooms**	15-Rooms
Roof Type	10-STEEL FR/TRUSS	**Stories**	1.0
Frame	05-STEEL	**Actual Year Built**	2005
Floor Cover	11-CLAY TILE; 14-CARPET	**Effective Year Built**	2005

Type	SOH MISC	**Heat**	
Total Area	51,328	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	2005

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	2,560	2005	3	6600	VEH SLS/REPAIR	$139,956
BAS	BASE AREA	8,640	2005	3	6600	VEH SLS/REPAIR	$449,613
CAN	CANOPY (NO SIDES)	2,500	2005	3	6600	VEH SLS/REPAIR	$26,015
CAN	CANOPY (NO SIDES)	48	2005	3	6600	VEH SLS/REPAIR	$500

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value

3661	CP 1	576	2006	C2	COMM	$1,106
3661	CP 1	576	2006	C2	COMM	$1,106
3800	DRIVE/WALK	750	2005	C1	COMM	$600
3883	FENCE CL	7,140	2005	C1	COMM	$3,713
3885	FENCE WI	924	2005	C1	COMM	$1,478
4240	GUTTER	168	2005	C1	COMM	$395
4682	PAVING 2	40,618	2005	C1	COMM	$25,387
5221	STG 1	288	2005	C2	COMM	$812
5221	STG 1	288	2006	C2	COMM	$812

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee
7/2/2004	$468,500	WD	0	1106	U - UNQUALIFIED	Vacant	ALMOND GARY R INDV/TRUSTEE	AMES/DETRICK TRUCK CO
12/16/1996	$100	DD	2091	2798	U - UNQUALIFIED	Vacant	GROWTH INVESTORS TRUST COLE L	ALMOND GARY R INDV/TRUSTEE
10/1/1984	$137,700	WD	1577	2244	Q - QUALIFIED	Vacant		GROWTH INVESTORS TRUST COLE L

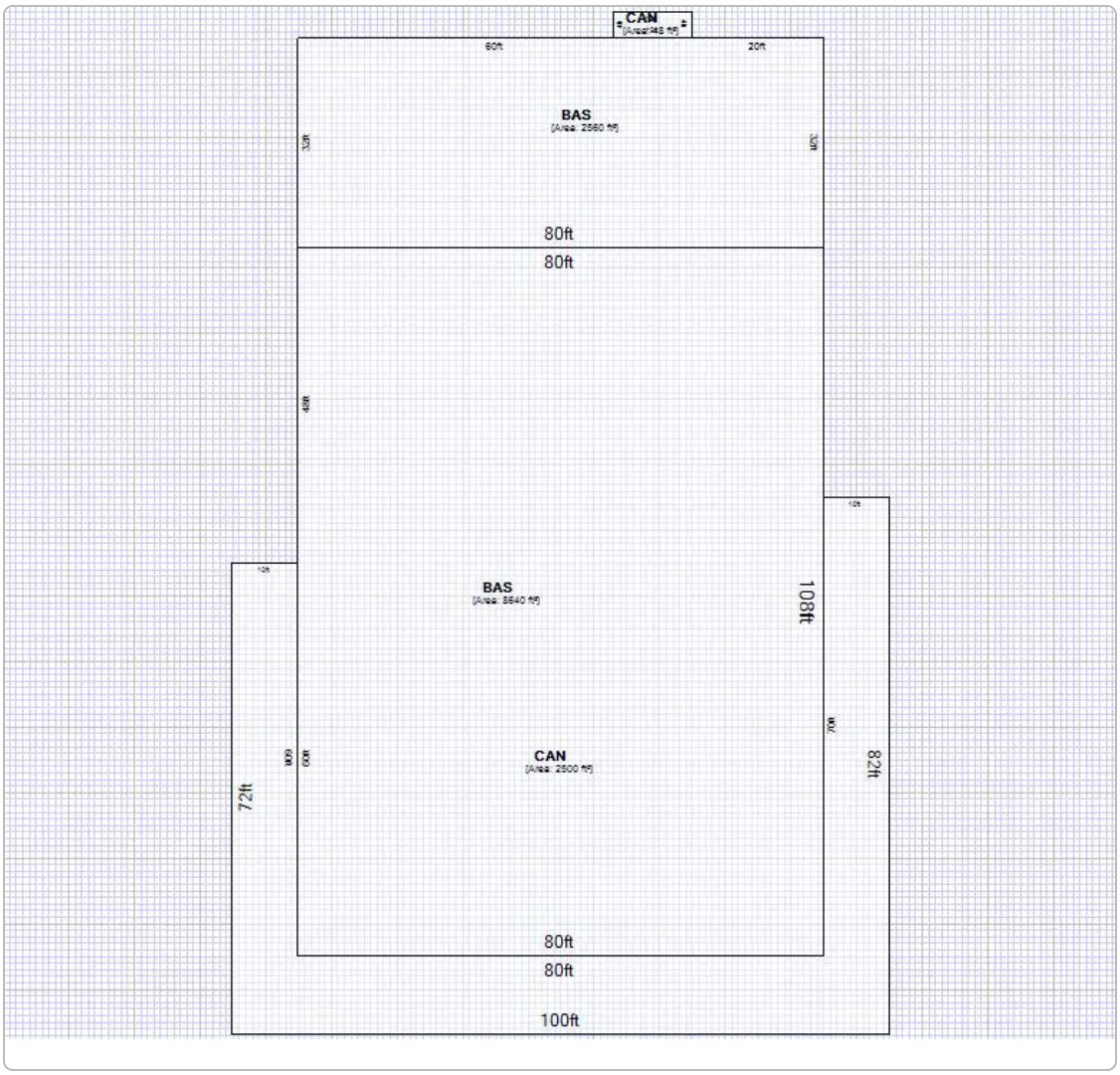
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on the Book/Page links above will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
05-10191	SIGN PERMIT	Yes	No	11/1/2005	$0
05-09938	COMMERCIAL BUILDING	Yes	No	8/8/2005	$888,000
05-09943	FOUNDATION ONLY	Yes	No	6/10/2005	$133,200
8574	MISCELLANEOUS	Yes	No	2/4/2003	$300

Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices. Their website is: https://growth-management.alachuacounty.us/Building/Permits

Sketches



Map

No data available for the following modules: Extra Features, 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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Version 2.3.95

DRAINAGE DESIGN NOTES

for

POLARIS BUILDING ADDITION

Engineer of Record:
Claudia Vega, PE
Cert. No. 51532

Project Designer:
DJ McGrath, EI

Submitted to:
City of Gainesville
Suwannee River Water Management District

Submitted:
April 14, 2021

eda
consultants inc.

DRAINAGE DESIGN NOTES

Prepared for
POLARIS BUILDING ADDITION

Professional Engineer of Record:

Claudia Vega, PE
Cert. No. 51532

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Site Characteristics

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Attachment C	Aerial Photograph
Attachment D	Soils Map
Attachment E	FEMA Map
Attachment F	Pre- and Post-Development ICPR Model
Attachment G	Recovery Analysis
Attachment H	WQTV Recovery Analysis
Attachment I	Pipe Calculations

DRAINAGE DESIGN NOTES

A. PROJECT NAME Polaris Building Addition
Alachua, Florida

B. PROJECT LOCATION

County: Alachua
Sections: 29 Township: 8 South Range: 19 East
General Location: 12570 NW US Hwy 441
Alachua, FL 32615

C. GENERAL PROJECT INFORMATION

The proposed development consists of the construction of 13,757 SF of new asphalt pavement and a 5,600 SF building addition with associated parking, utility, and stormwater improvements.

D. DRAINAGE AND DESIGN CRITERIA

1. Suwannee River Water Management District (SRWMD)
   Meet requirements of 40C-42.

2. City of Alachua, Florida
   Meet requirements of City of Alachua Land Development Code (Article 6.9.3)

E. SITE SOILS INFORMATION

Universal Engineering Sciences, Inc. conducted a subsurface investigation on the site and summarized their findings in the report No. 20859 dated July 29, 2004. A copy of the report is provided in Attachment A.

F. EXISTING SITE CONDITIONS

The existing site consists of a system of dry retention basins, asphalt parking lot, and an 11,224 SF building.

G. DRAINAGE DESCRIPTION

1. Pre-development Conditions
   The site has a topography ranging from an elevation of 106 ft to 73 ft and has an existing stormwater system consisting of three drainage areas. The three drainage areas discharge to the north, south, and east of the site. The south drainage area (DA-1) discharges offsite to an unknown depression to the south that eventually goes to Turkey Creek. The east drainage area (DA-2) discharges offsite to an unknown depression to the east that is self contained. The north drainage area (DA-3) discharges to a swale in the FDOT right of way that also discharges into Turkey Creek. Each drainage area drains to a dry retention basin.

2. Post-development Conditions
   The development proposes a modification to the existing dry retention basin in Drainage Area 1 that will provide water quality treatment, recovery, and attenuation as required by the Suwannee River Water Management District and the City of Alachua, Florida.

   Pre and Post-development conditions have been met as required by the Suwannee River Water Management District and the City of Alachua, Florida.

EXECUTIVE SUMMARY

The Polaris Building Addition project proposes the construction of new asphalt pavement and a 5,600 SF building addition with associated parking, utility, and stormwater improvements.

The proposed improvements include a modification to the existing basin which will provide the requried water quality treatment volume and attenuation of the 100 year critical storm events including the 240-HR (10 day) storm events such that the post-development discharge rate and volume is less than the pre-development conditions as required by Suwannee River Water Management District (SRWMD) and the City of Alachua (CoA).

The proposed modification to the existing basin has been designed to handle all proposed improvements, the existing drainage area, plus an additional 12,000 SF of impervious area for potential future expansion.

Existing drainage areas 2, 3, and 4 are to remain undisturbed and will continue to function as they do in existing conditions.

H. DRAINAGE DESIGN

1) PRE DEVELOPMENT DRAINAGE AREA

PRE DRAINAGE AREA-1	Area (sf)	Area (ac)	Curve CN
Existing Impervious	0	0.00	98.0
Basin	0	0.00	100.0
Open	76,114	1.75	39.0
TOTALS	**76,114**	**1.75**	**39.0**

2) POST DEVELOPMENT DRAINAGE AREAS

POST DRAINAGE AREA-1	Area (sf)	Area (ac)	Curve CN	Runoff Coefficient
Impervious	52,587	1.21	98.0	0.98
Basin	16,004	0.37	100.0	0.98
Open	7,523	0.17	39.0	0.20
TOTALS	**76,114**	**1.75**	**92.6**	**0.90**

3) POST DEVELOPMENT BASIN STORAGE DATA

Basin-1				
Stage (MSL)	Area (sf)	Area (ac)	Volume (cf)	Volume (ac-ft)
135.00	8,677	0.20	0	0.00
135.92	10,224	0.23	8,694	0.20
136.00	10,358	0.24	9,518	0.22
137.00	12,139	0.28	20,766	0.48
137.84	13,720	0.31	31,627	0.73
138.00	14,021	0.32	33,846	0.78
139.00	16,004	0.37	48,859	1.12
139.50	17,032	0.39	57,118	1.31

4) WATER QUALITY TREATMENT VOLUME

Basins provides water quality treatment volume per SRWMD criteria for dry retention basins.

This criteria includes two thresholds, whichever of the two is greater:

Volume V1 = 1.00 inches over the total area, or

Volume V2 = 1.25 inches over the impervious area plus

0.50 inches over the total area

Drainage Area	Volume V1 (cf)	Volume V2 (cf)	Treat. Vol Required (cf)	Treat. Vol Provided (cf)
DA 1	6,343	8,649	8,649	**31,627**

5) SUBSURFACE INVESTIGATION INFORMATION

Based on the Soils Report No. 20859, dated July 29, 2004, prepared by Universal Engineering Sciences, Inc. the recommendations of the soil characteristics are summarized below:

Soil Report No. 20859				
Soil Boring	A-1/A-2	A-3/A-4	A-5/A-6	A-7/A-8
Depth Confined layer (ft)	8.50	8.50	8.50	9.50
Depth of groundwater (ft)	8.00	8.00	8.00	9.00
Veritcal (ft/d)	12.50	11.00	10.00	11.00
Safety factor	2.00	2.00	2.00	2.00
Veritcal Infiltration rate (ft/d)	6.25	5.50	5.00	5.50
Horizontal (ft/d)	18.00	16.00	15.00	16.00
Safety factor	2.00	2.00	2.00	2.00
Horizontal (ft/d)	9.00	8.00	7.50	8.00
Fillable porosity (%)	25.00	25.00	25.00	25.00

6) STRUCTURE INFORMATION

The stormwater management facilities will have a structures for discharge as follows:

CONTROL STRUCTURE	BASIN 1	
Weir Number	1	2
Weir Elevation	137.84	138.25
Weir Width (in)	2.00	10.00
Weir Height (in)	5.00	3.00

7) RECOVERY FOR DRY RETENTION SYSTEM

Per SRWMD Section 4.4, WQTV is required to recover within 72 hours following the end of the design storm.* WQTV Recovery Analysis can be found in Attachment H. Half and total volume recovery analysis can be found in Attachment G.

WQTV Recovery	
Total WQTV (ac-ft):	0.199
Recovery Time (hrs):	2.50

*Per SRWMD recommendations, WQTV has been modeled as a slug load to meet SRWMD Section 4.4.

Basin 1 - One Half of Volume within Seven Days Recovery

Storm Event	1/2 Stage (Elevation)	Recovery (Days)	Back to Back Required	Back to Back Stage
100YR-001HR	135.99	0.10	No	N/A
100YR-002HR	136.05	0.15	No	N/A
100YR-004HR	136.22	0.31	No	N/A
100YR-008HR	136.19	1.02	No	N/A
100YR-024HR	136.68	3.27	No	N/A
100YR-072HR	136.91	3.50	No	N/A
100YR-168HR	136.94	4.26	No	N/A
100YR-240HR	136.90	4.60	No	N/A

Basin 1 - Total Volume within Thirty Days Recovery

Storm Event	Stage (Elevation)	Recovery (Days)	Back to Back Required	Back to Back Stage
100YR-001HR	135.00	0.67	No	N/A
100YR-002HR	135.00	1.43	No	N/A
100YR-004HR	135.00	2.85	No	N/A
100YR-008HR	135.00	4.81	No	N/A
100YR-024HR	135.00	12.70	No	N/A
100YR-072HR	135.00	16.04	No	N/A
100YR-168HR	135.00	19.67	No	N/A
100YR-240HR	135.00	21.84	No	N/A

8) STORM ROUTING RESULTS

The computer program ICPR was used to route the critical design storms, the input data and results can be seen in Attachment F. The 'Runoff Area' is analyzed to compare the pre-existing runoff. Discharge rate and volume are reduced with the proposed design.

Storm	Basin 1		Rates		Volumes	
Event	Stage	Freeboard	Pre (cfs)	Post (cfs)	Pre (ac-ft)	Post (ac-ft)
100YR-001HR	136.90	2.60	0.62	0.00	0.00	0.00
100YR-002HR	137.03	2.47	0.52	0.00	0.00	0.00
100YR-004HR	137.29	2.21	0.98	0.00	0.01	0.00
100YR-008HR	137.22	2.28	1.28	0.00	0.00	0.00
100YR-024HR	138.21	1.29	0.53	0.12	0.13	0.00
100YR-072HR	138.45	1.05	0.69	0.45	0.30	0.16
100YR-168HR	138.50	1.00	0.56	0.56	0.36	0.24
100YR-240HR	138.43	1.07	0.72	0.41	0.54	0.34

Attachment A

Geotechnical Report by Universal Engineering Sciences

received
8-2-04

UNIVERSAL
ENGINEERING SCIENCES

GEOTECHNICAL EVALUATION

POLARIS OF GAINESVILLE
NEW ATV/MOTORCYCLE DEALERSHIP
U.S. 441 & NW 77th Drive
ALACHUA COUNTY, FL

ORDER NO. 27608-001-04
REPORT NO. 20859

Prepared by:

Universal Engineering Sciences, Inc.
4475 SW 35th Terrace
Gainesville, FL 32608
(352) 372-3392

July 29, 2004

UNIVERSAL
ENGINEERING SCIENCES
Consultants in: Geotechnical Engineering • Threshold Inspection
Environmental Sciences • Construction Materials Testing

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• St. Augustine
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• West Palm Beach
• Jacksonville
• Ocala
• Tampa
• Debary

July 29, 2004

Polaris of Gainesville
9420 NW 13th Street
Gainesville, FL 32653

Attention: Mr. Mike Detrick

Reference: Polaris of Gainesville
New ATV/Motorcycle Dealership
Gainesville, Alachua County, FL
Order No. 27608-001-04 Report No.20859

Dear Mr. Detrick:

Universal Engineering Sciences has completed the subsurface exploration and engineering evaluation for the proposed construction at the above referenced location. Our exploration was performed in accordance with our proposal No.20794, which was authorized by you on July 16, 2004.

This report contains the results of our explorations, an engineering interpretation of these with respect to the project characteristics described to us, and recommendations for groundwater control, foundation design, pavement design, stormwater management design and site preparation.

We appreciate the opportunity to have worked with you on this project and look forward to a continued association. Please do not hesitate to contact us if you should have any questions, or if we may further assist you as your plans proceed.

Respectfully submitted,

UNIVERSAL ENGINEERING SCIENCES, INC.

Andrew T. Schmid, P.E.
Branch Manager

7-30-04

Eduardo Suarez, P.E.
Project Engineer
Florida P.E. No. 60272

ATS/ES: es (2)
cc: Eng, Denman & Associates, Inc.

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1.0 INTRODUCTION

1.1 GENERAL

In this report, we present the results of the subsurface exploration of the site for the proposed ATV/Motorcycle Dealership on US 441 and NW 77th Drive in Alachua County, FL. We have divided this report into the following sections:

- SCOPE OF SERVICES - Defines what we did
- FINDINGS - Describes what we encountered
- RECOMMENDATIONS - Describes what we encourage you to do
- LIMITATIONS - Describes the restrictions inherent in this report
- SUMMARY - Reviews the material in this report
- APPENDICES - Presents support materials referenced in this report.

2.0 SCOPE OF SERVICES

2.1 PROJECT DESCRIPTION

We understand this project will consist of a new commercial building with associated driveways, and stormwater retention area. Although detailed loading information has not been supplied, we expect the column and wall loads will not exceed 30 kips and 3 kips per foot, respectively. The site grading has not been determined, but because of the sloping of the site, we anticipate the building limits will be filled less than 2 feet.

Our recommendations are based upon the above considerations. If any of this information is incorrect or if you anticipate any changes, inform Universal Engineering Sciences so that we may review our recommendations.

2.2 PURPOSE

The purposes of this exploration were:

- to investigate the general subsurface conditions at the site;
- to interpret and review the subsurface conditions with respect to the proposed construction; and
- to provide geotechnical engineering recommendations for foundation design, pavement design, stormwater design, and site preparation.

This report presents an evaluation of site conditions on the basis of traditional geotechnical procedures for site characterization. The recovered samples were not examined, either visually or analytically, for chemical composition or environmental hazards. Universal Engineering Sciences would be pleased to perform these services, if you desire.

2.3 FIELD EXPLORATION

The subsurface conditions were explored with four borings advanced to a depth of 15 feet, while performing the Standard Penetration Test.

We performed the Standard Penetration Test in each of the borings according to the procedures of ASTM D-1586, with continuous sampling performed above a depth of 10 feet, to detect slight variations in the soil profile at shallow depths. The basic procedure for the Standard Penetration Test is as follows: A standard split-barrel sampler is driven into the soil by a 140-pound hammer falling 30 inches. The number of blows required to drive the sampler 1-foot, after seating 6 inches, is designated the penetration resistance, or N-value; this value is an index to soil strength and consistency.

Additionally, we completed eight auger borings to a depth of 15 feet, in accordance with the procedures of ASTM D-1452.

The auger borings were performed by advancing a solid stem auger into the subgrade in a manner that reduces soil disturbance. The soil profile is determined by inspecting the cuttings recovered on the auger flights.

The general location of each boring is shown on the attached drawing. You should consider the indicated depths and locations to be approximate.

Jar samples of the soils encountered will be held in our laboratory for your inspection for 90 days and then discarded, unless we are notified otherwise.

2.4 LABORATORY INVESTIGATION

The soil samples recovered from the soil test borings were returned to our laboratory and then an engineer visually examined and reviewed the field descriptions. We then selected representative soil samples for laboratory tests. The laboratory tests included wash gradation determinations, and permeability tests.

We performed these tests to aid in classifying the soils and to help to evaluate the general engineering characteristics of the site soils. See Appendix A: Summary of Laboratory Test Results and Description of Testing Procedures, for further data and explanations.

3.0 FINDINGS

3.1 SURFACE CONDITIONS

A Universal Engineering Sciences technician performed a visual site inspection of the subject property to gain a "hands-on" familiarity with the project area.

The site is located on US 441 and NW 77th Drive in Alachua County, FL. The site grades range from a high of about +141 feet, NGVD to a low of about +138 feet, NGVD, sloping from the south to the north.

3.2 SUBSURFACE CONDITIONS

The boring locations and detailed subsurface conditions are illustrated in Appendix B: Boring Location Plan and Boring Logs. The classifications and descriptions shown on the logs are generally based upon visual characterizations of the recovered soil samples and a limited number of laboratory tests. Also, see Appendix B: Soils Classification Chart, for further explanation of the symbols and placement of data on the Boring Logs.

The soil borings generally encountered very loose light brown sand with silt to depths of 5 to 8 feet followed by loose, light brown to tan and orange clayey sand to depths of 12 to 15 feet. Below the clayey sand was orange and green or tan sandy clay to the maximum boring depth of 15 feet.

A transient groundwater level was found perched on the clay soils at boring B-1 at 12½ feet below ground surface. Groundwater was not encountered at the rest of the boring locations at the time of our exploration.

4.0 RECOMMENDATIONS

4.1 GENERAL

The following recommendations are made based upon a review of the attached soil test data, our understanding of the proposed construction, and experience with similar projects and subsurface conditions. If plans change from those discussed previously, we request the opportunity to review and possibly amend our recommendations with respect to those changes.

Additionally, if subsurface conditions are encountered during construction which were not encountered in the borings, report those conditions immediately to us for observation and recommendations.

In this section of the report, we present our detailed recommendations for groundwater control, building foundations, pavement design, site preparation, stormwater management design parameters, and construction related services.

4.2 GROUNDWATER CONTROL

The groundwater table will fluctuate seasonally depending upon local rainfall. The rainy seasons in North Florida are normally between June and September. Based on information from the Alachua County Soils Survey, and in-situ soils, we estimate that the seasonal high groundwater level could perch approximately 8 to 12 feet below the existing ground surface at the boring locations. Isolated areas with a transient perched groundwater should be expected.

It should be noted that the estimated seasonal high water levels do not provide any assurance that groundwater levels will not exceed these estimated levels during any given year in the future. Should the impediments to surface water drainage be present, or should rainfall intensity and duration, or total rainfall quantities, exceed the normally anticipated rainfall quantities, groundwater levels might once again exceed our seasonal high estimates. We recommend positive drainage be established and maintained on the site during construction. We further recommend permanent measures be constructed to maintain positive drainage from the site throughout the life of the project.

We recommend all foundation, and pavement designs incorporate the seasonal high groundwater conditions.

4.3 BUILDING FOUNDATIONS

Provided the soils are compacted in accordance with the site preparation recommendations outlined in the "Site Preparation" section of this report, we recommend that the proposed structures be supported on conventional, shallow spread footings or a thickened edge monolithic slab. The following parameters may be used for foundation design.

4.3.1 Bearing Pressure

The maximum allowable net soil bearing pressure for shallow foundations should not exceed 2000 pounds per square foot (psf). Net bearing pressure is defined as the soil bearing pressure at the base of the foundation in excess of the natural overburden pressure. The foundations should be designed based upon the maximum load that could be imposed by all loading conditions.

4.3.2 Foundation Size

The minimum widths recommended for any isolated column footing and continuous wall footing are 24 inches and 18 inches, respectively. For monolithic slabs the thickened sections should have minimum widths of 12 inches. Even though the maximum allowable sol bearing pressure may not be achieved, these width recommendations should control the size of the foundations.

4.3.3 Bearing Depth

The foundations should bear at a depth of at least 24 inches below the exterior final grades. We recommend stormwater and surface water be diverted away from the building exterior, both during and after construction to reduce the possibility of erosion beneath the exterior footings.

4.3.4 Bearing Material

The foundations may bear on either the compacted suitable natural soils or compacted structural fill. The bearing level soils should be compacted to at least 95 percent of the maximum dry density as determined by ASTM D-1557 (Modified Proctor), to the depth described subsequently in the "Site Preparation" section of the report. In addition to compaction the bearing soils must exhibit stability and be free of "pumping" conditions.

4.3.5 Settlement Estimates

Post-construction settlement of the structure will be influenced by several interrelated factors, such as (1) subsurface stratification and strength/compressibility characteristics of the bearing soils; (2) footing size, bearing level, applied loads, and resulting bearing pressures beneath the foundation; (3) site preparation and earthwork construction techniques used by the contractor, and (4) external factors, including but not limited to vibration from offsite sources and groundwater fluctuations beyond those normally anticipated for the naturally-occurring site and soil conditions which are present.

Our settlement estimates for the structure are based upon the use of successful adherence to the site preparation recommendations presented later in this report. Any deviation from these recommendations could result in an increase in the estimated post-construction settlement of the structure.

Due to the sandy nature of the surficial soils and the anticipated fill, after the compaction operations, we expect a significant portion of settlement to be elastic in nature and occur relatively quickly, on application of the loads, during and immediately following construction. Using the recommended maximum allowable bearing pressure, the assumed maximum structural loads, and the field and laboratory test data which we have correlated into the strength and compressibility characteristics of the subsurface soils, we estimate the total settlements of the structure to be 1 inch or less.

Differential settlement results from differences in applied bearing pressures and the variations in the compressibility characteristics of the subsurface soils. For the building pad prepared as recommended, we anticipate differential settlement of less than ½ inch.

4.4 FLOOR SLABS

We recommend floor slabs are designed assuming the soils will have a modulus of subgrade reaction of 150 pounds per cubic inch (pci).

4.5 PAVEMENTS

4.5.1 General

We recommend using a flexible pavement section on this project. Flexible pavements combine the strength and durability of several layer components to produce an appropriate and cost-effective combination of available materials.

4.5.2 Layer Components

For preliminary pavement designs, we recommend using a three-layer pavement section consisting of a stabilized subgrade, a base course, and a surface course placed on top of existing subgrade or a compacted embankment.

Because traffic loadings are commonly unavailable, we have generalized our pavement designs into two groups. The group descriptions and the recommended component thicknesses are presented in Table 1: Pavement Component Recommendations. The structural numbers in Table 1 are based on a structural number analysis with the stated estimated daily traffic volume for a 15-year placement design life. For loading conditions greater than those presented in Table 1, we recommend that you have a complete pavement design performed based on projected traffic data.

Table 1 Pavement Component Recommendations

Traffic Group	Structural Number	Component Thickness (in.)		
		Stabilized Subgrade	Base Course	Surface Course
Parking lots - light duty	2.1	6	6	1.25
Parking lots - heavy duty	3.3	12	8	2.0

Parking lots-light duty: auto parking areas; over 80 cars per day; light panel and pickup trucks; average gross vehicle weight of 4,000 pounds.

Parking lots-heavy duty: entrance driveways; 40 trucks or less per day; average gross vehicle weight of 40,000 pounds.

4.5.3 Stabilized Subgrade

We recommend that the subgrade materials be compacted in place according to the requirements in the "Site Preparation" section of this report. Further, stabilize the subgrade materials to a minimum Limerock Bearing Ratio (LBR) of 40 percent as specified by Florida Department of Transportation (FDOT) requirements for Type A or Type B Stabilized Subgrade. The stabilized subgrade should be compacted to 98% of the Modified Proctor maximum dry density.

The stabilized subgrade can be imported material or a blend of on-site soils and imported materials. If a blend is proposed, we recommend that the contractor perform a mix design to find the optimum mix proportions.

4.5.4 Base Course

We recommend the base course be limerock. Limerock should have a minimum LBR of 100 percent and should be mined from an FDOT approved source. Place the base material in maximum 6-inch lifts and compact each lift to a minimum density of 98 percent of the Modified Proctor maximum dry density.

Perform compaction testing for the base the full depth at a frequency of one test per 10,000 square feet, or at a minimum of two test locations, whichever is greater.

4.5.5 Surface Course

In light duty areas where there is occasional truck traffic, but primarily passenger cars, we recommend using an asphaltic concrete, FDOT Type S-III, which has a stability of 1,000 pounds.

In heavy duty areas, where truck traffic is predominant, we recommend using an asphaltic concrete, FDOT Type S-III or S-I, which has a minimum stability of 1,500 pounds.

Asphalt concrete mixes should be a current FDOT approved design of the materials actually used. Test samples of the materials delivered to the project should be tested to verify that the aggregate gradation and asphalt content satisfies the mix design requirements. Compact the asphalt to a minimum of 95 percent of the Marshall design density.

After placement and field compaction, core the wearing surface to evaluate material thickness and to perform laboratory densities. Obtain cores at frequencies of at least one core per 3,000 square feet of placed pavement or a minimum of two cores per day's production.

In parking lots, for extended life expectancy of the surface course, we recommend applying a coal tar emulsion sealer six months after placement of the surface course. The seal coat will help to patch cracks and voids, and protect the surface from damaging ultraviolet light and automobile liquid spillage.

4.5.6 Curbing

We recommend that curbing around landscaped sections adjacent to the parking lots and driveways be constructed with full-depth curb sections. Using extruded curb sections which lie directly on top of the final asphalt level, or eliminating the curbing entirely, can allow migration of irrigation water from the landscape areas to the interface between the asphalt and the base. This migration often causes separation of the wearing surface from the base and subsequent rippling and pavement deterioration.

4.5.7 Effects of water

Many roadways and parking areas have been destroyed as a result of deterioration of the base and base/surface course bond. You should consider placing an underdrain pipe beneath the down slope edge of each landscape island. Landscaped islands typically collect irrigation water, and the water slowly leaches laterally into the pavement section.

4.5.8 Construction Traffic

Light duty roadways and incomplete pavement sections will not perform satisfactorily under construction traffic loadings. We recommend that construction traffic (construction equipment, concrete trucks, sod trucks, garbage trucks, moving vans, dump trucks, etc.) be re-routed away from these roadways or that the pavement section be designed for these loadings.

4.6 RETAINING WALLS

If this project will have retaining walls, the following soil parameters can be used for wall design:

γ_{dry} = 105 pcf

$\phi = 32°$

$K_a = 0.31$

$K_o = 0.47$

$K_p = 3.26$

Coefficient of Sliding Friction = 0.5

The above parameters consider clean sand is used as backfill against the walls. All retaining walls must have weep holes or a foundation drain to evacuate water that may collect behind the walls.

4.7 SITE PREPARATION

The subgrade soils consist primarily of very loose to loose sand. We recommend the following site preparation procedures.

1. If required, perform remedial dewatering prior to any earthwork operations. Grade the site to prohibit ponding of stormwater runoff.

2. Strip the proposed construction limits of all grass, roots, topsoil, and other deleterious materials within and at least 5 feet beyond the perimeter of the proposed building and in all paved areas or to the extent of the expected fill areas. Expect clearing and grubbing to depths of 12 inches. Deeper clearing and grubbing depths may be encountered in heavily vegetated areas where major root systems are encountered.

3. Excavate the site to the proposed grades. Stockpile the surficial sandy soils for later use as fill. The subgrade should then be proof rolled with heavy rubber tired equipment. Proof-rolling helps to locate any zones of especially loose or soft soil not encountered in the soil test borings. Such zones can be undercut, or otherwise treated as recommended by the engineer.

4. Proof-roll the subgrade with a heavily loaded, rubber-tired vehicle under the observation of a Universal Engineering Sciences geotechnical engineer or his representative. Proof-rolling will help locate any zones of especially loose or soft soils not encountered in the soil test borings. Then undercut, or otherwise treat these zones as recommended by the engineer.

5. Compact the subgrade with a heavy vibratory roller until you obtain a minimum density of 95 percent of the Modified Proctor maximum dry density (ASTM D-1557), to a depth of 1 foot below the beginning grade prior to placing a fill. All foundations should have a minimum of 2 feet of compacted soil beneath the foundation bottom. The subgrade beneath slabs should be compacted to a depth of 1 foot. The subgrade beneath pavements should be compacted to a depth of 1 foot below the base course or 1-foot below the beginning grade prior to placing fill.

6. In building areas, perform compliance tests on the compacted subgrade at a frequency of one test per 2,500 square feet. In paved areas, perform compliance tests on the compacted subgrade and stabilized subgrade for full depth at a frequency of one test per 10,000 square feet, or at a minimum of two test locations, whichever is greater.

7. Place fill material, as required. The fill material can consist of material as illustrated in the "Fill Suitability" section of this report. Offsite fill material should contain less than 10 percent passing the No. 200 sieve. Place backfill and fill in uniform 10- to 12-inch loose lifts and compact each lift to a minimum density of 95 percent of the Modified Proctor maximum dry density.

8. Perform compliance tests within the backfill and fill at a frequency of not less than one test per 2,500 square feet per lift in the building areas, or at a minimum of two test locations, whichever is greater. In paved areas, perform compliance tests at a frequency of not less than one test per 10,000 square feet per lift, or at a minimum of two test locations, whichever is greater.

9. Test all footing cuts for compaction to a depth of 1 foot. Footings that are excavated into the native clayey sands can be probed to verify the subgrade is firm and unyielding. Additionally, we recommend that you test one out of every four column footings, and one test per every 200 lineal feet of wall footing. Footings that are excavated into undisturbed clayey sand should be visually inspected and probed to verify stability.

4.8 FILL SUITABILITY

The brown to tan sand with silt (Unified Soil Classification "SP-SM") will be the most suitable for use as engineered fill. These soils may require some moisture conditioning to facilitate compaction. The clayey sands with less than 30 percent soil fines (Unified Soil Classification "SC") can be used as fill but will require stringent moisture control during placement and compaction, particularly during rainy periods. Very clayey sands, sandy clays and clays should not be used as fill.

4.9 STORMWATER RETENTION DESIGN

We understand the stormwater runoff will be collected and evacuated by a drainage system located at the south and north end of the project.

Four falling head permeability test and wash 200 determinations were done on a representative samples of the near surface soil from the proposed drainage retention areas. The samples were compacted to a loose condition, similar to the in-situ conditions. The results of the laboratory testing have been attached.

The laboratory tests indicated that the light brown and tan sand with silt have vertical coefficients of permeability that range from 13 to 14 feet per day, and the light brown and orange sands with clay have vertical coefficient of permeability of 6 feet per day. As stated above, we estimate that the seasonal high groundwater table will occur from 8 to 12 feet below the ground surface at the boring locations.

Based on our findings, we recommend the following parameters be used for retention basin designs:

Stormwater Retention Pond Design Parameters

Parameters	Drainage Area Location			
	DRA # 1	DRA # 2	DRA # 2	DRA # 3
Corresponding boring locations	A-1/A-2	A-3/A-4	A-5/A-6	A-7/A-8
Average Depth of Confining Layer, feet	8.5	8.5	8.5	9.5
Average Vertical Unsaturated Infiltration Rate, feet per day	12.5	11	10	11
Average Horizontal Hydraulic Conductivity, feet per day	18	16	15	16
Fillable Porosity, percentage	25	25	25	25
Average Depth of Seasonal High Water Table, feet	8	8	8	9

4.10 CONSTRUCTION RELATED SERVICES

We recommend the owner retain Universal Engineering Sciences to perform construction materials tests and observations on this project. The geotechnical engineering design does not end with the advertisement of the construction documents. The design is an on-going process throughout construction. Because of our familiarity with the site conditions and the intent of the engineering design, we are most qualified to address problems that might arise during construction in a timely and cost-effective manner.

5.0 LIMITATIONS

During the early stages of most construction projects, geotechnical issues not addressed in this report may arise. Because of the natural limitations inherent in working with the subsurface, it is not possible for a geotechnical engineer to predict and address all possible problems. An Association of Engineering Firms Practicing in the Geosciences (ASFE) publication, "Important Information About Your Geotechnical Engineering Report" appears in Appendix C, and will help explain the nature of geotechnical issues.

Further, we present documents in Appendix C: Constraints and Restrictions, to bring to your attention the potential concerns and the basic limitations of a typical geotechnical report.

6.0 SUMMARY

In summary, we understand this project will consist of a new commercial building with associated driveways, and stormwater retention areas. We have performed field and laboratory investigations to provide geotechnical engineering recommendations for groundwater control, foundation design, pavement design, stormwater design parameters, and site preparation.

We generally encountered very loose to loose sandy soils. We estimate the seasonal high groundwater table will occur from 8 to 12 feet below the existing grades. We recommend the proposed structure is supported on shallow spread foundations bearing on engineered fill or suitable native soil. The foundations should be designed for an allowable soil bearing pressure of 2000 psf.

We recommend good practice site preparation procedures. These procedures include: stripping the site of vegetation, proof-rolling and compacting the subgrade, and filling to grade with an engineered fill.

We hope this report meets your needs and discusses the problems associated with the proposed drug store. We would be pleased to meet with you and discuss any geotechnical engineering aspects of the project.

APPENDIX A

SUMMARY OF LABORATORY RESULTS

PROJECT: Polaris of Gainesville
US 441 & NW 77th Drive, Alachua Co., FL
CLIENT: Polaris of Gainesville

ORDER NO: 27608-001-04
REPORT NO: 20859
DATE: 07-29-04

BORING NO.	SAMPLE DEPTH (FT)	SOIL DESCRIPTION	SAMPLE TYPE*	NATURAL MOISTURE (%)	ATTERBERG LIMITS		PERMEABILITY (FT/DAY)	SIEVE ANALYSIS (% passing)						AASHTO SOIL CLASSIFICATION	UNIFIED SOIL CLASSIFICATION
					LIQUID LIMIT (%)	PLASTICITY INDEX (%)		No. 4	No. 10	No. 40	No. 60	No. 100	No. 200		
A-1	3	Tan Sand with Silt	A				14						10		SP-SM
A-2	2	Light Brown Sand w/Silt	A					99	98	89	58	26	10		SP-SM
A-3	3	Light Brown Sand w/Silt	A				13						9		SP-SM
A-4	3	Light Brown Sand w/Silt	A					99	99	90	59	27	11		SP-SM
A-5	2	Light Brown Sand w/Silt	A				14						11		SP-SM
A-6	4	Light Brown and Orange Sand with Clay	A					84	78	66	47	28	18		SP/SC
A-7	2	Light Brown Sand w/Silt	A					100	100	99	96	26	11		SP-SM
A-8	2	Light Brown and Orange Sand with Clay	A				6						18		SP/SC

*SS-Split Spoon
ST-Shelby Tube
A-Auger

UNIVERSAL
ENGINEERING SCIENCES
4475 SW 35th Terrace, Gainesville, FL. 32608
(352) 372-3392

DESCRIPTION OF LABORATORY TESTING PROCEDURES

WASH 200 TEST

The Wash 200 test is performed by passing a representative soil sample over a No. 200 sieve and rinsing with water. The percentage of the soil grains passing this sieve is then calculated.

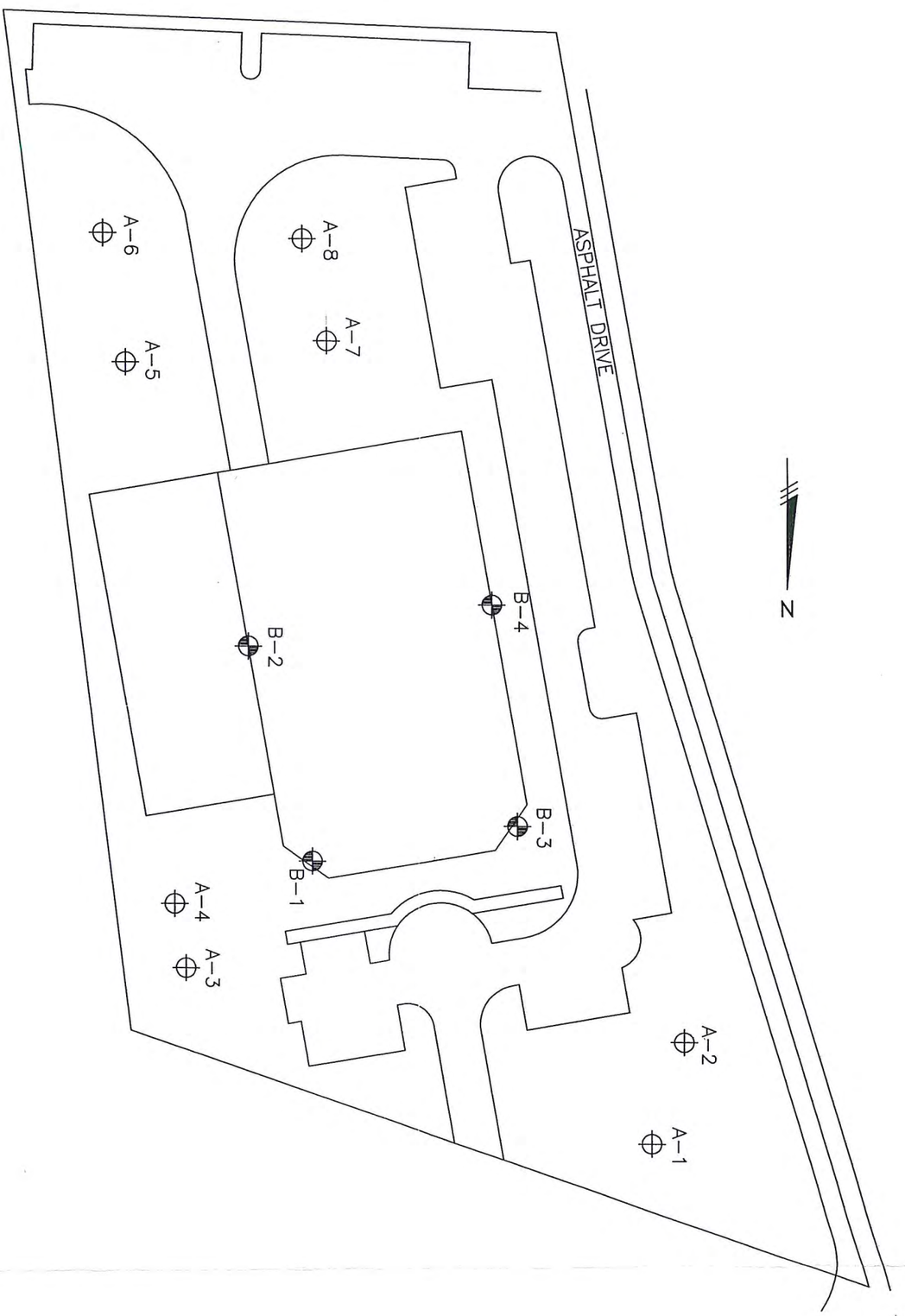
LABORATORY PERMEABILITY TEST

The laboratory permeability test is a Falling Head Test that is performed on soil samples recovered from this site. The data recovered from this test are used to calculate Darcy's Coefficient of Permeability (k) of the soil.

SOIL GRADATION TEST

The soil gradation test is performed by passing a representative soil sample over a standard set of nested sieves. The percentage of the soil grains retained on each sieve are measured and a grain size distribution curve is determined.

APPENDIX B



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UNIVERSAL ENGINEERING SCIENCES

POLARIS OF GAINESVILLE

ALACHUA COUNTY, FLORIDA

BORING LOCATION PLAN

FOR: POLARIS OF GAINESVILLE

DRAWN BY:	KD	DATE:	7/23/04
CHECKED BY:	ES	DATE:	7/30/04
SCALE:	1"=50'	ACADFILE:	27608-A
ORDER NO:	27608-001	REPORT NO:	2059

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.:	27608-001-04
REPORT NO.:	20859
PAGE:	B-2

PROJECT: POLARIS OF GAINESVILLE

GAINESVILLE, FLORIDA

CLIENT: POLARIS OF GAINESVILLE

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

BORING DESIGNATION: A-1 SHEET: 1 of 1

SECTION: TOWNSHIP: RANGE:

GS ELEVATION(ft): DATE STARTED: 7/22/04

WATER TABLE (ft): NE DATE FINISHED: 7/22/04

DATE OF READING: 7/22/04 DRILLED BY: P. MOODY

EST. WSWT (ft): 8.0 TYPE OF SAMPLING: ASTM D-1452

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N (BLOWS/ FT.)	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORG. CONT. (%)
0						Brown SAND, w/silt [SP-SM]						
						Tan SAND, w/silt [SP-SM]	10				14	
5				▽		Tan SAND, w/clay [SP/SC]						
10						Tan & orange SANDY CLAY [CL]						
						Orange SANDY CLAY [CL]						
15						Boring terminated at 15'						

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.:	27608-001-04
REPORT NO.:	20859
PAGE:	B-3

PROJECT: POLARIS OF GAINESVILLE

GAINESVILLE, FLORIDA

CLIENT: POLARIS OF GAINESVILLE

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

BORING DESIGNATION: A-2 SHEET: 1 of 1

SECTION: TOWNSHIP: RANGE:

GS ELEVATION(ft):

WATER TABLE (ft): NE

DATE OF READING: 7/22/04

EST. WSWT (ft): 8.0

DATE STARTED: 7/22/04

DATE FINISHED: 7/22/04

DRILLED BY: P. MOODY

TYPE OF SAMPLING: ASTM D-1452

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N (BLOWS/ FT.)	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORG. CONT. (%)
0						Brown SAND, w/silt [SP-SM]						
						Light brown SAND, w/silt [SP-SM]	10					
5						Tan & orange SANDY CLAY [SC/CL]						
				▽								
10												
15						Boring terminated at 15'						

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.:	27608-001-04
REPORT NO.:	20859
PAGE:	B-4

PROJECT: POLARIS OF GAINESVILLE
GAINESVILLE, FLORIDA
CLIENT: POLARIS OF GAINESVILLE
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

BORING DESIGNATION: A-3 SHEET: 1 of 1
SECTION: TOWNSHIP: RANGE:
GS ELEVATION(ft):
WATER TABLE (ft): NE
DATE OF READING: 7/22/04
EST. WSWT (ft): 8.0
DATE STARTED: 7/22/04
DATE FINISHED: 7/22/04
DRILLED BY: P. MOODY
TYPE OF SAMPLING: ASTM D-1452

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N (BLOWS/ FT.)	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORG. CONT. (%)
0						Brown & light brown SAND, w/silt [SP-SM]						
						Light brown SAND, w/silt [SP-SM]	9				13	
5				▽		Light brown & orange SANDY CLAY [CL]						
						Tan & orange SANDY CLAY [CL]						
10												
15						Boring terminated at 15'						

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.:	27608-001-04
REPORT NO.:	20859
PAGE:	B-5

PROJECT: POLARIS OF GAINESVILLE

GAINESVILLE, FLORIDA

CLIENT: POLARIS OF GAINESVILLE

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

BORING DESIGNATION: A-4 SHEET: 1 of 1

SECTION: TOWNSHIP: RANGE:

GS ELEVATION(ft):

WATER TABLE (ft): NE

DATE OF READING: 7/22/04

EST. WSWT (ft): 8.0

DATE STARTED: 7/22/04

DATE FINISHED: 7/22/04

DRILLED BY: P. MOODY

TYPE OF SAMPLING: ASTM D-1452

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N (BLOWS/ FT.)	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORG. CONT. (%)
0												
						Brown SAND, w/silt [SP-SM]						
						Light brown SAND, w/silt [SP-SM]	11					
5												
				▽		Tan SAND, trace of clay [SP/SC]						
10												
						Orange & light brown SANDY CLAY [CL]						
15						Boring terminated at 15'						

GNV

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.:	27608-001-04
REPORT NO.:	20859
PAGE:	B-6

PROJECT: POLARIS OF GAINESVILLE

GAINESVILLE, FLORIDA

CLIENT: POLARIS OF GAINESVILLE

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

BORING DESIGNATION: A-5 SHEET: 1 of 1

SECTION: TOWNSHIP: RANGE:

GS ELEVATION(ft):

WATER TABLE (ft): NE

DATE OF READING: 7/21/04

EST. WSWT (ft): 8.0

DATE STARTED: 7/21/04

DATE FINISHED: 7/21/04

DRILLED BY: P. MOODY

TYPE OF SAMPLING: ASTM D-1452

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N (BLOWS/ FT.)	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORG. CONT. (%)
0						Brown SAND, w/silt [SP-SM]						
						Light brown SAND, w/silt [SP-SM]	11				14	
5						Tan SAND, w/clay [SP/SC]						
				▽								
						Tan & orange SANDY CLAY [CL]						
10												
						Light green & orange SANDY CLAY [CL]						
15						Boring terminated at 15'						

GNV

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.:	27608-001-04
REPORT NO.:	20859
PAGE:	B-7

PROJECT: POLARIS OF GAINESVILLE
GAINESVILLE, FLORIDA
CLIENT: POLARIS OF GAINESVILLE
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

BORING DESIGNATION: A-6 SHEET: 1 of 1
SECTION: TOWNSHIP: RANGE:
GS ELEVATION(ft):
WATER TABLE (ft): NE
DATE OF READING: 7/21/04
EST. WSWT (ft): 8.0
DATE STARTED: 7/21/04
DATE FINISHED: 7/21/04
DRILLED BY: P. MOODY
TYPE OF SAMPLING: ASTM D-1452

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N (BLOWS/ FT.)	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORG. CONT. (%)
0						Brown & light brown SAND, w/silt [SP-SM]						
5						Light brown & orange SAND, trace of clay [SP/SC]	18					
				▽		Tan SANDY CLAY [CL]						
10						Orange & tan SANDY CLAY [CL]						
15						Boring terminated at 15'						

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.:	27608-001-04
REPORT NO.:	20859
PAGE:	B-8

PROJECT: POLARIS OF GAINESVILLE
GAINESVILLE, FLORIDA
CLIENT: POLARIS OF GAINESVILLE
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

BORING DESIGNATION: A-7 SHEET: 1 of 1
SECTION: TOWNSHIP: RANGE:
GS ELEVATION(ft):
WATER TABLE (ft): NE
DATE OF READING: 7/21/04
EST. WSWT (ft): 9.0
DATE STARTED: 7/21/04
DATE FINISHED: 7/21/04
DRILLED BY: P. MOODY
TYPE OF SAMPLING: ASTM D-1452

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N (BLOWS/ FT.)	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORG. CONT. (%)
0						Brown SAND, w/silt [SP-SM]						
						Light brown SAND, w/silt [SP-SM]	11					
5												
				▽								
10						Tan & light brown SAND, w/silt [SP-SM]						
						Tan SANDY CLAY [CL]						
15						Boring terminated at 15'						

3NV

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.:	27608-001-04
REPORT NO.:	20859
PAGE:	B-9

PROJECT: POLARIS OF GAINESVILLE
GAINESVILLE, FLORIDA
CLIENT: POLARIS OF GAINESVILLE
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

BORING DESIGNATION: A-8 SHEET: 1 of 1
SECTION: TOWNSHIP: RANGE:
GS ELEVATION(ft):
WATER TABLE (ft): NE
DATE OF READING: 7/21/04
EST. WSWT (ft): 9.0
DATE STARTED: 7/21/04
DATE FINISHED: 7/21/04
DRILLED BY: P. MOODY
TYPE OF SAMPLING: ASTM D-1452

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N (BLOWS/ FT.)	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORG. CONT. (%)
0						Brown SAND, w/silt [SP-SM]						
						Light brown & brown SAND, trace of clay [SP/SC]	18				6	
5						Tan & orange SANDY CLAY [CL]						
				▽								
10												
15						Boring terminated at 15'						

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.:	27608-001-04
REPORT NO.:	20859
PAGE:	B-10

PROJECT: POLARIS OF GAINESVILLE
GAINESVILLE, FLORIDA
CLIENT: POLARIS OF GAINESVILLE
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

BORING DESIGNATION: B-1 SHEET: 1 of 1
SECTION: TOWNSHIP: RANGE:
GS ELEVATION(ft):
WATER TABLE (ft): 12.5
DATE OF READING: 7/21/04
EST. WSWT (ft): NE
DATE STARTED: 7/21/04
DATE FINISHED: 7/21/04
DRILLED BY: P. MOODY
TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N (BLOWS/ FT.)	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORG. CONT. (%)
0												
	X	1-1-2	3			Very loose brown SAND, w/silt [SP-SM]						
	X	1-2-2	4									
5	X	2-2-1	3			Loose light brown SAND, w/silt [SP-SM]						
	X	1-1-2	3									
	X	2-2-2	4									
	X	2-2-3	5									
10				▼								
	X	5-2-2	4			Medium light brown & orange CLAY, trace of sand [CL]						
15						Boring terminated at 15'						

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.:	27608-001-04
REPORT NO.:	20859
PAGE:	B-11

PROJECT: POLARIS OF GAINESVILLE

GAINESVILLE, FLORIDA

CLIENT: POLARIS OF GAINESVILLE

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

BORING DESIGNATION: B-2 SHEET: 1 of 1

SECTION: TOWNSHIP: RANGE:

GS ELEVATION(ft): DATE STARTED: 7/21/04

WATER TABLE (ft): NE DATE FINISHED: 7/21/04

DATE OF READING: 7/21/04 DRILLED BY: P. MOODY

EST. WSWT (ft): NE TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N (BLOWS/ FT.)	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORG. CONT. (%)
0												
	X	1-1-1	2			Very loose brown SAND, w/silt [SP-SM]						
	X	1-1-2	3			Very loose light brown & brown SAND, w/silt [SP-SM]						
5	X	2-1-2	3									
	X	1-1-1	2			Loose light brown SAND, w/silt [SP-SM]						
	X	1-2-2	4									
	X	2-2-3	5									
10												
						Medium stiff tan & green SANDY CLAY [CL]						
	X	2-3-3	6									
15						Boring terminated at 15'						

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.:	27608-001-04
REPORT NO.:	20859
PAGE:	B-12

PROJECT: POLARIS OF GAINESVILLE

GAINESVILLE, FLORIDA

CLIENT: POLARIS OF GAINESVILLE

LOCATION: SEE BORING LOCATION PLAN

REMARKS:

BORING DESIGNATION: B-3 SHEET: 1 of 1

SECTION: TOWNSHIP: RANGE:

GS ELEVATION(ft):

WATER TABLE (ft): NE

DATE OF READING: 7/21/04

EST. WSWT (ft): NE

DATE STARTED: 7/21/04

DATE FINISHED: 7/21/04

DRILLED BY: P. MOODY

TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N (BLOWS/ FT.)	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORG. CONT. (%)
0						Brown SAND, w/silt [SP-SM]						
		1-1-1	2									
		1-2-2	4			Very loose light brown SAND, w/silt [SP-SM]						
5		1-1-1	2									
		1-1-2	3									
		2-2-3	5									
		3-3-4	7			Loose light brown SAND, w/light brown & orange sandy clay & sandstone [SP-SC]						
10												
						Stiff orange & light green CLAY, trace of sand [CH]						
15		5-6-8	14									
						Boring terminated at 15'						

GNV

UNIVERSAL ENGINEERING SCIENCES
BORING LOG

PROJECT NO.:	27608-001-04
REPORT NO.:	20859
PAGE:	B-13

PROJECT: POLARIS OF GAINESVILLE
GAINESVILLE, FLORIDA
CLIENT: POLARIS OF GAINESVILLE
LOCATION: SEE BORING LOCATION PLAN
REMARKS:

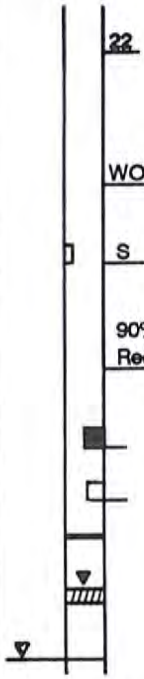
BORING DESIGNATION: B-4 SHEET: 1 of 1
SECTION: TOWNSHIP: RANGE:
GS ELEVATION(ft): DATE STARTED: 7/21/04
WATER TABLE (ft): NE DATE FINISHED: 7/21/04
DATE OF READING: 7/21/04 DRILLED BY: P. MOODY
EST. WSWT (ft): NE TYPE OF SAMPLING: ASTM D-1586

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N (BLOWS/ FT.)	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ATTERBERG LIMITS LL	ATTERBERG LIMITS PI	K (FT./ DAY)	ORG. CONT. (%)
0						Brown SAND						
		1-2-2	4			Very loose to loose light brown SAND, w/silt [SP-SM]						
		2-2-3	5									
5		1-1-1	2									
		1-1-1	2									
		3-5-7	12			Medium dense light brown SAND, w/lenses of orange sand & trace of clay [SP-SC]						
10		4-6-6	12									
						Stiff tan & light brown SANDY CLAY [CL]						
15		3-4-4	8			Boring terminated at 15'						

UNIVERSAL
ENGINEERING SCIENCES

KEY TO BORING LOGS

SYMBOLS



22	Number of Blows of a 140-lb Weight Falling 30 in. Required to Drive Standard Spoon One Foot
WOR	Weight of Drill Rods
S	Thin-Wall Shelby Tube Undisturbed Sampler Used
90% Rec.	Percent Core Recovery from Rock Core-Drilling Operations
	Sample Taken at this Level
	Sample Not Taken at this Level
	Change in Soil Strata
	Free Ground Water Level
	Seasonal High Ground Water Level

RELATIVE DENSITY (sand-silt)

Very Loose - Less Than 4 Blows/Ft.
Loose - 4 - 10 Blows/Ft.
Medium - 10 to 30 Blows/Ft.
Dense - 30 to 50 Blows/Ft.
Very Dense - More Than 50 Blows/Ft.

CONSISTENCY (clay)

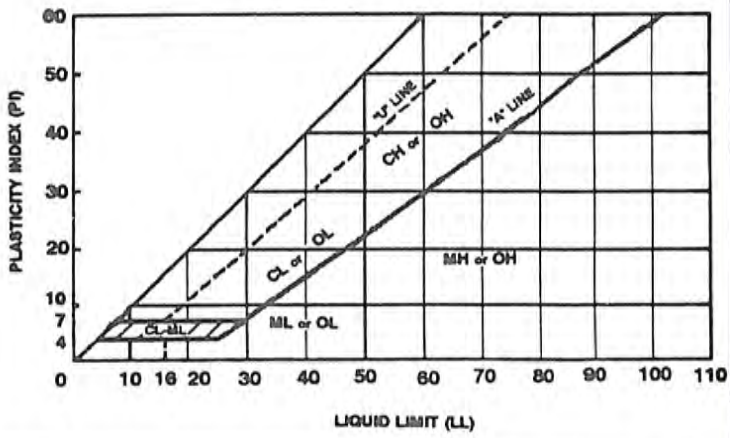
Very Soft - Less Than 2 Blows/Ft.
Soft - 2 to 4 Blows/Ft.
Medium - 4 to 8 Blows/Ft.
Stiff - 8 to 15 Blows/Ft.
Very Stiff - 15 to 30 Blows/Ft.
Hard - More Than 30 Blows/Ft.

UNIFIED CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GROUP SYMBOLS	TYPICAL NAMES
COARSE-GRAINED SOILS More than 50% retained on No. 200 sieve*	GRAVELS 50% or more of coarse fraction retained on No. 4 sieve	CLEAN GRAVELS	GW	Well-graded gravels and gravel-sand mixtures, little or no fines
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines
		GRAVELS WITH FINES	GM	Silty gravels, gravel-sand-silt mixtures
			GC	Clayey gravels, gravel-sand-clay mixtures
	SANDS More than 50% of coarse fraction passes No. 4 sieve	CLEAN SANDS	SW	Well-graded sands and gravelly sands, little or no fines
			SP	Poorly graded sands and gravelly sands, little or no fines
		SANDS WITH FINES	SM	Silty sands, sand-silt mixtures
			SC	Clayey sands, sand-clay mixtures
FINE-GRAINED SOILS 50% or more passes No. 200 sieve*	SILTS AND CLAYS Liquid limit 50% or less		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
			OL	Organic silts and organic silty clays of low plasticity
	SILTS AND CLAYS Liquid limit greater than 50%		MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts
			CH	Inorganic clays of high plasticity, fat clays
			OH	Organic clays of medium to high plasticity
Highly Organic Soils			PT	Peat, muck and other highly organic soils

* Based on the material passing the 3-in. (75-mm) sieve.

PLASTICITY CHART



APPENDIX C

Important Information About Your Geotechnical Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

The following information is provided to help you manage your risks.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique; each geotechnical engineering report is uniquely prepared for the client. No one except you should rely on your geotechnical engineering report without first confiding with the geotechnical engineer who prepared it. And no one-not even you-should apply the report for any purpose or project except the one originally contemplated.

A Geotechnical Engineering Report is Based on A Unique Set of Project Specific Factors

Geotechnical engineers consider a number of unique project specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conduced the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,
- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership

As a general rule, always inform your geotechnical engineer of project changes-even minor ones-and request an assessment of their impact. Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of when they were not informed.

Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions that existed at the time the study was performed. Do not rely on a geotechnical engineering report whose adequacy may have been affected by the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events such as flood, earthquakes, or groundwater fluctuations. Always contact the geotechnical engineer before applying the report, to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identified subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgement to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ-sometimes significantly-from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are Not Final

Do not over rely on the construction recommendations included in your report. Those recommendations are not final, because geotechnical engineers develop them principally from judgement and opinion. Geotechnical engineers can finalize their recommendations only by observing actual subsurface

CONSTRAINTS AND RESTRICTIONS

WARRANTY

Universal Engineering Sciences has prepared this report for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices, and makes no other warranty either expressed or implied as to the professional advice provided in the report.

UNANTICIPATED SOIL CONDITIONS

The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on the Boring Location Plan. This report does not reflect any variations which may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

CHANGED CONDITIONS

We recommend that the specifications for the project require that the contractor immediately notify Universal Engineering Sciences, as well as the owner, when subsurface conditions are encountered that are different from those present in this report.

No claim by the contractor for any conditions differing from those anticipated in the plans, specifications, and those found in this report, should be allowed unless the contractor notifies the owner and Universal Engineering Sciences of such changed conditions. Further, we recommend that all foundation work and site improvements be observed by a representative of Universal Engineering Sciences to monitor field conditions and changes, to verify design assumptions and to evaluate and recommend any appropriate modifications to this report.

MISINTERPRETATION OF SOIL ENGINEERING REPORT

Universal Engineering Sciences is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If the conclusions or recommendations based upon the data presented are made by others, those conclusions or recommendations are not the responsibility of Universal Engineering Sciences.

CHANGED STRUCTURE OR LOCATION

This report was prepared in order to aid in the evaluation of this project and to assist the architect or engineer in the design of this project. If any changes in the design or location of the structure as outlined in this report are planned, or if any structures are included or added that are not discussed in the report, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the conclusions modified or approved by Universal Engineering Sciences.

USE OF REPORT BY BIDDERS

Bidders who are examining the report prior to submission of a bid are cautioned that this report was prepared as an aid to the designers of the project and it may affect actual construction operations.

Bidders are urged to make their own soil borings, test pits, test caissons or other investigations to determine those conditions that may affect construction operations. Universal Engineering Sciences cannot be responsible for any interpretations made from this report or the attached boring logs with regard to their adequacy in reflecting subsurface conditions which will affect construction operations.

STRATA CHANGES

Strata changes are indicated by a definite line on the boring logs which accompany this report. However, the actual change in the ground may be more gradual. Where changes occur between soil samples, the location of the change must necessarily be estimated using all available information and may not be shown at the exact depth.

OBSERVATIONS DURING DRILLING

Attempts are made to detect and/or identify occurrences during drilling and sampling, such as: water level, boulders, zones of lost circulation, relative ease or resistance to drilling progress, unusual sample recovery, variation of driving resistance, obstructions, etc.; however, lack of mention does not preclude their presence.

WATER LEVELS

Water level readings have been made in the drill holes during drilling and they indicate normally occurring conditions. Water levels may not have been stabilized at the last reading. This data has been reviewed and interpretations made in this report. However, it must be noted that fluctuations in the level of the groundwater may occur due to variations in rainfall, temperature, tides, and other factors not evident at the time measurements were made and reported. Since the probability of such variations is anticipated, design drawings and specifications should accommodate such possibilities and construction planning should be based upon such assumptions of variations.

LOCATION OF BURIED OBJECTS

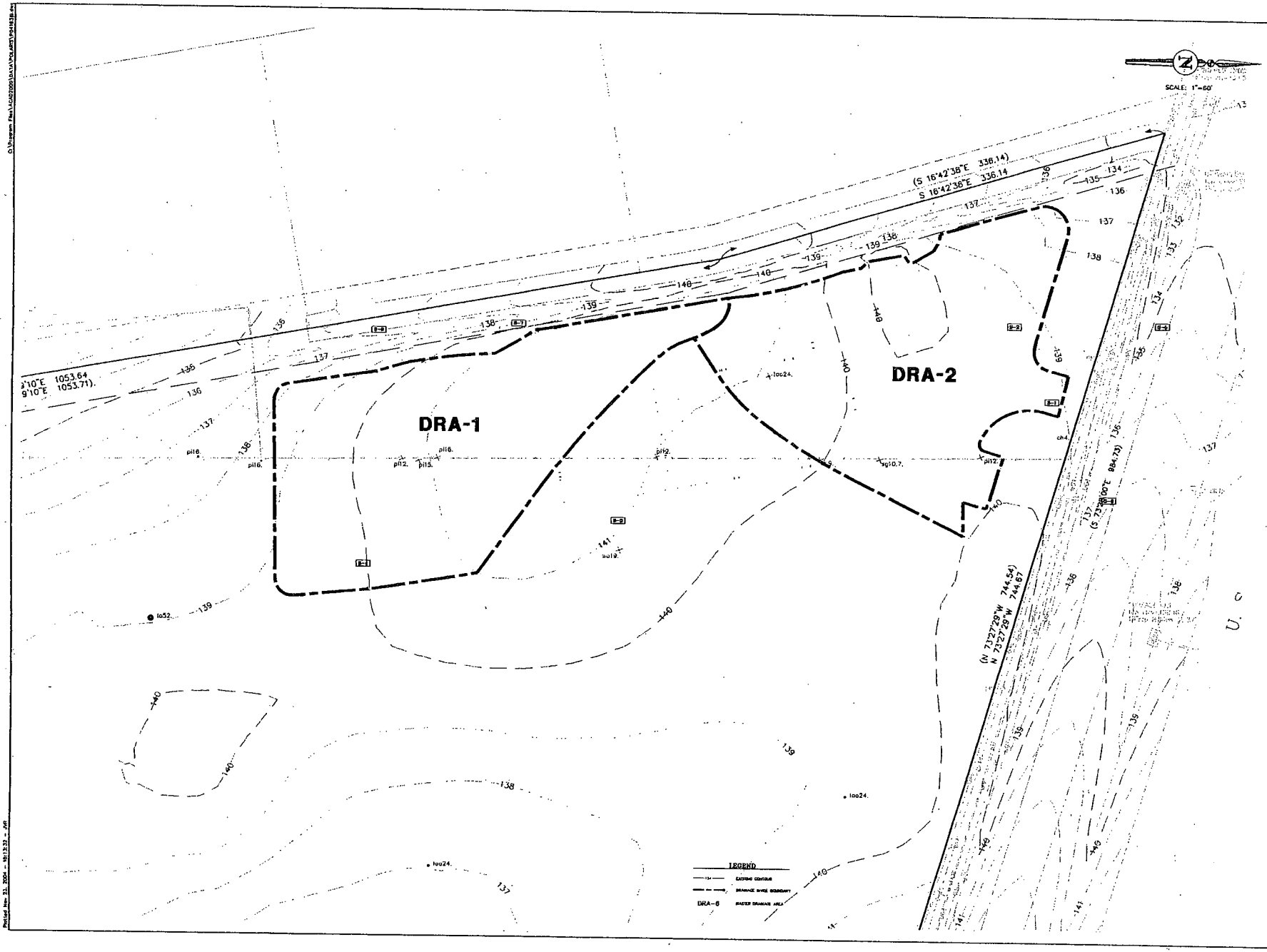
All users of this report are cautioned that there was no requirement for Universal Engineering Sciences to attempt to locate any man-made buried objects during the course of this exploration and that no attempt was made by Universal Engineering Sciences to locate any such buried objects. Universal Engineering Sciences cannot be responsible for any buried man-made objects which are subsequently encountered during construction that is not discussed within the text of this report.

TIME

This report reflects the soil conditions at the time of exploration. If the report is not used in a reasonable amount of time, significant changes to the site may occur and additional reviews may be required.

Attachment B

Pre- and Post-Development Drainage Maps



ENGENMAN & ASSOCIATES
ENGINEERS SURVEYORS PLANNERS
2404 N.W. 43rd ST.
GAINESVILLE, FLORIDA 32606-6602
TEL. (352) 373-3541
FAX (352) 373-7249
E-MAIL: eda@atlantic.net
CORPORATE AUTHORIZATION NO. EB 2189

POLARIS
CITY OF ALACHUA, FLORIDA

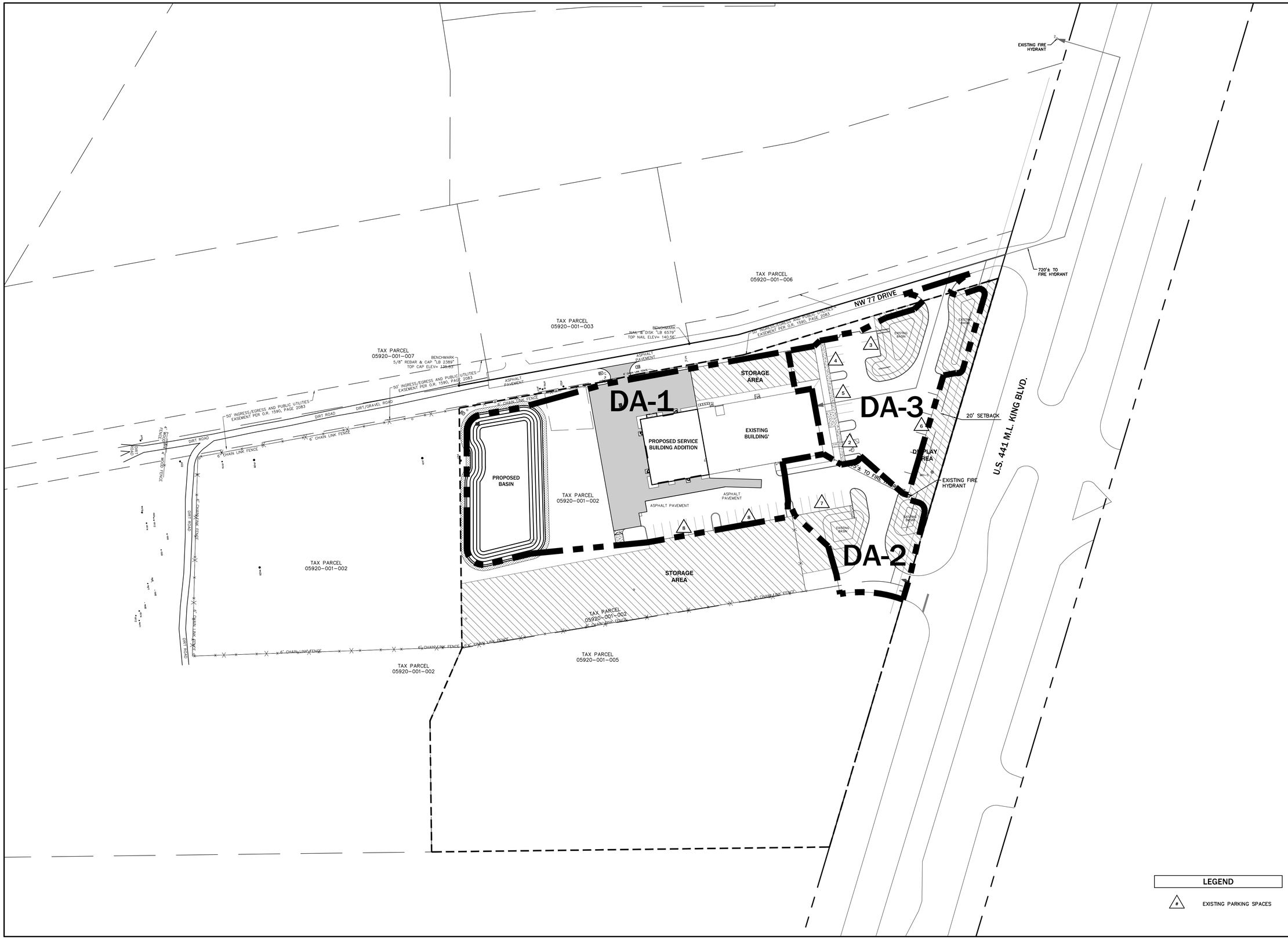
PRE-DEVELOPMENT MASTER DRAINAGE PLAN

Project Phase:

Professional Engineer of Record:

Sergio J. Reyes, P.E. — Engineer — 47311 — Certificate No.

Scale:	AS SHOWN	Date:	NOV. 29, 2004
Designed:	SJR	Drawn:	JVR
Project No:	04-163	Sheet No:	3 of 9



eda consultants inc.
EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL. (352) 373-3541
www.edafl.com mail@edafl.com

NORTH
SCALE: 1" = 50'
0 25 50 100
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:

Claudia S. Vega, P.E. — Engineer
51532 — Certificate No.

Project No: 20-155

Project phase: CITY RESUBMITTAL

Project title: POLARIS BUILDING ADDITION SITE PLAN CITY OF ALACHUA, FLORIDA

Sheet title: DRAINAGE AREA MAP

Designed:	DJM
Drawn:	SLP
Checked:	CSV
Date:	04/13/21

Sheet No.: POST

P:\2engprojects\Polaris Building Addition\Plans\Current DWG\P2015511.dwg, C130 - DEV, 4/14/2021 11:30:02 AM, engineer13

Attachment C

Aerial Photograph

Aerial Photograph

Attachment D

Soils Map

Hydrologic Soil Group—Alachua County, Florida
(Polaris)

Map Scale: 1:1,910 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 25 50 100 150

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Alachua County, Florida
Survey Area Data: Version 16, Nov 19, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 29, 2010—Jan 22, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Alachua County, Florida (FL001)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
5	Fort Meade fine sand, 0 to 5 percent slopes	A	7.8	96.3%
8	Millhopper sand, 0 to 5 percent slopes	A	0.3	3.7%
Totals for Area of Interest			**8.1**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

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. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: *None Specified*

Tie-break Rule: Higher

Attachment E

FEMA Map

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Florida State Plane HARN North zone (FIPSZONE 0903). **Horizontal datum** was NAD 83, GRS1980 spheroid. Differences in datum, spheroid or projection used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov/.

Base map information shown on this map, provided in digital format by the State of Florida, Department of Transportation, was published by U.S. Department of Agriculture, Service Center Agencies in 2011 at a scale of 1:12000.

Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables may reflect stream channel distances that differ from what is shown on the map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

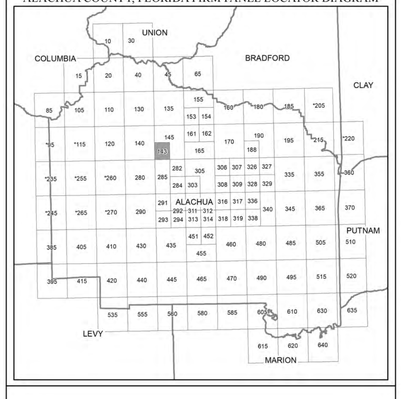
Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA MAP** (1-877-336-2627) for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and /or digital versions of this map. The FEMA Map Information eXchange may also be reached by Fax at 1-800-358-9620 and its website at http://msc.fema.gov/.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.

ALACHUA COUNTY, FLORIDA FIRM PANEL LOCATOR DIAGRAM



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAS)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% annual chance floodplain boundary
	0.2% annual chance floodplain boundary
	Floodway boundary
	Zone D boundary
	Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
	CBRS and OPA boundary
	International, State, or County boundary
	Corporate, Extraterritorial Jurisdiction, or Urban Growth boundary
	Area Not Included boundary
	Military Reservation, Native American Lands boundary
513	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; elevation in feet*
	* Referenced to the North American Vertical Datum of 1988
A — A	Cross section line
23 — 23	Transect line
87°07'45", 32°22'30"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
4276000mE	1000-meter Universal Transverse Mercator grid values, zone 17
600000 FT	5000-foot grid ticks: Florida State Plane HARN coordinate system, North zone (FIPSZONE 0903), Lambert Conformal Conic projection
DX5510 ×	Bench mark (see explanation in Notes to Users section of this FIRM panel)
● M1.5	River Mile
	Aqueduct, Culvert, Flume, Penstock, or Storm Sewer
	Road or Railroad Bridge

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
June 16, 2006

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
November 2, 2018 - to update corporate limits, to change Special Flood Hazard Areas, to change zone designations, to reflect updated topographic information.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0143E

FIRM
FLOOD INSURANCE RATE MAP

ALACHUA COUNTY, FLORIDA
AND INCORPORATED AREAS

PANEL 143 OF 640
(SEE LOCATOR DIAGRAM OR MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ALACHUA COUNTY	120001	0143	E
ALACHUA, CITY OF	120664	0143	E
GAINESVILLE, CITY OF	125107	0143	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
12001C0143E

MAP REVISED
NOVEMBER 2, 2018

Federal Emergency Management Agency

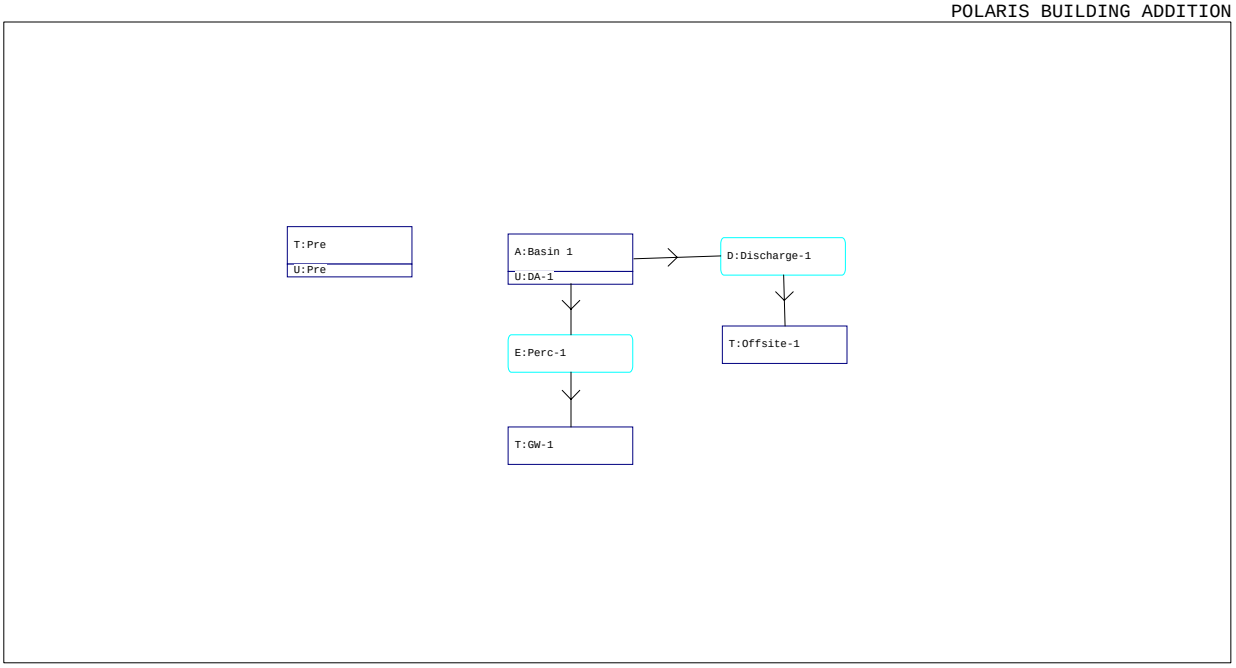
Attachment F

Pre- and Post-Development ICPR Model

Nodes
A Stage/Area
V Stage/Volume
T Time/Stage
M Manhole

Basins
O Overland Flow
U SCS Unit CN
S SBUH CN
Y SCS Unit GA
Z SBUH GA

Links
P Pipe
W Weir
C Channel
D Drop Structure
B Bridge
R Rating Curve
H Breach
E Percolation
F Filter
X Exfil Trench



NODE DIAGRAM

```
================================================================================
==== Basins ====================================================================
================================================================================

        Name: DA-1                    Node: Basin 1               Status: Onsite
       Group: BASE                    Type: SCS Unit Hydrograph CN

       Unit Hydrograph: Uh484                  Peaking Factor: 484.0
         Rainfall File:                 Storm Duration(hrs): 0.00
   Rainfall Amount(in): 0.000             Time of Conc(min): 10.00
            Area(ac): 1.750                Time Shift(hrs): 0.00
        Curve Number: 93.40            Max Allowable Q(cfs): 999999.000
             DCIA(%): 0.00


--------------------------------------------------------------------------------------------------------
        Name: Pre                     Node: Pre                   Status: Onsite
       Group: BASE                    Type: SCS Unit Hydrograph CN

       Unit Hydrograph: Uh484                  Peaking Factor: 484.0
         Rainfall File:                 Storm Duration(hrs): 0.00
   Rainfall Amount(in): 0.000             Time of Conc(min): 10.00
            Area(ac): 1.750                Time Shift(hrs): 0.00
        Curve Number: 39.00            Max Allowable Q(cfs): 999999.000
             DCIA(%): 0.00


================================================================================
==== Nodes =====================================================================
================================================================================

     Name: Basin 1            Base Flow(cfs): 0.000         Init Stage(ft): 135.000
    Group: BASE                                            Warn Stage(ft): 138.500
     Type: Stage/Area


     Stage(ft)        Area(ac)
-------------- ---------------
       135.000          0.2000
       136.000          0.2400
       137.000          0.2800
       138.000          0.3200
       138.500          0.3400
       139.000          0.3700
       139.500          0.3900

--------------------------------------------------------------------------------------------
     Name: GW-1               Base Flow(cfs): 0.000         Init Stage(ft): 0.000
    Group: BASE                                            Warn Stage(ft): 0.000
     Type: Time/Stage


     Time(hrs)       Stage(ft)
-------------- ---------------
          0.00           0.000
      99999.00           0.000

--------------------------------------------------------------------------------------------
     Name: Offsite-1          Base Flow(cfs): 0.000         Init Stage(ft): 0.000
    Group: BASE                                            Warn Stage(ft): 0.000
     Type: Time/Stage


     Time(hrs)       Stage(ft)
-------------- ---------------
          0.00           0.000
      99999.00           0.000

--------------------------------------------------------------------------------------------
     Name: Pre                Base Flow(cfs): 0.000         Init Stage(ft): 0.000
    Group: BASE                                            Warn Stage(ft): 0.000
     Type: Time/Stage


     Time(hrs)       Stage(ft)
-------------- ---------------
          0.00           0.000
      99999.00           0.000

================================================================================
==== Drop Structures ===========================================================
```

```
================================================================================

        Name: Discharge-1         From Node: Basin 1            Length(ft): 15.00
       Group: BASE                  To Node: Offsite-1              Count: 1

              UPSTREAM       DOWNSTREAM                 Friction Equation: Automatic
    Geometry: Circular       Circular                  Solution Algorithm: Most Restrictive
    Span(in): 15.00          15.00                                Flow: Both
    Rise(in): 15.00          15.00                     Entrance Loss Coef: 0.000
   Invert(ft): 137.62        137.500                       Exit Loss Coef: 1.000
 Manning's N: 0.012000       0.012000                    Outlet Ctrl Spec: Use dc or tw
 Top Clip(in): 0.000         0.000                        Inlet Ctrl Spec: Use dc
 Bot Clip(in): 0.000         0.000                          Solution Incs: 10

Upstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall

Downstream FHWA Inlet Edge Description:
Circular Concrete: Square edge w/ headwall



*** Weir 1 of 2 for Drop Structure Discharge-1 ***
                                                                          TABLE
                  Count: 1                      Bottom Clip(in): 0.000
                   Type: Vertical: Mavis           Top Clip(in): 0.000
                   Flow: Both                   Weir Disc Coef: 3.200
              Geometry: Rectangular           Orifice Disc Coef: 0.600

              Span(in): 2.00                        Invert(ft): 137.840
              Rise(in): 5.00                 Control Elev(ft): 137.840

*** Weir 2 of 2 for Drop Structure Discharge-1 ***
                                                                          TABLE
                  Count: 1                      Bottom Clip(in): 0.000
                   Type: Vertical: Mavis           Top Clip(in): 0.000
                   Flow: Both                   Weir Disc Coef: 3.200
              Geometry: Rectangular           Orifice Disc Coef: 0.600

              Span(in): 10.00                       Invert(ft): 138.250
              Rise(in): 3.00                 Control Elev(ft): 138.250


================================================================================
==== Percolation Links =========================================================
================================================================================

        Name: Perc-1              From Node: Basin 1                 Flow: Both
       Group: BASE                  To Node: GW-1                   Count: 1

        Surface Area Option: Vary based on Stage/Area Table
   Vertical Flow Termination: Horizontal Flow Algorithm
       Aquifer Base Elev(ft): 128.500                    Perimeter 1(ft): 508.000
        Water Table Elev(ft): 129.000                    Perimeter 2(ft): 823.000
  Ann Recharge Rate(in/year): 0.000                      Perimeter 3(ft): 3650.000
  Horiz Conductivity(ft/day): 6.250                  Distance 1 to 2(ft): 50.000
   Vert Conductivity(ft/day): 9.000                  Distance 2 to 3(ft): 450.000
     Effective Porosity(dec): 0.250                     Num Cells 1 to 2: 10
           Suction Head(in): 4.170                      Num Cells 2 to 3: 45
        Layer Thickness(ft): 6.000



================================================================================
==== Hydrology Simulations =====================================================
================================================================================

        Name: 100YR-001HR
    Filename: \\Server3\engprojects\Polaris Building Addition\Design Reports\Drainage\Current Source Docs\100YR-001HR.R32

     Override Defaults: Yes
   Storm Duration(hrs): 1.00
         Rainfall File: Fdot-1
   Rainfall Amount(in): 4.40

Time(hrs)       Print Inc(min)
--------------- ---------------
73.000          5.00

--------------------------------------------------------------------------------------------------------
        Name: 100YR-002HR
    Filename: \\Server3\engprojects\Polaris Building Addition\Design Reports\Drainage\Current Source Docs\100YR-002HR.R32

     Override Defaults: Yes
   Storm Duration(hrs): 2.00
         Rainfall File: Fdot-2
   Rainfall Amount(in): 5.40
```

Time(hrs) Print Inc(min)
--- ---
74.000 5.00

Name: 100YR-004HR
Filename: \\Server3\engprojects\Polaris Building Addition\Design Reports\Drainage\Current Source Docs\100YR-004HR.R32

Override Defaults: Yes
Storm Duration(hrs): 4.00
Rainfall File: Fdot-4
Rainfall Amount(in): 6.72

Time(hrs) Print Inc(min)
--- ---
76.000 5.00

Name: 100YR-008HR
Filename: \\Server3\engprojects\Polaris Building Addition\Design Reports\Drainage\Current Source Docs\100YR-008HR.R32

Override Defaults: Yes
Storm Duration(hrs): 8.00
Rainfall File: Fdot-8
Rainfall Amount(in): 8.00

Time(hrs) Print Inc(min)
--- ---
80.000 5.00

Name: 100YR-024HR
Filename: \\Server3\engprojects\Polaris Building Addition\Design Reports\Drainage\Current Source Docs\100YR-024HR.R32

Override Defaults: Yes
Storm Duration(hrs): 24.00
Rainfall File: Fdot-24
Rainfall Amount(in): 11.04

Time(hrs) Print Inc(min)
--- ---
244.000 5.00

Name: 100YR-072HR
Filename: \\Server3\engprojects\Polaris Building Addition\Design Reports\Drainage\Current Source Docs\100YR-072HR.R32

Override Defaults: Yes
Storm Duration(hrs): 72.00
Rainfall File: Fdot-72
Rainfall Amount(in): 13.80

Time(hrs) Print Inc(min)
--- ---
272.000 5.00

Name: 100YR-168HR
Filename: \\Server3\engprojects\Polaris Building Addition\Design Reports\Drainage\Current Source Docs\100YR-168HR.R32

Override Defaults: Yes
Storm Duration(hrs): 168.00
Rainfall File: Fdot-168
Rainfall Amount(in): 16.00

Time(hrs) Print Inc(min)
--- ---
368.000 5.00

Name: 100YR-240HR
Filename: \\Server3\engprojects\Polaris Building Addition\Design Reports\Drainage\Current Source Docs\100YR-240HR.R32

Override Defaults: Yes
Storm Duration(hrs): 240.00
Rainfall File: Fdot-240
Rainfall Amount(in): 18.00

Time(hrs) Print Inc(min)
--- ---
400.000 5.00

Name: WQTV
Filename: \\Server3\engprojects\Polaris Building Addition\Design Reports\Drainage\Current Source Docs\WQTV.R32

Override Defaults: Yes

```
    Storm Duration(hrs): 24.00
          Rainfall File: Flmod
    Rainfall Amount(in): 0.00

Time(hrs)       Print Inc(min)
--------------- ---------------
73.000          5.00

================================================================================
==== Routing Simulations ======================================================
================================================================================

         Name: 100YR-001HR         Hydrology Sim: 100YR-001HR
     Filename: \\Server3\engprojects\Polaris Building Addition\Design Reports\Drainage\Current Source Docs\100YR-001HR.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                    End Time(hrs): 73.00
     Min Calc Time(sec): 0.5000              Max Calc Time(sec): 60.0000
        Boundary Stages:                         Boundary Flows:



Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         15.000

Group           Run
--------------- -----
BASE            Yes


------------------------------------------------------------------------------------------------
         Name: 100YR-002HR         Hydrology Sim: 100YR-002HR
     Filename: \\Server3\engprojects\Polaris Building Addition\Design Reports\Drainage\Current Source Docs\100YR-002HR.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                    End Time(hrs): 74.00
     Min Calc Time(sec): 0.5000              Max Calc Time(sec): 60.0000
        Boundary Stages:                         Boundary Flows:



Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         15.000

Group           Run
--------------- -----
BASE            Yes


------------------------------------------------------------------------------------------------
         Name: 100YR-004HR         Hydrology Sim: 100YR-004HR
     Filename: \\Server3\engprojects\Polaris Building Addition\Design Reports\Drainage\Current Source Docs\100YR-004HR.I32

      Execute: Yes         Restart: No            Patch: No
  Alternative: No

        Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
    Time Step Optimizer: 10.000
        Start Time(hrs): 0.000                    End Time(hrs): 76.00
     Min Calc Time(sec): 0.5000              Max Calc Time(sec): 60.0000
        Boundary Stages:                         Boundary Flows:



Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         15.000

Group           Run
--------------- -----
BASE            Yes


------------------------------------------------------------------------------------------------
         Name: 100YR-008HR         Hydrology Sim: 100YR-008HR
     Filename: \\Server3\engprojects\Polaris Building Addition\Design Reports\Drainage\Current Source Docs\100YR-008HR.I32

      Execute: Yes         Restart: No            Patch: No
```

```
  Alternative: No

       Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
   Time Step Optimizer: 10.000
       Start Time(hrs): 0.000                    End Time(hrs): 80.00
    Min Calc Time(sec): 0.5000              Max Calc Time(sec): 60.0000
       Boundary Stages:                         Boundary Flows:


Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         15.000

Group           Run
--------------- -----
BASE            Yes


-------------------------------------------------------------------------------------------------
        Name: 100YR-024HR         Hydrology Sim: 100YR-024HR
    Filename: \\Server3\engprojects\Polaris Building Addition\Design Reports\Drainage\Current Source Docs\100YR-024HR.I32

     Execute: Yes         Restart: No            Patch: No
  Alternative: No

       Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
   Time Step Optimizer: 10.000
       Start Time(hrs): 0.000                    End Time(hrs): 744.00
    Min Calc Time(sec): 0.5000              Max Calc Time(sec): 60.0000
       Boundary Stages:                         Boundary Flows:


Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         15.000

Group           Run
--------------- -----
BASE            Yes


-------------------------------------------------------------------------------------------------
        Name: 100YR-072HR         Hydrology Sim: 100YR-072HR
    Filename: \\Server3\engprojects\Polaris Building Addition\Design Reports\Drainage\Current Source Docs\100YR-072HR.I32

     Execute: Yes         Restart: No            Patch: No
  Alternative: No

       Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
   Time Step Optimizer: 10.000
       Start Time(hrs): 0.000                    End Time(hrs): 792.00
    Min Calc Time(sec): 0.5000              Max Calc Time(sec): 60.0000
       Boundary Stages:                         Boundary Flows:


Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         15.000

Group           Run
--------------- -----
BASE            Yes


-------------------------------------------------------------------------------------------------
        Name: 100YR-168HR         Hydrology Sim: 100YR-168HR
    Filename: \\Server3\engprojects\Polaris Building Addition\Design Reports\Drainage\Current Source Docs\100YR-168HR.I32

     Execute: Yes         Restart: No            Patch: No
  Alternative: No

       Max Delta Z(ft): 1.00                    Delta Z Factor: 0.00500
   Time Step Optimizer: 10.000
       Start Time(hrs): 0.000                    End Time(hrs): 888.00
    Min Calc Time(sec): 0.5000              Max Calc Time(sec): 60.0000
       Boundary Stages:                         Boundary Flows:


Time(hrs)       Print Inc(min)
--------------- ---------------
999.000         15.000

Group           Run
--------------- -----
```

BASE Yes

Name: 100YR-240HR Hydrology Sim: 100YR-240HR
Filename: \\Server3\engprojects\Polaris Building Addition\Design Reports\Drainage\Current Source Docs\100YR-240HR.I32

Execute: Yes Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 960.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
BASE	Yes

Name: WQTV Hydrology Sim: WQTV
Filename: \\Server3\engprojects\Polaris Building Addition\Design Reports\Drainage\Current Source Docs\WQTV.I32

Execute: No Restart: No Patch: No
Alternative: No

Max Delta Z(ft): 1.00 Delta Z Factor: 0.00500
Time Step Optimizer: 10.000
Start Time(hrs): 0.000 End Time(hrs): 72.00
Min Calc Time(sec): 0.5000 Max Calc Time(sec): 60.0000
Boundary Stages: Boundary Flows:

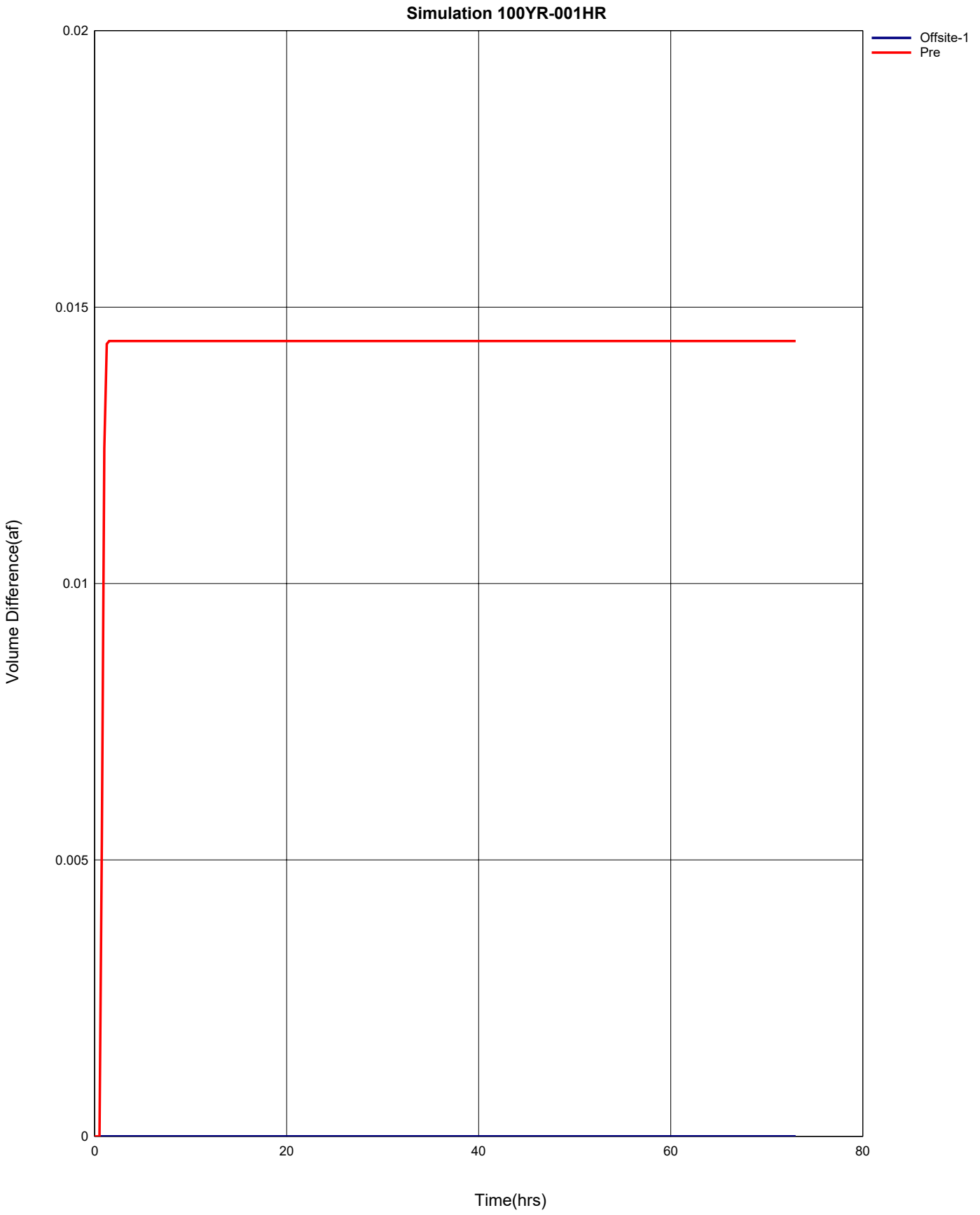
Time(hrs)	Print Inc(min)
999.000	15.000

Group	Run
BASE	Yes

Simulation	Basin	Group	Time Max hrs	Flow Max cfs	Volume in	Volume ft3
100YR-001HR	DA-1	BASE	0.58	14.40	3.648	23172
100YR-002HR	DA-1	BASE	0.82	11.06	4.630	29409
100YR-004HR	DA-1	BASE	2.00	5.96	5.933	37687
100YR-008HR	DA-1	BASE	4.00	5.83	7.201	45742
100YR-024HR	DA-1	BASE	12.00	1.92	10.221	64931
100YR-072HR	DA-1	BASE	59.98	1.20	12.969	82388
100YR-168HR	DA-1	BASE	160.00	0.83	15.162	96314
100YR-240HR	DA-1	BASE	184.00	1.09	17.156	108983
100YR-001HR	Pre	BASE	0.82	0.62	0.096	607
100YR-002HR	Pre	BASE	1.04	0.53	0.288	1828
100YR-004HR	Pre	BASE	2.53	1.00	0.670	4255
100YR-008HR	Pre	BASE	4.02	1.30	1.155	7340
100YR-024HR	Pre	BASE	12.02	0.53	2.654	16860
100YR-072HR	Pre	BASE	60.00	0.69	4.322	27458
100YR-168HR	Pre	BASE	160.00	0.57	5.803	36863
100YR-240HR	Pre	BASE	184.00	0.72	7.239	45984

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs
Basin 1	BASE	100YR-001HR	1.02	136.90	138.50	0.0050	12015	0.58	14.37	1.02
Basin 1	BASE	100YR-002HR	1.88	137.03	138.50	-0.0050	12257	0.83	10.95	1.88
Basin 1	BASE	100YR-004HR	3.26	137.29	138.50	-0.0050	12711	2.00	5.96	3.26
Basin 1	BASE	100YR-008HR	5.15	137.22	138.50	0.0050	12585	4.00	5.83	5.15
Basin 1	BASE	100YR-024HR	22.13	138.21	138.50	0.0050	14303	12.00	1.92	8.33
Basin 1	BASE	100YR-072HR	64.08	138.45	138.50	0.0049	14726	59.92	1.20	12.00
Basin 1	BASE	100YR-168HR	160.08	138.50	138.50	0.0035	14816	159.92	0.83	160.07
Basin 1	BASE	100YR-240HR	184.16	138.43	138.50	0.0049	14689	183.91	1.09	36.10
GW-1	BASE	100YR-001HR	0.00	0.00	0.00	0.0000	0	1.02	1.25	0.00
GW-1	BASE	100YR-002HR	0.00	0.00	0.00	0.0000	0	1.88	1.28	0.00
GW-1	BASE	100YR-004HR	0.00	0.00	0.00	0.0000	0	3.26	1.32	0.00
GW-1	BASE	100YR-008HR	0.00	0.00	0.00	0.0000	0	5.15	1.31	0.00
GW-1	BASE	100YR-024HR	0.00	0.00	0.00	0.0000	0	8.33	0.91	0.00
GW-1	BASE	100YR-072HR	0.00	0.00	0.00	0.0000	0	12.00	0.62	0.00
GW-1	BASE	100YR-168HR	0.00	0.00	0.00	0.0000	0	35.80	0.47	0.00
GW-1	BASE	100YR-240HR	0.00	0.00	0.00	0.0000	0	36.10	0.56	0.00
Offsite-1	BASE	100YR-001HR	0.00	0.00	0.00	0.0000	0	0.00	0.00	0.00
Offsite-1	BASE	100YR-002HR	0.00	0.00	0.00	0.0000	0	0.00	0.00	0.00
Offsite-1	BASE	100YR-004HR	0.00	0.00	0.00	0.0000	0	0.00	0.00	0.00
Offsite-1	BASE	100YR-008HR	0.00	0.00	0.00	0.0000	0	0.00	0.00	0.00
Offsite-1	BASE	100YR-024HR	0.00	0.00	0.00	0.0000	0	22.13	0.12	0.00
Offsite-1	BASE	100YR-072HR	0.00	0.00	0.00	0.0000	0	64.08	0.45	0.00
Offsite-1	BASE	100YR-168HR	0.00	0.00	0.00	0.0000	0	160.08	0.56	0.00
Offsite-1	BASE	100YR-240HR	0.00	0.00	0.00	0.0000	0	184.16	0.41	0.00
Pre	BASE	100YR-001HR	0.00	0.00	0.00	0.0000	0	0.83	0.62	0.00
Pre	BASE	100YR-002HR	0.00	0.00	0.00	0.0000	0	1.08	0.52	0.00
Pre	BASE	100YR-004HR	0.00	0.00	0.00	0.0000	0	2.58	0.98	0.00
Pre	BASE	100YR-008HR	0.00	0.00	0.00	0.0000	0	4.00	1.28	0.00
Pre	BASE	100YR-024HR	0.00	0.00	0.00	0.0000	0	12.00	0.53	0.00
Pre	BASE	100YR-072HR	0.00	0.00	0.00	0.0000	0	60.00	0.69	0.00
Pre	BASE	100YR-168HR	0.00	0.00	0.00	0.0000	0	159.92	0.56	0.00
Pre	BASE	100YR-240HR	0.00	0.00	0.00	0.0000	0	183.99	0.72	0.00

Name	Group	Simulation	Max Time Flow hrs	Max Flow cfs	Max Delta Q cfs	Max Time US Stage hrs	Max US Stage ft	Max Time DS Stage hrs	Max DS Stage ft
Discharge-1	BASE	100YR-001HR	0.00	0.00	0.000	1.02	136.90	0.00	0.00
Discharge-1	BASE	100YR-002HR	0.00	0.00	0.000	1.88	137.03	0.00	0.00
Discharge-1	BASE	100YR-004HR	0.00	0.00	0.000	3.26	137.29	0.00	0.00
Discharge-1	BASE	100YR-008HR	0.00	0.00	0.000	5.15	137.22	0.00	0.00
Discharge-1	BASE	100YR-024HR	22.13	0.12	0.001	22.13	138.21	0.00	0.00
Discharge-1	BASE	100YR-072HR	64.08	0.45	-0.002	64.08	138.45	0.00	0.00
Discharge-1	BASE	100YR-168HR	160.08	0.56	-0.004	160.08	138.50	0.00	0.00
Discharge-1	BASE	100YR-240HR	184.16	0.41	0.005	184.16	138.43	0.00	0.00
Perc-1	BASE	100YR-001HR	1.02	1.25	-0.324	1.02	136.90	0.00	0.00
Perc-1	BASE	100YR-002HR	1.88	1.28	-0.313	1.88	137.03	0.00	0.00
Perc-1	BASE	100YR-004HR	3.26	1.32	-0.284	3.26	137.29	0.00	0.00
Perc-1	BASE	100YR-008HR	5.15	1.31	-0.276	5.15	137.22	0.00	0.00
Perc-1	BASE	100YR-024HR	8.33	0.91	-0.338	22.13	138.21	0.00	0.00
Perc-1	BASE	100YR-072HR	12.00	0.62	-0.056	64.08	138.45	0.00	0.00
Perc-1	BASE	100YR-168HR	35.80	0.47	0.032	160.08	138.50	0.00	0.00
Perc-1	BASE	100YR-240HR	36.10	0.56	0.035	184.16	138.43	0.00	0.00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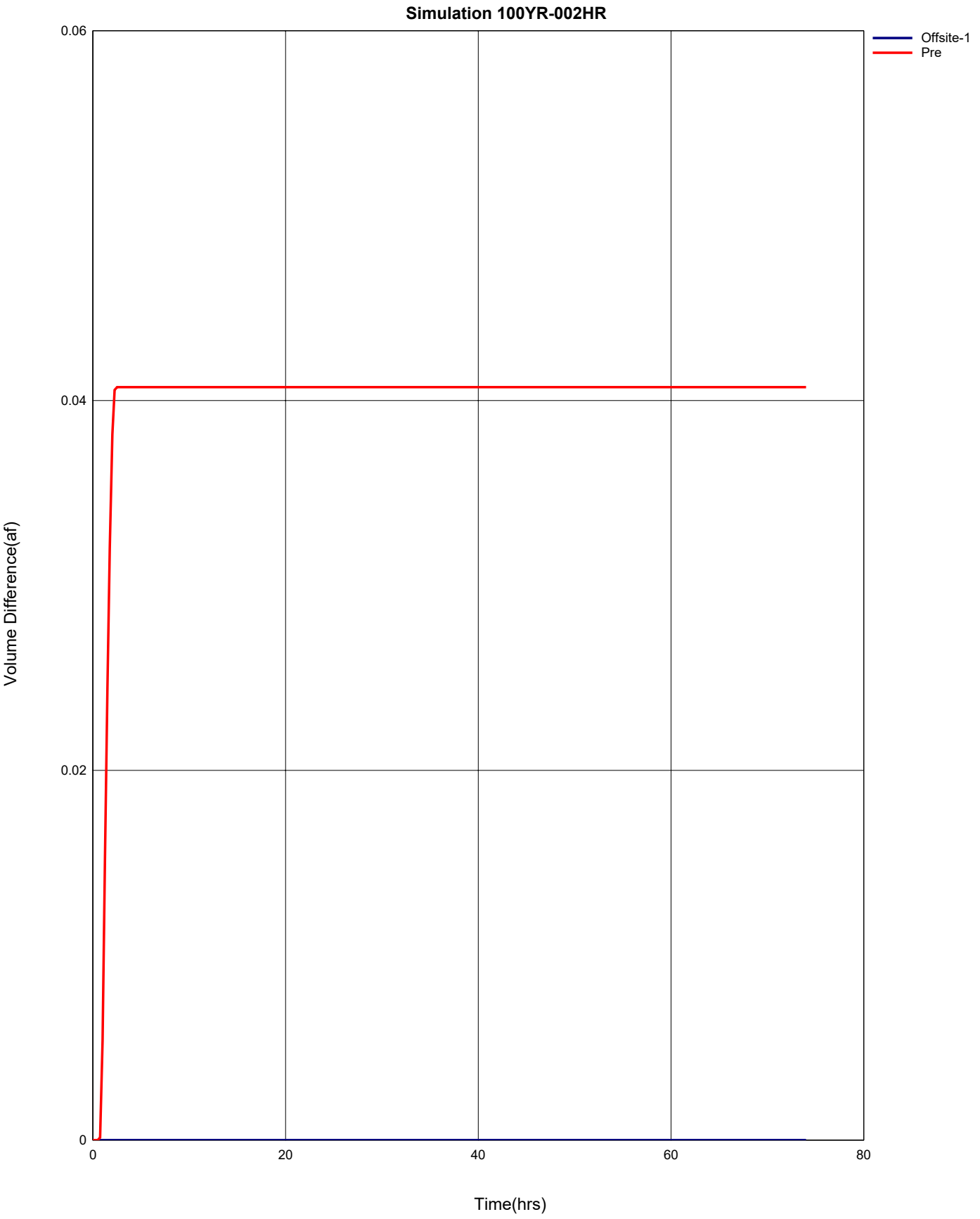
Offsite-1
Pre
Volume Difference(af)
0.02
0.015
0.01
0.005
0
0
20
40
60
80
Time(hrs)

VOLUME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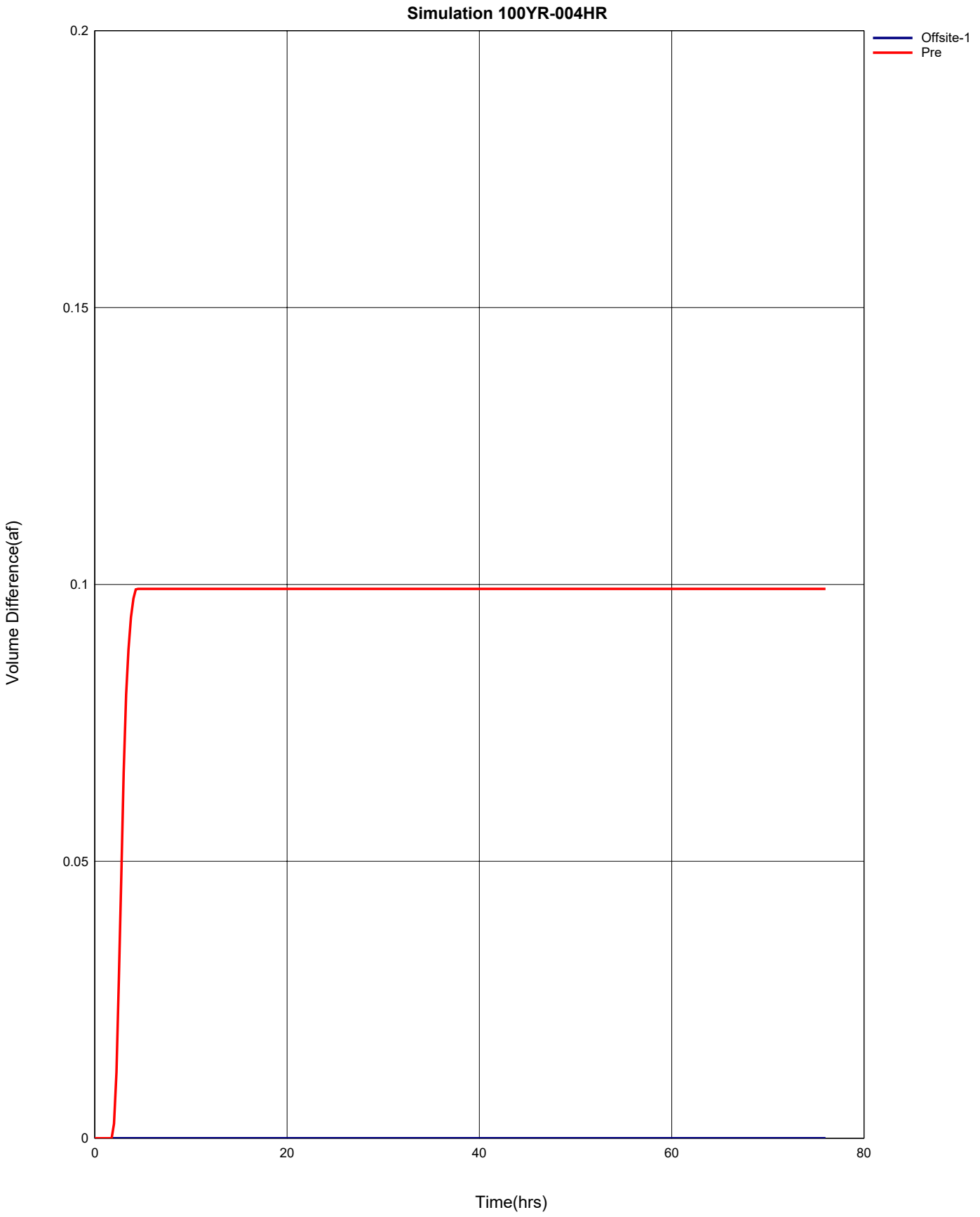
Offsite-1
Pre
0.06
0.04
0.02
0
Volume Difference(af)
0
20
40
60
80
Time(hrs)

VOLUME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Offsite-1
Pre
Volume Difference(af)
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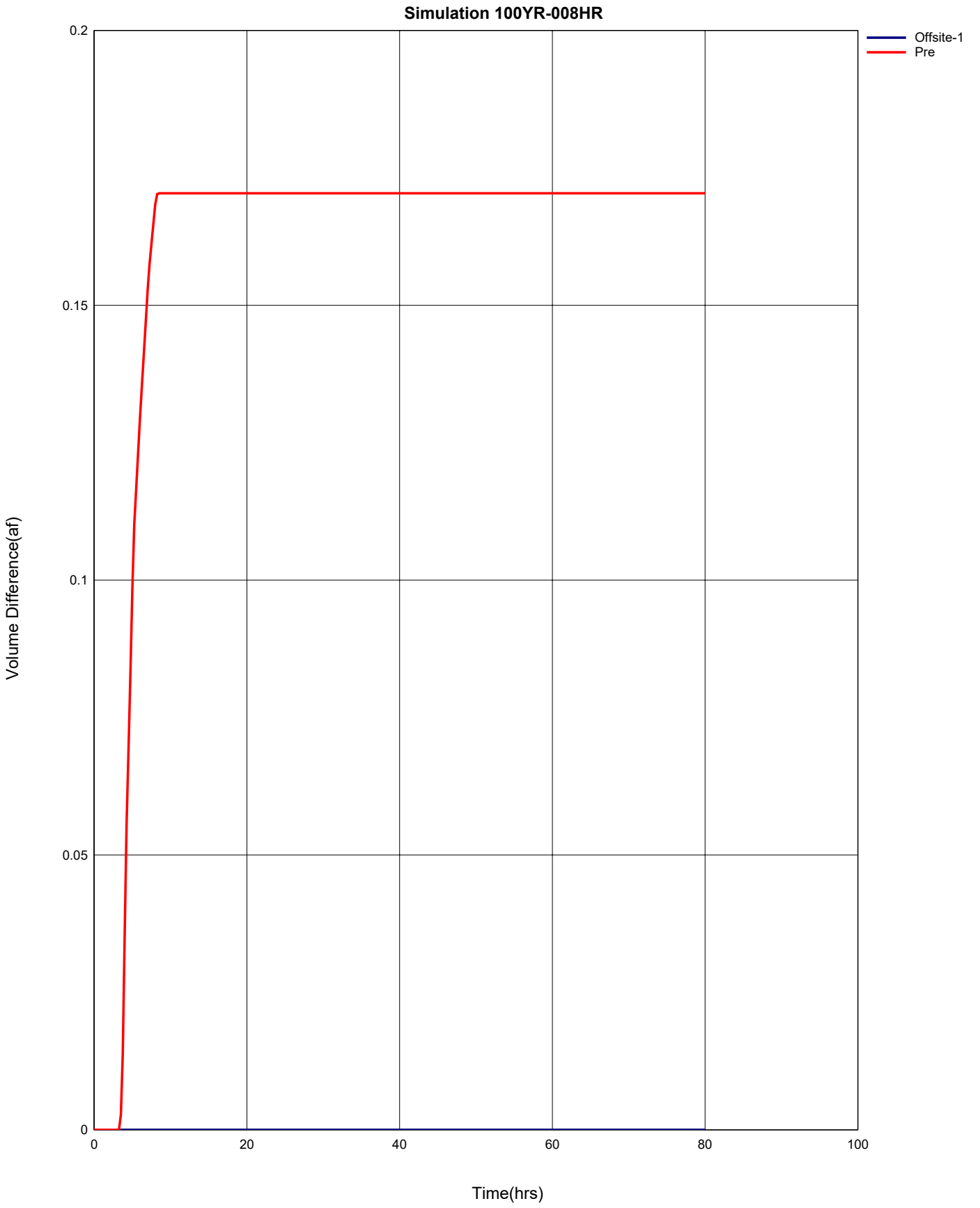
0.15
0.1
0.05
0
0
20
40
60
80
Time(hrs)

VOLUME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Offsite-1
Pre
Volume Difference(af)
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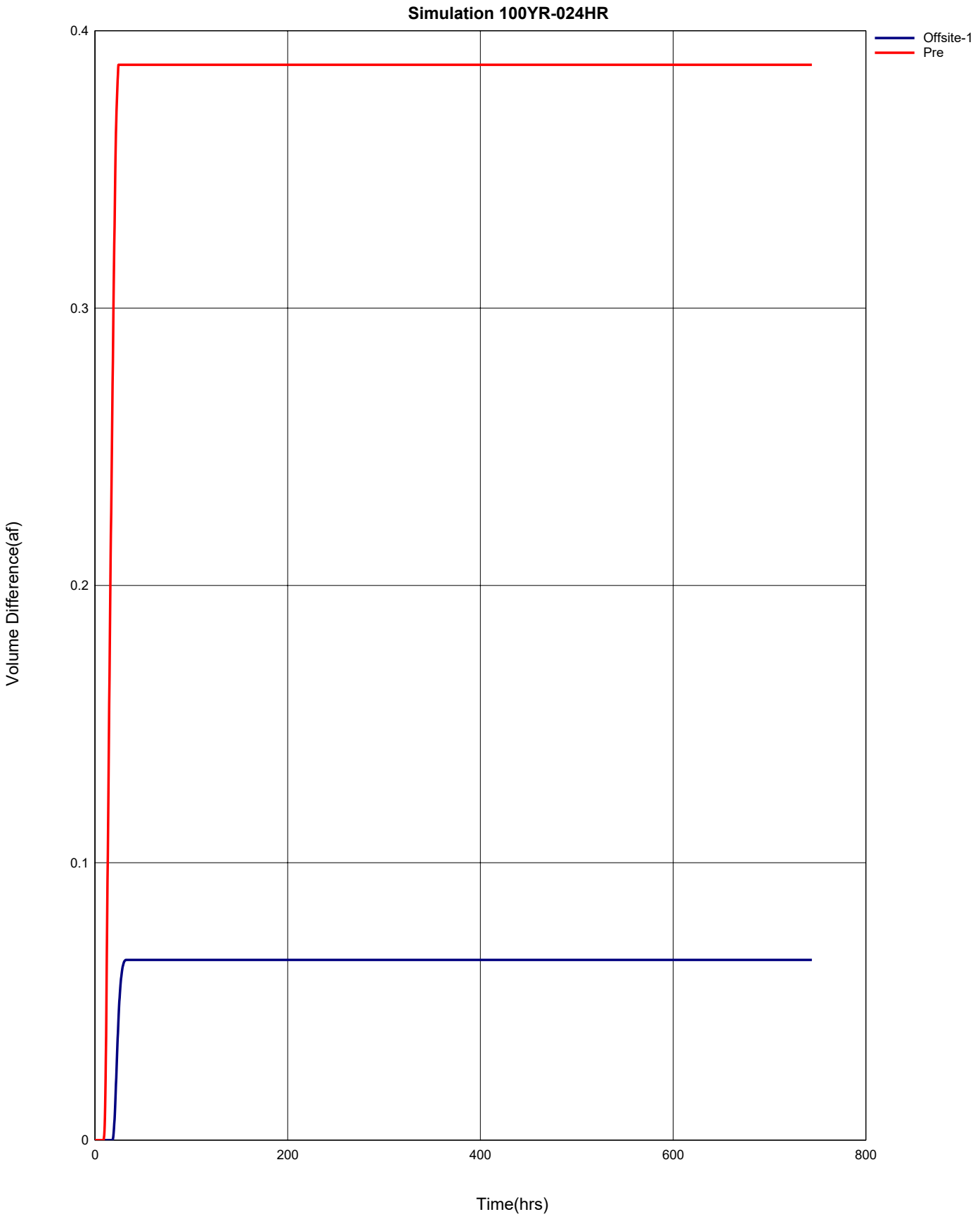
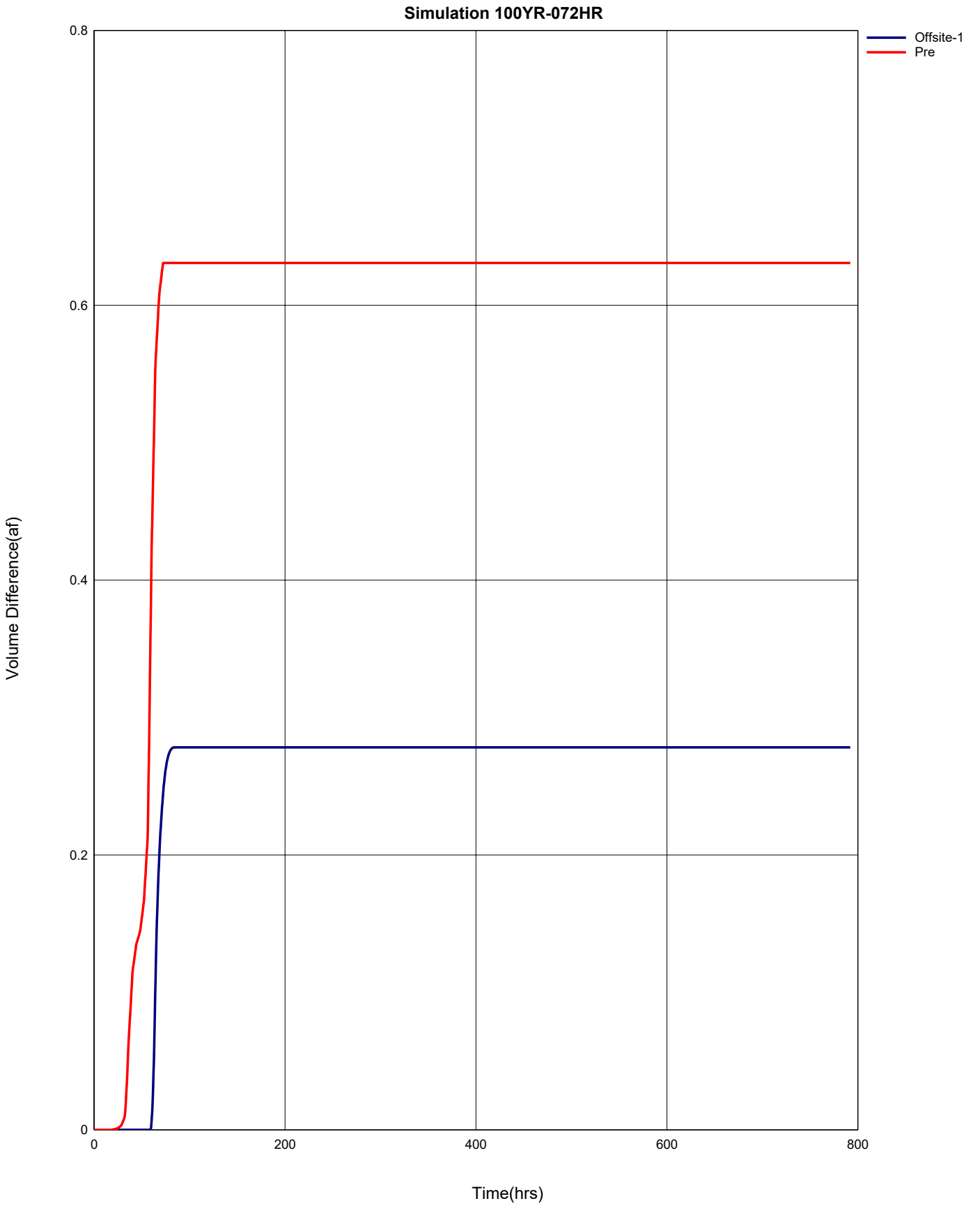
0.1
0.05
0
0
20
40
60
80
100
Time(hrs)

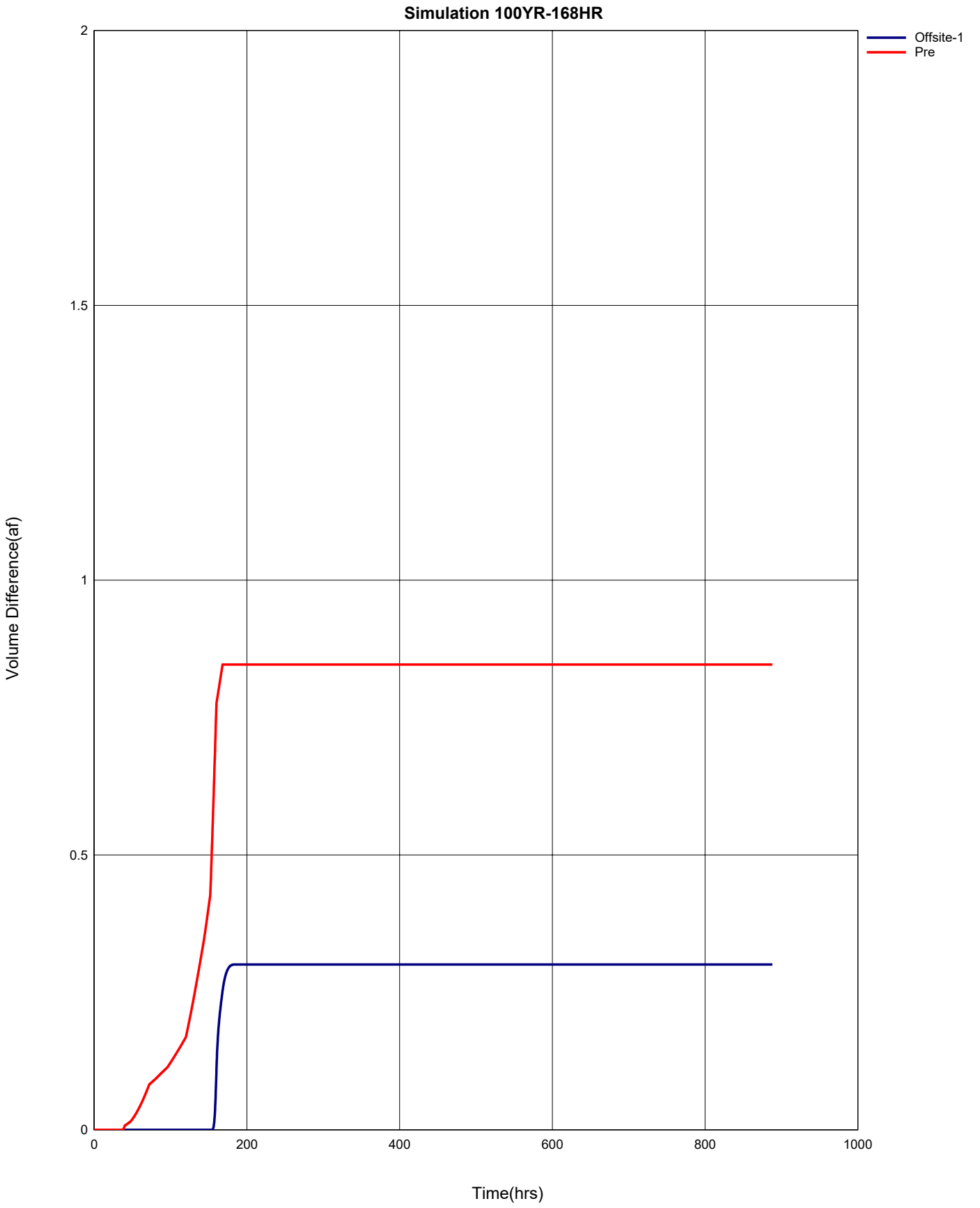
VOLUME


Simulation 100YR-024HR
Offsite-1
Pre
Volume Difference(af)
0.4
0.3
0.2
0.1
0
0
200
400
600
800
Time(hrs)

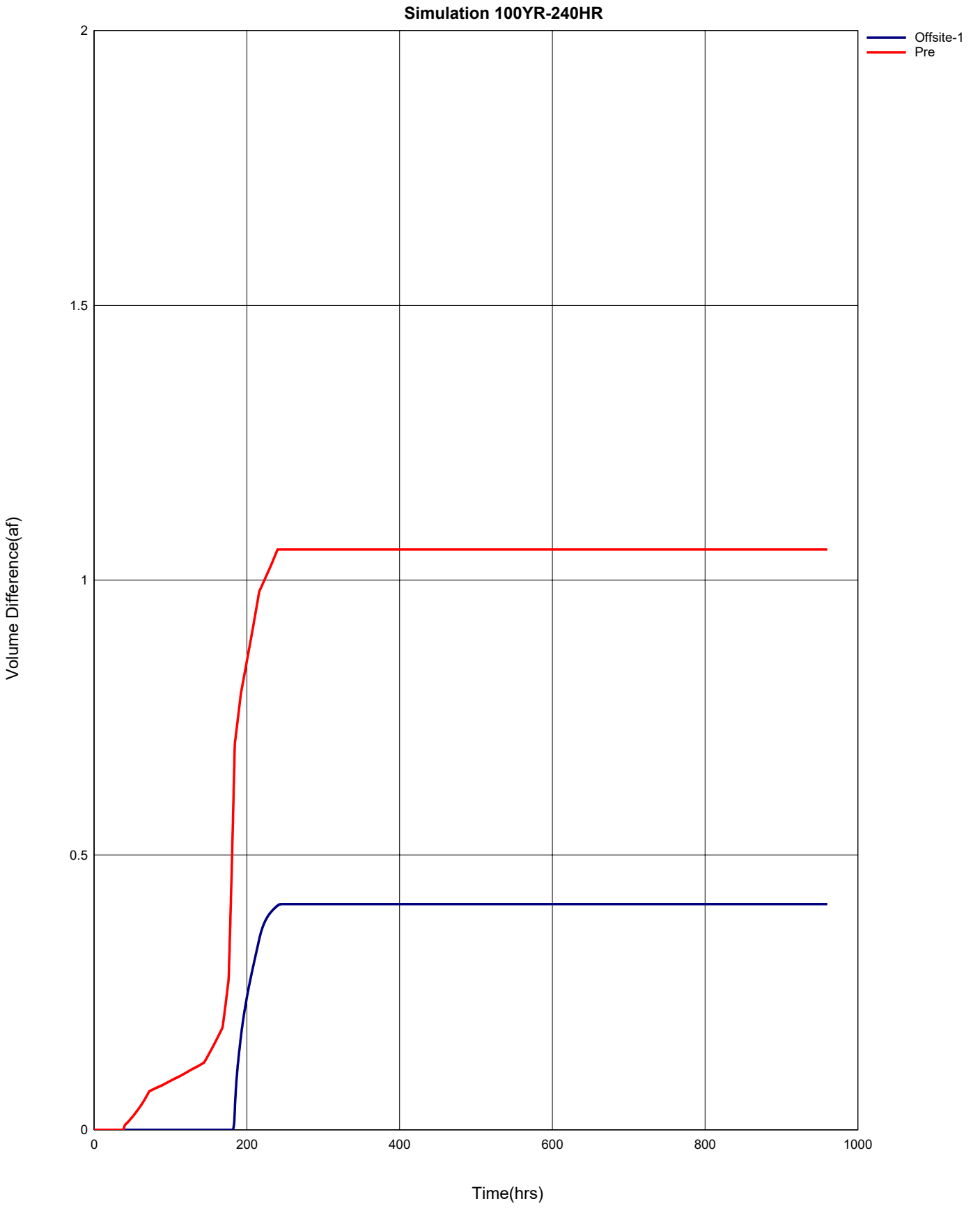
VOLUME


Simulation 100YR-072HR
Offsite-1
Pre
Volume Difference(af)
0.8
0.6
0.4
0.2
0
0
200
400
600
800
Time(hrs)

VOLUME


Simulation 100YR-168HR
Offsite-1
Pre
Volume Difference(af)
Time(hrs)
0
0.5
1
1.5
2
0
200
400
600
800
1000

VOLUME


Simulation 100YR-240HR
Offsite-1
Pre
Volume Difference(af)
Time(hrs)
0
0.5
1
1.5
2
0
200
400
600
800
1000

VOLUME

Attachment G

Recovery Analysis

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR-001HR	Basin 1	BASE	0.00	135.00	138.50	8712	0.00	0.00	0.0000	0.0000
100YR-001HR	Basin 1	BASE	0.26	135.00	138.50	8718	1.29	0.91	0.0139	0.0098
100YR-001HR	Basin 1	BASE	0.50	135.57	138.50	9708	13.24	1.01	0.1580	0.0288
100YR-001HR	Basin 1	BASE	0.75	136.58	138.50	11464	9.80	1.19	0.3959	0.0516
100YR-001HR	Basin 1	BASE	1.00	136.90	138.50	12014	1.42	1.25	0.5117	0.0769
100YR-001HR	Basin 1	BASE	1.26	136.84	138.50	11911	0.04	1.24	0.5271	0.1032
100YR-001HR	Basin 1	BASE	1.51	136.74	138.50	11747	0.00	1.22	0.5275	0.1288
100YR-001HR	Basin 1	BASE	1.75	136.65	138.50	11588	0.00	1.21	0.5275	0.1533
100YR-001HR	Basin 1	BASE	2.00	136.56	138.50	11423	0.00	1.19	0.5275	0.1783
100YR-001HR	Basin 1	BASE	2.26	136.46	138.50	11259	0.00	1.17	0.5275	0.2029
100YR-001HR	Basin 1	BASE	2.51	136.37	138.50	11094	0.00	1.16	0.5275	0.2272
100YR-001HR	Basin 1	BASE	2.75	136.28	138.50	10935	0.00	1.14	0.5275	0.2503
100YR-001HR	Basin 1	BASE	3.00	136.18	138.50	10770	0.00	1.12	0.5275	0.2738
100YR-001HR	Basin 1	BASE	3.26	136.09	138.50	10605	0.00	1.10	0.5275	0.2970
100YR-001HR	Basin 1	BASE	3.51	135.99	138.50	10441	0.00	1.09	0.5275	0.3198
100YR-001HR	Basin 1	BASE	3.75	135.90	138.50	10281	0.00	1.07	0.5275	0.3416
100YR-001HR	Basin 1	BASE	4.00	135.81	138.50	10127	0.00	0.71	0.5275	0.3601
100YR-001HR	Basin 1	BASE	4.25	135.75	138.50	10025	0.00	0.60	0.5275	0.3736
100YR-001HR	Basin 1	BASE	4.50	135.70	138.50	9938	0.00	0.52	0.5275	0.3852
100YR-001HR	Basin 1	BASE	4.75	135.66	138.50	9863	0.00	0.44	0.5275	0.3951
100YR-001HR	Basin 1	BASE	5.01	135.62	138.50	9800	0.00	0.39	0.5275	0.4041
100YR-001HR	Basin 1	BASE	5.26	135.59	138.50	9750	0.00	0.34	0.5275	0.4115
100YR-001HR	Basin 1	BASE	5.51	135.56	138.50	9706	0.00	0.30	0.5275	0.4182
100YR-001HR	Basin 1	BASE	5.76	135.53	138.50	9666	0.00	0.27	0.5275	0.4241
100YR-001HR	Basin 1	BASE	6.01	135.51	138.50	9593	0.00	0.25	0.5275	0.4295
100YR-001HR	Basin 1	BASE	6.26	135.48	138.50	9554	0.00	0.23	0.5275	0.4345
100YR-001HR	Basin 1	BASE	6.51	135.46	138.50	9517	0.00	0.21	0.5275	0.4390
100YR-001HR	Basin 1	BASE	6.76	135.44	138.50	9483	0.00	0.20	0.5275	0.4433
100YR-001HR	Basin 1	BASE	7.01	135.42	138.50	9451	0.00	0.19	0.5275	0.4473
100YR-001HR	Basin 1	BASE	7.26	135.41	138.50	9421	0.00	0.18	0.5275	0.4511
100YR-001HR	Basin 1	BASE	7.51	135.39	138.50	9392	0.00	0.17	0.5275	0.4547
100YR-001HR	Basin 1	BASE	7.76	135.37	138.50	9364	0.00	0.16	0.5275	0.4581
100YR-001HR	Basin 1	BASE	8.01	135.36	138.50	9338	0.00	0.15	0.5275	0.4614
100YR-001HR	Basin 1	BASE	8.26	135.34	138.50	9312	0.00	0.15	0.5275	0.4645
100YR-001HR	Basin 1	BASE	8.51	135.33	138.50	9288	0.00	0.14	0.5275	0.4675
100YR-001HR	Basin 1	BASE	8.76	135.32	138.50	9264	0.00	0.14	0.5275	0.4704
100YR-001HR	Basin 1	BASE	9.01	135.30	138.50	9241	0.00	0.13	0.5275	0.4732
100YR-001HR	Basin 1	BASE	9.26	135.29	138.50	9218	0.00	0.13	0.5275	0.4760
100YR-001HR	Basin 1	BASE	9.51	135.28	138.50	9197	0.00	0.13	0.5275	0.4786
100YR-001HR	Basin 1	BASE	9.76	135.27	138.50	9175	0.00	0.12	0.5275	0.4812
100YR-001HR	Basin 1	BASE	10.01	135.25	138.50	9155	0.00	0.12	0.5275	0.4836
100YR-001HR	Basin 1	BASE	10.26	135.24	138.50	9135	0.00	0.12	0.5275	0.4861
100YR-001HR	Basin 1	BASE	10.51	135.23	138.50	9115	0.00	0.11	0.5275	0.4884
100YR-001HR	Basin 1	BASE	10.76	135.22	138.50	9096	0.00	0.11	0.5275	0.4907
100YR-001HR	Basin 1	BASE	11.01	135.21	138.50	9077	0.00	0.11	0.5275	0.4930
100YR-001HR	Basin 1	BASE	11.26	135.20	138.50	9059	0.00	0.11	0.5275	0.4952
100YR-001HR	Basin 1	BASE	11.51	135.19	138.50	9040	0.00	0.10	0.5275	0.4973
100YR-001HR	Basin 1	BASE	11.76	135.18	138.50	9023	0.00	0.10	0.5275	0.4994
100YR-001HR	Basin 1	BASE	12.01	135.17	138.50	9005	0.00	0.10	0.5275	0.5015
100YR-001HR	Basin 1	BASE	12.26	135.16	138.50	8988	0.00	0.10	0.5275	0.5035
100YR-001HR	Basin 1	BASE	12.51	135.15	138.50	8972	0.00	0.09	0.5275	0.5055
100YR-001HR	Basin 1	BASE	12.76	135.14	138.50	8955	0.00	0.09	0.5275	0.5074
100YR-001HR	Basin 1	BASE	13.01	135.13	138.50	8939	0.00	0.09	0.5275	0.5093
100YR-001HR	Basin 1	BASE	13.26	135.12	138.50	8923	0.00	0.09	0.5275	0.5112
100YR-001HR	Basin 1	BASE	13.51	135.11	138.50	8908	0.00	0.09	0.5275	0.5131
100YR-001HR	Basin 1	BASE	13.76	135.10	138.50	8892	0.00	0.09	0.5275	0.5149
100YR-001HR	Basin 1	BASE	14.01	135.09	138.50	8877	0.00	0.09	0.5275	0.5166
100YR-001HR	Basin 1	BASE	14.26	135.09	138.50	8862	0.00	0.08	0.5275	0.5184
100YR-001HR	Basin 1	BASE	14.51	135.08	138.50	8847	0.00	0.08	0.5275	0.5201
100YR-001HR	Basin 1	BASE	14.76	135.07	138.50	8833	0.00	0.08	0.5275	0.5218
100YR-001HR	Basin 1	BASE	15.01	135.06	138.50	8818	0.00	0.08	0.5275	0.5235
100YR-001HR	Basin 1	BASE	15.26	135.05	138.50	8804	0.00	0.08	0.5275	0.5251
100YR-001HR	Basin 1	BASE	15.51	135.04	138.50	8790	0.00	0.08	0.5275	0.5267
100YR-001HR	Basin 1	BASE	15.76	135.04	138.50	8776	0.00	0.08	0.5275	0.5283
100YR-001HR	Basin 1	BASE	16.01	135.03	138.50	8763	0.00	0.08	0.5275	0.5299
100YR-001HR	Basin 1	BASE	16.26	135.02	138.50	8749	0.00	0.07	0.5275	0.5315
100YR-001HR	Basin 1	BASE	16.51	135.01	138.50	8736	0.00	0.07	0.5275	0.5330
100YR-001HR	Basin 1	BASE	16.76	135.01	138.50	8723	0.00	0.07	0.5275	0.5345
100YR-001HR	Basin 1	BASE	17.01	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	17.26	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	17.51	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	17.76	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	18.01	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	18.26	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	18.51	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	18.76	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	19.01	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	19.26	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	19.51	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	19.76	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	20.01	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	20.26	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	20.51	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	20.76	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	21.01	135.00	138.50	8712	0.00	0.00	0.5275	0.5353

HALF VOLUME RECOVERED

FULL VOLUME RECOVERED

RECOVERY ANALYSIS

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR-001HR	Basin 1	BASE	63.76	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	64.01	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	64.26	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	64.51	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	64.76	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	65.01	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	65.26	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	65.51	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	65.76	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	66.01	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	66.26	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	66.51	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	66.76	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	67.01	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	67.26	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	67.51	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	67.76	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	68.01	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	68.26	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	68.51	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	68.76	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	69.01	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	69.26	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	69.51	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	69.76	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	70.01	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	70.26	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	70.51	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	70.76	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	71.01	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	71.26	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	71.51	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	71.76	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	72.01	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	72.26	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	72.51	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	72.76	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-001HR	Basin 1	BASE	73.01	135.00	138.50	8712	0.00	0.00	0.5275	0.5353
100YR-002HR	Basin 1	BASE	0.00	135.00	138.50	8712	0.00	0.00	0.0000	0.0000
100YR-002HR	Basin 1	BASE	0.26	135.02	138.50	8740	1.99	0.91	0.0212	0.0097
100YR-002HR	Basin 1	BASE	0.50	135.36	138.50	9331	6.66	0.97	0.1080	0.0286
100YR-002HR	Basin 1	BASE	0.75	136.04	138.50	10520	10.51	1.10	0.2853	0.0499
100YR-002HR	Basin 1	BASE	1.00	136.68	138.50	11638	5.65	1.21	0.4526	0.0738
100YR-002HR	Basin 1	BASE	1.25	136.89	138.50	12006	2.90	1.25	0.5408	0.0992
100YR-002HR	Basin 1	BASE	1.51	136.98	138.50	12170	2.16	1.27	0.5945	0.1260
100YR-002HR	Basin 1	BASE	1.75	137.03	138.50	12246	1.56	1.28	0.6321	0.1517
100YR-002HR	Basin 1	BASE	2.01	137.03	138.50	12247	0.96	1.28	0.6595	0.1794
100YR-002HR	Basin 1	BASE	2.26	136.97	138.50	12144	0.06	1.27	0.6697	0.2049
100YR-002HR	Basin 1	BASE	2.51	136.88	138.50	11983	0.00	1.25	0.6704	0.2310
100YR-002HR	Basin 1	BASE	2.75	136.79	138.50	11822	0.00	1.23	0.6704	0.2561
100YR-002HR	Basin 1	BASE	3.01	136.69	138.50	11655	0.00	1.21	0.6704	0.2820
100YR-002HR	Basin 1	BASE	3.26	136.60	138.50	11495	0.00	1.20	0.6704	0.3064
100YR-002HR	Basin 1	BASE	3.50	136.51	138.50	11335	0.00	1.18	0.6704	0.3305
100YR-002HR	Basin 1	BASE	3.76	136.41	138.50	11167	0.00	1.16	0.6704	0.3553
100YR-002HR	Basin 1	BASE	4.00	136.32	138.50	11007	0.00	1.15	0.6704	0.3787
100YR-002HR	Basin 1	BASE	4.26	136.24	138.50	10873	0.00	0.74	0.6704	0.3987
100YR-002HR	Basin 1	BASE	4.50	136.18	138.50	10776	0.00	0.63	0.6704	0.4126
100YR-002HR	Basin 1	BASE	4.76	136.14	138.50	10690	0.00	0.53	0.6704	0.4247
100YR-002HR	Basin 1	BASE	5.00	136.09	138.50	10618	0.00	0.46	0.6704	0.4349
100YR-002HR	Basin 1	BASE	5.25	136.06	138.50	10554	0.00	0.40	0.6704	0.4438
100YR-002HR	Basin 1	BASE	5.50	136.02	138.50	10498	0.00	0.35	0.6704	0.4516
100YR-002HR	Basin 1	BASE	5.75	136.00	138.50	10448	0.00	0.32	0.6704	0.4585
100YR-002HR	Basin 1	BASE	6.00	135.97	138.50	10402	0.00	0.29	0.6704	0.4648
100YR-002HR	Basin 1	BASE	6.25	135.95	138.50	10360	0.00	0.26	0.6704	0.4705
100YR-002HR	Basin 1	BASE	6.50	135.92	[illegible]	[illegible]	[illegible].00	0.24	0.6704	0.4757
100YR-002HR	Basin 1	BASE	6.75	135.90	[illegible]	[illegible]	[illegible].00	0.23	0.6704	0.4805
100YR-002HR	Basin 1	BASE	7.00	135.88	[illegible]	[illegible]	[illegible].00	0.21	0.6704	0.4851
100YR-002HR	Basin 1	BASE	7.25	135.87	[illegible]	[illegible]	[illegible].00	0.20	0.6704	0.4894
100YR-002HR	Basin 1	BASE	7.50	135.85	138.50	10191	0.00	0.19	0.6704	0.4934
100YR-002HR	Basin 1	BASE	7.75	135.83	138.50	10162	0.00	0.18	0.6704	0.4973
100YR-002HR	Basin 1	BASE	8.00	135.82	138.50	10134	0.00	0.17	0.6704	0.5010
100YR-002HR	Basin 1	BASE	8.25	135.80	138.50	10108	0.00	0.17	0.6704	0.5045
100YR-002HR	Basin 1	BASE	8.50	135.79	138.50	10082	0.00	0.16	0.6704	0.5079
100YR-002HR	Basin 1	BASE	8.75	135.77	138.50	10057	0.00	0.16	0.6704	0.5112
100YR-002HR	Basin 1	BASE	9.00	135.76	138.50	10034	0.00	0.15	0.6704	0.5144
100YR-002HR	Basin 1	BASE	9.25	135.75	138.50	10010	0.00	0.15	0.6704	0.5174
100YR-002HR	Basin 1	BASE	9.50	135.73	138.50	9988	0.00	0.14	0.6704	0.5204
100YR-002HR	Basin 1	BASE	9.75	135.72	138.50	9966	0.00	0.14	0.6704	0.5233
100YR-002HR	Basin 1	BASE	10.00	135.71	138.50	9945	0.00	0.13	0.6704	0.5261
100YR-002HR	Basin 1	BASE	10.25	135.70	138.50	9924	0.00	0.13	0.6704	0.5288
100YR-002HR	Basin 1	BASE	10.50	135.68	138.50	9903	0.00	0.13	0.6704	0.5315
100YR-002HR	Basin 1	BASE	10.75	135.67	138.50	9884	0.00	0.12	0.6704	0.5340
100YR-002HR	Basin 1	BASE	11.00	135.66	138.50	9864	0.00	0.12	0.6704	0.5366
100YR-002HR	Basin 1	BASE	11.25	135.65	138.50	9845	0.00	0.12	0.6704	0.5390

HALF VOLUME RECOVERED

RECOVERY ANALYSIS

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR-002HR	Basin 1	BASE	32.75	135.07	138.50	8831	0.00	0.05	0.6704	0.6638
100YR-002HR	Basin 1	BASE	33.00	135.06	138.50	8823	0.00	0.05	0.6704	0.6648
100YR-002HR	Basin 1	BASE	33.25	135.06	138.50	8814	0.00	0.05	0.6704	0.6657
100YR-002HR	Basin 1	BASE	33.50	135.05	138.50	8806	0.00	0.05	0.6704	0.6667
100YR-002HR	Basin 1	BASE	33.75	135.05	138.50	8798	0.00	0.05	0.6704	0.6677
100YR-002HR	Basin 1	BASE	34.00	135.04	138.50	8789	0.00	0.05	0.6704	0.6686
100YR-002HR	Basin 1	BASE	34.25	135.04	138.50	8781	0.00	0.05	0.6704	0.6696
100YR-002HR	Basin 1	BASE	34.50	135.03	138.50	8773	0.00	0.05	0.6704	0.6705
100YR-002HR	Basin 1	BASE	34.75	135.03	138.50	8765	0.00	0.05	0.6704	0.6715
100YR-002HR	Basin 1	BASE	35.00	135.03	138.50	8757	0.00	0.05	0.6704	0.6724
100YR-002HR	Basin 1	BASE	35.25	135.02	138.50	8749	0.00	0.04	0.6704	0.6733
100YR-002HR	Basin 1	BASE	35.50	135.02	138.50	8741	0.00	0.04	0.6704	0.6742
100YR-002HR	Basin 1	BASE	35.75	135.01	138.50	8733	0.00	0.04	0.6704	0.6752
100YR-002HR	Basin 1	BASE	36.00	135.01	138.50	8725	0.00	0.04	0.6704	0.6761
100YR-002HR	Basin 1	BASE	36.25	135.00	138.50	8717	0.00	0.04	0.6704	0.6770
100YR-002HR	Basin 1	BASE	36.50	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	36.75	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	37.00	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	37.25	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	37.50	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	37.75	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	38.00	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	38.25	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	38.50	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	38.75	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	39.00	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	39.25	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	39.50	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	39.75	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	40.00	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	40.25	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	40.50	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	40.75	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	41.00	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	41.25	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	41.50	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	41.75	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	42.00	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	42.25	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	42.50	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	42.75	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	43.00	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	43.25	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	43.50	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	43.75	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	44.00	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	44.25	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	44.50	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	44.75	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	45.00	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	45.25	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	45.50	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	45.75	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	46.00	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	46.25	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	46.50	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	46.75	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	47.00	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	47.25	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	47.50	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	47.75	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	48.00	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	48.25	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	48.50	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	48.75	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	49.00	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	49.25	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	49.50	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	49.75	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	50.00	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	50.25	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	50.50	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	50.75	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	51.00	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	51.25	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	51.50	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	51.75	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	52.00	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	52.25	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	52.50	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	52.75	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	53.00	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	53.25	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	53.50	135.00	138.50	8712	0.00	0.00	0.6704	0.6774
100YR-002HR	Basin 1	BASE	53.75	135.00	138.50	8712	0.00	0.00	0.6704	0.6774

FULL VOLUME RECOVERED

RECOVERY ANALYSIS

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR-004HR	Basin 1	BASE	0.50	135.00	138.50	8713	0.14	0.13	0.0014	0.0013
100YR-004HR	Basin 1	BASE	0.77	135.01	138.50	8724	1.17	0.91	0.0158	0.0128
100YR-004HR	Basin 1	BASE	1.01	135.06	138.50	8822	1.74	0.92	0.0451	0.0312
100YR-004HR	Basin 1	BASE	1.25	135.23	138.50	9114	3.49	0.95	0.0975	0.0499
100YR-004HR	Basin 1	BASE	1.50	135.50	138.50	9575	3.90	1.00	0.1735	0.0699
100YR-004HR	Basin 1	BASE	1.75	135.85	138.50	10187	5.72	1.06	0.2733	0.0913
100YR-004HR	Basin 1	BASE	2.00	136.25	138.50	10895	5.96	1.13	0.3934	0.1139
100YR-004HR	Basin 1	BASE	2.25	136.60	138.50	11494	4.95	1.20	0.5068	0.1381
100YR-004HR	Basin 1	BASE	2.50	136.88	138.50	11983	4.88	1.25	0.6078	0.1633
100YR-004HR	Basin 1	BASE	2.75	137.09	138.50	12345	3.39	1.29	0.6930	0.1894
100YR-004HR	Basin 1	BASE	3.00	137.23	138.50	12600	3.26	1.31	0.7623	0.2165
100YR-004HR	Basin 1	BASE	3.26	137.29	138.50	12711	1.31	1.32	0.8100	0.2440
100YR-004HR	Basin 1	BASE	3.51	137.29	138.50	12696	1.16	1.32	0.8355	0.2713
100YR-004HR	Basin 1	BASE	3.76	137.25	138.50	12631	0.51	1.32	0.8532	0.2993
100YR-004HR	Basin 1	BASE	4.01	137.19	138.50	12527	0.45	1.30	0.8632	0.3264
100YR-004HR	Basin 1	BASE	4.26	137.11	138.50	12393	0.03	1.29	0.8681	0.3528
100YR-004HR	Basin 1	BASE	4.51	137.02	138.50	12232	0.00	1.27	0.8684	0.3791
100YR-004HR	Basin 1	BASE	4.75	136.93	138.50	12072	0.00	1.26	0.8684	0.4048
100YR-004HR	Basin 1	BASE	5.01	136.84	138.50	11910	0.00	0.94	0.8684	0.4280
100YR-004HR	Basin 1	BASE	5.25	136.77	138.50	11798	0.00	0.78	0.8684	0.4454
100YR-004HR	Basin 1	BASE	5.51	136.71	138.50	11700	0.00	0.65	0.8684	0.4606
100YR-004HR	Basin 1	BASE	5.76	136.67	138.50	11618	0.00	0.55	0.8684	0.4733
100YR-004HR	Basin 1	BASE	6.01	136.63	138.50	11549	0.00	0.48	0.8684	0.4838
100YR-004HR	Basin 1	BASE	6.26	136.59	138.50	11488	0.00	0.42	0.8684	0.4931
100YR-004HR	Basin 1	BASE	6.51	136.56	138.50	11434	0.00	0.37	0.8684	0.5012
100YR-004HR	Basin 1	BASE	6.76	136.53	138.50	11385	0.00	0.33	0.8684	0.5085
100YR-004HR	Basin 1	BASE	7.01	136.51	138.50	11341	0.00	0.30	0.8684	0.5151
100YR-004HR	Basin 1	BASE	7.26	136.49	138.50	11301	0.00	0.28	0.8684	0.5212
100YR-004HR	Basin 1	BASE	7.51	136.46	138.50	11263	0.00	0.26	0.8684	0.5268
100YR-004HR	Basin 1	BASE	7.76	136.44	138.50	11228	0.00	0.24	0.8684	0.5320
100YR-004HR	Basin 1	BASE	8.01	136.42	138.50	11195	0.00	0.23	0.8684	0.5369
100YR-004HR	Basin 1	BASE	8.26	136.41	138.50	11163	0.00	0.22	0.8684	0.5415
100YR-004HR	Basin 1	BASE	8.51	136.39	138.50	11133	0.00	0.21	0.8684	0.5459
100YR-004HR	Basin 1	BASE	8.76	136.37	138.50	11105	0.00	0.20	0.8684	0.5501
100YR-004HR	Basin 1	BASE	9.01	136.36	138.50	11077	0.00	0.19	0.8684	0.5542
100YR-004HR	Basin 1	BASE	9.26	136.34	138.50	11051	0.00	0.18	0.8684	0.5580
100YR-004HR	Basin 1	BASE	9.51	136.33	138.50	11025	0.00	0.18	0.8684	0.5618
100YR-004HR	Basin 1	BASE	9.76	136.31	138.50	10999	0.00	0.17	0.8684	0.5654
100YR-004HR	Basin 1	BASE	10.01	136.30	138.50	10976	0.00	0.17	0.8684	0.5689
100YR-004HR	Basin 1	BASE	10.26	136.29	138.50	10952	0.00	0.16	0.8684	0.5722
100YR-004HR	Basin 1	BASE	10.51	136.27	138.50	10930	0.00	0.16	0.8684	0.5755
100YR-004HR	Basin 1	BASE	10.76	136.26	138.50	10908	0.00	0.15	0.8684	0.5787
100YR-004HR	Basin 1	BASE	11.01	136.25	138.50	10886	0.00	0.15	0.8684	0.5818
100YR-004HR	Basin 1	BASE	11.26	136.24	138.50	10865	0.00	0.14	0.8684	0.5848
100YR-004HR	Basin 1	BASE	11.51	136.22	138.50	10845	0.00	0.14	0.8684	0.5877
100YR-004HR	Basin 1	BASE	11.76	136.21	138.50	10824	0.00	0.14	0.8684	0.5906
100YR-004HR	Basin 1	BASE	12.01	136.20	138.50	10805	0.00	0.13	0.8684	0.5934
100YR-004HR	Basin 1	BASE	12.26	136.19	138.50	10786	0.00	0.13	0.8684	0.5961
100YR-004HR	Basin 1	BASE	12.51	136.18	138.50	10767	0.00	0.13	0.8684	0.5988
100YR-004HR	Basin 1	BASE	12.76	136.17	138.50	10748	0.00	0.13	0.8684	0.6014
100YR-004HR	Basin 1	BASE	13.01	136.16	138.50	10730	0.00	0.12	0.8684	0.6040
100YR-004HR	Basin 1	BASE	13.26	136.15	138.50	10712	0.00	0.12	0.8684	0.6065
100YR-004HR	Basin 1	BASE	13.51	136.14	138.50	10695	0.00	0.12	0.8684	0.6090
100YR-004HR	Basin 1	BASE	13.76	136.13	138.50	10678	0.00	0.12	0.8684	0.6114
100YR-004HR	Basin 1	BASE	14.01	136.12	138.50	10661	0.00	0.11	0.8684	0.6138
100YR-004HR	Basin 1	BASE	14.26	136.11	138.50	10644	0.00	0.11	0.8684	0.6161
100YR-004HR	Basin 1	BASE	14.51	136.10	138.50	10627	0.00	0.11	0.8684	0.6184
100YR-004HR	Basin 1	BASE	14.76	136.09	138.50	10611	0.00	0.11	0.8684	0.6207
100YR-004HR	Basin 1	BASE	15.01	136.08	138.50	10595	0.00	0.11	0.8684	0.6229
100YR-004HR	Basin 1	BASE	15.26	136.07	138.50	10580	0.00	0.11	0.8684	0.6251
100YR-004HR	Basin 1	BASE	15.51	136.06	138.50	10564	0.00	0.10	0.8684	0.6273
100YR-004HR	Basin 1	BASE	15.76	136.05	138.50	10549	0.00	0.10	0.8684	0.6294
100YR-004HR	Basin 1	BASE	16.01	136.05	138.50	10534	0.00	0.10	0.8684	0.6315
100YR-004HR	Basin 1	BASE	16.26	136.04	138.50	10519	0.00	0.10	0.8684	0.6335
100YR-004HR	Basin 1	BASE	16.51	136.03	138.50	10504	0.00	0.10	0.8684	0.6356
100YR-004HR	Basin 1	BASE	16.76	136.02	138.50	10490	0.00	0.10	0.8684	0.6376
100YR-004HR	Basin 1	BASE	17.01	136.01	138.50	10475	0.00	0.10	0.8684	0.6396
100YR-004HR	Basin 1	BASE	17.26	136.00	138.50	10461	0.00	0.09	0.8684	0.6415
100YR-004HR	Basin 1	BASE	17.51	136.00	138.50	10447	0.00	0.09	0.8684	0.6435
100YR-004HR	Basin 1	BASE	17.76	135.99	138.50	10433	0.00	0.09	0.8684	0.6454
100YR-004HR	Basin 1	BASE	18.01	135.98	138.50	10420	0.00	0.09	0.8684	0.6472
100YR-004HR	Basin 1	BASE	18.26	135.97	138.50	10406	0.00	0.09	0.8684	0.6491
100YR-004HR	Basin 1	BASE	18.51	135.96	138.50	10393	0.00	0.09	0.8684	0.6509
100YR-004HR	Basin 1	BASE	18.76	135.96	138.50	10379	0.00	0.09	0.8684	0.6528
100YR-004HR	Basin 1	BASE	19.01	135.95	138.50	10366	0.00	0.09	0.8684	0.6545
100YR-004HR	Basin 1	BASE	19.26	135.94	138.50	10353	0.00	0.09	0.8684	0.6563
100YR-004HR	Basin 1	BASE	19.51	135.93	138.50	10340	0.00	0.08	0.8684	0.6581
100YR-004HR	Basin 1	BASE	19.76	135.93	138.50	10327	0.00	0.08	0.8684	0.6598
100YR-004HR	Basin 1	BASE	20.01	135.92	138.50	10315	0.00	0.08	0.8684	0.6615
100YR-004HR	Basin 1	BASE	20.26	135.91	138.50	10302	0.00	0.08	0.8684	0.6632
100YR-004HR	Basin 1	BASE	20.51	135.91	138.50	10290	0.00	0.08	0.8684	0.6649
100YR-004HR	Basin 1	BASE	20.76	135.90	138.50	10278	0.00	0.08	0.8684	0.6666
100YR-004HR	Basin 1	BASE	21.01	135.89	138.50	10266	0.00	0.08	0.8684	0.6682
100YR-004HR	Basin 1	BASE	21.26	135.88	138.50	10253	0.00	0.08	0.8684	0.6699
100YR-004HR	Basin 1	BASE	21.51	135.88	138.50	10241	0.00	0.08	0.8684	0.6715

HALF VOLUME RECOVERED

RECOVERY ANALYSIS

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR-004HR	Basin 1	BASE	64.26	135.11	138.50	8902	0.00	0.03	0.8684	0.8404
100YR-004HR	Basin 1	BASE	64.51	135.11	138.50	8896	0.00	0.03	0.8684	0.8411
100YR-004HR	Basin 1	BASE	64.76	135.10	138.50	8890	0.00	0.03	0.8684	0.8417
100YR-004HR	Basin 1	BASE	65.01	135.10	138.50	8885	0.00	0.03	0.8684	0.8424
100YR-004HR	Basin 1	BASE	65.26	135.10	138.50	8879	0.00	0.03	0.8684	0.8431
100YR-004HR	Basin 1	BASE	65.51	135.09	138.50	8873	0.00	0.03	0.8684	0.8437
100YR-004HR	Basin 1	BASE	65.76	135.09	138.50	8868	0.00	0.03	0.8684	0.8444
100YR-004HR	Basin 1	BASE	66.01	135.09	138.50	8862	0.00	0.03	0.8684	0.8450
100YR-004HR	Basin 1	BASE	66.26	135.08	138.50	8857	0.00	0.03	0.8684	0.8457
100YR-004HR	Basin 1	BASE	66.51	135.08	138.50	8851	0.00	0.03	0.8684	0.8463
100YR-004HR	Basin 1	BASE	66.76	135.08	138.50	8845	0.00	0.03	0.8684	0.8470
100YR-004HR	Basin 1	BASE	67.01	135.07	138.50	8840	0.00	0.03	0.8684	0.8476
100YR-004HR	Basin 1	BASE	67.26	135.07	138.50	8834	0.00	0.03	0.8684	0.8483
100YR-004HR	Basin 1	BASE	67.51	135.07	138.50	8829	0.00	0.03	0.8684	0.8489
100YR-004HR	Basin 1	BASE	67.76	135.06	138.50	8823	0.00	0.03	0.8684	0.8496
100YR-004HR	Basin 1	BASE	68.01	135.06	138.50	8818	0.00	0.03	0.8684	0.8502
100YR-004HR	Basin 1	BASE	68.26	135.06	138.50	8812	0.00	0.03	0.8684	0.8509
100YR-004HR	Basin 1	BASE	68.51	135.05	138.50	8807	0.00	0.03	0.8684	0.8515
100YR-004HR	Basin 1	BASE	68.76	135.05	138.50	8801	0.00	0.03	0.8684	0.8521
100YR-004HR	Basin 1	BASE	69.01	135.05	138.50	8796	0.00	0.03	0.8684	0.8528
100YR-004HR	Basin 1	BASE	69.26	135.04	138.50	8790	0.00	0.03	0.8684	0.8534
100YR-004HR	Basin 1	BASE	69.51	135.04	138.50	8785	0.00	0.03	0.8684	0.8540
100YR-004HR	Basin 1	BASE	69.76	135.04	138.50	8779	0.00	0.03	0.8684	0.8547
100YR-004HR	Basin 1	BASE	70.01	135.04	138.50	8774	0.00	0.03	0.8684	0.8553
100YR-004HR	Basin 1	BASE	70.26	135.03	138.50	8769	0.00	0.03	0.8684	0.8559
100YR-004HR	Basin 1	BASE	70.51	135.03	138.50	8763	0.00	0.03	0.8684	0.8565
100YR-004HR	Basin 1	BASE	70.76	135.			0.00	0.03	0.8684	0.8572
100YR-004HR	Basin 1	BASE	71.01	135.			0.00	0.03	0.8684	0.8578
100YR-004HR	Basin 1	BASE	71.26	135.			0.00	0.03	0.8684	0.8584
100YR-004HR	Basin 1	BASE	71.51	135.			0.00	0.03	0.8684	0.8590
100YR-004HR	Basin 1	BASE	71.76	135.01	138.50	8736	0.00	0.03	0.8684	0.8596
100YR-004HR	Basin 1	BASE	72.01	135.01	138.50	8731	0.00	0.03	0.8684	0.8602
100YR-004HR	Basin 1	BASE	72.26	135.01	138.50	8726	0.00	0.03	0.8684	0.8608
100YR-004HR	Basin 1	BASE	72.51	135.00	138.50	8721	0.00	0.03	0.8684	0.8614
100YR-004HR	Basin 1	BASE	72.76	135.00	138.50	8715	0.00	0.03	0.8684	0.8621
100YR-004HR	Basin 1	BASE	73.01	135.00	138.50	8712	0.00	0.00	0.8684	0.8624
100YR-004HR	Basin 1	BASE	73.26	135.00	138.50	8712	0.00	0.00	0.8684	0.8624
100YR-004HR	Basin 1	BASE	73.51	135.00	138.50	8712	0.00	0.00	0.8684	0.8624
100YR-004HR	Basin 1	BASE	73.76	135.00	138.50	8712	0.00	0.00	0.8684	0.8624
100YR-004HR	Basin 1	BASE	74.01	135.00	138.50	8712	0.00	0.00	0.8684	0.8624
100YR-004HR	Basin 1	BASE	74.26	135.00	138.50	8712	0.00	0.00	0.8684	0.8624
100YR-004HR	Basin 1	BASE	74.51	135.00	138.50	8712	0.00	0.00	0.8684	0.8624
100YR-004HR	Basin 1	BASE	74.76	135.00	138.50	8712	0.00	0.00	0.8684	0.8624
100YR-004HR	Basin 1	BASE	75.01	135.00	138.50	8712	0.00	0.00	0.8684	0.8624
100YR-004HR	Basin 1	BASE	75.26	135.00	138.50	8712	0.00	0.00	0.8684	0.8624
100YR-004HR	Basin 1	BASE	75.51	135.00	138.50	8712	0.00	0.00	0.8684	0.8624
100YR-004HR	Basin 1	BASE	75.76	135.00	138.50	8712	0.00	0.00	0.8684	0.8624
100YR-004HR	Basin 1	BASE	76.00	135.00	138.50	8712	0.00	0.00	0.8684	0.8624
100YR-008HR	Basin 1	BASE	0.00	135.00	138.50	8712	0.00	0.00	0.0000	0.0000
100YR-008HR	Basin 1	BASE	0.26	135.00	138.50	8712	0.00	0.00	0.0000	0.0000
100YR-008HR	Basin 1	BASE	0.50	135.00	138.50	8712	0.00	0.00	0.0000	0.0000
100YR-008HR	Basin 1	BASE	0.77	135.00	138.50	8712	0.00	0.00	0.0000	0.0000
100YR-008HR	Basin 1	BASE	1.02	135.00	138.50	8712	0.01	0.01	0.0001	0.0001
100YR-008HR	Basin 1	BASE	1.27	135.00	138.50	8715	0.45	0.44	0.0049	0.0047
100YR-008HR	Basin 1	BASE	1.52	135.00	138.50	8717	0.86	0.85	0.0184	0.0181
100YR-008HR	Basin 1	BASE	1.77	135.01	138.50	8731	1.08	0.91	0.0383	0.0363
100YR-008HR	Basin 1	BASE	2.02	135.03	138.50	8773	1.23	0.91	0.0621	0.0551
100YR-008HR	Basin 1	BASE	2.25	135.09	138.50	8871	1.74	0.92	0.0912	0.0731
100YR-008HR	Basin 1	BASE	2.51	135.18	138.50	9027	1.86	0.94	0.1288	0.0926
100YR-008HR	Basin 1	BASE	2.76	135.27	138.50	9190	1.92	0.96	0.1681	0.1123
100YR-008HR	Basin 1	BASE	3.00	135.37	138.50	9353	1.99	0.97	0.2077	0.1318
100YR-008HR	Basin 1	BASE	3.25	135.63	138.50	9810	5.38	1.02	0.2837	0.1524
100YR-008HR	Basin 1	BASE	3.50	136.03	138.50	10511	5.74	1.09	0.3981	0.1742
100YR-008HR	Basin 1	BASE	3.75	136.42	138.50	11187	5.80	1.17	0.5181	0.1977
100YR-008HR	Basin 1	BASE	4.00	136.78	138.50	11813	5.82	1.23	0.6375	0.2223
100YR-008HR	Basin 1	BASE	4.25	136.99	138.50	12178	2.48	1.27	0.7235	0.2482
100YR-008HR	Basin 1	BASE	4.51	137.07	138.50	12313	2.23	1.28	0.7738	0.2755
100YR-008HR	Basin 1	BASE	4.76	137.13	138.50	12430	2.23	1.29	0.8190	0.3016
100YR-008HR	Basin 1	BASE	5.00	137.20	138.50	12545	2.23	1.31	0.8643	0.3280
100YR-008HR	Basin 1	BASE	5.26	137.22	138.50	12572	0.93	1.31	0.8980	0.3560
100YR-008HR	Basin 1	BASE	5.50	137.18	138.50	12518	0.84	1.30	0.9158	0.3822
100YR-008HR	Basin 1	BASE	5.75	137.15	138.50	12460	0.84	1.30	0.9331	0.4091
100YR-008HR	Basin 1	BASE	6.00	137.12	138.50	12403	0.84	1.29	0.9505	0.4359
100YR-008HR	Basin 1	BASE	6.25	137.09	138.50	12356	0.71	0.93	0.9664	0.4588
100YR-008HR	Basin 1	BASE	6.50	137.08	138.50	12336	0.70	0.78	0.9810	0.4766
100YR-008HR	Basin 1	BASE	6.75	137.08	138.50	12333	0.70	0.67	0.9954	0.4916
100YR-008HR	Basin 1	BASE	7.00	137.08	138.50	12343	0.70	0.58	1.0099	0.5044
100YR-008HR	Basin 1	BASE	7.25	137.09	138.50	12346	0.44	0.50	1.0216	0.5156
100YR-008HR	Basin 1	BASE	7.50	137.08	138.50	12339	0.42	0.45	1.0305	0.5254
100YR-008HR	Basin 1	BASE	7.75	137.08	138.50	12339	0.42	0.40	1.0392	0.5341
100YR-008HR	Basin 1	BASE	8.00	137.08	138.50	12344	0.42	0.37	1.0478	0.5420
100YR-008HR	Basin 1	BASE	8.25	137.07	138.50	12326	0.03	0.34	1.0524	0.5492
100YR-008HR	Basin 1	BASE	8.50	137.05	138.50	12286	0.00	0.31	1.0527	0.5559
100YR-008HR	Basin 1	BASE	8.75	137.03	138.50	12247	0.00	0.29	1.0527	0.5621

FULL VOLUME RECOVERED

RECOVERY ANALYSIS

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR-008HR	Basin 1	BASE	30.25	136.24	138.50	10874	0.00	0.07	1.0527	0.7712
100YR-008HR	Basin 1	BASE	30.50	136.24	138.50	10864	0.00	0.07	1.0527	0.7726
100YR-008HR	Basin 1	BASE	30.75	136.23	138.50	10854	0.00	0.07	1.0527	0.7740
100YR-008HR	Basin 1	BASE	31.00	136.22	138.50	10845	0.00	0.07	1.0527	0.7754
100YR-008HR	Basin 1	BASE	31.25	136.22	138.50	10835	0.00	0.07	1.0527	0.7768
100YR-008HR	Basin 1	BASE	31.50	136.21	138.50	10825	0.00	0.07	1.0527	0.7782
100YR-008HR	Basin 1	BASE	31.75	136.21	138.50	10816	0.00	0.07	1.0527	0.7796
100YR-008HR	Basin 1	BASE	32.00	136.20	138.50	10806	0.00	0.07	1.0527	0.7809
100YR-008HR	Basin 1	BASE	32.25	136.20	138.50	10797	0.00	0.07	1.0527	0.7823
100YR-008HR	Basin 1	BASE	32.50	136.19	138.50	10787	0.00	0.06	1.0527	0.7836
100YR-008HR	Basin 1	BASE	32.75	136.19	138.50	10778	0.00	0.06	1.0527	0.7850
100YR-008HR	Basin 1	BASE	33.00	136.18	138.50	10768	0.00	0.06	1.0527	0.7863
100YR-008HR	Basin 1	BASE	33.25	136.17	138.50	10759	0.00	0.06	1.0527	0.7876
100YR-008HR	Basin 1	BASE	33.50	136.17	138.50	10750	0.00	0.06	1.0527	0.7889
100YR-008HR	Basin 1	BASE	33.75	136.16	138.50	10740	0.00	0.06	1.0527	0.7902
100YR-008HR	Basin 1	BASE	34.00	136.16	138.50	10731	0.00	0.06	1.0527	0.7915
100YR-008HR	Basin 1	BASE	34.25	136.15	138.50	10722	0.00	0.06	1.0527	0.7928
100YR-008HR	Basin 1	BASE	34.50	136.15	138.50	10713	0.00	0.06	1.0527	0.7941
100YR-008HR	Basin 1	BASE	34.75	136.14	138.50	10704	0.00	0.06	1.0527	0.7954
100YR-008HR	Basin 1	BASE	35.00	136.14	138.50	10695	0.00	0.06	1.0527	0.7966
100YR-008HR	Basin 1	BASE	35.25	136.13	138.50	10686	0.00	0.06	1.0527	0.7979
100YR-008HR	Basin 1	BASE	35.50	136.13	138.50	10677	0.00	0.06	1.0527	0.7991
100YR-008HR	Basin 1	BASE	35.75	136.12	138.50	10668	0.00	0.06	1.0527	0.8004
100YR-008HR	Basin 1	BASE	36.00	136.12	138.50	10659	0.00	0.06	1.0527	0.8016
100YR-008HR	Basin 1	BASE	36.25	136.11	138.50	10651	0.00	0.06	1.0527	0.8029
100YR-008HR	Basin 1	BASE	36.50	136.11	138.50	10642	0.00	0.06	1.0527	0.8041
100YR-008HR	Basin 1	BASE	36.75	136.10	138.50	10633	0.00	0.06	1.0527	0.8053
100YR-008HR	Basin 1	BASE	37.00	136.10	138.50	10625	0.00	0.06	1.0527	0.8065
100YR-008HR	Basin 1	BASE	37.25	136.09	138.50	10616	0.00	0.06	1.0527	0.8077
100YR-008HR	Basin 1	BASE	37.50	136.09	138.50	10608	0.00	0.06	1.0527	0.8089
100YR-008HR	Basin 1	BASE	37.75	136.08	138.50	10599	0.00	0.06	1.0527	0.8101
100YR-008HR	Basin 1	BASE	38.00	136.08	138.50	10591	0.00	0.06	1.0527	0.8113
100YR-008HR	Basin 1	BASE	38.25	136.07	138.50	10582	0.00	0.06	1.0527	0.8125
100YR-008HR	Basin 1	BASE	38.50	136.07	138.50	10574	0.00	0.06	1.0527	0.8137
100YR-008HR	Basin 1	BASE	38.75	136.06	138.50	10565	0.00	0.06	1.0527	0.8148
100YR-008HR	Basin 1	BASE	39.00	136.06	138.50	10557	0.00	0.06	1.0527	0.8160
100YR-008HR	Basin 1	BASE	39.25	136.05	138.50	10549	0.00	0.06	1.0527	0.8171
100YR-008HR	Basin 1	BASE	39.50	136.05	138.50	10540	0.00	0.06	1.0527	0.8183
100YR-008HR	Basin 1	BASE	39.75	136.04	138.50	10532	0.00	0.06	1.0527	0.8194
100YR-008HR	Basin 1	BASE	40.00	136.04	138.50	10524	0.00	0.05	1.0527	0.8206
100YR-008HR	Basin 1	BASE	40.25	136.04	138.50	10516	0.00	0.05	1.0527	0.8217
100YR-008HR	Basin 1	BASE	40.50	136.03	138.50	10508	0.00	0.05	1.0527	0.8228
100YR-008HR	Basin 1	BASE	40.75	136.03	138.50	10499	0.00	0.05	1.0527	0.8239
100YR-008HR	Basin 1	BASE	41.00	136.02	138.50	10491	0.00	0.05	1.0527	0.8251
100YR-008HR	Basin 1	BASE	41.25	136.02	138.50	10483	0.00	0.05	1.0527	0.8262
100YR-008HR	Basin 1	BASE	41.50	136.01	138.50	10475	0.00	0.05	1.0527	0.8273
100YR-008HR	Basin 1	BASE	41.75	136.01	138.50	10467	0.00	0.05	1.0527	0.8284
100YR-008HR	Basin 1	BASE	42.00	136.00	138.50	10459	0.00	0.05	1.0527	0.8295
100YR-008HR	Basin 1	BASE	42.25	136.00	138.50	10452	0.00	0.05	1.0527	0.8306
100YR-008HR	Basin 1	BASE	42.50	135.99	138.50	10444	0.00	0.05	1.0527	0.8316
100YR-008HR	Basin 1	BASE	42.75	135.99	138.50	10436	0.00	0.05	1.0527	0.8327
100YR-008HR	Basin 1	BASE	43.00	135.98	138.50	10428	0.00	0.05	1.0527	0.8338
100YR-008HR	Basin 1	BASE	43.25	135.98	138.50	10420	0.00	0.05	1.0527	0.8349
100YR-008HR	Basin 1	BASE	43.50	135.98	138.50	10412	0.00	0.05	1.0527	0.8359
100YR-008HR	Basin 1	BASE	43.75	135.97	138.50	10405	0.00	0.05	1.0527	0.8370
100YR-008HR	Basin 1	BASE	44.00	135.97	138.50	10397	0.00	0.05	1.0527	0.8381
100YR-008HR	Basin 1	BASE	44.25	135.96	138.50	10389	0.00	0.05	1.0527	0.8391
100YR-008HR	Basin 1	BASE	44.50	135.96	138.50	10382	0.00	0.05	1.0527	0.8401
100YR-008HR	Basin 1	BASE	44.75	135.95	138.50	10374	0.00	0.05	1.0527	0.8412
100YR-008HR	Basin 1	BASE	45.00	135.95	138.50	10367	0.00	0.05	1.0527	0.8422
100YR-008HR	Basin 1	BASE	45.25	135.95	138.50	10359	0.00	0.05	1.0527	0.8433
100YR-008HR	Basin 1	BASE	45.50	135.94	138.50	10351	0.00	0.05	1.0527	0.8443
100YR-008HR	Basin 1	BASE	45.75	135.94	138.50	10344	0.00	0.05	1.0527	0.8453
100YR-008HR	Basin 1	BASE	46.00	135.93	138.50	10336	0.00	0.05	1.0527	0.8463
100YR-008HR	Basin 1	BASE	46.25	135.93	138.50	10329	0.00	0.05	1.0527	0.8473
100YR-008HR	Basin 1	BASE	46.50	135.92	138.50	10322	0.00	0.05	1.0527	0.8483
100YR-008HR	Basin 1	BASE	46.75	135.92	138.50	10314	0.00	0.05	1.0527	0.8494
100YR-008HR	Basin 1	BASE	47.00	135.92	138.50	10307	0.00	0.05	1.0527	0.8504
100YR-008HR	Basin 1	BASE	47.25	135.91	138.50	10299	0.00	0.05	1.0527	0.8514
100YR-008HR	Basin 1	BASE	47.50	135.91	138.50	10292	0.00	0.05	1.0527	0.8523
100YR-008HR	Basin 1	BASE	47.75	135.90	138.50	10285	0.00	0.05	1.0527	0.8533
100YR-008HR	Basin 1	BASE	48.00	135.90	138.50	10278	0.00	0.05	1.0527	0.8543
100YR-008HR	Basin 1	BASE	48.25	135.89	138.50	10270	0.00	0.05	1.0527	0.8553
100YR-008HR	Basin 1	BASE	48.50	135.89	138.50	10263	0.00	0.05	1.0527	0.8563
100YR-008HR	Basin 1	BASE	48.75	135.89	138.50	10256	0.00	0.05	1.0527	0.8572
100YR-008HR	Basin 1	BASE	49.00	135.88	138.50	10249	0.00	0.05	1.0527	0.8582
100YR-008HR	Basin 1	BASE	49.25	135.88	138.50	10242	0.00	0.05	1.0527	0.8592
100YR-008HR	Basin 1	BASE	49.50	135.87	138.50	10234	0.00	0.05	1.0527	0.8601
100YR-008HR	Basin 1	BASE	49.75	135.87	138.50	10227	0.00	0.05	1.0527	0.8611
100YR-008HR	Basin 1	BASE	50.00	135.87	138.50	10220	0.00	0.05	1.0527	0.8621
100YR-008HR	Basin 1	BASE	50.25	135.86	138.50	10213	0.00	0.05	1.0527	0.8630
100YR-008HR	Basin 1	BASE	50.50	135.86	138.50	10206	0.00	0.05	1.0527	0.8639
100YR-008HR	Basin 1	BASE	50.75	135.85	138.50	10199	0.00	0.05	1.0527	0.8649
100YR-008HR	Basin 1	BASE	51.00	135.85	138.50	10192	0.00	0.05	1.0527	0.8658
100YR-008HR	Basin 1	BASE	51.25	135.85	138.50	10185	0.00	0.05	1.0527	0.8668

HALF VOLUME RECOVERED

RECOVERY ANALYSIS

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR-008HR	Basin 1	BASE	105.00	135.18	138.50	9023	0.00	0.03	1.0527	1.0138
100YR-008HR	Basin 1	BASE	105.25	135.18	138.50	9019	0.00	0.03	1.0527	1.0143
100YR-008HR	Basin 1	BASE	105.50	135.17	138.50	9015	0.00	0.02	1.0527	1.0148
100YR-008HR	Basin 1	BASE	105.75	135.17	138.50	9010	0.00	0.02	1.0527	1.0154
100YR-008HR	Basin 1	BASE	106.00	135.17	138.50	9006	0.00	0.02	1.0527	1.0159
100YR-008HR	Basin 1	BASE	106.25	135.17	138.50	9002	0.00	0.02	1.0527	1.0164
100YR-008HR	Basin 1	BASE	106.50	135.16	138.50	8997	0.00	0.02	1.0527	1.0169
100YR-008HR	Basin 1	BASE	106.75	135.16	138.50	8993	0.00	0.02	1.0527	1.0174
100YR-008HR	Basin 1	BASE	107.00	135.16	138.50	8989	0.00	0.02	1.0527	1.0179
100YR-008HR	Basin 1	BASE	107.25	135.16	138.50	8984	0.00	0.02	1.0527	1.0184
100YR-008HR	Basin 1	BASE	107.50	135.15	138.50	8980	0.00	0.02	1.0527	1.0189
100YR-008HR	Basin 1	BASE	107.75	135.15	138.50	8976	0.00	0.02	1.0527	1.0194
100YR-008HR	Basin 1	BASE	108.00	135.15	138.50	8971	0.00	0.02	1.0527	1.0199
100YR-008HR	Basin 1	BASE	108.25	135.15	138.50	8967	0.00	0.02	1.0527	1.0205
100YR-008HR	Basin 1	BASE	108.50	135.14	138.50	8963	0.00	0.02	1.0527	1.0210
100YR-008HR	Basin 1	BASE	108.75	135.14	138.50	8959	0.00	0.02	1.0527	1.0215
100YR-008HR	Basin 1	BASE	109.00	135.14	138.50	8954	0.00	0.02	1.0527	1.0220
100YR-008HR	Basin 1	BASE	109.25	135.14	138.50	8950	0.00	0.02	1.0527	1.0225
100YR-008HR	Basin 1	BASE	109.50	135.13	138.50	8946	0.00	0.02	1.0527	1.0230
100YR-008HR	Basin 1	BASE	109.75	135.13	138.50	8942	0.00	0.02	1.0527	1.0235
100YR-008HR	Basin 1	BASE	110.00	135.13	138.50	8937	0.00	0.02	1.0527	1.0240
100YR-008HR	Basin 1	BASE	110.25	135.13	138.50	8933	0.00	0.02	1.0527	1.0245
100YR-008HR	Basin 1	BASE	110.50	135.12	138.50	8929	0.00	0.02	1.0527	1.0250
100YR-008HR	Basin 1	BASE	110.75	135.12	138.50	8925	0.00	0.02	1.0527	1.0255
100YR-008HR	Basin 1	BASE	111.00	135.12	138.50	8920	0.00	0.02	1.0527	1.0259
100YR-008HR	Basin 1	BASE	111.25	135.12	138.50	8916	0.00	0.02	1.0527	1.0264
100YR-008HR	Basin 1	BASE	111.50	135.11	138.50	8912	0.00	0.02	1.0527	1.0269
100YR-008HR	Basin 1	BASE	111.75	135.11	138.50	8908	0.00	0.02	1.0527	1.0274
100YR-008HR	Basin 1	BASE	112.00	135.11	138.50	8904	0.00	0.02	1.0527	1.0279
100YR-008HR	Basin 1	BASE	112.25	135.11	138.50	8900	0.00	0.02	1.0527	1.0284
100YR-008HR	Basin 1	BASE	112.50	135.11	138.50	8895	0.00	0.02	1.0527	1.0289
100YR-008HR	Basin 1	BASE	112.75	135.10	138.50	8891	0.00	0.02	1.0527	1.0294
100YR-008HR	Basin 1	BASE	113.00	135.10	138.50	8887	0.00	0.02	1.0527	1.0299
100YR-008HR	Basin 1	BASE	113.25	135.10	138.50	8883	0.00	0.02	1.0527	1.0304
100YR-008HR	Basin 1	BASE	113.50	135.10	138.50	8879	0.00	0.02	1.0527	1.0308
100YR-008HR	Basin 1	BASE	113.75	135.09	138.50	8875	0.00	0.02	1.0527	1.0313
100YR-008HR	Basin 1	BASE	114.00	135.09	138.50	8870	0.00	0.02	1.0527	1.0318
100YR-008HR	Basin 1	BASE	114.25	135.09	138.50	8866	0.00	0.02	1.0527	1.0323
100YR-008HR	Basin 1	BASE	114.50	135.09	138.50	8862	0.00	0.02	1.0527	1.0328
100YR-008HR	Basin 1	BASE	114.75	135.08	138.50	8858	0.00	0.02	1.0527	1.0333
100YR-008HR	Basin 1	BASE	115.00	135.08	138.50	8854	0.00	0.02	1.0527	1.0337
100YR-008HR	Basin 1	BASE	115.25	135.08	138.50	8850	0.00	0.02	1.0527	1.0342
100YR-008HR	Basin 1	BASE	115.50	135.08	138.50	8846	0.00	0.02	1.0527	1.0347
100YR-008HR	Basin 1	BASE	115.75	135.07	138.50	8842	0.00	0.02	1.0527	1.0352
100YR-008HR	Basin 1	BASE	116.00	135.07	138.50	8838	0.00	0.02	1.0527	1.0356
100YR-008HR	Basin 1	BASE	116.25	135.07	138.50	8834	0.00	0.02	1.0527	1.0361
100YR-008HR	Basin 1	BASE	116.50	135.07	138.50	8829	0.00	0.02	1.0527	1.0366
100YR-008HR	Basin 1	BASE	116.75	135.07	138.50	8825	0.00	0.02	1.0527	1.0371
100YR-008HR	Basin 1	BASE	117.00	135.06	138.50	8821	0.00	0.02	1.0527	1.0375
100YR-008HR	Basin 1	BASE	117.25	135.06	138.50	8817	0.00	0.02	1.0527	1.0380
100YR-008HR	Basin 1	BASE	117.50	135.06	138.50	8813	0.00	0.02	1.0527	1.0385
100YR-008HR	Basin 1	BASE	117.75	135.06	138.50	8809	0.00	0.02	1.0527	1.0389
100YR-008HR	Basin 1	BASE	118.00	135.05	138.50	8805	0.00	0.02	1.0527	1.0394
100YR-008HR	Basin 1	BASE	118.25	135.05	138.50	8801	0.00	0.02	1.0527	1.0399
100YR-008HR	Basin 1	BASE	118.50	135.05	138.50	8797	0.00	0.02	1.0527	1.0404
100YR-008HR	Basin 1	BASE	118.75	135.05	138.50	8793	0.00	0.02	1.0527	1.0408
100YR-008HR	Basin 1	BASE	119.00	135.04	138.50	8789	0.00	0.02	1.0527	1.0413
100YR-008HR	Basin 1	BASE	119.25	135.04	138.50	8785	0.00	0.02	1.0527	1.0417
100YR-008HR	Basin 1	BASE	119.50	135.04	138.50	8781	0.00	0.02	1.0527	1.0422
100YR-008HR	Basin 1	BASE	119.75	135.04	138.50	8777	0.00	0.02	1.0527	1.0427
100YR-008HR	Basin 1	BASE	120.00	135.04	138.50	8773	0.00	0.02	1.0527	1.0431
100YR-008HR	Basin 1	BASE	120.25	135.03	138.50	8769	0.00	0.02	1.0527	1.0436
100YR-008HR	Basin 1	BASE	120.50	135.03	138.50	8765	0.00	0.02	1.0527	1.0441
100YR-008HR	Basin 1	BASE	120.75	135.03	138.50	8761	0.00	0.02	1.0527	1.0445
100YR-008HR	Basin 1	BASE	121.00	135.03	138.50	87			1.0527	1.0450
100YR-008HR	Basin 1	BASE	121.25	135.02	138.50	87			1.0527	1.0454
100YR-008HR	Basin 1	BASE	121.50	135.02	138.50	87			1.0527	1.0459
100YR-008HR	Basin 1	BASE	121.75	135.02	138.50	87			1.0527	1.0463
100YR-008HR	Basin 1	BASE	122.00	135.02	138.50	8741	0.00	0.02	1.0527	1.0468
100YR-008HR	Basin 1	BASE	122.25	135.01	138.50	8737	0.00	0.02	1.0527	1.0473
100YR-008HR	Basin 1	BASE	122.50	135.01	138.50	8733	0.00	0.02	1.0527	1.0477
100YR-008HR	Basin 1	BASE	122.75	135.01	138.50	8729	0.00	0.02	1.0527	1.0482
100YR-008HR	Basin 1	BASE	123.00	135.01	138.50	8725	0.00	0.02	1.0527	1.0486
100YR-008HR	Basin 1	BASE	123.25	135.01	138.50	8722	0.00	0.02	1.0527	1.0491
100YR-008HR	Basin 1	BASE	123.50	135.00	138.50	8718	0.00	0.02	1.0527	1.0495
100YR-008HR	Basin 1	BASE	123.75	135.00	138.50	8714	0.00	0.02	1.0527	1.0500
100YR-008HR	Basin 1	BASE	124.00	135.00	138.50	8712	0.00	0.00	1.0527	1.0502
100YR-008HR	Basin 1	BASE	124.25	135.00	138.50	8712	0.00	0.00	1.0527	1.0502
100YR-008HR	Basin 1	BASE	124.50	135.00	138.50	8712	0.00	0.00	1.0527	1.0502
100YR-008HR	Basin 1	BASE	124.75	135.00	138.50	8712	0.00	0.00	1.0527	1.0502
100YR-008HR	Basin 1	BASE	125.00	135.00	138.50	8712	0.00	0.00	1.0527	1.0502
100YR-008HR	Basin 1	BASE	125.25	135.00	138.50	8712	0.00	0.00	1.0527	1.0502
100YR-008HR	Basin 1	BASE	125.50	135.00	138.50	8712	0.00	0.00	1.0527	1.0502
100YR-008HR	Basin 1	BASE	125.75	135.00	138.50	8712	0.00	0.00	1.0527	1.0502
100YR-008HR	Basin 1	BASE	126.00	135.00	138.50	8712	0.00	0.00	1.0527	1.0502

FULL VOLUME RECOVERED

RECOVERY ANALYSIS

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR-024HR	Basin 1	BASE	98.76	136.73	138.50	11722	0.00	0.04	1.4911	1.0862
100YR-024HR	Basin 1	BASE	99.01	136.72	138.50	11716	0.00	0.04	1.4911	1.0870
100YR-024HR	Basin 1	BASE	99.26	136.72	138.50	11711	0.00	0.04	1.4911	1.0878
100YR-024HR	Basin 1	BASE	99.51	136.72	138.50	11706	0.00	0.04	1.4911	1.0886
100YR-024HR	Basin 1	BASE	99.76	136.72	138.50	11701	0.00	0.04	1.4911	1.0894
100YR-024HR	Basin 1	BASE	100.01	136.71	138.50	11696	0.00	0.04	1.4911	1.0902
100YR-024HR	Basin 1	BASE	100.26	136.71	138.50	11691	0.00	0.04	1.4911	1.0910
100YR-024HR	Basin 1	BASE	100.51	136.71	138.50	11685	0.00	0.04	1.4911	1.0918
100YR-024HR	Basin 1	BASE	100.76	136.70	138.50	11680	0.00	0.04	1.4911	1.0925
100YR-024HR	Basin 1	BASE	101.01	136.70	138.50	11675	0.00	0.04	1.4911	1.0933
100YR-024HR	Basin 1	BASE	101.26	136.70	138.50	11670	0.00	0.04	1.4911	1.0941
100YR-024HR	Basin 1	BASE	101.51	136.69	138.50	11665	0.00	0.04	1.4911	1.0949
100YR-024HR	Basin 1	BASE	101.76	136.69	138.50	11660	0.00	0.04	1.4911	1.0957
100YR-024HR	Basin 1	BASE	102.01	136.69	138.50	11655	0.00	0.04	1.4911	1.0965
100YR-024HR	Basin 1	BASE	102.26	136.69	138.50	11650	0.00	0.04	1.4911	1.0973
100YR-024HR	Basin 1	BASE	102.51	136.68	138.50	11644	0.00	0.04	1.4911	1.0980
100YR-024HR	Basin 1	BASE	102.76	136.68	138.50	11639	0.00	0.04	1.4911	1.0988
100YR-024HR	Basin 1	BASE	103.01	136.68	138.50	11634	0.00	0.04	1.4911	1.0996
100YR-024HR	Basin 1	BASE	103.26	136.67	138.50	11629	0.00	0.04	1.4911	1.1004
100YR-024HR	Basin 1	BASE	103.51	136.67	138.50	11624	0.00	0.04	1.4911	1.1011
100YR-024HR	Basin 1	BASE	103.76	136.67	138.50	11619	0.00	0.04	1.4911	1.1019
100YR-024HR	Basin 1	BASE	104.01	136.67	138.50	11			1.4911	1.1027
100YR-024HR	Basin 1	BASE	104.26	136.66	138.50	11			1.4911	1.1035
100YR-024HR	Basin 1	BASE	104.51	136.66	138.50	11			1.4911	1.1042
100YR-024HR	Basin 1	BASE	104.76	136.66	138.50	11			1.4911	1.1050
100YR-024HR	Basin 1	BASE	105.01	136.65	138.50	11594	0.00	0.04	1.4911	1.1058
100YR-024HR	Basin 1	BASE	105.26	136.65	138.50	11589	0.00	0.04	1.4911	1.1065
100YR-024HR	Basin 1	BASE	105.51	136.65	138.50	11584	0.00	0.04	1.4911	1.1073
100YR-024HR	Basin 1	BASE	105.76	136.65	138.50	11579	0.00	0.04	1.4911	1.1080
100YR-024HR	Basin 1	BASE	106.01	136.64	138.50	11574	0.00	0.04	1.4911	1.1088
100YR-024HR	Basin 1	BASE	106.26	136.64	138.50	11569	0.00	0.04	1.4911	1.1096
100YR-024HR	Basin 1	BASE	106.51	136.64	138.50	11564	0.00	0.04	1.4911	1.1103
100YR-024HR	Basin 1	BASE	106.76	136.63	138.50	11559	0.00	0.04	1.4911	1.1111
100YR-024HR	Basin 1	BASE	107.01	136.63	138.50	11554	0.00	0.04	1.4911	1.1118
100YR-024HR	Basin 1	BASE	107.26	136.63	138.50	11549	0.00	0.04	1.4911	1.1126
100YR-024HR	Basin 1	BASE	107.51	136.63	138.50	11544	0.00	0.04	1.4911	1.1133
100YR-024HR	Basin 1	BASE	107.76	136.62	138.50	11539	0.00	0.04	1.4911	1.1141
100YR-024HR	Basin 1	BASE	108.01	136.62	138.50	11535	0.00	0.04	1.4911	1.1148
100YR-024HR	Basin 1	BASE	108.26	136.62	138.50	11530	0.00	0.04	1.4911	1.1156
100YR-024HR	Basin 1	BASE	108.51	136.61	138.50	11525	0.00	0.04	1.4911	1.1163
100YR-024HR	Basin 1	BASE	108.76	136.61	138.50	11520	0.00	0.04	1.4911	1.1171
100YR-024HR	Basin 1	BASE	109.01	136.61	138.50	11515	0.00	0.04	1.4911	1.1178
100YR-024HR	Basin 1	BASE	109.26	136.61	138.50	11510	0.00	0.04	1.4911	1.1185
100YR-024HR	Basin 1	BASE	109.51	136.60	138.50	11505	0.00	0.04	1.4911	1.1193
100YR-024HR	Basin 1	BASE	109.76	136.60	138.50	11500	0.00	0.04	1.4911	1.1200
100YR-024HR	Basin 1	BASE	110.01	136.60	138.50	11496	0.00	0.04	1.4911	1.1207
100YR-024HR	Basin 1	BASE	110.26	136.59	138.50	11491	0.00	0.04	1.4911	1.1215
100YR-024HR	Basin 1	BASE	110.51	136.59	138.50	11486	0.00	0.04	1.4911	1.1222
100YR-024HR	Basin 1	BASE	110.76	136.59	138.50	11481	0.00	0.04	1.4911	1.1229
100YR-024HR	Basin 1	BASE	111.01	136.59	138.50	11476	0.00	0.04	1.4911	1.1237
100YR-024HR	Basin 1	BASE	111.26	136.58	138.50	11471	0.00	0.04	1.4911	1.1244
100YR-024HR	Basin 1	BASE	111.51	136.58	138.50	11467	0.00	0.04	1.4911	1.1251
100YR-024HR	Basin 1	BASE	111.76	136.58	138.50	11462	0.00	0.04	1.4911	1.1258
100YR-024HR	Basin 1	BASE	112.01	136.58	138.50	11457	0.00	0.03	1.4911	1.1266
100YR-024HR	Basin 1	BASE	112.26	136.57	138.50	11452	0.00	0.03	1.4911	1.1273
100YR-024HR	Basin 1	BASE	112.51	136.57	138.50	11447	0.00	0.03	1.4911	1.1280
100YR-024HR	Basin 1	BASE	112.76	136.57	138.50	11443	0.00	0.03	1.4911	1.1287
100YR-024HR	Basin 1	BASE	113.01	136.56	138.50	11438	0.00	0.03	1.4911	1.1295
100YR-024HR	Basin 1	BASE	113.26	136.56	138.50	11433	0.00	0.03	1.4911	1.1302
100YR-024HR	Basin 1	BASE	113.51	136.56	138.50	11428	0.00	0.03	1.4911	1.1309
100YR-024HR	Basin 1	BASE	113.76	136.56	138.50	11424	0.00	0.03	1.4911	1.1316
100YR-024HR	Basin 1	BASE	114.01	136.55	138.50	11419	0.00	0.03	1.4911	1.1323
100YR-024HR	Basin 1	BASE	114.26	136.55	138.50	11414	0.00	0.03	1.4911	1.1330
100YR-024HR	Basin 1	BASE	114.51	136.55	138.50	11409	0.00	0.03	1.4911	1.1337
100YR-024HR	Basin 1	BASE	114.76	136.55	138.50	11405	0.00	0.03	1.4911	1.1344
100YR-024HR	Basin 1	BASE	115.01	136.54	138.50	11400	0.00	0.03	1.4911	1.1352
100YR-024HR	Basin 1	BASE	115.26	136.54	138.50	11395	0.00	0.03	1.4911	1.1359
100YR-024HR	Basin 1	BASE	115.51	136.54	138.50	11391	0.00	0.03	1.4911	1.1366
100YR-024HR	Basin 1	BASE	115.76	136.53	138.50	11386	0.00	0.03	1.4911	1.1373
100YR-024HR	Basin 1	BASE	116.01	136.53	138.50	11381	0.00	0.03	1.4911	1.1380
100YR-024HR	Basin 1	BASE	116.26	136.53	138.50	11377	0.00	0.03	1.4911	1.1387
100YR-024HR	Basin 1	BASE	116.51	136.53	138.50	11372	0.00	0.03	1.4911	1.1394
100YR-024HR	Basin 1	BASE	116.76	136.52	138.50	11367	0.00	0.03	1.4911	1.1401
100YR-024HR	Basin 1	BASE	117.01	136.52	138.50	11363	0.00	0.03	1.4911	1.1408
100YR-024HR	Basin 1	BASE	117.26	136.52	138.50	11358	0.00	0.03	1.4911	1.1415
100YR-024HR	Basin 1	BASE	117.51	136.52	138.50	11353	0.00	0.03	1.4911	1.1422
100YR-024HR	Basin 1	BASE	117.76	136.51	138.50	11349	0.00	0.03	1.4911	1.1428
100YR-024HR	Basin 1	BASE	118.01	136.51	138.50	11344	0.00	0.03	1.4911	1.1435
100YR-024HR	Basin 1	BASE	118.26	136.51	138.50	11339	0.00	0.03	1.4911	1.1442
100YR-024HR	Basin 1	BASE	118.51	136.51	138.50	11335	0.00	0.03	1.4911	1.1449
100YR-024HR	Basin 1	BASE	118.76	136.50	138.50	11330	0.00	0.03	1.4911	1.1456
100YR-024HR	Basin 1	BASE	119.01	136.50	138.50	11326	0.00	0.03	1.4911	1.1463
100YR-024HR	Basin 1	BASE	119.26	136.50	138.50	11321	0.00	0.03	1.4911	1.1470
100YR-024HR	Basin 1	BASE	119.51	136.49	138.50	11316	0.00	0.03	1.4911	1.1477
100YR-024HR	Basin 1	BASE	119.76	136.49	138.50	11312	0.00	0.03	1.4911	1.1484

HALF VOLUME RECOVERED

RECOVERY ANALYSIS

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR-024HR	Basin 1	BASE	311.26	135.09	138.50	8877	0.00	0.01	1.4911	1.4722
100YR-024HR	Basin 1	BASE	311.51	135.09	138.50	8874	0.00	0.01	1.4911	1.4725
100YR-024HR	Basin 1	BASE	311.76	135.09	138.50	8872	0.00	0.01	1.4911	1.4727
100YR-024HR	Basin 1	BASE	312.01	135.09	138.50	8870	0.00	0.01	1.4911	1.4730
100YR-024HR	Basin 1	BASE	312.26	135.09	138.50	8868	0.00	0.01	1.4911	1.4733
100YR-024HR	Basin 1	BASE	312.51	135.09	138.50	8865	0.00	0.01	1.4911	1.4735
100YR-024HR	Basin 1	BASE	312.76	135.09	138.50	8863	0.00	0.01	1.4911	1.4738
100YR-024HR	Basin 1	BASE	313.01	135.09	138.50	8861	0.00	0.01	1.4911	1.4741
100YR-024HR	Basin 1	BASE	313.26	135.08	138.50	8858	0.00	0.01	1.4911	1.4743
100YR-024HR	Basin 1	BASE	313.51	135.08	138.50	8856	0.00	0.01	1.4911	1.4746
100YR-024HR	Basin 1	BASE	313.76	135.08	138.50	8854	0.00	0.01	1.4911	1.4749
100YR-024HR	Basin 1	BASE	314.01	135.08	138.50	8851	0.00	0.01	1.4911	1.4752
100YR-024HR	Basin 1	BASE	314.26	135.08	138.50	8849	0.00	0.01	1.4911	1.4754
100YR-024HR	Basin 1	BASE	314.51	135.08	138.50	8847	0.00	0.01	1.4911	1.4757
100YR-024HR	Basin 1	BASE	314.76	135.08	138.50	8845	0.00	0.01	1.4911	1.4760
100YR-024HR	Basin 1	BASE	315.01	135.07	138.50	8842	0.00	0.01	1.4911	1.4762
100YR-024HR	Basin 1	BASE	315.26	135.07	138.50	8840	0.00	0.01	1.4911	1.4765
100YR-024HR	Basin 1	BASE	315.51	135.07	138.50	8838	0.00	0.01	1.4911	1.4768
100YR-024HR	Basin 1	BASE	315.76	135.07	138.50	8835	0.00	0.01	1.4911	1.4770
100YR-024HR	Basin 1	BASE	316.01	135.07	138.50	8833	0.00	0.01	1.4911	1.4773
100YR-024HR	Basin 1	BASE	316.26	135.07	138.50	8831	0.00	0.01	1.4911	1.4775
100YR-024HR	Basin 1	BASE	316.51	135.07	138.50	8829	0.00	0.01	1.4911	1.4778
100YR-024HR	Basin 1	BASE	316.76	135.07	138.50	8826	0.00	0.01	1.4911	1.4781
100YR-024HR	Basin 1	BASE	317.01	135.06	138.50	8824	0.00	0.01	1.4911	1.4783
100YR-024HR	Basin 1	BASE	317.26	135.06	138.50	8822	0.00	0.01	1.4911	1.4786
100YR-024HR	Basin 1	BASE	317.51	135.06	138.50	8819	0.00	0.01	1.4911	1.4789
100YR-024HR	Basin 1	BASE	317.76	135.06	138.50	8817	0.00	0.01	1.4911	1.4791
100YR-024HR	Basin 1	BASE	318.01	135.06	138.50	8815	0.00	0.01	1.4911	1.4794
100YR-024HR	Basin 1	BASE	318.26	135.06	138.50	8813	0.00	0.01	1.4911	1.4797
100YR-024HR	Basin 1	BASE	318.51	135.06	138.50	8810	0.00	0.01	1.4911	1.4799
100YR-024HR	Basin 1	BASE	318.76	135.06	138.50	8808	0.00	0.01	1.4911	1.4802
100YR-024HR	Basin 1	BASE	319.01	135.05	138.50	8806	0.00	0.01	1.4911	1.4805
100YR-024HR	Basin 1	BASE	319.26	135.05	138.50	8804	0.00	0.01	1.4911	1.4807
100YR-024HR	Basin 1	BASE	319.51	135.05	138.50	8801	0.00	0.01	1.4911	1.4810
100YR-024HR	Basin 1	BASE	319.76	135.05	138.50	8799	0.00	0.01	1.4911	1.4812
100YR-024HR	Basin 1	BASE	320.01	135.05	138.50	8797	0.00	0.01	1.4911	1.4815
100YR-024HR	Basin 1	BASE	320.26	135.05	138.50	8795	0.00	0.01	1.4911	1.4818
100YR-024HR	Basin 1	BASE	320.51	135.05	138.50	8792	0.00	0.01	1.4911	1.4820
100YR-024HR	Basin 1	BASE	320.76	135.04	138.50	8790	0.00	0.01	1.4911	1.4823
100YR-024HR	Basin 1	BASE	321.01	135.04	138.50	8788	0.00	0.01	1.4911	1.4825
100YR-024HR	Basin 1	BASE	321.26	135.04	138.50	8786	0.00	0.01	1.4911	1.4828
100YR-024HR	Basin 1	BASE	321.51	135.04	138.50	8783	0.00	0.01	1.4911	1.4831
100YR-024HR	Basin 1	BASE	321.76	135.04	138.50	8781	0.00	0.01	1.4911	1.4833
100YR-024HR	Basin 1	BASE	322.01	135.04	138.50	8779	0.00	0.01	1.4911	1.4836
100YR-024HR	Basin 1	BASE	322.26	135.04	138.50	8777	0.00	0.01	1.4911	1.4838
100YR-024HR	Basin 1	BASE	322.51	135.04	138.50	8774	0.00	0.01	1.4911	1.4841
100YR-024HR	Basin 1	BASE	322.76	135.03	138.50	8772	0.00	0.01	1.4911	1.4844
100YR-024HR	Basin 1	BASE	323.01	135.03	138.50	8770	0.00	0.01	1.4911	1.4846
100YR-024HR	Basin 1	BASE	323.26	135.03	138.50	8768	0.00	0.01	1.4911	1.4849
100YR-024HR	Basin 1	BASE	323.51	135.03	138.50	8765	0.00	0.01	1.4911	1.4851
100YR-024HR	Basin 1	BASE	323.76	135.03	138.50	8763	0.00	0.01	1.4911	1.4854
100YR-024HR	Basin 1	BASE	324.01	135.03	138.50	8761	0.00	0.01	1.4911	1.4857
100YR-024HR	Basin 1	BASE	324.26	135.03	138.50	8759	0.00	0.01	1.4911	1.4859
100YR-024HR	Basin 1	BASE	324.51	135.03	138.50	8756	0.00	0.01	1.4911	1.4862
100YR-024HR	Basin 1	BASE	324.76	135.02	138.50	8754	0.00	0.01	1.4911	1.4864
100YR-024HR	Basin 1	BASE	325.01	135.02	138.50	8752	0.00	0.01	1.4911	1.4867
100YR-024HR	Basin 1	BASE	325.26	135.02	138.50	8750	0.00	0.01	1.4911	1.4869
100YR-024HR	Basin 1	BASE	325.51	135.02	138.50	8748	0.00	0.01	1.4911	1.4872
100YR-024HR	Basin 1	BASE	325.76	135.02	138.50	8745	0.00	0.01	1.4911	1.4875
100YR-024HR	Basin 1	BASE	326.01	135.02	138.50	8743	0.00	0.01	1.4911	1.4877
100YR-024HR	Basin 1	BASE	326.26	135.02	138.50	8741	0.00	0.01	1.4911	1.4880
100YR-024HR	Basin 1	BASE	326.51	135.02	138.50	8739	0.00	0.01	1.4911	1.4882
100YR-024HR	Basin 1	BASE	326.76	135.01	138.50	8736	0.00	0.01	1.4911	1.4885
100YR-024HR	Basin 1	BASE	327.01	135.01	138.50	[illegible]	[illegible]	0.01	1.4911	1.4887
100YR-024HR	Basin 1	BASE	327.26	135.01	138.50	[illegible]	[illegible]	0.01	1.4911	1.4890
100YR-024HR	Basin 1	BASE	327.51	135.01	138.50	[illegible]	[illegible]	0.01	1.4911	1.4892
100YR-024HR	Basin 1	BASE	327.76	135.01	138.50	[illegible]	[illegible]	0.01	1.4911	1.4895
100YR-024HR	Basin 1	BASE	328.01	135.01	138.50	8725	0.00	0.01	1.4911	1.4898
100YR-024HR	Basin 1	BASE	328.26	135.01	138.50	8723	0.00	0.01	1.4911	1.4900
100YR-024HR	Basin 1	BASE	328.51	135.01	138.50	8721	0.00	0.01	1.4911	1.4903
100YR-024HR	Basin 1	BASE	328.76	135.00	138.50	8719	0.00	0.01	1.4911	1.4905
100YR-024HR	Basin 1	BASE	329.01	135.00	138.50	8716	0.00	0.01	1.4911	1.4908
100YR-024HR	Basin 1	BASE	329.26	135.00	138.50	8714	0.00	0.01	1.4911	1.4910
100YR-024HR	Basin 1	BASE	329.51	135.00	138.50	8712	0.00	0.01	1.4911	1.4913
100YR-024HR	Basin 1	BASE	329.76	135.00	138.50	8712	0.00	0.00	1.4911	1.4914
100YR-024HR	Basin 1	BASE	330.01	135.00	138.50	8712	0.00	0.00	1.4911	1.4914
100YR-024HR	Basin 1	BASE	330.26	135.00	138.50	8712	0.00	0.00	1.4911	1.4914
100YR-024HR	Basin 1	BASE	330.51	135.00	138.50	8712	0.00	0.00	1.4911	1.4914
100YR-024HR	Basin 1	BASE	330.76	135.00	138.50	8712	0.00	0.00	1.4911	1.4914
100YR-024HR	Basin 1	BASE	331.01	135.00	138.50	8712	0.00	0.00	1.4911	1.4914
100YR-024HR	Basin 1	BASE	331.26	135.00	138.50	8712	0.00	0.00	1.4911	1.4914
100YR-024HR	Basin 1	BASE	331.51	135.00	138.50	8712	0.00	0.00	1.4911	1.4914
100YR-024HR	Basin 1	BASE	331.76	135.00	138.50	8712	0.00	0.00	1.4911	1.4914
100YR-024HR	Basin 1	BASE	332.01	135.00	138.50	8712	0.00	0.00	1.4911	1.4914
100YR-024HR	Basin 1	BASE	332.26	135.00	138.50	8712	0.00	0.00	1.4911	1.4914

FULL VOLUME RECOVERED

RECOVERY ANALYSIS

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR-072HR	Basin 1	BASE	140.52	137.08	138.50	12333	0.00	0.04	1.8919	1.3893
100YR-072HR	Basin 1	BASE	140.77	137.08	138.50	12328	0.00	0.04	1.8919	1.3901
100YR-072HR	Basin 1	BASE	141.02	137.07	138.50	12323	0.00	0.04	1.8919	1.3909
100YR-072HR	Basin 1	BASE	141.27	137.07	138.50	12318	0.00	0.04	1.8919	1.3917
100YR-072HR	Basin 1	BASE	141.52	137.07	138.50	12314	0.00	0.04	1.8919	1.3925
100YR-072HR	Basin 1	BASE	141.77	137.06	138.50	12309	0.00	0.04	1.8919	1.3932
100YR-072HR	Basin 1	BASE	142.02	137.06	138.50	12304	0.00	0.04	1.8919	1.3940
100YR-072HR	Basin 1	BASE	142.27	137.06	138.50	12299	0.00	0.04	1.8919	1.3948
100YR-072HR	Basin 1	BASE	142.52	137.06	138.50	12294	0.00	0.04	1.8919	1.3956
100YR-072HR	Basin 1	BASE	142.77	137.05	138.50	12290	0.00	0.04	1.8919	1.3964
100YR-072HR	Basin 1	BASE	143.02	137.05	138.50	12285	0.00	0.04	1.8919	1.3971
100YR-072HR	Basin 1	BASE	143.27	137.05	138.50	12280	0.00	0.04	1.8919	1.3979
100YR-072HR	Basin 1	BASE	143.52	137.05	138.50	12275	0.00	0.04	1.8919	1.3987
100YR-072HR	Basin 1	BASE	143.77	137.04	138.50	12271	0.00	0.04	1.8919	1.3994
100YR-072HR	Basin 1	BASE	144.02	137.04	138.50	12266	0.00	0.04	1.8919	1.4002
100YR-072HR	Basin 1	BASE	144.27	137.04	138.50	12261	0.00	0.04	1.8919	1.4010
100YR-072HR	Basin 1	BASE	144.52	137.03	138.50	12256	0.00	0.04	1.8919	1.4017
100YR-072HR	Basin 1	BASE	144.77	137.03	138.50	12252	0.00	0.04	1.8919	1.4025
100YR-072HR	Basin 1	BASE	145.02	137.03	138.50	12247	0.00	0.04	1.8919	1.4033
100YR-072HR	Basin 1	BASE	145.27	137.03	138.50	12242	0.00	0.04	1.8919	1.4040
100YR-072HR	Basin 1	BASE	145.52	137.02	138.50	12237	0.00	0.04	1.8919	1.4048
100YR-072HR	Basin 1	BASE	145.77	137.02	138.50	12233	0.00	0.04	1.8919	1.4055
100YR-072HR	Basin 1	BASE	146.02	137.02	138.50	12228	0.00	0.04	1.8919	1.4063
100YR-072HR	Basin 1	BASE	146.27	137.02	138.50	12223	0.00	0.04	1.8919	1.4071
100YR-072HR	Basin 1	BASE	146.52	137.01	138.50	12219	0.00	0.04	1.8919	1.4078
100YR-072HR	Basin 1	BASE	146.77	137.01	138.50	12214	0.00	0.04	1.8919	1.4086
100YR-072HR	Basin 1	BASE	147.02	137.01	138.50	12209	0.00	0.04	1.8919	1.4093
100YR-072HR	Basin 1	BASE	147.27	137.00	138.50	12205	0.00	0.04	1.8919	1.4101
100YR-072HR	Basin 1	BASE	147.52	137.00	138.50	12200	0.00	0.04	1.8919	1.4108
100YR-072HR	Basin 1	BASE	147.77	137.00	138.50	12195	0.00	0.04	1.8919	1.4116
100YR-072HR	Basin 1	BASE	148.02	137.00	138.50	12191	0.00	0.04	1.8919	1.4123
100YR-072HR	Basin 1	BASE	148.27	136.99	138.50	12186	0.00	0.04	1.8919	1.4131
100YR-072HR	Basin 1	BASE	148.52	136.99	138.50	12181	0.00	0.04	1.8919	1.4138
100YR-072HR	Basin 1	BASE	148.77	136.99	138.50	12177	0.00	0.04	1.8919	1.4145
100YR-072HR	Basin 1	BASE	149.02	136.99	138.50	12172	0.00	0.04	1.8919	1.4153
100YR-072HR	Basin 1	BASE	149.27	136.98	138.50	12168	0.00	0.04	1.8919	1.4160
100YR-072HR	Basin 1	BASE	149.52	136.98	138.50	12163	0.00	0.04	1.8919	1.4168
100YR-072HR	Basin 1	BASE	149.77	136.98	138.50	12158	0.00	0.04	1.8919	1.4175
100YR-072HR	Basin 1	BASE	150.02	136.98	138.50	12154	0.00	0.04	1.8919	1.4182
100YR-072HR	Basin 1	BASE	150.27	136.97	138.50	12149	0.00	0.04	1.8919	1.4190
100YR-072HR	Basin 1	BASE	150.52	136.97	138.50	12145	0.00	0.04	1.8919	1.4197
100YR-072HR	Basin 1	BASE	150.77	136.97	138.50	12140	0.00	0.04	1.8919	1.4204
100YR-072HR	Basin 1	BASE	151.02	136.96	138.50	12135	0.00	0.04	1.8919	1.4212
100YR-072HR	Basin 1	BASE	151.27	136.96	138.50	12131	0.00	0.04	1.8919	1.4219
100YR-072HR	Basin 1	BASE	151.52	136.96	138.50	12126	0.00	0.04	1.8919	1.4226
100YR-072HR	Basin 1	BASE	151.77	136.96	138.50	12122	0.00	0.04	1.8919	1.4234
100YR-072HR	Basin 1	BASE	152.02	136.95	138.50	12117	0.00	0.04	1.8919	1.4241
100YR-072HR	Basin 1	BASE	152.27	136.95	138.50	12113	0.00	0.04	1.8919	1.4248
100YR-072HR	Basin 1	BASE	152.52	136.95	138.50	12108	0.00	0.04	1.8919	1.4255
100YR-072HR	Basin 1	BASE	152.77	136.95	138.50	12103	0.00	0.03	1.8919	1.4263
100YR-072HR	Basin 1	BASE	153.02	136.94	138.50			0.03	1.8919	1.4270
100YR-072HR	Basin 1	BASE	153.27	136.94	138.50			0.03	1.8919	1.4277
100YR-072HR	Basin 1	BASE	153.52	136.94	138.50			0.03	1.8919	1.4284
100YR-072HR	Basin 1	BASE	153.77	136.94	138.50			0.03	1.8919	1.4291
100YR-072HR	Basin 1	BASE	154.02	136.93	138.50	12081	0.00	0.03	1.8919	1.4299
100YR-072HR	Basin 1	BASE	154.27	136.93	138.50	12076	0.00	0.03	1.8919	1.4306
100YR-072HR	Basin 1	BASE	154.52	136.93	138.50	12072	0.00	0.03	1.8919	1.4313
100YR-072HR	Basin 1	BASE	154.77	136.93	138.50	12067	0.00	0.03	1.8919	1.4320
100YR-072HR	Basin 1	BASE	155.02	136.92	138.50	12063	0.00	0.03	1.8919	1.4327
100YR-072HR	Basin 1	BASE	155.27	136.92	138.50	12058	0.00	0.03	1.8919	1.4334
100YR-072HR	Basin 1	BASE	155.52	136.92	138.50	12054	0.00	0.03	1.8919	1.4341
100YR-072HR	Basin 1	BASE	155.77	136.92	138.50	12050	0.00	0.03	1.8919	1.4348
100YR-072HR	Basin 1	BASE	156.02	136.91	138.50	12045	0.00	0.03	1.8919	1.4356
100YR-072HR	Basin 1	BASE	156.27	136.91	138.50	12041	0.00	0.03	1.8919	1.4363
100YR-072HR	Basin 1	BASE	156.52	136.91	138.50	12036	0.00	0.03	1.8919	1.4370
100YR-072HR	Basin 1	BASE	156.77	136.91	138.50	12032	0.00	0.03	1.8919	1.4377
100YR-072HR	Basin 1	BASE	157.02	136.90	138.50	12027	0.00	0.03	1.8919	1.4384
100YR-072HR	Basin 1	BASE	157.27	136.90	138.50	12023	0.00	0.03	1.8919	1.4391
100YR-072HR	Basin 1	BASE	157.52	136.90	138.50	12018	0.00	0.03	1.8919	1.4398
100YR-072HR	Basin 1	BASE	157.77	136.90	138.50	12014	0.00	0.03	1.8919	1.4405
100YR-072HR	Basin 1	BASE	158.02	136.89	138.50	12010	0.00	0.03	1.8919	1.4412
100YR-072HR	Basin 1	BASE	158.27	136.89	138.50	12005	0.00	0.03	1.8919	1.4419
100YR-072HR	Basin 1	BASE	158.52	136.89	138.50	12001	0.00	0.03	1.8919	1.4426
100YR-072HR	Basin 1	BASE	158.77	136.88	138.50	11996	0.00	0.03	1.8919	1.4433
100YR-072HR	Basin 1	BASE	159.02	136.88	138.50	11992	0.00	0.03	1.8919	1.4440
100YR-072HR	Basin 1	BASE	159.27	136.88	138.50	11988	0.00	0.03	1.8919	1.4446
100YR-072HR	Basin 1	BASE	159.52	136.88	138.50	11983	0.00	0.03	1.8919	1.4453
100YR-072HR	Basin 1	BASE	159.77	136.87	138.50	11979	0.00	0.03	1.8919	1.4460
100YR-072HR	Basin 1	BASE	160.02	136.87	138.50	11975	0.00	0.03	1.8919	1.4467
100YR-072HR	Basin 1	BASE	160.27	136.87	138.50	11970	0.00	0.03	1.8919	1.4474
100YR-072HR	Basin 1	BASE	160.52	136.87	138.50	11966	0.00	0.03	1.8919	1.4481
100YR-072HR	Basin 1	BASE	160.77	136.86	138.50	11961	0.00	0.03	1.8919	1.4488
100YR-072HR	Basin 1	BASE	161.02	136.86	138.50	11957	0.00	0.03	1.8919	1.4495
100YR-072HR	Basin 1	BASE	161.27	136.86	138.50	11953	0.00	0.03	1.8919	1.4502
100YR-072HR	Basin 1	BASE	161.52	136.86	138.50	11948	0.00	0.03	1.8919	1.4508

HALF VOLUME RECOVERED

RECOVERY ANALYSIS

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR-072HR	Basin 1	BASE	438.02	135.08	138.50	8860	0.00	0.01	1.8919	1.8742
100YR-072HR	Basin 1	BASE	438.27	135.08	138.50	8858	0.00	0.01	1.8919	1.8745
100YR-072HR	Basin 1	BASE	438.52	135.08	138.50	8856	0.00	0.01	1.8919	1.8747
100YR-072HR	Basin 1	BASE	438.77	135.08	138.50	8854	0.00	0.01	1.8919	1.8749
100YR-072HR	Basin 1	BASE	439.02	135.08	138.50	8852	0.00	0.01	1.8919	1.8751
100YR-072HR	Basin 1	BASE	439.27	135.08	138.50	8850	0.00	0.01	1.8919	1.8753
100YR-072HR	Basin 1	BASE	439.52	135.08	138.50	8848	0.00	0.01	1.8919	1.8756
100YR-072HR	Basin 1	BASE	439.77	135.08	138.50	8846	0.00	0.01	1.8919	1.8758
100YR-072HR	Basin 1	BASE	440.02	135.08	138.50	8845	0.00	0.01	1.8919	1.8760
100YR-072HR	Basin 1	BASE	440.27	135.07	138.50	8843	0.00	0.01	1.8919	1.8762
100YR-072HR	Basin 1	BASE	440.52	135.07	138.50	8841	0.00	0.01	1.8919	1.8764
100YR-072HR	Basin 1	BASE	440.77	135.07	138.50	8839	0.00	0.01	1.8919	1.8766
100YR-072HR	Basin 1	BASE	441.02	135.07	138.50	8837	0.00	0.01	1.8919	1.8769
100YR-072HR	Basin 1	BASE	441.27	135.07	138.50	8835	0.00	0.01	1.8919	1.8771
100YR-072HR	Basin 1	BASE	441.52	135.07	138.50	8833	0.00	0.01	1.8919	1.8773
100YR-072HR	Basin 1	BASE	441.77	135.07	138.50	8831	0.00	0.01	1.8919	1.8775
100YR-072HR	Basin 1	BASE	442.02	135.07	138.50	8830	0.00	0.01	1.8919	1.8777
100YR-072HR	Basin 1	BASE	442.27	135.07	138.50	8828	0.00	0.01	1.8919	1.8779
100YR-072HR	Basin 1	BASE	442.52	135.07	138.50	8826	0.00	0.01	1.8919	1.8782
100YR-072HR	Basin 1	BASE	442.77	135.06	138.50	8824	0.00	0.01	1.8919	1.8784
100YR-072HR	Basin 1	BASE	443.02	135.06	138.50	8822	0.00	0.01	1.8919	1.8786
100YR-072HR	Basin 1	BASE	443.27	135.06	138.50	8820	0.00	0.01	1.8919	1.8788
100YR-072HR	Basin 1	BASE	443.52	135.06	138.50	8818	0.00	0.01	1.8919	1.8790
100YR-072HR	Basin 1	BASE	443.77	135.06	138.50	8817	0.00	0.01	1.8919	1.8792
100YR-072HR	Basin 1	BASE	444.02	135.06	138.50	8815	0.00	0.01	1.8919	1.8795
100YR-072HR	Basin 1	BASE	444.27	135.06	138.50	8813	0.00	0.01	1.8919	1.8797
100YR-072HR	Basin 1	BASE	444.52	135.06	138.50	8811	0.00	0.01	1.8919	1.8799
100YR-072HR	Basin 1	BASE	444.77	135.06	138.50	8809	0.00	0.01	1.8919	1.8801
100YR-072HR	Basin 1	BASE	445.02	135.05	138.50	8807	0.00	0.01	1.8919	1.8803
100YR-072HR	Basin 1	BASE	445.27	135.05	138.50	8805	0.00	0.01	1.8919	1.8805
100YR-072HR	Basin 1	BASE	445.52	135.05	138.50	8804	0.00	0.01	1.8919	1.8808
100YR-072HR	Basin 1	BASE	445.77	135.05	138.50	8802	0.00	0.01	1.8919	1.8810
100YR-072HR	Basin 1	BASE	446.02	135.05	138.50	8800	0.00	0.01	1.8919	1.8812
100YR-072HR	Basin 1	BASE	446.27	135.05	138.50	8798	0.00	0.01	1.8919	1.8814
100YR-072HR	Basin 1	BASE	446.52	135.05	138.50	8796	0.00	0.01	1.8919	1.8816
100YR-072HR	Basin 1	BASE	446.77	135.05	138.50	8794	0.00	0.01	1.8919	1.8818
100YR-072HR	Basin 1	BASE	447.02	135.05	138.50	8792	0.00	0.01	1.8919	1.8820
100YR-072HR	Basin 1	BASE	447.27	135.05	138.50	8791	0.00	0.01	1.8919	1.8823
100YR-072HR	Basin 1	BASE	447.52	135.04	138.50	8789	0.00	0.01	1.8919	1.8825
100YR-072HR	Basin 1	BASE	447.77	135.04	138.50	8787	0.00	0.01	1.8919	1.8827
100YR-072HR	Basin 1	BASE	448.02	135.04	138.50	8785	0.00	0.01	1.8919	1.8829
100YR-072HR	Basin 1	BASE	448.27	135.04	138.50	8783	0.00	0.01	1.8919	1.8831
100YR-072HR	Basin 1	BASE	448.52	135.04	138.50	8781	0.00	0.01	1.8919	1.8833
100YR-072HR	Basin 1	BASE	448.77	135.04	138.50	8780	0.00	0.01	1.8919	1.8835
100YR-072HR	Basin 1	BASE	449.02	135.04	138.50	8778	0.00	0.01	1.8919	1.8837
100YR-072HR	Basin 1	BASE	449.27	135.04	138.50	8776	0.00	0.01	1.8919	1.8840
100YR-072HR	Basin 1	BASE	449.52	135.04	138.50	8774	0.00	0.01	1.8919	1.8842
100YR-072HR	Basin 1	BASE	449.77	135.03	138.50	8772	0.00	0.01	1.8919	1.8844
100YR-072HR	Basin 1	BASE	450.02	135.03	138.50	8770	0.00	0.01	1.8919	1.8846
100YR-072HR	Basin 1	BASE	450.27	135.03	138.50	8769	0.00	0.01	1.8919	1.8848
100YR-072HR	Basin 1	BASE	450.52	135.03	138.50	8767	0.00	0.01	1.8919	1.8850
100YR-072HR	Basin 1	BASE	450.77	135.03	138.50	8765	0.00	0.01	1.8919	1.8852
100YR-072HR	Basin 1	BASE	451.02	135.03	138.50	8763	0.00	0.01	1.8919	1.8854
100YR-072HR	Basin 1	BASE	451.27	135.03	138.50	8761	0.00	0.01	1.8919	1.8856
100YR-072HR	Basin 1	BASE	451.52	135.03	138.50	8759	0.00	0.01	1.8919	1.8859
100YR-072HR	Basin 1	BASE	451.77	135.03	138.50	8758	0.00	0.01	1.8919	1.8861
100YR-072HR	Basin 1	BASE	452.02	135.03	138.50	8756	0.00	0.01	1.8919	1.8863
100YR-072HR	Basin 1	BASE	452.27	135.02	138.50	8754	0.00	0.01	1.8919	1.8865
100YR-072HR	Basin 1	BASE	452.52	135.02	138.50	8752	0.00	0.01	1.8919	1.8867
100YR-072HR	Basin 1	BASE	452.77	135.02	138.50	8750	0.00	0.01	1.8919	1.8869
100YR-072HR	Basin 1	BASE	453.02	135.02	138.50	8748	0.00	0.01	1.8919	1.8871
100YR-072HR	Basin 1	BASE	453.27	135.02	138.50	8747	0.00	0.01	1.8919	1.8873
100YR-072HR	Basin 1	BASE	453.52	135.02	138.50	8745	0.00	0.01	1.8919	1.8875
100YR-072HR	Basin 1	BASE	453.77	135.02	138.50	8743	0.00	0.01	1.8919	1.8878
100YR-072HR	Basin 1	BASE	454.02	135.02	138.50	8741	0.00	0.01	1.8919	1.8880
100YR-072HR	Basin 1	BASE	454.27	135.02	138.50	8739	0.00	0.01	1.8919	1.8882
100YR-072HR	Basin 1	BASE	454.52	135.01	138.50	8738	0.00	0.01	1.8919	1.8884
100YR-072HR	Basin 1	BASE	454.77	135.01	138.50	8736	0.00	0.01	1.8919	1.8886
100YR-072HR	Basin 1	BASE	455.02	135.01	138.50	8734	0.00	0.01	1.8919	1.8888
100YR-072HR	Basin 1	BASE	455.27	135.01	[illegible]	[illegible]	[illegible]00	0.01	1.8919	1.8890
100YR-072HR	Basin 1	BASE	455.52	135.01	[illegible]	[illegible]	[illegible]00	0.01	1.8919	1.8892
100YR-072HR	Basin 1	BASE	455.77	135.01	[illegible]	[illegible]	[illegible]00	0.01	1.8919	1.8894
100YR-072HR	Basin 1	BASE	456.02	135.01	[illegible]	[illegible]	[illegible]00	0.01	1.8919	1.8896
100YR-072HR	Basin 1	BASE	456.27	135.01	[illegible]	[illegible]	0.00	0.01	1.8919	1.8898
100YR-072HR	Basin 1	BASE	456.52	135.01	138.50	8723	0.00	0.01	1.8919	1.8900
100YR-072HR	Basin 1	BASE	456.77	135.01	138.50	8721	0.00	0.01	1.8919	1.8903
100YR-072HR	Basin 1	BASE	457.02	135.00	138.50	8719	0.00	0.01	1.8919	1.8905
100YR-072HR	Basin 1	BASE	457.27	135.00	138.50	8718	0.00	0.01	1.8919	1.8907
100YR-072HR	Basin 1	BASE	457.52	135.00	138.50	8716	0.00	0.01	1.8919	1.8909
100YR-072HR	Basin 1	BASE	457.77	135.00	138.50	8714	0.00	0.01	1.8919	1.8911
100YR-072HR	Basin 1	BASE	458.02	135.00	138.50	8712	0.00	0.01	1.8919	1.8913
100YR-072HR	Basin 1	BASE	458.27	135.00	138.50	8712	0.00	0.00	1.8919	1.8914
100YR-072HR	Basin 1	BASE	458.52	135.00	138.50	8712	0.00	0.00	1.8919	1.8914
100YR-072HR	Basin 1	BASE	458.77	135.00	138.50	8712	0.00	0.00	1.8919	1.8914
100YR-072HR	Basin 1	BASE	459.02	135.00	138.50	8712	0.00	0.00	1.8919	1.8914

FULL VOLUME RECOVERED

RECOVERY ANALYSIS

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR-168HR	Basin 1	BASE	261.77	137.02	138.50	12228	0.00	0.03	2.2113	1.7259
100YR-168HR	Basin 1	BASE	262.02	137.02	138.50	12224	0.00	0.03	2.2113	1.7265
100YR-168HR	Basin 1	BASE	262.27	137.01	138.50	12220	0.00	0.03	2.2113	1.7271
100YR-168HR	Basin 1	BASE	262.52	137.01	138.50	12216	0.00	0.03	2.2113	1.7278
100YR-168HR	Basin 1	BASE	262.77	137.01	138.50	12212	0.00	0.03	2.2113	1.7284
100YR-168HR	Basin 1	BASE	263.02	137.01	138.50	12209	0.00	0.03	2.2113	1.7290
100YR-168HR	Basin 1	BASE	263.27	137.00	138.50	12205	0.00	0.03	2.2113	1.7296
100YR-168HR	Basin 1	BASE	263.52	137.00	138.50	12201	0.00	0.03	2.2113	1.7302
100YR-168HR	Basin 1	BASE	263.77	137.00	138.50	12197	0.00	0.03	2.2113	1.7308
100YR-168HR	Basin 1	BASE	264.02	137.00	138.50	12193	0.00	0.03	2.2113	1.7314
100YR-168HR	Basin 1	BASE	264.27	137.00	138.50	12190	0.00	0.03	2.2113	1.7320
100YR-168HR	Basin 1	BASE	264.52	136.99	138.50	12186	0.00	0.03	2.2113	1.7326
100YR-168HR	Basin 1	BASE	264.77	136.99	138.50	12182	0.00	0.03	2.2113	1.7332
100YR-168HR	Basin 1	BASE	265.02	136.99	138.50	12178	0.00	0.03	2.2113	1.7338
100YR-168HR	Basin 1	BASE	265.27	136.99	138.50	12175	0.00	0.03	2.2113	1.7344
100YR-168HR	Basin 1	BASE	265.52	136.99	138.50	12171	0.00	0.03	2.2113	1.7350
100YR-168HR	Basin 1	BASE	265.77	136.98	138.50	12167	0.00	0.03	2.2113	1.7356
100YR-168HR	Basin 1	BASE	266.02	136.98	138.50	12163	0.00	0.03	2.2113	1.7362
100YR-168HR	Basin 1	BASE	266.27	136.98	138.50	12160	0.00	0.03	2.2113	1.7368
100YR-168HR	Basin 1	BASE	266.52	136.98	138.50	12156	0.00	0.03	2.2113	1.7374
100YR-168HR	Basin 1	BASE	266.77	136.97	138.50	12152	0.00	0.03	2.2113	1.7380
100YR-168HR	Basin 1	BASE	267.02	136.97	138.50	12149	0.00	0.03	2.2113	1.7386
100YR-168HR	Basin 1	BASE	267.27	136.97	138.50	12145	0.00	0.03	2.2113	1.7392
100YR-168HR	Basin 1	BASE	267.52	136.97	138.50	12141	0.00	0.03	2.2113	1.7398
100YR-168HR	Basin 1	BASE	267.77	136.97	138.50	12137	0.00	0.03	2.2113	1.7404
100YR-168HR	Basin 1	BASE	268.02	136.96	138.50	12134	0.00	0.03	2.2113	1.7410
100YR-168HR	Basin 1	BASE	268.27	136.96	138.50	12130	0.00	0.03	2.2113	1.7416
100YR-168HR	Basin 1	BASE	268.52	136.96	138.50	12126	0.00	0.03	2.2113	1.7422
100YR-168HR	Basin 1	BASE	268.77	136.96	138.50	12123	0.00	0.03	2.2113	1.7428
100YR-168HR	Basin 1	BASE	269.02	136.96	138.50	12119	0.00	0.03	2.2113	1.7433
100YR-168HR	Basin 1	BASE	269.27	136.95	138.50	12115	0.00	0.03	2.2113	1.7439
100YR-168HR	Basin 1	BASE	269.52	136.95	138.50	12112	0.00	0.03	2.2113	1.7445
100YR-168HR	Basin 1	BASE	269.77	136.95	138.50	12108	0.00	0.03	2.2113	1.7451
100YR-168HR	Basin 1	BASE	270.02	136.95	138.50	12104	0.00	0.03	2.2113	1.7457
100YR-168HR	Basin 1	BASE	270.27	136.94	138.50	12100	0.00	0.03	2.2113	1.7463
100YR-168HR	Basin 1	BASE	270.52	136.94	138.50	12097	0.00	0.03	2.2113	1.7469
100YR-168HR	Basin 1	BASE	270.77	136.94	138.50	12093	0.00	0.03	2.2113	1.7475
100YR-168HR	Basin 1	BASE	271.02	136.94	138.50	12089	0.00	0.03	2.2113	1.7480
100YR-168HR	Basin 1	BASE	271.27	136.94	138.50	12086	0.00	0.03	2.2113	1.7486
100YR-168HR	Basin 1	BASE	271.52	136.93	138.50	[illegible]	[illegible]	[illegible]	2.2113	1.7492
100YR-168HR	Basin 1	BASE	271.77	136.93	138.50	[illegible]	[illegible]	[illegible]	2.2113	1.7498
100YR-168HR	Basin 1	BASE	272.02	136.93	138.50	[illegible]	[illegible]	[illegible]	2.2113	1.7504
100YR-168HR	Basin 1	BASE	272.27	136.93	138.50	[illegible]	[illegible]	[illegible]	2.2113	1.7509
100YR-168HR	Basin 1	BASE	272.52	136.93	138.50	12068	0.00	0.03	2.2113	1.7515
100YR-168HR	Basin 1	BASE	272.77	136.92	138.50	12064	0.00	0.03	2.2113	1.7521
100YR-168HR	Basin 1	BASE	273.02	136.92	138.50	12060	0.00	0.03	2.2113	1.7527
100YR-168HR	Basin 1	BASE	273.27	136.92	138.50	12057	0.00	0.03	2.2113	1.7533
100YR-168HR	Basin 1	BASE	273.52	136.92	138.50	12053	0.00	0.03	2.2113	1.7538
100YR-168HR	Basin 1	BASE	273.77	136.92	138.50	12049	0.00	0.03	2.2113	1.7544
100YR-168HR	Basin 1	BASE	274.02	136.91	138.50	12046	0.00	0.03	2.2113	1.7550
100YR-168HR	Basin 1	BASE	274.27	136.91	138.50	12042	0.00	0.03	2.2113	1.7556
100YR-168HR	Basin 1	BASE	274.52	136.91	138.50	12038	0.00	0.03	2.2113	1.7561
100YR-168HR	Basin 1	BASE	274.77	136.91	138.50	12035	0.00	0.03	2.2113	1.7567
100YR-168HR	Basin 1	BASE	275.02	136.90	138.50	12031	0.00	0.03	2.2113	1.7573
100YR-168HR	Basin 1	BASE	275.27	136.90	138.50	12028	0.00	0.03	2.2113	1.7579
100YR-168HR	Basin 1	BASE	275.52	136.90	138.50	12024	0.00	0.03	2.2113	1.7584
100YR-168HR	Basin 1	BASE	275.77	136.90	138.50	12020	0.00	0.03	2.2113	1.7590
100YR-168HR	Basin 1	BASE	276.02	136.90	138.50	12017	0.00	0.03	2.2113	1.7596
100YR-168HR	Basin 1	BASE	276.27	136.89	138.50	12013	0.00	0.03	2.2113	1.7601
100YR-168HR	Basin 1	BASE	276.52	136.89	138.50	12010	0.00	0.03	2.2113	1.7607
100YR-168HR	Basin 1	BASE	276.77	136.89	138.50	12006	0.00	0.03	2.2113	1.7613
100YR-168HR	Basin 1	BASE	277.02	136.89	138.50	12002	0.00	0.03	2.2113	1.7618
100YR-168HR	Basin 1	BASE	277.27	136.89	138.50	11999	0.00	0.03	2.2113	1.7624
100YR-168HR	Basin 1	BASE	277.52	136.88	138.50	11995	0.00	0.03	2.2113	1.7630
100YR-168HR	Basin 1	BASE	277.77	136.88	138.50	11992	0.00	0.03	2.2113	1.7635
100YR-168HR	Basin 1	BASE	278.02	136.88	138.50	11988	0.00	0.03	2.2113	1.7641
100YR-168HR	Basin 1	BASE	278.27	136.88	138.50	11985	0.00	0.03	2.2113	1.7647
100YR-168HR	Basin 1	BASE	278.52	136.88	138.50	11981	0.00	0.03	2.2113	1.7652
100YR-168HR	Basin 1	BASE	278.77	136.87	138.50	11977	0.00	0.03	2.2113	1.7658
100YR-168HR	Basin 1	BASE	279.02	136.87	138.50	11974	0.00	0.03	2.2113	1.7664
100YR-168HR	Basin 1	BASE	279.27	136.87	138.50	11970	0.00	0.03	2.2113	1.7669
100YR-168HR	Basin 1	BASE	279.52	136.87	138.50	11967	0.00	0.03	2.2113	1.7675
100YR-168HR	Basin 1	BASE	279.77	136.87	138.50	11963	0.00	0.03	2.2113	1.7680
100YR-168HR	Basin 1	BASE	280.02	136.86	138.50	11960	0.00	0.03	2.2113	1.7686
100YR-168HR	Basin 1	BASE	280.27	136.86	138.50	11956	0.00	0.03	2.2113	1.7692
100YR-168HR	Basin 1	BASE	280.52	136.86	138.50	11953	0.00	0.03	2.2113	1.7697
100YR-168HR	Basin 1	BASE	280.77	136.86	138.50	11949	0.00	0.03	2.2113	1.7703
100YR-168HR	Basin 1	BASE	281.02	136.86	138.50	11945	0.00	0.03	2.2113	1.7708
100YR-168HR	Basin 1	BASE	281.27	136.85	138.50	11942	0.00	0.03	2.2113	1.7714
100YR-168HR	Basin 1	BASE	281.52	136.85	138.50	11938	0.00	0.03	2.2113	1.7719
100YR-168HR	Basin 1	BASE	281.77	136.85	138.50	11935	0.00	0.03	2.2113	1.7725
100YR-168HR	Basin 1	BASE	282.02	136.85	138.50	11931	0.00	0.03	2.2113	1.7731
100YR-168HR	Basin 1	BASE	282.27	136.85	138.50	11928	0.00	0.03	2.2113	1.7736
100YR-168HR	Basin 1	BASE	282.52	136.84	138.50	11924	0.00	0.03	2.2113	1.7742
100YR-168HR	Basin 1	BASE	282.77	136.84	138.50	11921	0.00	0.03	2.2113	1.7747

HALF VOLUME RECOVERED

RECOVERY ANALYSIS

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR-168HR	Basin 1	BASE	623.02	135.06	138.50	8822	0.00	0.01	2.2113	2.1982
100YR-168HR	Basin 1	BASE	623.27	135.06	138.50	8820	0.00	0.01	2.2113	2.1984
100YR-168HR	Basin 1	BASE	623.52	135.06	138.50	8819	0.00	0.01	2.2113	2.1986
100YR-168HR	Basin 1	BASE	623.77	135.06	138.50	8817	0.00	0.01	2.2113	2.1987
100YR-168HR	Basin 1	BASE	624.02	135.06	138.50	8816	0.00	0.01	2.2113	2.1989
100YR-168HR	Basin 1	BASE	624.27	135.06	138.50	8814	0.00	0.01	2.2113	2.1991
100YR-168HR	Basin 1	BASE	624.52	135.06	138.50	8812	0.00	0.01	2.2113	2.1993
100YR-168HR	Basin 1	BASE	624.77	135.06	138.50	8811	0.00	0.01	2.2113	2.1994
100YR-168HR	Basin 1	BASE	625.02	135.06	138.50	8809	0.00	0.01	2.2113	2.1996
100YR-168HR	Basin 1	BASE	625.27	135.06	138.50	8808	0.00	0.01	2.2113	2.1998
100YR-168HR	Basin 1	BASE	625.52	135.05	138.50	8806	0.00	0.01	2.2113	2.2000
100YR-168HR	Basin 1	BASE	625.77	135.05	138.50	8805	0.00	0.01	2.2113	2.2001
100YR-168HR	Basin 1	BASE	626.02	135.05	138.50	8803	0.00	0.01	2.2113	2.2003
100YR-168HR	Basin 1	BASE	626.27	135.05	138.50	8802	0.00	0.01	2.2113	2.2005
100YR-168HR	Basin 1	BASE	626.52	135.05	138.50	8800	0.00	0.01	2.2113	2.2007
100YR-168HR	Basin 1	BASE	626.77	135.05	138.50	8799	0.00	0.01	2.2113	2.2009
100YR-168HR	Basin 1	BASE	627.02	135.05	138.50	8797	0.00	0.01	2.2113	2.2010
100YR-168HR	Basin 1	BASE	627.27	135.05	138.50	8796	0.00	0.01	2.2113	2.2012
100YR-168HR	Basin 1	BASE	627.52	135.05	138.50	8794	0.00	0.01	2.2113	2.2014
100YR-168HR	Basin 1	BASE	627.77	135.05	138.50	8793	0.00	0.01	2.2113	2.2016
100YR-168HR	Basin 1	BASE	628.02	135.05	138.50	8791	0.00	0.01	2.2113	2.2017
100YR-168HR	Basin 1	BASE	628.27	135.04	138.50	8790	0.00	0.01	2.2113	2.2019
100YR-168HR	Basin 1	BASE	628.52	135.04	138.50	8788	0.00	0.01	2.2113	2.2021
100YR-168HR	Basin 1	BASE	628.77	135.04	138.50	8787	0.00	0.01	2.2113	2.2023
100YR-168HR	Basin 1	BASE	629.02	135.04	138.50	8785	0.00	0.01	2.2113	2.2024
100YR-168HR	Basin 1	BASE	629.27	135.04	138.50	8784	0.00	0.01	2.2113	2.2026
100YR-168HR	Basin 1	BASE	629.52	135.04	138.50	8782	0.00	0.01	2.2113	2.2028
100YR-168HR	Basin 1	BASE	629.77	135.04	138.50	8781	0.00	0.01	2.2113	2.2030
100YR-168HR	Basin 1	BASE	630.02	135.04	138.50	8779	0.00	0.01	2.2113	2.2031
100YR-168HR	Basin 1	BASE	630.27	135.04	138.50	8778	0.00	0.01	2.2113	2.2033
100YR-168HR	Basin 1	BASE	630.52	135.04	138.50	8776	0.00	0.01	2.2113	2.2035
100YR-168HR	Basin 1	BASE	630.77	135.04	138.50	8775	0.00	0.01	2.2113	2.2037
100YR-168HR	Basin 1	BASE	631.02	135.04	138.50	8773	0.00	0.01	2.2113	2.2038
100YR-168HR	Basin 1	BASE	631.27	135.03	138.50	8772	0.00	0.01	2.2113	2.2040
100YR-168HR	Basin 1	BASE	631.52	135.03	138.50	8770	0.00	0.01	2.2113	2.2042
100YR-168HR	Basin 1	BASE	631.77	135.03	138.50	8769	0.00	0.01	2.2113	2.2043
100YR-168HR	Basin 1	BASE	632.02	135.03	138.50	8767	0.00	0.01	2.2113	2.2045
100YR-168HR	Basin 1	BASE	632.27	135.03	138.50	8766	0.00	0.01	2.2113	2.2047
100YR-168HR	Basin 1	BASE	632.52	135.03	138.50	8764	0.00	0.01	2.2113	2.2049
100YR-168HR	Basin 1	BASE	632.77	135.03	138.50	8763	0.00	0.01	2.2113	2.2050
100YR-168HR	Basin 1	BASE	633.02	135.03	138.50	8761	0.00	0.01	2.2113	2.2052
100YR-168HR	Basin 1	BASE	633.27	135.03	138.50	8760	0.00	0.01	2.2113	2.2054
100YR-168HR	Basin 1	BASE	633.52	135.03	138.50	8758	0.00	0.01	2.2113	2.2056
100YR-168HR	Basin 1	BASE	633.77	135.03	138.50	8757	0.00	0.01	2.2113	2.2057
100YR-168HR	Basin 1	BASE	634.02	135.02	138.50	8755	0.00	0.01	2.2113	2.2059
100YR-168HR	Basin 1	BASE	634.27	135.02	138.50	8754	0.00	0.01	2.2113	2.2061
100YR-168HR	Basin 1	BASE	634.52	135.02	138.50	8752	0.00	0.01	2.2113	2.2063
100YR-168HR	Basin 1	BASE	634.77	135.02	138.50	8751	0.00	0.01	2.2113	2.2064
100YR-168HR	Basin 1	BASE	635.02	135.02	138.50	8749	0.00	0.01	2.2113	2.2066
100YR-168HR	Basin 1	BASE	635.27	135.02	138.50	8748	0.00	0.01	2.2113	2.2068
100YR-168HR	Basin 1	BASE	635.52	135.02	138.50	8746	0.00	0.01	2.2113	2.2069
100YR-168HR	Basin 1	BASE	635.77	135.02	138.50	8745	0.00	0.01	2.2113	2.2071
100YR-168HR	Basin 1	BASE	636.02	135.02	138.50	8743	0.00	0.01	2.2113	2.2073
100YR-168HR	Basin 1	BASE	636.27	135.02	138.50	8742	0.00	0.01	2.2113	2.2075
100YR-168HR	Basin 1	BASE	636.52	135.02	138.50	8740	0.00	0.01	2.2113	2.2076
100YR-168HR	Basin 1	BASE	636.77	135.02	138.50	[illegible]	[illegible]	01	2.2113	2.2078
100YR-168HR	Basin 1	BASE	637.02	135.01	138.50	[illegible]	[illegible]	01	2.2113	2.2080
100YR-168HR	Basin 1	BASE	637.27	135.01	138.50	[illegible]	[illegible]	01	2.2113	2.2081
100YR-168HR	Basin 1	BASE	637.52	135.01	138.50	[illegible]	[illegible]	01	2.2113	2.2083
100YR-168HR	Basin 1	BASE	637.77	135.01	138.50	8733	0.00	0.01	2.2113	2.2085
100YR-168HR	Basin 1	BASE	638.02	135.01	138.50	8731	0.00	0.01	2.2113	2.2087
100YR-168HR	Basin 1	BASE	638.27	135.01	138.50	8730	0.00	0.01	2.2113	2.2088
100YR-168HR	Basin 1	BASE	638.52	135.01	138.50	8728	0.00	0.01	2.2113	2.2090
100YR-168HR	Basin 1	BASE	638.77	135.01	138.50	8727	0.00	0.01	2.2113	2.2092
100YR-168HR	Basin 1	BASE	639.02	135.01	138.50	8725	0.00	0.01	2.2113	2.2093
100YR-168HR	Basin 1	BASE	639.27	135.01	138.50	8724	0.00	0.01	2.2113	2.2095
100YR-168HR	Basin 1	BASE	639.52	135.01	138.50	8722	0.00	0.01	2.2113	2.2097
100YR-168HR	Basin 1	BASE	639.77	135.01	138.50	8721	0.00	0.01	2.2113	2.2099
100YR-168HR	Basin 1	BASE	640.02	135.00	138.50	8719	0.00	0.01	2.2113	2.2100
100YR-168HR	Basin 1	BASE	640.27	135.00	138.50	8718	0.00	0.01	2.2113	2.2102
100YR-168HR	Basin 1	BASE	640.52	135.00	138.50	8716	0.00	0.01	2.2113	2.2104
100YR-168HR	Basin 1	BASE	640.77	135.00	138.50	8715	0.00	0.01	2.2113	2.2105
100YR-168HR	Basin 1	BASE	641.02	135.00	138.50	8713	0.00	0.01	2.2113	2.2107
100YR-168HR	Basin 1	BASE	641.27	135.00	138.50	8712	0.00	0.00	2.2113	2.2108
100YR-168HR	Basin 1	BASE	641.52	135.00	138.50	8712	0.00	0.00	2.2113	2.2108
100YR-168HR	Basin 1	BASE	641.77	135.00	138.50	8712	0.00	0.00	2.2113	2.2108
100YR-168HR	Basin 1	BASE	642.02	135.00	138.50	8712	0.00	0.00	2.2113	2.2108
100YR-168HR	Basin 1	BASE	642.27	135.00	138.50	8712	0.00	0.00	2.2113	2.2108
100YR-168HR	Basin 1	BASE	642.52	135.00	138.50	8712	0.00	0.00	2.2113	2.2108
100YR-168HR	Basin 1	BASE	642.77	135.00	138.50	8712	0.00	0.00	2.2113	2.2108
100YR-168HR	Basin 1	BASE	643.02	135.00	138.50	8712	0.00	0.00	2.2113	2.2108
100YR-168HR	Basin 1	BASE	643.27	135.00	138.50	8712	0.00	0.00	2.2113	2.2108
100YR-168HR	Basin 1	BASE	643.52	135.00	138.50	8712	0.00	0.00	2.2113	2.2108
100YR-168HR	Basin 1	BASE	643.77	135.00	138.50	8712	0.00	0.00	2.2113	2.2108
100YR-168HR	Basin 1	BASE	644.02	135.00	138.50	8712	0.00	0.00	2.2113	2.2108

FULL VOLUME RECOVERED

RECOVERY ANALYSIS

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR-240HR	Basin 1	BASE	329.51	137.07	138.50	12310	0.00	0.03	2.5015	2.0031
100YR-240HR	Basin 1	BASE	329.76	137.06	138.50	12307	0.00	0.03	2.5015	2.0037
100YR-240HR	Basin 1	BASE	330.01	137.06	138.50	12303	0.00	0.03	2.5015	2.0042
100YR-240HR	Basin 1	BASE	330.26	137.06	138.50	12300	0.00	0.03	2.5015	2.0048
100YR-240HR	Basin 1	BASE	330.51	137.06	138.50	12296	0.00	0.03	2.5015	2.0053
100YR-240HR	Basin 1	BASE	330.76	137.06	138.50	12293	0.00	0.03	2.5015	2.0059
100YR-240HR	Basin 1	BASE	331.01	137.05	138.50	12290	0.00	0.03	2.5015	2.0064
100YR-240HR	Basin 1	BASE	331.26	137.05	138.50	12286	0.00	0.03	2.5015	2.0070
100YR-240HR	Basin 1	BASE	331.51	137.05	138.50	12283	0.00	0.03	2.5015	2.0075
100YR-240HR	Basin 1	BASE	331.76	137.05	138.50	12279	0.00	0.03	2.5015	2.0081
100YR-240HR	Basin 1	BASE	332.01	137.05	138.50	12276	0.00	0.03	2.5015	2.0086
100YR-240HR	Basin 1	BASE	332.26	137.04	138.50	12273	0.00	0.03	2.5015	2.0092
100YR-240HR	Basin 1	BASE	332.51	137.04	138.50	12269	0.00	0.03	2.5015	2.0097
100YR-240HR	Basin 1	BASE	332.76	137.04	138.50	12266	0.00	0.03	2.5015	2.0103
100YR-240HR	Basin 1	BASE	333.01	137.04	138.50	12262	0.00	0.03	2.5015	2.0108
100YR-240HR	Basin 1	BASE	333.26	137.04	138.50	12259	0.00	0.03	2.5015	2.0114
100YR-240HR	Basin 1	BASE	333.51	137.03	138.50	12256	0.00	0.03	2.5015	2.0119
100YR-240HR	Basin 1	BASE	333.76	137.03	138.50	12252	0.00	0.03	2.5015	2.0125
100YR-240HR	Basin 1	BASE	334.01	137.03	138.50	12249	0.00	0.03	2.5015	2.0130
100YR-240HR	Basin 1	BASE	334.26	137.03	138.50	12246	0.00	0.03	2.5015	2.0135
100YR-240HR	Basin 1	BASE	334.51	137.03	138.50	12242	0.00	0.03	2.5015	2.0141
100YR-240HR	Basin 1	BASE	334.76	137.02	138.50	12239	0.00	0.03	2.5015	2.0146
100YR-240HR	Basin 1	BASE	335.01	137.02	138.50	12235	0.00	0.03	2.5015	2.0152
100YR-240HR	Basin 1	BASE	335.26	137.02	138.50	12232	0.00	0.03	2.5015	2.0157
100YR-240HR	Basin 1	BASE	335.51	137.02	138.50	12229	0.00	0.03	2.5015	2.0163
100YR-240HR	Basin 1	BASE	335.76	137.02	138.50	12225	0.00	0.03	2.5015	2.0168
100YR-240HR	Basin 1	BASE	336.01	137.01	138.50	12222	0.00	0.03	2.5015	2.0173
100YR-240HR	Basin 1	BASE	336.26	137.01	138.50	12219	0.00	0.03	2.5015	2.0179
100YR-240HR	Basin 1	BASE	336.51	137.01	138.50	12215	0.00	0.03	2.5015	2.0184
100YR-240HR	Basin 1	BASE	336.76	137.01	138.50	12212	0.00	0.03	2.5015	2.0189
100YR-240HR	Basin 1	BASE	337.01	137.01	138.50	12209	0.00	0.03	2.5015	2.0195
100YR-240HR	Basin 1	BASE	337.26	137.00	138.50	12205	0.00	0.03	2.5015	2.0200
100YR-240HR	Basin 1	BASE	337.51	137.00	138.50	12202	0.00	0.03	2.5015	2.0206
100YR-240HR	Basin 1	BASE	337.76	137.00	138.50	12199	0.00	0.03	2.5015	2.0211
100YR-240HR	Basin 1	BASE	338.01	137.00	138.50	12195	0.00	0.03	2.5015	2.0216
100YR-240HR	Basin 1	BASE	338.26	137.00	138.50	12192	0.00	0.03	2.5015	2.0222
100YR-240HR	Basin 1	BASE	338.51	137.00	138.50	12189	0.00	0.03	2.5015	2.0227
100YR-240HR	Basin 1	BASE	338.76	136.99	138.50	12185	0.00	0.03	2.5015	2.0232
100YR-240HR	Basin 1	BASE	339.01	136.99	138.50	12182	0.00	0.03	2.5015	2.0238
100YR-240HR	Basin 1	BASE	339.26	136.99	138.50	12179	0.00	0.03	2.5015	2.0243
100YR-240HR	Basin 1	BASE	339.51	136.99	138.50	12176	0.00	0.03	2.5015	2.0248
100YR-240HR	Basin 1	BASE	339.76	136.99	138.50	12172	0.00	0.03	2.5015	2.0253
100YR-240HR	Basin 1	BASE	340.01	136.98	138.50	12169	0.00	0.03	2.5015	2.0259
100YR-240HR	Basin 1	BASE	340.26	136.98	138.50	12166	0.00	0.03	2.5015	2.0264
100YR-240HR	Basin 1	BASE	340.51	136.98	138.50	12162	0.00	0.03	2.5015	2.0269
100YR-240HR	Basin 1	BASE	340.76	136.98	138.50	12159	0.00	0.03	2.5015	2.0275
100YR-240HR	Basin 1	BASE	341.01	136.98	138.50	12156	0.00	0.03	2.5015	2.0280
100YR-240HR	Basin 1	BASE	341.26	136.97	138.50	12152	0.00	0.03	2.5015	2.0285
100YR-240HR	Basin 1	BASE	341.51	136.97	138.50	12149	0.00	0.03	2.5015	2.0290
100YR-240HR	Basin 1	BASE	341.76	136.97	138.50	12146	0.00	0.03	2.5015	2.0296
100YR-240HR	Basin 1	BASE	342.01	136.97	138.50	12143	0.00	0.03	2.5015	2.0301
100YR-240HR	Basin 1	BASE	342.26	136.97	138.50	12139	0.00	0.03	2.5015	2.0306
100YR-240HR	Basin 1	BASE	342.51	136.97	138.50	12136	0.00	0.03	2.5015	2.0311
100YR-240HR	Basin 1	BASE	342.76	136.96	138.50	12133	0.00	0.03	2.5015	2.0317
100YR-240HR	Basin 1	BASE	343.01	136.96	138.50	12129	0.00	0.03	2.5015	2.0322
100YR-240HR	Basin 1	BASE	343.26	136.96	138.50	12126	0.00	0.03	2.5015	2.0327
100YR-240HR	Basin 1	BASE	343.51	136.96	138.50	12123	0.00	0.03	2.5015	2.0332
100YR-240HR	Basin 1	BASE	343.76	136.96	138.50	12120	0.00	0.03	2.5015	2.0338
100YR-240HR	Basin 1	BASE	344.01	136.95	138.50	12116	0.00	0.03	2.5015	2.0343
100YR-240HR	Basin 1	BASE	344.26	136.95	138.50	12113	0.00	0.03	2.5015	2.0348
100YR-240HR	Basin 1	BASE	344.51	136.95	138.50	12110	0.00	0.03	2.5015	2.0353
100YR-240HR	Basin 1	BASE	344.76	136.95	138.50	12107	0.00	0.03	2.5015	2.0358
100YR-240HR	Basin 1	BASE	345.01	136.95	138.50	12103	0.00	0.03	2.5015	2.0364
100YR-240HR	Basin 1	BASE	345.26	136.94	138.50	12100	0.00	0.03	2.5015	2.0369
100YR-240HR	Basin 1	BASE	345.51	136.94	138.50	12097	0.00	0.03	2.5015	2.0374
100YR-240HR	Basin 1	BASE	345.76	136.94	138.50	12094	0.00	0.02	2.5015	2.0379
100YR-240HR	Basin 1	BASE	346.01	136.94	138.50	12090	0.00	0.02	2.5015	2.0384
100YR-240HR	Basin 1	BASE	346.26	136.94	138.50	12087	0.00	0.02	2.5015	2.0389
100YR-240HR	Basin 1	BASE	346.51	136.94	138.50	12084	0.00	0.02	2.5015	2.0394
100YR-240HR	Basin 1	BASE	346.76	136.93	138.50	12081	0.00	0.02	2.5015	2.0400
100YR-240HR	Basin 1	BASE	347.01	136.93	138.50	12078	0.00	0.02	2.5015	2.0405
100YR-240HR	Basin 1	BASE	347.26	136.93	138.50	12074	0.00	0.02	2.5015	2.0410
100YR-240HR	Basin 1	BASE	347.51	136.93	138.50	12071	0.00	0.02	2.5015	2.0415
100YR-240HR	Basin 1	BASE	347.76	136.93	138.50	12068	0.00	0.02	2.5015	2.0420
100YR-240HR	Basin 1	BASE	348.01	136.92	138.50	12065	0.00	0.02	2.5015	2.0425
100YR-240HR	Basin 1	BASE	348.26	136.92			0.00	0.02	2.5015	2.0430
100YR-240HR	Basin 1	BASE	348.51	136.92			0.00	0.02	2.5015	2.0435
100YR-240HR	Basin 1	BASE	348.76	136.92			0.00	0.02	2.5015	2.0441
100YR-240HR	Basin 1	BASE	349.01	136.92			0.00	0.02	2.5015	2.0446
100YR-240HR	Basin 1	BASE	349.26	136.91	138.50	12049	0.00	0.02	2.5015	2.0451
100YR-240HR	Basin 1	BASE	349.51	136.91	138.50	12045	0.00	0.02	2.5015	2.0456
100YR-240HR	Basin 1	BASE	349.76	136.91	138.50	12042	0.00	0.02	2.5015	2.0461
100YR-240HR	Basin 1	BASE	350.01	136.91	138.50	12039	0.00	0.02	2.5015	2.0466
100YR-240HR	Basin 1	BASE	350.26	136.91	138.50	12036	0.00	0.02	2.5015	2.0471
100YR-240HR	Basin 1	BASE	350.51	136.90	138.50	12033	0.00	0.02	2.5015	2.0476

HALF VOLUME RECOVERED

RECOVERY ANALYSIS

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
100YR-240HR	Basin 1	BASE	754.51	135.03	138.50	8771	0.00	0.01	2.5015	2.4946
100YR-240HR	Basin 1	BASE	754.76	135.03	138.50	8770	0.00	0.01	2.5015	2.4947
100YR-240HR	Basin 1	BASE	755.01	135.03	138.50	8768	0.00	0.01	2.5015	2.4949
100YR-240HR	Basin 1	BASE	755.26	135.03	138.50	8767	0.00	0.01	2.5015	2.4951
100YR-240HR	Basin 1	BASE	755.51	135.03	138.50	8766	0.00	0.01	2.5015	2.4952
100YR-240HR	Basin 1	BASE	755.76	135.03	138.50	8764	0.00	0.01	2.5015	2.4954
100YR-240HR	Basin 1	BASE	756.01	135.03	138.50	8763	0.00	0.01	2.5015	2.4955
100YR-240HR	Basin 1	BASE	756.26	135.03	138.50	8762	0.00	0.01	2.5015	2.4957
100YR-240HR	Basin 1	BASE	756.51	135.03	138.50	8760	0.00	0.01	2.5015	2.4958
100YR-240HR	Basin 1	BASE	756.76	135.03	138.50	8759	0.00	0.01	2.5015	2.4960
100YR-240HR	Basin 1	BASE	757.01	135.03	138.50	8758	0.00	0.01	2.5015	2.4961
100YR-240HR	Basin 1	BASE	757.26	135.03	138.50	8756	0.00	0.01	2.5015	2.4963
100YR-240HR	Basin 1	BASE	757.51	135.02	138.50	8755	0.00	0.01	2.5015	2.4964
100YR-240HR	Basin 1	BASE	757.76	135.02	138.50	8754	0.00	0.01	2.5015	2.4966
100YR-240HR	Basin 1	BASE	758.01	135.02	138.50	8752	0.00	0.01	2.5015	2.4967
100YR-240HR	Basin 1	BASE	758.26	135.02	138.50	8751	0.00	0.01	2.5015	2.4969
100YR-240HR	Basin 1	BASE	758.51	135.02	138.50	8750	0.00	0.01	2.5015	2.4970
100YR-240HR	Basin 1	BASE	758.76	135.02	138.50	8748	0.00	0.01	2.5015	2.4972
100YR-240HR	Basin 1	BASE	759.01	135.02	138.50	8747	0.00	0.01	2.5015	2.4974
100YR-240HR	Basin 1	BASE	759.26	135.02	138.50	8746	0.00	0.01	2.5015	2.4975
100YR-240HR	Basin 1	BASE	759.51	135.02	138.50	8744	0.00	0.01	2.5015	2.4977
100YR-240HR	Basin 1	BASE	759.76	135.02	138.50	8743	0.00	0.01	2.5015	2.4978
100YR-240HR	Basin 1	BASE	760.01	135.02	138.50	8742	0.00	0.01	2.5015	2.4980
100YR-240HR	Basin 1	BASE	760.26	135.02	138.50	8741	0.00	0.01	2.5015	2.4981
100YR-240HR	Basin 1	BASE	760.51	135.02	138.50	8739	0.00	0.01	2.5015	2.4983
100YR-240HR	Basin 1	BASE	760.76	135.01	138.50	8738	0.00	0.01	2.5015	2.4984
100YR-240HR	Basin 1	BASE	761.01	135.01	138.50	8737	0.00	0.01	2.5015	2.4986
100YR-240HR	Basin 1	BASE	761.26	135.01	138.50	8735	0.00	0.01	2.5015	2.4987
100YR-240HR	Basin 1	BASE	761.51	135.01	138.50				2.5015	2.4989
100YR-240HR	Basin 1	BASE	761.76	135.01	138.50				2.5015	2.4990
100YR-240HR	Basin 1	BASE	762.01	135.01	138.50				2.5015	2.4992
100YR-240HR	Basin 1	BASE	762.26	135.01	138.50				2.5015	2.4993
100YR-240HR	Basin 1	BASE	762.51	135.01	138.50	8729	0.00	0.01	2.5015	2.4995
100YR-240HR	Basin 1	BASE	762.76	135.01	138.50	8727	0.00	0.01	2.5015	2.4996
100YR-240HR	Basin 1	BASE	763.01	135.01	138.50	8726	0.00	0.01	2.5015	2.4998
100YR-240HR	Basin 1	BASE	763.26	135.01	138.50	8725	0.00	0.01	2.5015	2.4999
100YR-240HR	Basin 1	BASE	763.51	135.01	138.50	8723	0.00	0.01	2.5015	2.5001
100YR-240HR	Basin 1	BASE	763.76	135.01	138.50	8722	0.00	0.01	2.5015	2.5002
100YR-240HR	Basin 1	BASE	764.01	135.01	138.50	8721	0.00	0.01	2.5015	2.5004
100YR-240HR	Basin 1	BASE	764.26	135.00	138.50	8719	0.00	0.01	2.5015	2.5005
100YR-240HR	Basin 1	BASE	764.51	135.00	138.50	8718	0.00	0.01	2.5015	2.5007
100YR-240HR	Basin 1	BASE	764.76	135.00	138.50	8717	0.00	0.01	2.5015	2.5008
100YR-240HR	Basin 1	BASE	765.01	135.00	138.50	8716	0.00	0.01	2.5015	2.5010
100YR-240HR	Basin 1	BASE	765.26	135.00	138.50	8714	0.00	0.01	2.5015	2.5011
100YR-240HR	Basin 1	BASE	765.51	135.00	138.50	8713	0.00	0.01	2.5015	2.5013
100YR-240HR	Basin 1	BASE	765.76	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	766.01	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	766.26	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	766.51	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	766.76	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	767.01	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	767.26	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	767.51	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	767.76	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	768.01	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	768.26	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	768.51	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	768.76	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	769.01	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	769.26	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	769.51	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	769.76	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	770.01	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	770.26	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	770.51	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	770.76	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	771.01	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	771.26	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	771.51	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	771.76	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	772.01	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	772.26	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	772.51	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	772.76	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	773.01	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	773.26	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	773.51	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	773.76	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	774.01	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	774.26	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	774.51	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	774.76	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	775.01	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	775.26	135.00	138.50	8712	0.00	0.00	2.5015	2.5014
100YR-240HR	Basin 1	BASE	775.51	135.00	138.50	8712	0.00	0.00	2.5015	2.5014

FULL VOLUME RECOVERED

RECOVERY ANALYSIS

Attachment H

WQTV Recovery Analysis

Simulation	Node	Group	Time hrs	Stage ft	Warning Stage ft	Surface Area ft2	Total Inflow cfs	Total Outflow cfs	Total Vol In af	Total Vol Out af
WQTV	Basin 1	BASE	0.00	135.92	138.50	10315	0.00	0.00	0.0000	0.0000
WQTV	Basin 1	BASE	0.25	135.83	138.50	10153	0.00	1.06	0.0000	0.0110
WQTV	Basin 1	BASE	0.50	135.73	138.50	9988	0.00	1.04	0.0000	0.0329
WQTV	Basin 1	BASE	0.76	135.64	138.50	9824	0.00	1.02	0.0000	0.0544
WQTV	Basin 1	BASE	1.01	135.54	138.50	9659	0.00	1.01	0.0000	0.0755
WQTV	Basin 1	BASE	1.25	135.45	138.50	9500	0.00	0.99	0.0000	0.0956
WQTV	Basin 1	BASE	1.50	135.36	138.50	9335	0.00	0.97	0.0000	0.1160
WQTV	Basin 1	BASE	1.76	135.26	138.50	9170	0.00	0.96	0.0000	0.1361
WQTV	Basin 1	BASE	2.01	135.17	138.50	9006	0.00	0.94	0.0000	0.1558
WQTV	Basin 1	BASE	2.25	135.08	138.50	8846	0.00	0.92	0.0000	0.1746
WQTV	Basin 1	BASE	2.50	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	2.76	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	3.01	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	3.26	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	3.51	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	3.76	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	4.01	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	4.26	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	4.51	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	4.76	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	5.01	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	5.26	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	5.51	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	5.76	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	6.01	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	6.26	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	6.51	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	6.76	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	7.01	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	7.26	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	7.51	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	7.76	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
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WQTV	Basin 1	BASE	8.51	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	8.76	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
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WQTV	Basin 1	BASE	9.26	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	9.51	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	9.76	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	10.01	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	10.26	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	10.51	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
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WQTV	Basin 1	BASE	11.01	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	11.26	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	11.51	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	11.76	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	12.01	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	12.26	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	12.51	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	12.76	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	13.01	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
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WQTV	Basin 1	BASE	13.76	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
WQTV	Basin 1	BASE	14.01	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
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WQTV	Basin 1	BASE	14.51	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
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WQTV	Basin 1	BASE	15.51	135.00	138.50	8712	0.00	0.00	0.0000	0.1842
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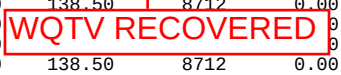


WQTV RECOVERY ANALYSIS

Attachment I

Pipe Calculations

PIPE SIZE CALCULATIONS

3 YR, 10 MIN DESIGN EVENT

Polaris Building Addition - Alachua, FL

Location		Drainage Area		Runoff Coeffi.	Time of Concen.	Intensity I	Runoff Q des.	n	Required Pipe Size				Proposed Pipe Size			
From	To	No	Acres	C	min.	in/hr.	CFS		Slope %	Pipe (in)	Q CFS	V ft/sec	Slope %	Pipe (in)	Q CFS	V ft/sec
Inlet	Basin	1	1.747	0.79	10.00	6.20	8.56	0.012	0.11	18	3.78	2.14	0.11	18	3.78	2.14

eda consultants inc.

Worksheet for Commercial Water Meter Sizing

Project Name : Polaris Building Addition
Customer / Builder Name : Ames/Detrick Truck Company
Property Address : 12570 NW US HWY 441 Alachua, FL 32615

Type	Requirement Per GRU/64E-6 (GPD)	Quantity	Units	Total (GPD)
Existing				
Warehouse - Per employee per 8 hour shift	15.00	12.00	employees	180
Warehouse - Per loading bay	100.00	2	bays	200
Office Building - Per 100 SF of floor space	100.00	21	100 SF	2,100
Proposed				
Warehouse - Per loading bay	100.00	5	bays	500
TOTAL DEMAND				2,980
Peaking Factor				2.5
Operating Period (hrs)				12
Peak Demand				**10 gpm**
TOTAL DEMAND				**10 gpm**
EXISTING WATER METER SIZE*			**1" Water Meter**	

*There is an existing 1" water meter which serves the existing building with the data provided above. The proposed building addition includes a total of 5 new loading bays. As shown above, the total demand of the existing building and proposed building addition is within the normal operating range of the existing 1" water meter.

720 SW 2nd Avenue, South Tower Suite 300, Gainesville, FL 32601
Phone: (352)373-3541 · Fax: (352)373-7249 · www.edafl.com

Countywide Stormwater Code Affidavit of Compliance.

Instructions: Complete and submit this form for all activities that involve the construction of a stormwater management system. Please submit this form, along with the other required documents as listed in Sec. 77.28 of the Alachua County Code.

Part 1. Applicant Information

Applicant or Owner Name: Claudia Vega, P.E.
Company Name: eda consultants inc.
Company Address: 720 SW 2nd Ave, Gainesville, FL
Phone Number: 352-373-3541
Email Address: cvega@edafl.com

Registered Professional Name: Claudia Vega, P.E.
Company Name: eda consultants inc.
Company Address: 720 SW 2nd Ave Gainesville FL 32601
Phone Number: 352-373-3541
Email Address: cvega@edafl.com

Part 2. Project Location Information

Project Name: Polaris Building Addition
Tax Parcel: 05920-001-002
Project Location (Unincorporated Alachua County or Municipality): City of Alachua

Note: For projects located in Municipalities submittal of this form is a self-certification of compliance. An acknowledgement of receipt will be sent once all required documents are provided. This acknowledgement is not a review of the submitted materials. Projects in Unincorporated Alachua County will be reviewed pursuant to Sec. 77.27 of the Alachua County Code.

Part 3. Stormwater Discharge Information

Watershed Name:
Waterbody ID Number (WBID#):

Stormwater Discharge Locations Please Check all That Apply
☑ Project Discharges Offsite as Surface Flow
☐ Project Discharges Directly to Outstanding Florida Water
☐ Project is in the Watershed of a Waterbody Listed as Impaired for Nutrients or has a Nutrient TMDL
☑ Project Infiltrates to Groundwater
☑ Project is in the Sensitive Karst Area

Please briefly describe the Best Management Practices used:

A proposed dry retention basin attenuates stormwater runoff from the proposed improvements, which ultimately discharges to an existing on-site depression.

Part 4. Exemption and Waiver Information

If applicable, Please list the exemption(s) this project qualifies for under Sec. 77.25 of the Alachua County Code. Supporting Documentation may be required:

If applicable, Please describe the waiver you are requesting under Sec. 77.26 of the Alachua County Code. Supporting documentation is required:

Part 5. Signatures

I authorize Alachua County, and its agents and contractors, to enter the property for the purpose of verifying compliance. If the property is sold and/or the entity responsible for operation and maintenance of the stormwater management system, the Property Owner will notify the Alachua County Environmental Protection Department within 30 calendar days of the sale or change in operation and maintenance entity. Failure to comply may result in enforcement action using the provisions of Alachua County Code Chapter 24 or any other remedy available by law or equity.

Applicant/Owner Signature: Claudia Vega Date: 11/25/2020

I hereby certify that the above referenced project meets, or is exempt from, the requirements of the Alachua County Code Chapter 77, Article III Stormwater Treatment Code. I further certify that the Operation and Maintenance requirements have been provided to the owner and entity responsible for operation and maintenance of the stormwater management system.

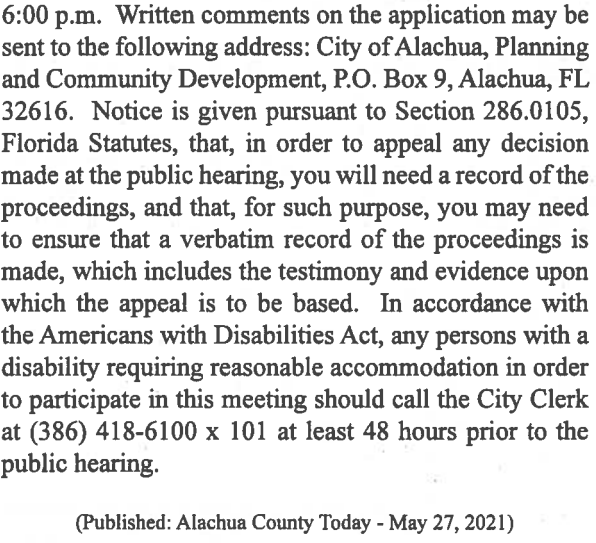
Registered Professional Signature: Claudia Vega Date: 11/25/2020

Florida Registration Number: 51532

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 June 8, 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 Claudia Vega, P.E., of EDA Consultants, Inc., applicant and agent for AMES/Detrick Truck Co, property owner, for consideration of a Site Plan which proposes a ±5,600 square foot building addition to the Polaris dealership and associated site improvements on a ±7.49 acre subject property, located at 12570 NW US Highway 441; Tax Parcel No. 05920-001-005 and a portion of Tax Parcel No. 05920-001-002; FLUM: Commercial; Zoning: Commercial Intensive (CI).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - May 27, 2021)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson (name), POSTED THE LAND USE SIGN ON 5/20/2021 (date) FOR THE Polaris Building Addition 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.

Melissa Watson
(signature)

3
(number of signs)

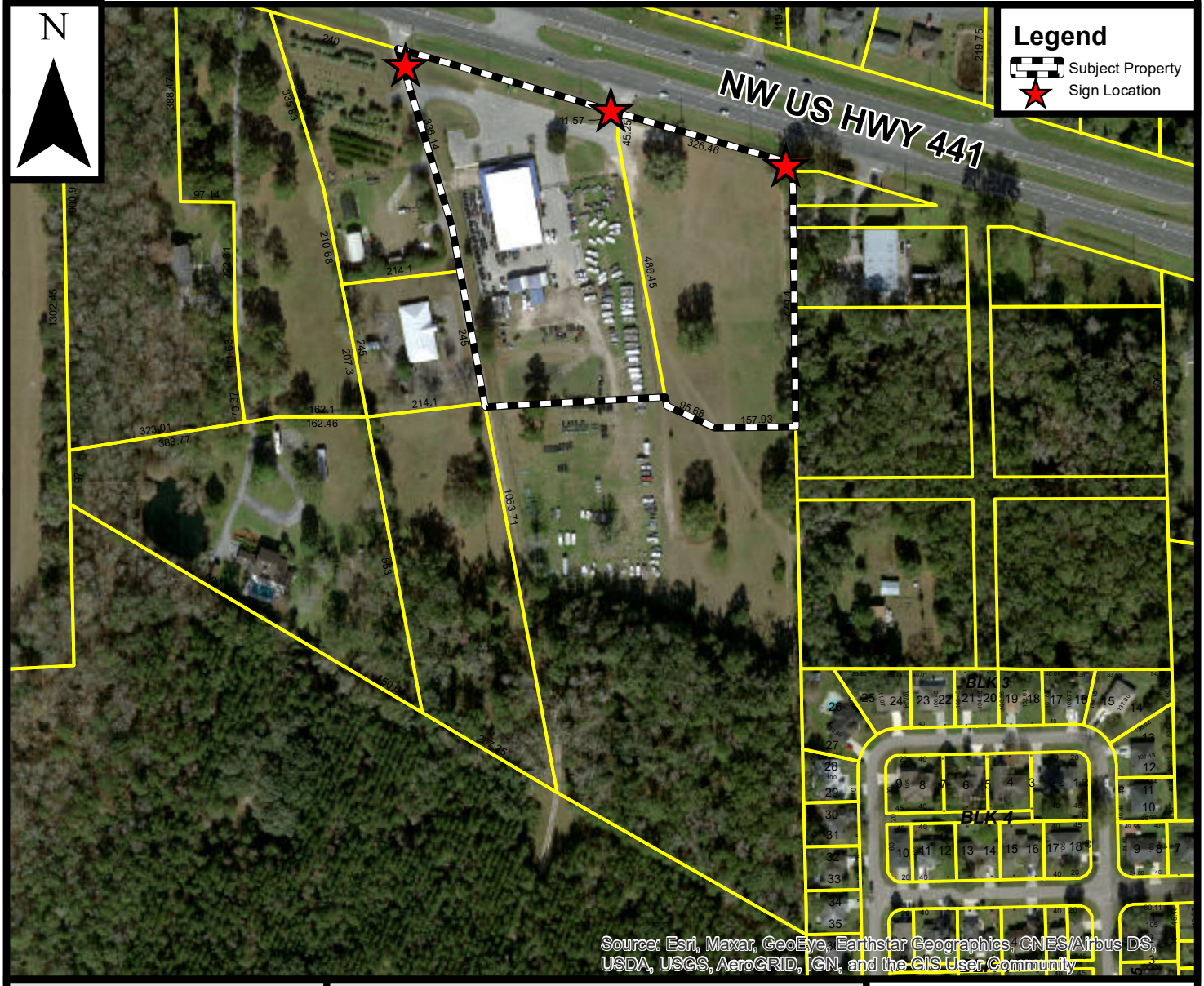
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Polaris Building Addition
Site Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared December 2020

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 5/24/21

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

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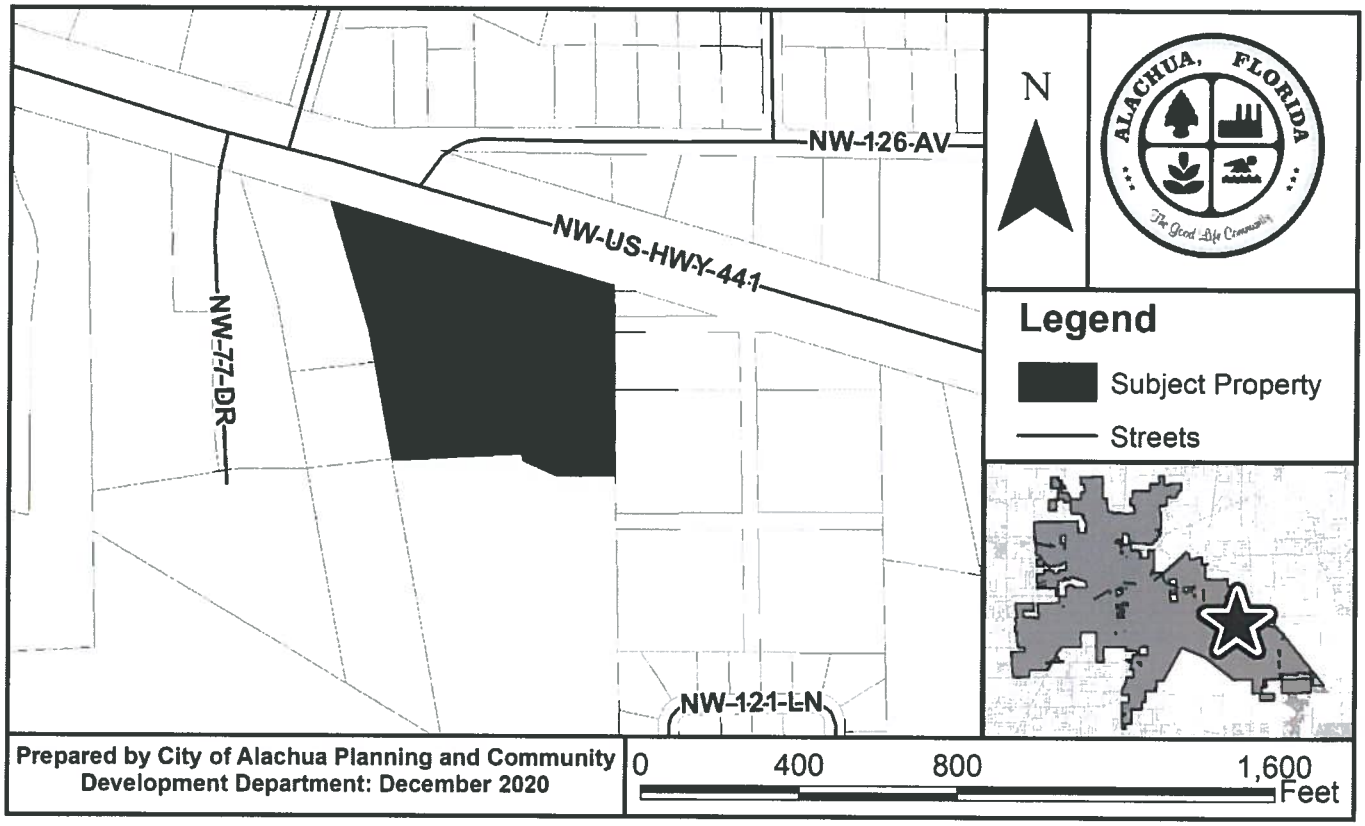

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

05900-912-007
ROARK ALICE P
104 TURKEY CREEK
ALACHUA FL, FL 32615

05920-001-000
CROCKER & RODGERS
12310 NW 77TH DR
ALACHUA, FL 32615

05955-000-000
FREELAND & TANNER
12528 NW US HIGHWAY 441
ALACHUA, FL 32615

05920-001-005
AMES/DETRICK TRUCK COMPANY INC
12556 NW US HIGHWAY 441
ALACHUA, FL 32615

05895-001-001
AMES/DETRICK TRUCK CO
12556 US HIGHWAY 441
ALACHUA, FL 32615-8506

05920-001-002
AMES/DETRICK TRUCK CO
12556 US HIGHWAY 441
ALACHUA, FL 32615-8506

05920-001-003
DAVIS JOHN A
12580 US HIGHWAY 441
ALACHUA, FL 32615

05920-001-007
DAVIS JOHN A & LINDA HAYES
12580 US HIGHWAY 441
ALACHUA, FL 32615-8505

05859-004-000
MCDAVID ROOFING INC
12591 NW HWY 441
ALACHUA, FL 32615

05900-903-040
SHEALY STEPHANIE MICHELLE
13028 NW 150TH TER
ALACHUA, FL 32615-6491

05900-913-009
POURCHOT THOMAS L & MIREYA E
17881 NW 105TH TER
ALACHUA, FL 32615-5614

05859-003-000
HELENA CHEMICAL CO
225 SCHILLING BLVD STE 300
COLLIERVILLE, TN 38017

05900-903-026
WIGGLESWORTH SUSAN JANE
231 TURKEY CREEK
ALACHUA, FL 32615

05894-000-000
HARRINGTON STEPHANIE TRUSTEE
24015 OLD BELLAMY RD
HIGH SPRINGS, FL 32643-8933

05920-000-000
RAJAEE LLC
2573 NW 140TH TER
GAINESVILLE, FL 32606-9303

05900-904-004
BAKOWSKI JOHN E
292 TURKEY CREEK
ALACHUA, FL 32615-9364

05920-002-000
MCBRIDE DONALD WESLEY TRUSTEE
327 TURKEY CREEK
ALACHUA, FL 32615

05920-001-004
MCB OIL COMPANY
327 TURKEY CREEK
ALACHUA, FL 32615

05900-903-044
BEAVERS THAD W & SARAH L
348 TURKEY CRK
ALACHUA, FL 32615-9367

05900-913-005
CROMWELL KAYLA
409 TURKEY CREEK
ALACHUA, FL 32615

05900-903-032
STALNAKER KRISTY
413 TURKEY CREEK
ALACHUA, FL 32615

05900-903-038
GARLAND & KELLER
416 TURKEY CREEK
ALACHUA, FL 32615

05900-904-012
BLANCHARD GLEN A & KATHERINE L
418 TURKEY CREEK
ALACHUA, FL 32615

05900-903-042
JOINER DILLON
419 TURKEY CREEK
ALACHUA, FL 32615

05900-903-030
SNYDER JARED & KIMBERLY
423 TURKEY CREEK
ALACHUA, FL 32615

05900-903-036
DAUBE ADAM
426 TURKEY CREEK
ALACHUA, FL 32615

05900-912-005
ROMIG LYDIA MARIE
434 TURKEY CREEK
ALACHUA, FL 32615

05900-913-010
DAVIS JASON & CHRISTINA
4350 SW WACHOOTA RD
MICANOPY, FL 32667-5260

05900-903-047
CROW THOMAS G & VICTORIA
464 TURKEY CREEK
ALACHUA, FL 32615

05859-007-000
DOUGLAS JR & KIRKPATRICK JR
4710 SW 103RD WAY
GAINESVILLE, FL 32608-7180

05900-913-007
VALLE ALBA R
472 TUREKY CREEK
ALACHUA, FL 32615

05900-903-041
KELSOE JONATHON JAMES & ELIZABETH LIBENGOOD
479 TRUKEY CREEK
ALACHUA, FL 32615

05900-903-018
GLASS JAMES B & FAYE J LIFE ESTATE
500 TURKEY CREEK
ALACHUA, FL 32615

05920-001-006
BRYCE A BURGER LANDSCAPE LLC
5001 NW 102ND PL
GAINESVILLE, FL 32653

05900-904-006
ANDREWS SUSAN J
501 TURKEY CREEK
ALACHUA, FL 32615

05900-903-024
FLECK JULIE R
502 TURKEY CREEK
ALACHUA, FL 32615

05900-913-015
PAGAN-TANG & TANG TRUSTEES
517 TURKEY CREEK
ALACHUA, FL 32615

05900-904-015
MULKEY KARA
540 TURKEY CREEK
ALACHUA, FL 32615

05900-904-008
BAKER DESSIE LORINE
575 TURKEY CREEK
ALACHUA, FL 32615

05859-001-000
MYERS JOSHUA Q
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City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 6/8/2021
SUBJECT: The BEST Business Climate: City of Alachua 5-Year Economic Development Strategy

PREPARED BY: Kamal I. Latham, Assistant City Manager

RECOMMENDED ACTION:
Receive the presentation.

Summary

Economic growth is important to the City of Alachua. Visionary leaders and talented team members committed to having a great quality of life for City residents have facilitated economic growth through sound policy and administration.

The City has outstanding public infrastructure, impressive financial stewardship, top-tier recreational facilities, diverse cultural programming, strong compliance and risk management, sound personnel policies, excellent law enforcement, first-rate planning, and inspired community development. These attributes make Alachua a well-run city and great place to live, work, and play.

A multi-year economic development strategy building upon existing success and breaking new ground will help the City facilitate even more economic opportunities for its residents. The BEST Business Climate is the 5-Year Economic Development Strategy for the City of Alachua approved by the City Commission on April 12, 2021. The BEST stands for the following priorities:

Business Growth and Attraction

Equity Capital Access

Sense of Community

Talent Development and Recruitment

These priorities will be advanced by the following nine (9) growth initiatives:

1) Launch Alachua Biotech Partnership (ABP)

2) Implement Marketing Campaign

3) Promote Business Incentive Program

4) Strengthen Public Infrastructure

5) Increase Residential Inventory

6) Expand Commercial Facilities

7) Increase Certified and Trained Talent Pool

8) Launch Equity Capital Access Initiative

9) Maximize Business Facilitation

These growth initiatives are designed to realize the following outcomes by 2026:

500 New Jobs

500 New Residential Units

$50 Million in New Capital and Talent Investment

50 New Certified and Trained People

ATTACHMENTS:

Description

- Presentation: The BEST Business Climate

City of ALACHUA
the good life community

Planning and Zoning Board

The BEST Business Climate

City of Alachua
5-Year Economic Development Strategy
June 8, 2021

City of Alachua

- **The City of Alachua** is a vibrant, growing, economically and culturally diverse community.
- **Our City** is the “The Good Life Community”, thanks, in large part, to its quality of life.
- **Thriving economies** enhance quality of life.

1910 Guidance

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RULES GOVERNING THE CITY COUNCIL OF

THE CITY OF ALACHUA, FLORIDA.

1910

Talent and Business

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the good life community

10. IMMIGRATION AND IMPROVEMENT. It shall be the duty of the committee on immigration and improvements to induce a healthy and stable immigration to the City, and to urge and advocate the establishment of factories and other business enterprises.

1985 Comment

Regular Commission Meeting
May 6, 1985

Small Town Flavor

like Alachua Hills on 441, it should be assumed that 441 be commercial. What areas are we going to designate industrial, what part for commercial and what type of residential we wish to have in our City and still maintain the same flavor of a small town and that is done with proper planning. I would like for you to think about this and lets see if we can work into our budget this year a City Planner to do this for us or to help us with this.

- Vice Mayor Evelyn Holland

2021 Strategic Plan

City of Alachua
The Good Life Community

STRATEGIC PLAN

Fiscal Year 2021
Adopted September 28, 2020

Talent/Business/Flavor

"The City of Alachua will be a vibrant, growing, economically and culturally diverse community…

…it has maintained its strong sense of community, its small town atmosphere, a strong recreation program, the charm of its downtown, and has preserved and protected its heritage and environment…

…make certain that its young people have challenging career opportunities at home."

2026 Goal

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The BEST Business Climate

What is the BEST?

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- **B**usiness Growth and Attraction
- **E**quity Capital Access
- **S**ense of Community
- **T**alent Development and Recruitment

Hit Goals Via Growth

"If you focus on goals, you may hit goals – but that doesn't guarantee growth."

"If you focus on growth, you will grow and always hit goals."

- Dr. John C. Maxwell

Growth Initiative #1

Launch Alachua Biotech Partnership (ABP)

- Purpose: Grow the BEST Alachua Biotech Cluster
- Program: Identify Challenges and Develop Solutions
- Structure: Public Private Partnership
- Members: Public, Private, and Education Stakeholders
- Co-Chairs:
  - City Manager, City of Alachua (Permanent)
  - President, Santa Fe College (Permanent)
  - CEO, Biotech/Life Sciences Company (Rotational)

Growth Initiative #2

Implement Marketing Campaign

- Purpose: Business Attraction and Talent Recruitment
- Step 1: Design and Activate Marketing Campaign
- Step 2: Record Podcasts and Hold Media Interviews
- Step 3: Retain Lead Generation Companies
- Step 4: Build Lead List and Database
- Step 5: Engage Leads Directly

Growth Initiative #3

Promote Business Incentive Program

- Purpose: Business Growth and Attraction
- Step 1: Develop Marketing Material
- Step 2: Contact Businesses and Distribute Material
- Step 3: Secure Testimonials from Program Users

Growth Initiative #4

Strengthen Public Infrastructure

- Purpose: Business Growth and Attraction
- Step 1: Integrate New Electric Substation into Grid
- Step 2: Secure Funding to Build New Water Wellfield
- Step 3: Construct New Water Wellfield
- Step 4: Conduct Electric Power Optimization Study

Growth Initiative #5

Increase Residential Inventory

- Purpose: Sense of Community and Talent Recruitment
- Step 1: Enhance Development Review Process
- Step 2: Facilitate New Senior Housing Development
- Step 3: Promote Diverse Housing Options

Growth Initiative #6

Expand Commercial Facilities

- Purpose: Business Growth and Talent Recruitment
- Step 1: Enhance Site Plan Review Process
- Step 2: Streamline Land Rights Review Process
- Step 3: Enhance Regulatory Framework

Growth Initiative #7

Increase Certified and Trained Talent Pool

- Purpose: Talent Development and Recruitment
- Step 1: Expand Pipeline for Certifications
- Step 2: Maximize Existing Training Opportunities
- Step 3: Promote Training and Certification Programs

Growth Initiative #8

Launch Equity Capital Access Initiative

- Purpose: Equity Capital Access and Business Growth
- Step 1: Convene Equity Capital Stakeholder Forum
- Step 2: Assess Equity Capital Demand
- Step 3: Facilitate Alachua Growth Fund (AGF) Launch

Growth Initiative #9

Maximize Business Facilitation

- Purpose: Sense of Community and Business Growth
- Step 1: Launch Business Appreciation Receptions
- Step 2: Establish “Business Liaison" Team Member
- Step 3: Promote Recreational and Cultural Programs
- Step 4: Conduct Business Outreach and Engagement
- Step 5: Promote Alachua Police Department App

Growth Pillars

- **Alachua Biotech Cluster**
  (Life Sciences, Hi-Tech, and Manufacturing)

- **Industrial Pillar**
  (Distribution and Logistics)

- **Commercial Pillar**
  (Retail)

Growth Pillars

- **Alachua Biotech Cluster**
  - ✓Progress Park
  - ✓Copeland Park
  - ✓Foundation Park
  - ✓San Felasco Tech City
- **Industrial Pillar**
  - ✓Southwest Industrial Corridor
- **Commercial Pillar**
  - ✓Downtown
  - ✓I-75/441 West
  - ✓I-75/441 East

2026 Outcomes

- **500** New Jobs
- **500** New Residential Units
- **$50** Million in New Capital and Talent Investment
- **50** New Certified and Trained People

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Thank You!