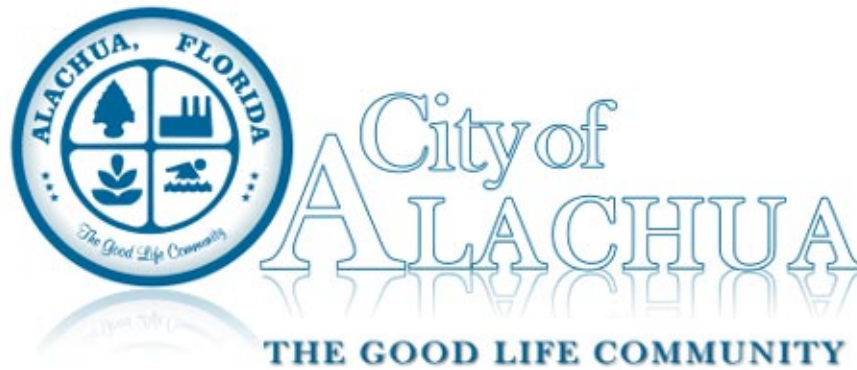




Planning and Zoning Board Agenda April 16, 2019

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

City Manager Adam Boukari

Planning and Zoning Board At 6:00 PM

Meeting Date: April 16, 2019

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 March 12, 2019 PZB Meeting
- B. Certificate of Appropriateness: A request by Debbie Herring of Florida Homes, Inc., applicant and

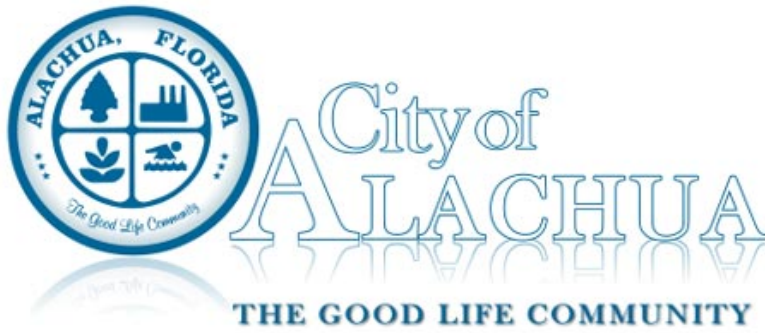
agent for Equity Trust Co., property owner, for the approval of a Certificate of Appropriateness for the construction of a new single-family residence on a vacant lot located within the Historic Overlay District, located at 13906 NW 145th Ave, Tax Parcel No. 03390-000-000 (Quasi-Judicial Hearing)

- C. Site Plan - Foundation Park Phase 2: A request by Daniel Young, P.E., LEED AP, of CHW, applicant and agent for Alachua Foundation Park Holding Company, LLC, and the University of Florida Foundation, Inc., property owners, for consideration of a Site Plan for the construction of three (3) ±42,466 square foot buildings, with associated paving, grading, drainage, and infrastructure improvements, on a ±14.53 acre subject property, located east of NW 119th Terrace and the Santa Fe College Perry Center; Tax Parcel Numbers 03191-010-001 and 03191-011-001; FLUM: Industrial; Zoning: Light & Warehouse Industrial (ILW) (Quasi-Judicial Hearing).
- D. Site Plan - San Felasco Tech City Phase 2: A request by Clay Sweger, AICP, LEED AP, of EDA Engineers – Surveyors – Planners, Inc., applicant and agent for The Laser Investment Group, LLC, property owner, for consideration of a Site Plan to construct three (3) buildings – consisting of two (2) ±30,100 square foot buildings and one (1) ±6,000 square foot building – with associated paving, grading, drainage, and infrastructure improvements, on a ±55.36 acre subject property, consisting of a ±12.06 acre project area, located in the 12000 block of NW US Highway 441; Tax Parcel Number 05962-002-000; FLUM: Commercial and Industrial; Zoning: Commercial Intensive (CI) and Light & Warehouse Industrial (ILW) (Quasi-Judicial Hearing).
- E. Land Development Regulations Text Amendment : A request by Christopher Gmuer, P.E., of Gmuer Engineering, Inc. to amend the City of Alachua Land Development Regulations (LDRs) as follows: amend Section 5.1.2, Table 5.1-2, Related to the Dimensional Standards within Residential Zoning Districts; amend Section 7.3.1 (B)(1), relating to required standard street improvements for subdivisions; amend Section 7.3.1 (B)(2), relating to design requirements for streets utilizing transitional swales; amend Section 10.2, creating a definition for “transitional swale”. (Legislative Hearing)

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Board/Committee Agenda Item

MEETING DATE: 4/16/2019

SUBJECT: Approval of the Minutes of the March 12, 2019 PZB Meeting

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:

Approve the Minutes of the March 12, 2019 PZB Meeting.

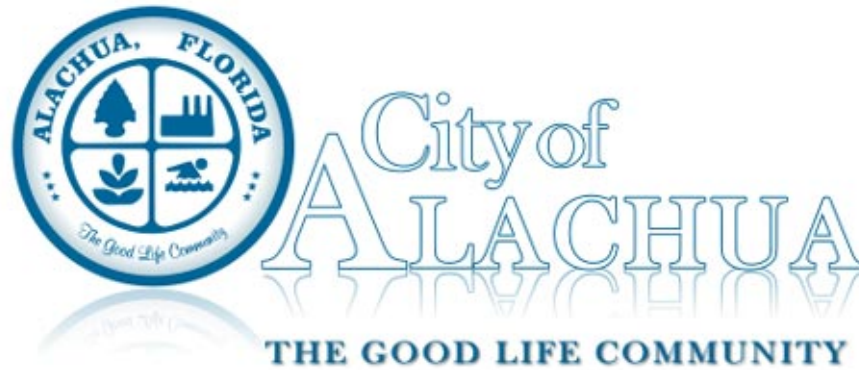
Summary

Approval of the Minutes of the March 12, 2019 PZB Meeting.

ATTACHMENTS:

Description

- ☐ Minutes of the March 12, 2019 PZB Meeting



Planning and Zoning Board Minutes March 12, 2019

Chair Gary Thomas

City Manager Adam Boukari

Vice Chair Anthony Wright

Member Sandy Burgess

Member James Sajczuk

Member Virginia Johns

School Board Member Tina Certain

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

Meeting Date: March 12, 2019

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 Gary Thomas, Vice Chair Anthony Wright, and School Board Member Tina Certain were absent.

The Board by consensus selected Member Virginia Johns to act as Chair for the meeting.

Acting Chair Johns called the meeting to order.

INVOCATION

Member James Sajczuk led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Member Sandy Burgess moved to approve the agenda; seconded by Member Sajczuk.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the February 12, 2019 PZB Meeting

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

Passed by unanimous consent.

- B. Large Scale Comprehensive Plan Amendment: A request by Clay Sweger, AICP, LEED-AP, of eda engineers-surveyors-planners, inc., applicant and agent for The Laser Investment Group, LLC., property owner, to amend the Future Land Use Map (FLUM) Designation from Commercial, Industrial, and Rural Employment Center (Alachua County) to Corporate Park on a ±82.40 acre subject property. Consisting of Tax Parcel Numbers 05962-002-000, 05855-005-000 and a portion of 05855-004-000 (Legislative Hearing).

Department Director Kathy Winburn introduced the item.

Planner Adam Hall, AICP, presented the Staff Report.

Stephanie Sutton, of EDA, provided additional information and availed herself for questions.

Member Burgess moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Sajczuk.

Motion Passed 3-0 in a roll call vote.

- C. Site Plan - Alachua Towne Centre Parcel D-2: A request by Daniel Young, P.E., LEED A.P., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Reed Valentine, LLC, property owner, for consideration of a Site Plan for the construction of a ±4,511 square foot building, with associated drainage, paving, grading and infrastructure improvements on a ±0.15 acre subject property, located in Alachua Towne Centre, north of NW 151st Boulevard and approximately 100 feet east of the intersection of NW 151st Boulevard and NW 144th Way; Tax Parcel No. 03605-001-012 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

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

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

Member Sajczuk moved that based upon the substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation , this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the two (2) conditions provided in Exhibit "A" and located on page 20 of the March 12, 2019 Staff Report to the Planning & Zoning Board; seconded by Member Burgess.

Member Burgess commented about parking for the proposed building and the existing development surrounding the property.

Principal Planner Tabor responded.

City Attorney Marian Rush asked the applicant if they agreed to Staff's recommended conditions.

Travis Hastay, Project Manager for CHW, accepted the conditions.

Motion Passed 3-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated the next meeting will be April 16, 2019 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Sajczuk moved to adjourn; seconded by Member Burgess.

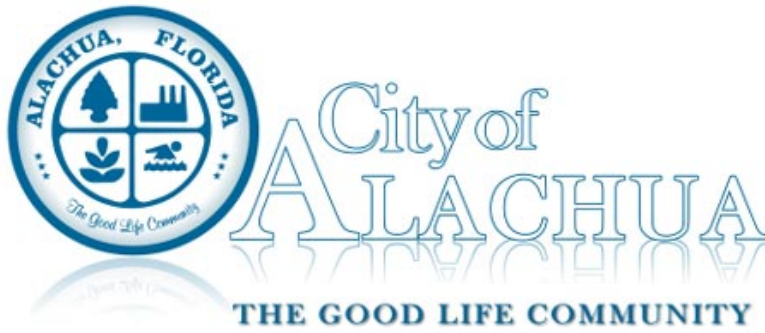
Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA

Presiding Officer

Staff Liaison



Board/Committee Agenda Item

MEETING DATE: 4/16/2019

SUBJECT: Certificate of Appropriateness: A request by Debbie Herring of Florida Homes, Inc., applicant and agent for Equity Trust Co., property owner, for the approval of a Certificate of Appropriateness for the construction of a new single-family residence on a vacant lot located within the Historic Overlay District, located at 13906 NW 145th Ave, Tax Parcel No. 03390-000-000 (Quasi-Judicial Hearing)

PREPARED BY: Adam Hall, AICP

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Certificate of Appropriateness 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 application for a Certificate of Appropriateness.

Summary

This application is a request by Debbie Herring of Florida Homes, Inc., applicant and agent for Equity Trust Co. Custodian, FBO Wm. Carl Herring III IRA., property owner, for the approval of a Certificate of Appropriateness for the construction of a new single-family dwelling on a vacant lot in the Historic Overlay District.

The subject property is ± 0.14 acres in area, and is located at 13906 NW 145th Avenue.

As part of the application package, the applicant has submitted plans and specifications for the proposed new single-family residence. Pictures have also been submitted of the structures on nearby properties to demonstrate that the proposed building is consistent with the character of nearby structures.

Section 3.7.2(A) of the City's Land Development Regulations (LDRs) establishes the standards for the Historic Overlay District. The general purposes of the Historic Overlay District are as follows: to protect the beauty of the City and improve the quality of its environment through identification, recognition, conservation, maintenance, and enhancement of the City's historic and architectural resources; to protect designated land and buildings or structures having historic and architectural significance; to stabilize and improve property values; to foster civic pride; and, to encourage redevelopment in the City's downtown. Section 3.7.2(A)(2)(a) of the LDRs establishes the City of Alachua Downtown Historic District, which includes all lots within an area bounded by NW 145th Avenue, NW 145th Terrace, NW 148th Place, and NW 138th Terrace.

Section 3.7.2(A)(5) of the LDRs states, "[o]nce land, buildings, or structures are classified within an Historic Overlay District, no demolition, new construction, addition, or alteration of exterior architectural features shall occur within the district without the issuance of a Certificate of Appropriateness in accordance with Section 2.4.6, Certificate of Appropriateness."

ATTACHMENTS:

Description

- ▣ Staff Report
- ▣ Application and Supporting Materials
- ▣ Public Notice Materials for 04/16/19 PZB Hearing



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date:
Quasi-Judicial Hearing

April 16, 2019

SUBJECT: A request for the approval of a Certificate of Appropriateness for the construction of a new single-family residence on a vacant lot

APPLICANT/AGENT: Debbie Herring of Florida Homes, Inc.

PROPERTY OWNER: Equity Trust Co. Custodian, FBO Wm. Carl Herring III IRA

LOCATION: 13906 NW 145th Avenue

PARCEL ID NUMBER: 03390-000-000

ACREAGE: ±0.14 acres

PROJECT PLANNER: Adam Hall, AICP, Planner

RECOMMENDATION: Staff recommends that the Planning & Zoning Board approve the Certificate of Appropriateness.

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 application for a Certificate of Appropriateness.*

SUMMARY

This application is a request by Debbie Herring of Florida Homes, Inc., applicant and agent for Equity Trust Co. Custodian, FBO Wm. Carl Herring III IRA., property owner, for the approval of a Certificate of Appropriateness for the construction of a new single-family dwelling on a vacant lot in the Historic Overlay District.

The subject property is ±0.14 acres in area, and is located at 13906 NW 145th Avenue.

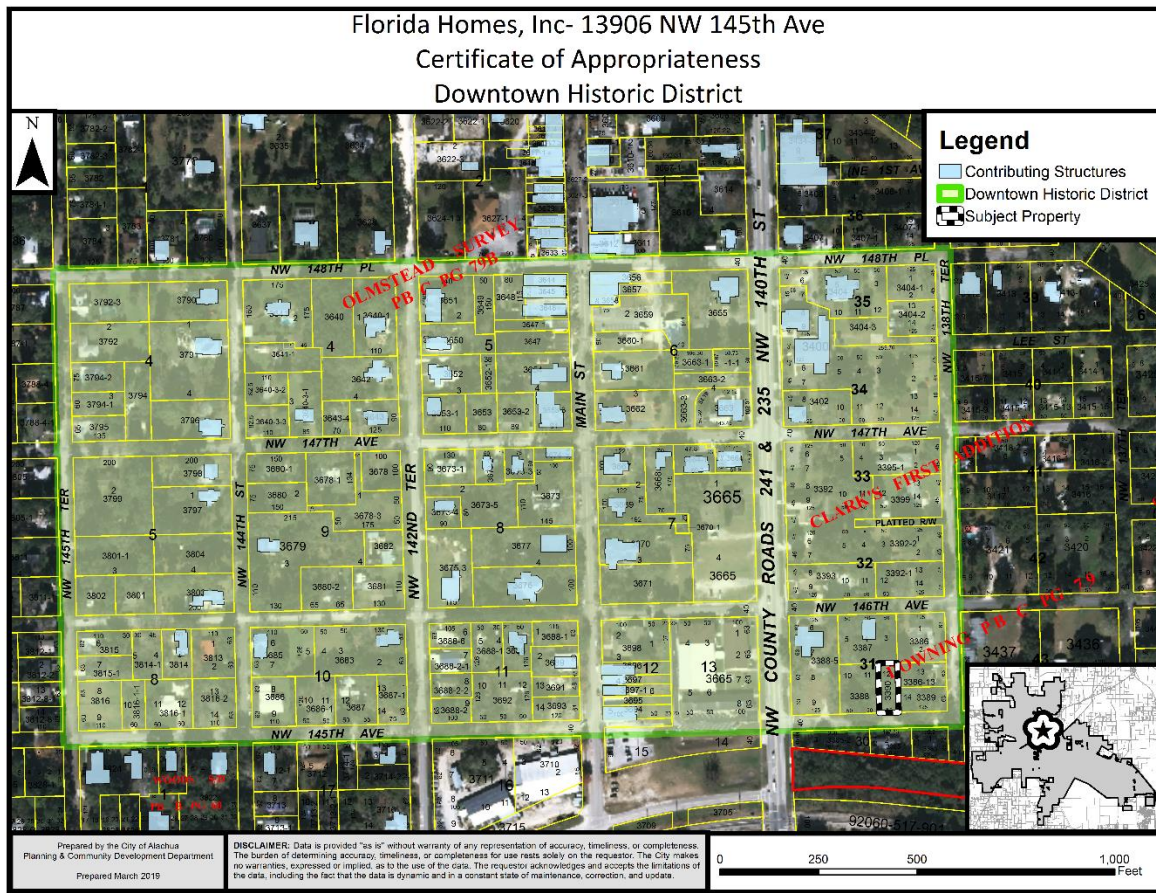
As part of the application package, the applicant has submitted plans and specifications for the proposed new single-family residence. Pictures have also been submitted of the structures on nearby properties to demonstrate that the proposed building is consistent with the character of nearby structures.

Section 3.7.2(A) of the City's Land Development Regulations (LDRs) establishes the standards for the Historic Overlay District. The general purposes of the Historic Overlay District are as follows:

- ❖ to protect the beauty of the City and improve the quality of its environment through identification, recognition, conservation, maintenance, and enhancement of the City's historic and architectural resources;
- ❖ to protect designated land and buildings or structures having historic and architectural significance;
- ❖ to stabilize and improve property values;
- ❖ to foster civic pride; and,
- ❖ to encourage redevelopment in the City's downtown.

Section 3.7.2(A)(2)(a) of the LDRs establishes the City of Alachua Downtown Historic District, which includes all lots within an area bounded by NW 145th Avenue, NW 145th Terrace, NW 148th Place, and NW 138th Terrace. The area of the District, the subject property, and contributing historic structures are shown on Map 1.

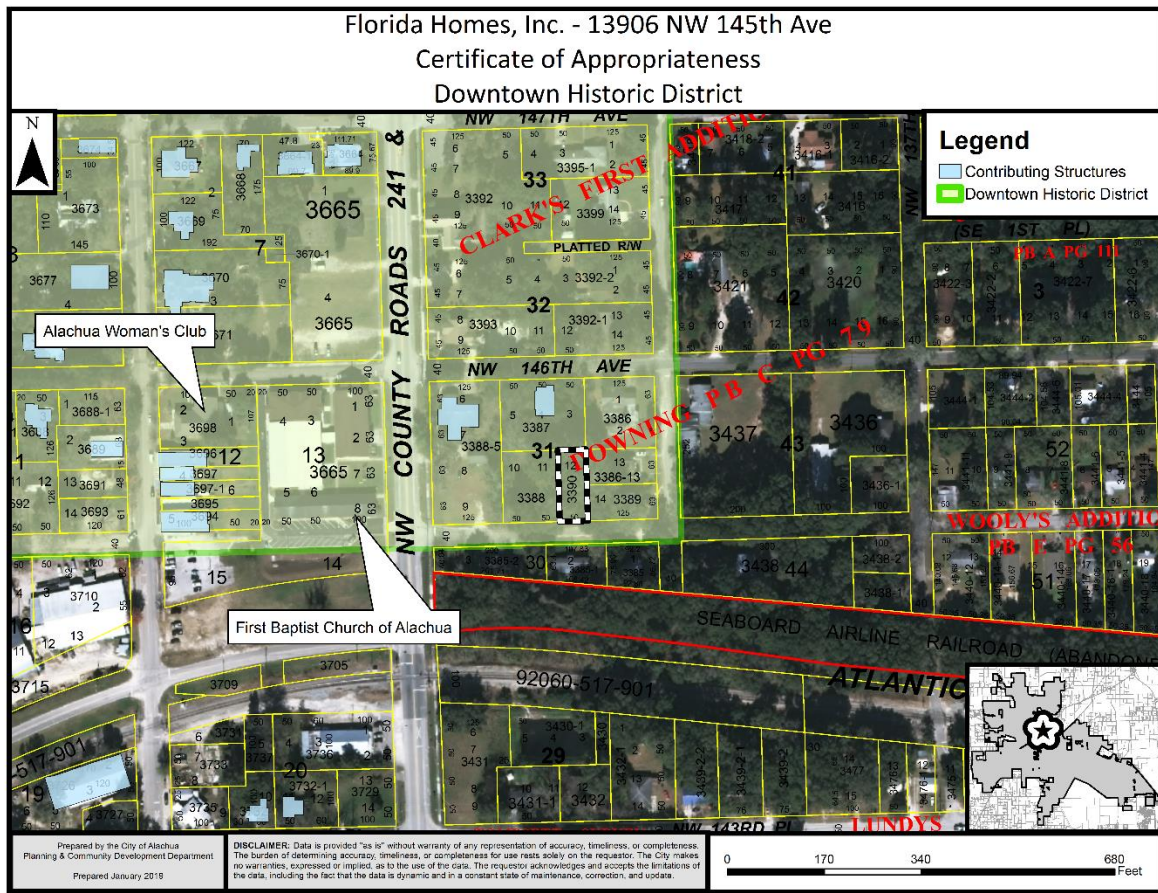
Map 1. City of Alachua Downtown Historic District & Location of Subject Property



Section 3.7.2(A)(5) of the LDRs states, “[o]nce land, buildings, or structures are classified within an Historic Overlay District, no demolition, new construction, addition, or alteration of exterior architectural features shall occur within the district without the issuance of a Certificate of Appropriateness in accordance with Section 2.4.6, *Certificate of Appropriateness*.”

Map 2 depicts the vicinity surrounding the subject property.

Map 2. Vicinity Map



CONSISTENCY WITH COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below provide a basis to establish consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not listed below. An analysis of the application's consistency with the identified Goals, Objectives, and Policies below has been provided.

Future Land Use Element

GOAL 3: Historic, Cultural and Archeological Preservation: The City shall encourage the preservation of historic, cultural and archeological resources through the use of preservation districts, land acquisition, and partnerships with local, state and federal protection agencies.

Objective 3.1: Historic Preservation Districts:

The City of Alachua shall encourage property owners to maintain and improve buildings, grounds, streetscape and vistas and encourage settlement and revitalization of established neighborhoods.

Policy 3.5.a: The City shall ensure that future development within the district is sensitive to the historic character of any historic district.

Policy 3.9.a: An historic preservation overlay zoning classification shall be used to protect significant historic resources.

Policy 3.10.a: The City shall have Certificate of Appropriateness procedures for reviewing exterior changes to historic buildings, structures and sites in historic districts.

Analysis of Consistency with Goals, Objectives, & Policies: The applicant has submitted materials to support that the proposed structure will be consistent with and sensitive to the character of the historic district. The proposed structure includes substantial elements that are similar in nature to existing contributing structures in the immediate vicinity. These elements include the lap type siding, trim around windows, visible posts, gable roof over front porch, roof material (metal). The proposed structure is similar in size, massing, and form as contributing structures in the vicinity.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.6(E) of the City's Land Development Regulations (LDRs) establishes the standards of review for an application for a Certificate of Appropriateness. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.6(E) is provided below.

(1) *Affect Exterior Appearance*

Whether the proposed action will affect the exterior appearance of the subject land or structure or the appearance of any interior portion specifically identified in any relevant designation ordinance.

Evaluation: The applicant has submitted construction specifications which demonstrate the proposed structure, located within the Historic Overlay District, would be consistent with the appearance of structures identified as contributing structures to the Downtown Historic District as designated by the National Register of Historic Places.

(2) *Affect Consistent with Historical, Architectural, or Other Relevant Qualities*

Whether any such affect is consistent with the historical, architectural, or other qualities which the relevant designation ordinance seeks to protect and enforce.

Evaluation: Section 3.7.2 of the LDRs establishes the provisions of the City's Downtown Historic District. The general purposes of the Historic Overlay District are: to protect the beauty of the City and improve the quality of its environment through identification, recognition, conservation, maintenance, and enhancement of the City's historic and architectural resources; to protect designated land and buildings or structures having historic and architectural significance; to stabilize and improve property values; to foster civic pride; and to encourage redevelopment in the City's downtown.

The proposed structure is consistent with the character of proximate structures (see exhibits and construction drawings submitted by the applicant). The proposed structure includes substantial elements that are similar in nature to existing contributing structures in the immediate vicinity. These elements include the lap type siding, trim around windows, visible posts, gable roof over front porch, roof material (metal). The proposed structure is similar in size, massing, and form as other contributing structures in the vicinity. Staff finds the proposed structure to be consistent with the qualities of structures within the Historic Overlay District which the District seeks to protect.

(3) *Negative or Positive Impact on Neighboring Lands of Historical Significance*

Whether the proposed action will have a negative or positive impact on neighboring lands that have historic significance.

Evaluation: Based upon the preceding information, the proposed structure will be consistent with the appearance of other proximate structures, including those identified as contributing structures in the Master Registry of the National Register of Historic Places. The proposed structure will allow the use of the property for single family residential uses and contribute to the tax base for the City of Alachua.

(4) *Effect of Denial*

Whether the denial of a Certificate of Appropriateness would deprive the owner of reasonable beneficial use of their land.

Evaluation: The approval of this application would permit the owners to construct a new single-family residence in the Historic Overlay District. The property is zoned for single family residential uses (RSF-3).

(5) *Demolition*

In cases where a Certificate of Appropriateness is proposed for demolition of all or a portion of a Historic Property, the applicant shall demonstrate:

- (a) That no other feasible alternative can be found;
- (b) The extent to which the land may not be beneficially used without approval of the demolition;
- (c) The ability to obtain a reasonable return from the existing structure(s); and
- (d) Whether or not the building, structure, or land contributes to a Historic Overlay (HO) District, or no longer has historical significance.

Evaluation: No demolition has been proposed, therefore, this standard is not applicable.



THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: PCA-19-0002

Application Fee: \$ 350

Filing Date: March 7, 2019

Acceptance Date: March 11, 2019

Review Type: P&Z

Certificate of Appropriateness Application

Reference City of Alachua Land Development Regulations 2.4.6

You must have all information for your application to be considered complete. Incomplete applications will not be accepted.

A. PROJECT TYPE

- ☐ Demolition ☐ Removal
☒ New Construction ☐ Addition
☐ Alteration of Exterior Features

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Debbie Herring Title: Agent
Company (if applicable): Fla Homes, Inc. R/C
Physical address: 13906 NW 145th Avenue
Mailing Address: Same as Above
City: Alachua State: Florida ZIP: 32615
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Equity Trust Co. FBO Wm Carl Herring, III IRA
Mailing Address: 13919 NW 145th Avenue
City: Alachua State: Florida ZIP: 32615
Telephone: (386) 418-4663 FAX: (386) 462-7718 e-mail: flahomes@windstream.net

C. PROPERTY AFFECTED

1. Address of Subject Property: 13906 NW 145th Avenue, Alachua FL 32615
2. Parcel ID Number(s): 03390-000-000
3. Existing Use of Property: Single Family Residential - VACANT
4. Future Land Use Map Designation: _____
5. Zoning Designation: RSF - 3
6. Acreage: Zero (0)
7. Number of Existing Structures on the Property: Zero (0)

D. ATTACHMENTS

- ✓ 1. A detailed drawing which identifies the dimensions of the property, location of existing building(s) and those proposed (if applicable), distances of buildings from property lines, building setback lines (dimensioned), and names of adjacent streets. A current survey or site plan may be submitted to meet this requirement, if all requested information is provided.
✓ 2. Set of plans and specifications for the project. All drawings must be clear, concise, and drawn to scale. Plans must include and dimension all exterior elevations and provide a dimensioned floor plan illustrating all rooms within any proposed addition (if applicable).
✓ 3. Photographs of existing building(s) (all facades or elevations of building(s) and adjacent buildings). Photographs must clearly illustrate the appearance and conditions of existing building(s) affected by the project, close-up pictures of any specific elements under consideration by the project (for

example, windows or doors if proposed to be removed and/or replaced), as well as photographs depicting such elements and their relation with neighboring buildings.

N/A 4. If demolition is proposed, a report from a registered structural engineer stating the condition of the structure.

5. The applicant must provide a report which addresses the following:

(1) Affect Exterior Appearance

Whether the proposed action will affect the exterior appearance of the subject land or structure or the appearance of any interior portion specifically identified in any relevant designation ordinance.

(2) Affect Consistent with Historical, Architectural, or Other Relevant Qualities

Whether any such affect is consistent with the historical, architectural, or other qualities which the relevant designation ordinance seeks to protect and enforce.

(3) Negative or Positive Impact on Neighboring Lands of Historical Significance

Whether the proposed action will have a negative or positive impact on neighboring lands that have historic significance.

(4) Effect of Denial

Whether the denial of a Certificate of Appropriateness would deprive the owner of reasonable beneficial use of their land.

N/A **(5) Demolition**

In cases where a Certificate of Appropriateness is proposed for demolition of all or a portion of a Historic Property, the applicant shall demonstrate:

(a) That no other feasible alternative can be found;

(b) The extent to which the land may not be beneficially used without approval of the demolition;

(c) The ability to obtain a reasonable return from the existing structure(s); and

(d) Whether or not the building, structure, or land contributes to a Historic Overlay (HO) District, or no longer has historical significance.

✓ 6. Proof of ownership.

✓ 7. Proof of payment of taxes.

✓ 8. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.
\$350

All 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:

1. I /We must comply with the current Florida Building Code through the Building Department and obtain any necessary permits prior to receiving a final certificate of occupancy.
2. I/We must comply with the requirements of the Alachua County Fire Marshall.
3. I /We must obtain a Local Business Tax Receipt.
4. I/We must meet parking standards and any use specific standards for the zoning district
5. Falsifying information on this application may result in the Certificate of Appropriateness being revoked.

Debbie Herring, agent
Signature of Applicant

Signature of Co-applicant

Debbie Herring, Agent
Typed or printed name and title of applicant

Typed or printed name of co-applicant

3/7/19
Date

Date

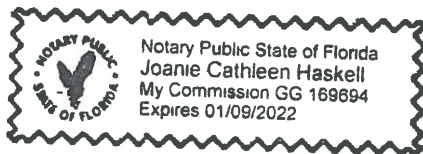
State of Florida County of Alachua

The foregoing application is acknowledged before me this 7th day of March, 2019 by Debbie Herring

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

NOTARY SEAL

[Signature]
Signature of Notary Public, State of Florida













Lic. Real Estate Broker
BK 0586698

Cert. General Contractor
CGC 052062

March 7, 2019

We are requesting to build a home at 13906 NW 145th Avenue, Alachua, Florida 32615. Please see attached plans and color selection for the new home along with photos of the neighboring properties.

We feel this new home will be:

- A better appearance than its current vacant appearance
- Consistent design with neighboring properties
- A positive impact on the neighborhood

A denial of this Certificate of Appropriateness would deprive the owner of reasonable beneficial use of their land.

Thank you,

A handwritten signature in blue ink that reads "Debbie Herring, agent".

Debbie Herring, Agent
Fla Homes Inc. R/C

Zimbra

ad_hall@cityofalachua.org

Re: Certificate of Appropriateness Application 13906 NW 145th Ave Alachua FL 32615

From : flahomes@windstream.net

Thu, Mar 14, 2019 03:14 PM

Subject : Re: Certificate of Appropriateness Application 13906 NW 145th Ave Alachua FL 32615**To :** Adam Hall <ad_hall@cityofalachua.org>

Adam,
Just sent pictures of parcel 03387-000-000 and 03388-005-000.

Characteristics of our new home are similar in lap type siding, trim around windows, posts on front, gable roof on front porch with detail. We have chosen a metal roof, which is similar to most of the other structures on the same street. Our siding will be hardi type lap siding. This new home will bring an additional homeowner to the City of Alachua tax base, will increase the property value and the lot and add to the residential population of Alachua.

We believe this new home is appropriate and will be a positive impact for the neighborhood.

Thanks,
Debbie Herring

Fla. Homes, Inc. R/C
13919 NW 145th Avenue
Alachua, FL 32615
386-418-4663/386-462-7718 fax
flahomes@windstream.net

FLA. HOMES, INC.
COLOR / STYLE SELECTION

13906 NW 145th Avenue
Alachua, FL 32615

Roofing:

Roof:	26 guage clear galvalume
Fascia:	White
Soffit:	White

Paint:

Exterior:	Behr PPU 18-16: Elephant Skin
Exterior Trim:	White
Front Door:	Black
Shutters:	Black

Elephant Skin



This Instrument Prepared by and Return to:

BETH GODWIN

U.S. TITLE

2622-B2 N.W. 43rd Street

Gainesville, FL 32606

Property Appraisers Parcel Identification (Folio) Numbers: **03390-000-000**

Florida Documentary Stamps in the amount of **\$45.50** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 29th day of January, 2019 by Called to Action, A Florida Corporation, herein called the grantor, to Equity Trust Co. Custodian FBO Wm. Carl Herring III IRA whose post office address is 13919 NW 145th Avenue, Alachua, FL 32615, hereinafter called the Grantee:

(Wherever 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 a corporate entity)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in ALACHUA County, State of Florida, viz.:

Lot 12, Block 31, Clark's First Addition to Alachua, lying and being in the West Half of the Southwest Quarter of Section 14, Township 8 South, Range 18 East, as per plat thereof recorded in Plat Book A, Page 108; and also, recorded in Plat Book C, Page 79C of the Public Records of Alachua County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2019 and thereafter.

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

State of Florida
County of ALACHUA

The foregoing instrument was acknowledged before me this 29th day of January, 2019 by John Kish Jr., Chairman of Called to Action, A Florida Corporation on behalf of the corporation. He/She is personally known to me or has produced FCDC as identification.

SEAL

My Commission Expires: 3/10/19



Called to Action, A Florida Corporation

John Kish Jr., Chairman

(Seal)

Notary Signature

Printed Notary Signature



Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 3/7/2019 at 3:15:02 PM'

Printer Friendly Page

Parcel: 03390-000-000 [GIS Map](#)

Taxpayer:	EQUITY TRUST COMPANY CUSTODIAN	Legal:	CLARKS 1ST ADD PB A-108 LOT 12 BK 31 OR 4660/1900
Mailing:	13919 NW 145TH AVE ALACHUA, FL 32615		
9-1-1 Address:			
Sec-Twn-Rng:	14-08-18		
Property Use:	00000 - VACANT		
Tax Jurisdiction:	ALACHUA 1700		
Neighborhood/Area:	CLARKS ADDN		
Subdivision:	CLARKES 1ST ADDN. TO ALACHUA		

History

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	VACANT	5000	0	0	5000	0	5000	5000	0	0	5000	5000
2017	Vacant	5000	0	0	5000	0	5000	5000	0	0	5000	5000
2016	Vacant	5000	0	0	5000	0	5000	5000	0	0	5000	5000
2015	Vacant	5000	0	0	5000	0	5000	5000	0	0	5000	5000
2014	Vacant	5000	0	0	5000	0	5000	5000	0	0	5000	5000

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet
0100	SFR	RSF-3	RESIDENTIAL	1	0	1
0100	SFR	RSF-3	RESIDENTIAL	1	0	1
0100	SFR	RSF-3	RESIDENTIAL	1	0	1
0100	SFR	RSF-3	RESIDENTIAL	1	0	1

Sale

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

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
2019-01-29	6500	No	01-Qualified Examina of Deed	4660	1900	WD	Official Public Record

3/7/2019

Property Search Results

2013-11-04	100	Vac	11-Corrective Deed	4247	561	SD	Official Public Record
2008-04-18	8000	No	U-OLD SALE - UNQUALIFIED	3773	1211	TD	Official Public Record
1989-03-08	8000	No	U-OLD SALE - UNQUALIFIED	1731	2605	WD	Official Public Record
1988-07-01	2700	No	U-OLD SALE - UNQUALIFIED	1713	614	AG	Official Public Record
1979-05-01	100	No	U-OLD SALE - UNQUALIFIED	1467	409	WD	

ACCOUNT NUMBER	ESCROW CD	APPLICABLE VALUES AND EXEMPTIONS BELOW	MILLAGE CODE
03390 000 000			1700

13906 NW 145TH AVE

CALLED TO ACTION INC
4421 NW 65TH TER
GAINESVILLE, FL 32606

CLARKS 1ST ADD PB A-108 LOT 12 BK 31
OR 4247/0561

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.2829	5,000	0	5,000	41.41
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.2303	5,000	0	5,000	6.15
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP34 PROJECT (S01)	1.5000	5,000	0	5,000	7.50
SCHL DISCRNRY & CN (S01)	0.7480	5,000	0	5,000	3.74
SCHL GENERAL	4.0160	5,000	0	5,000	20.08
SCHOOL VOTED (S01)	1.0000	5,000	0	5,000	5.00
SUWANNEE RIVER WATER MGT DIST	0.3948	5,000	0	5,000	1.97
17 CITY OF ALACHUA	5.3900	5,000	0	5,000	26.95
TOTAL MILLAGE	22.5620		AD VALOREM TAXES		\$112.80

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

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
C550 550 COUNTY FIRE SERVICES	1.000	Varies	83.34
NON-AD VALOREM ASSESSMENTS			\$83.34

COMBINED TAXES AND ASSESSMENTS \$196.14

If Paid By Please Pay	Feb 28, 2019 \$0.00				
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JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2018 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1012997

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 5830 NW 34TH BLVD • GAINESVILLE, FL 32653-2115

ACCOUNT NUMBER	SITUS	MESSAGE
03390 000 000	13906 NW 145TH AVE	

CALLED TO ACTION INC
4421 NW 65TH TER
GAINESVILLE, FL 32606

IF PAID BY	PLEASE PAY
☐ Feb 28, 2019	\$0.00
☐	
☐	
☐	
☐	

Receipt # 18-0107286

\$194.18

Paid 02/14/2019

Please Retain this Portion for your Records. Receipt Available Online.



Across the street



Around the corner



Property to the left

Diagonally across
the street



City of Alachua

15100 NW 142nd Terrace
Alachua, FL 32615
(386) 418-6100
(386) 418-6130

Invoice For PlanRevi PCA19-0002

Print Date: 03/07/2019

Paid
gsl

Pay by Account In Full



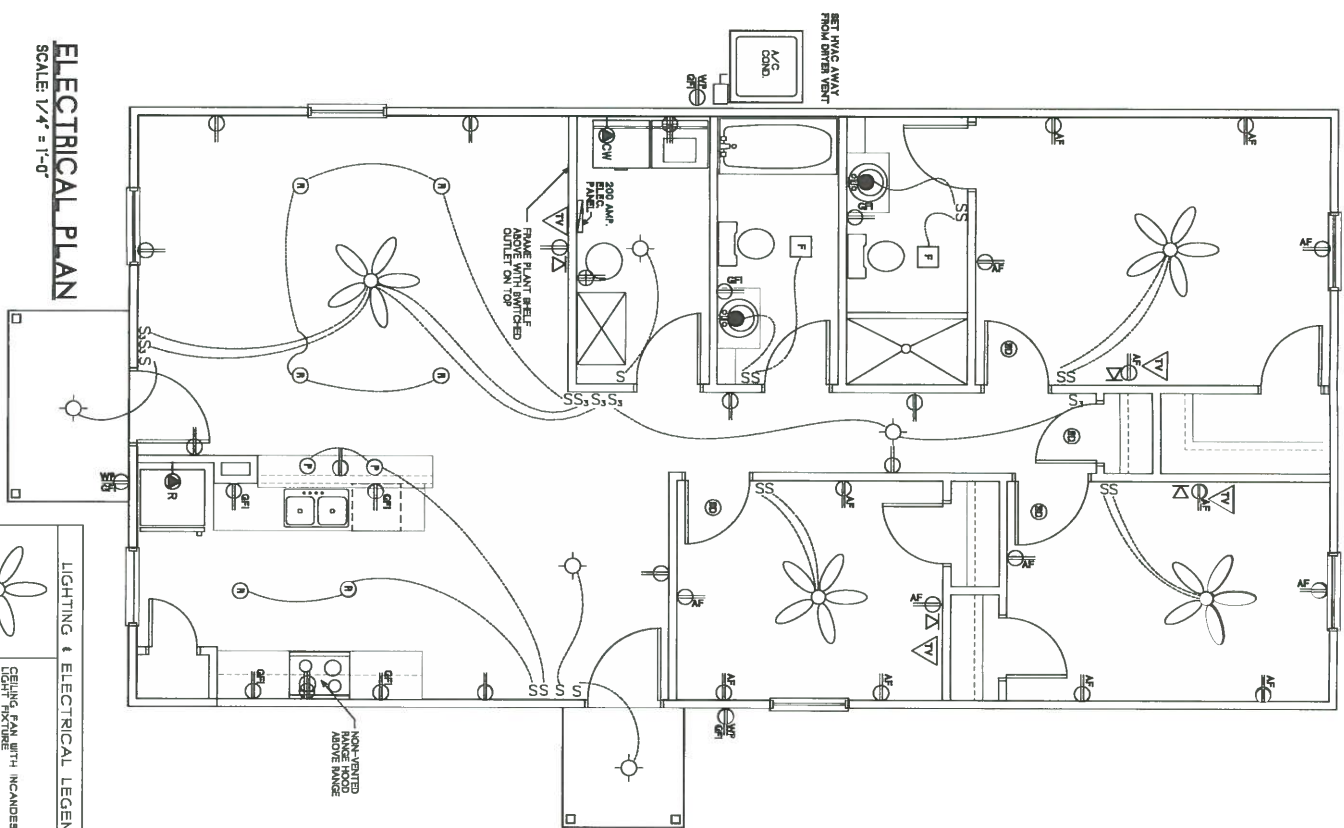
Pay by Account In Full

FLORIDA HOMES, INC
13919 NW 145 AVENUE
ALACHUA FL 32615

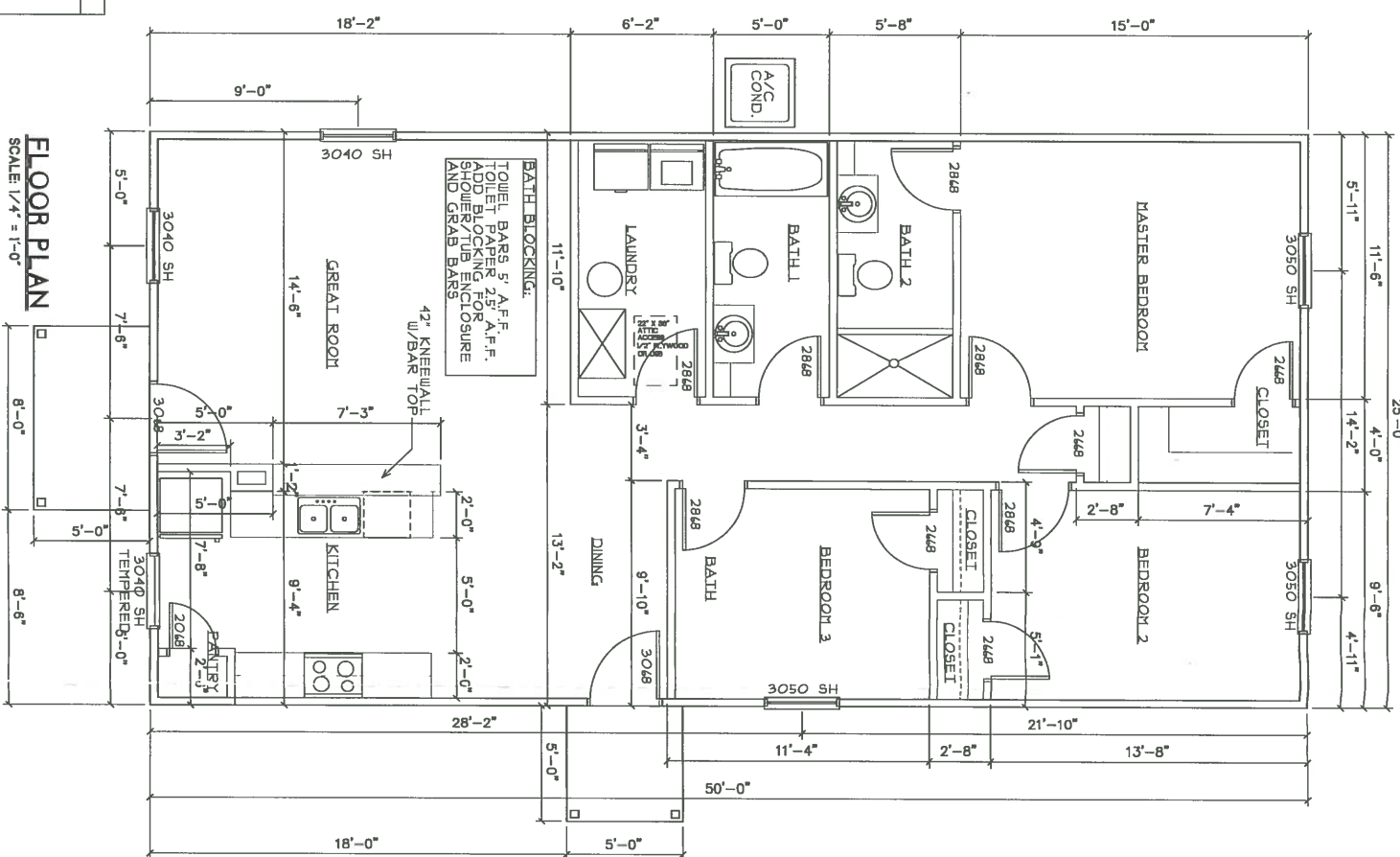
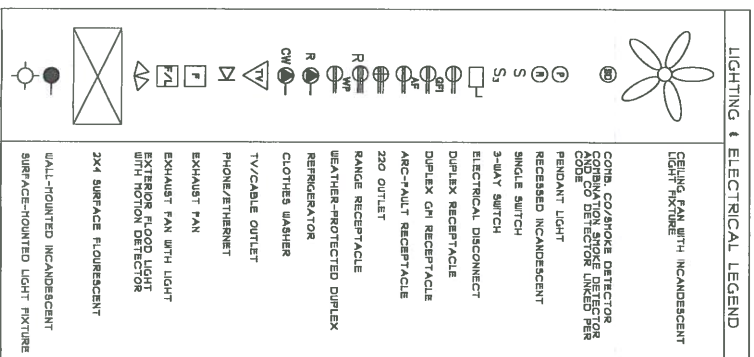
\$ 350.00

		Invoice No	Invoice Date	PlanReview Numbe	Address	Amount Due
		00002018	03/07/19	PCA19-0002	13919 NW 145TH AVE	\$ 350.00
Fee Details:	Quantity	Description			Amount Cost	Balance
	1.000	Certificate of Appropriateness			\$350.00	\$ 350.00
Total Amount Due					\$ 350.00	

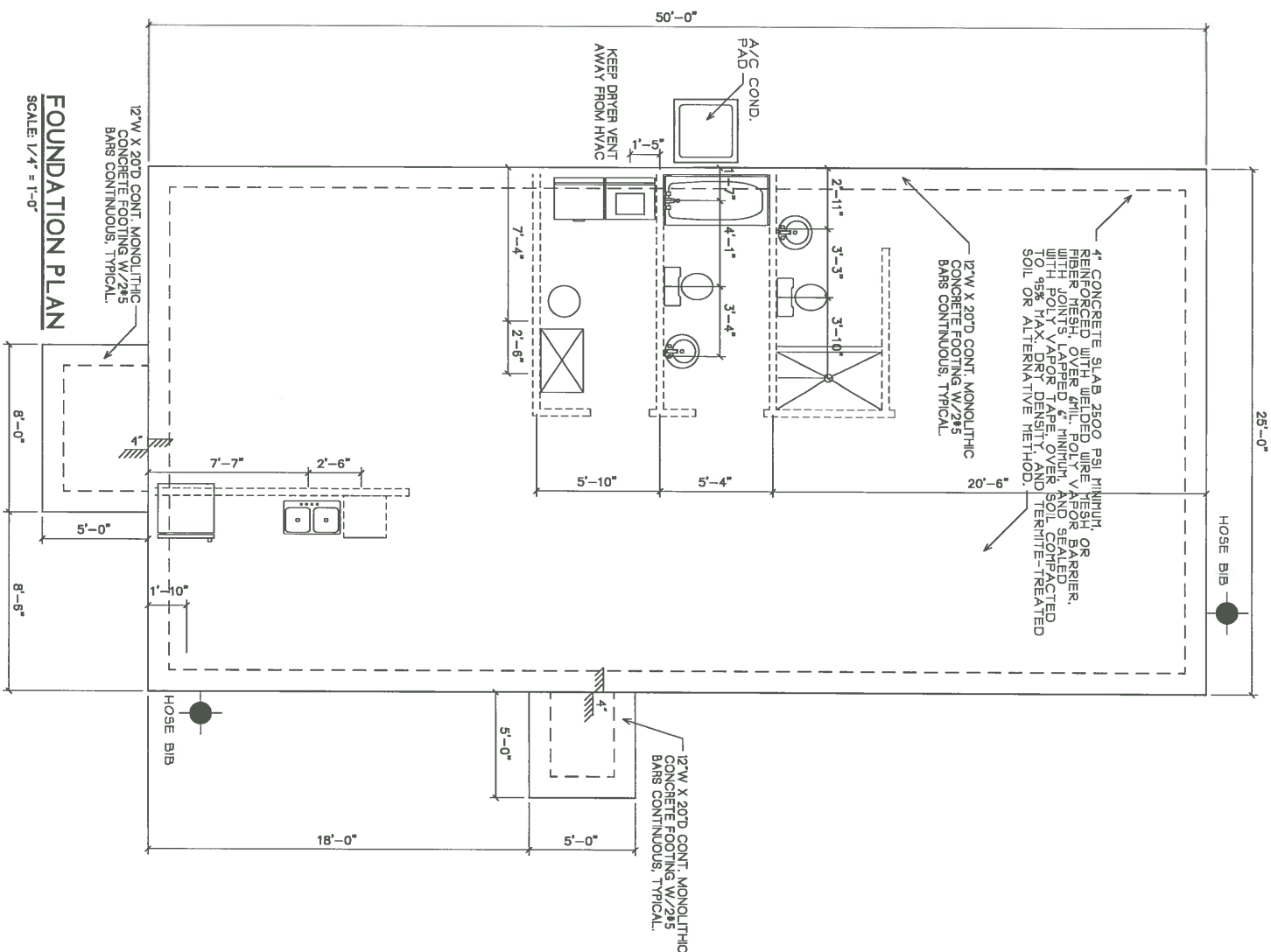
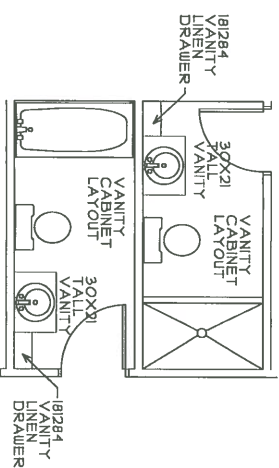
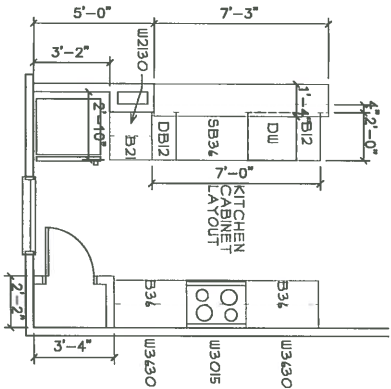
Pd
gsl



ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



FLOOR PLAN
SCALE: 1/4" = 1'-0"



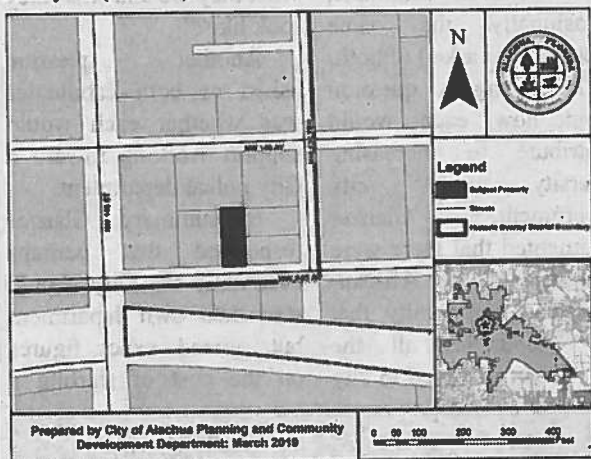
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



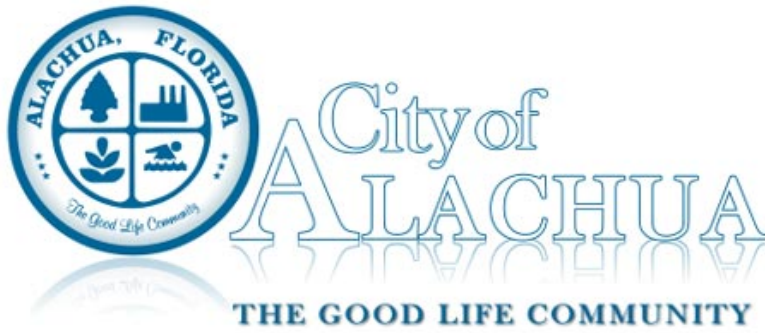
City of ALACHUA

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 April 16, 2019, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: a request by Debbie Herring of Florida Homes, Inc., applicant and agent for Equity Trust Co., property owner, for the approval of a Certificate of Appropriateness for the construction of a new single-family residence on a vacant lot within the Historic Overlay District. The subject property is located at 13906 NW 145th Avenue; Tax Parcel Number 03390-000-000; FLUM: Medium Density Residential; Zoning: Residential Single Family - 3 ("RSF-3").



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.



Board/Committee Agenda Item

MEETING DATE: 4/16/2019

SUBJECT: Site Plan - Foundation Park Phase 2: A request by Daniel Young, P.E., LEED AP, of CHW, applicant and agent for Alachua Foundation Park Holding Company, LLC, and the University of Florida Foundation, Inc., property owners, for consideration of a Site Plan for the construction of three (3) ±42,466 square foot buildings, with associated paving, grading, drainage, and infrastructure improvements, on a ±14.53 acre subject property, located east of NW 119th Terrace and the Santa Fe College Perry Center; Tax Parcel Numbers 03191-010-001 and 03191-011-001; FLUM: Industrial; Zoning: Light & Warehouse Industrial (ILW) (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the four (4) conditions provided in Exhibit "A" and located on page 24 of the April 16, 2019 Staff Report to the Planning & Zoning Board upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the four (4) conditions provided in Exhibit "A" and located on page 24 of the April 16, 2019, Staff Report to the Planning & Zoning Board.

Summary

The proposed site plan is a request by Daniel Young, P.E., LEED AP, of CHW, applicant and agent for Alachua Foundation Park Holding Company, LLC, and the University of Florida Foundation, Inc., property owners, for the construction of three (3) ±42,466 square foot buildings, with paving, grading, and drainage, and infrastructure improvements. Future tenants of the proposed buildings are anticipated to be businesses operating in the research and development field. Such uses primarily consist of laboratory and office space.

The southwestern portion of the subject property is presently developed with a ±42,466 square foot building and associated site improvements. The Site Plan for this portion of the subject property was approved by the Planning & Zoning Board (PZB) in December 2014, and at the time the development was known as "Alachua Research Park". The three (3) proposed buildings will be architecturally similar to the existing building on the subject property, and the overall layout of the site will be similar to the layout of the developed portion of the site.

Phase 2 of Foundation Park was previously approved by the PZB in December 2016, however, the development order subsequently expired. The applicant is seeking to reinstate the Site Plan. The Site Plan remains largely the same as the previous application approved by the PZB in December 2016.

The applicant has identified three "pods" on the proposed Site Plan – Pod A; Pod B; and Pod C. Development of each

pod is proposed to occur sequentially (i.e., Pod A, followed by Pod B, followed by Pod C), with site improvements, including parking, landscaping, utilities, and other supporting improvements, to be provided for each pod at the time of its development. In accordance with Section 2.4.9(G) of the City's Land Development Regulations (LDRs), all proposed buildings will be required to obtain approval of a building permit for each building within three (3) years of the date of the approval of the Site Plan, unless otherwise extended.

The subject property is ±14.53 acres in area and is located northeast of the intersection of NW US Highway 441 and NW 119th Terrace, east of the Santa Fe College – Alachua Campus, south County Road 2054 (Rachel Boulevard), west of the State of Florida Building, and north of Progress Park. Access to Pod A will be provided by an existing connection to NW 119th Terrace. An additional street stub to NW 119th Terrace will be constructed as part of Pod A improvements. The stub will align with the northern ingress/egress to the Santa Fe College Perry Center, and will serve future development of the subject property that will occur at the time Pod B is developed.

The proposed development will convey the development's stormwater runoff to an existing stormwater basin located west of the Santa Fe College Perry Center. The stormwater basin was designed as a master system for Progress Technology Park, which consists of the Santa Fe College parcel, the subject property, and NW 119th Terrace. (NOTE: A temporary stormwater management facility (SMF) is proposed north of the parking area within Pod A. This SMF will be removed at the time of the development of Pod C.)

ATTACHMENTS:

Description

- ▢ Staff Report & Staff Supporting Materials
- ▢ Site Plan: Foundation Park Phase 2 (Part 1 of 3)
- ▢ Site Plan: Foundation Park Phase 2 (Part 2 of 3)
- ▢ Site Plan: Foundation Park Phase 2 (Part 3 of 3)
- ▢ Application & Supporting Materials
- ▢ Public Notice Materials for 04/16/19 PZB Hearing



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

April 16, 2019

SUBJECT:	A request for a Site Plan for three (3) ±42,466 square foot buildings, with associated paving, grading, drainage, and infrastructure improvements
APPLICANT/AGENT:	Daniel Young, P.E., LEED AP, CHW
PROPERTY OWNERS:	Alachua Foundation Park Holding Company, LLC University of Florida Foundation, Inc.
LOCATION:	Northeast of the intersection of NW US Highway 441 and NW 119 th Terrace; Southeast of the intersection of CR 2054 (also known as Rachael Blvd.) and NW 119 th Terrace
PARCEL ID NUMBERS:	03191-010-001 and 03191-011-001
FLUM DESIGNATION:	Industrial
ZONING:	Light & Warehouse Industrial (ILW)
OVERLAY:	N/A
ACREAGE:	±14.53 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the four (4) conditions provided in Exhibit "A" and located on page 24 of the April 16, 2019 Staff Report to the Planning & Zoning Board.
RECOMMENDED MOTION:	<i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the four (4) conditions provided in Exhibit "A" and located on page 24 of the April 16, 2019, Staff Report to the Planning & Zoning Board.</i>

SUMMARY

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The proposed development will convey the development’s stormwater runoff to an existing stormwater basin located west of the Santa Fe College Perry Center. The stormwater basin was designed as a master system for Progress Technology Park, which consists of the Santa Fe College parcel, the subject property, and NW 119th Terrace. (NOTE: A temporary stormwater management facility (SMF) is proposed north of the parking area within Pod A. This SMF will be removed at the time of the development of Pod C.)

Illustration 1. Foundation Park Phase 1 (f/k/a Alachua Research Park)

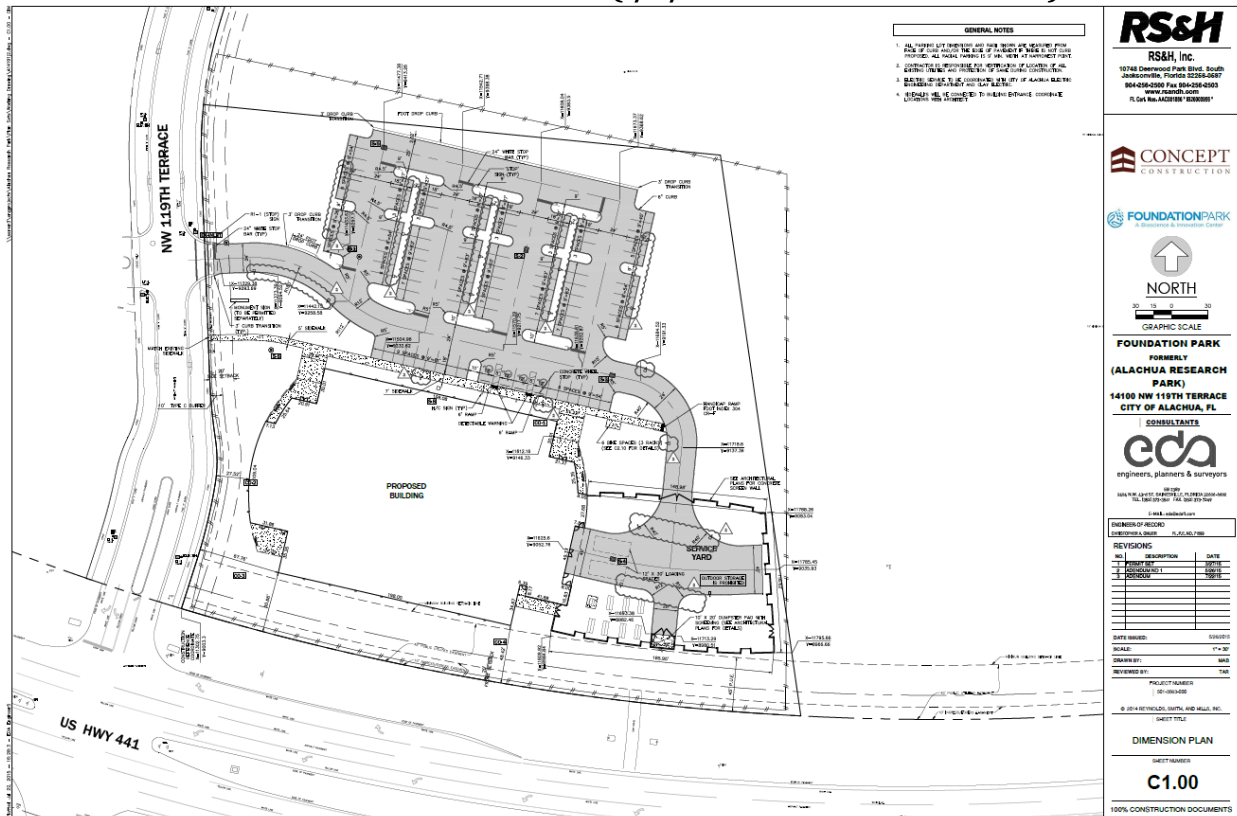
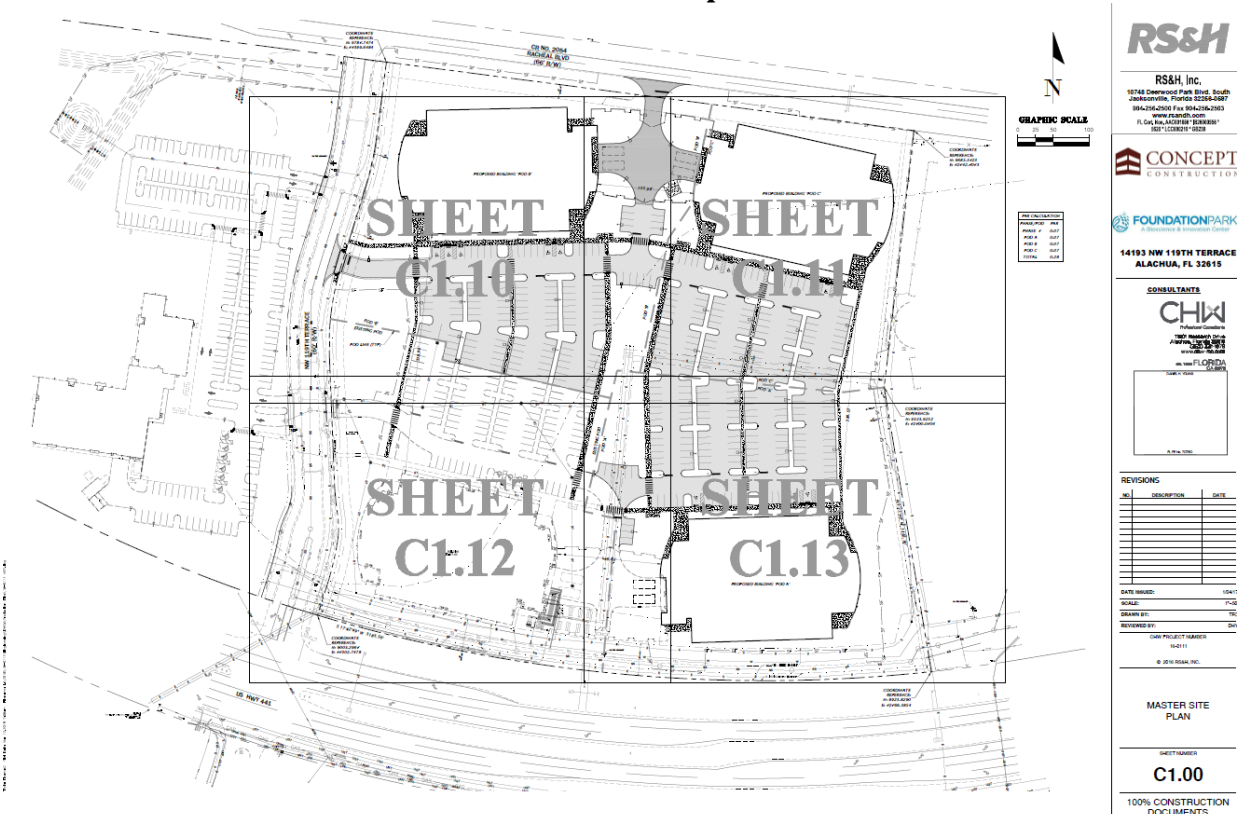
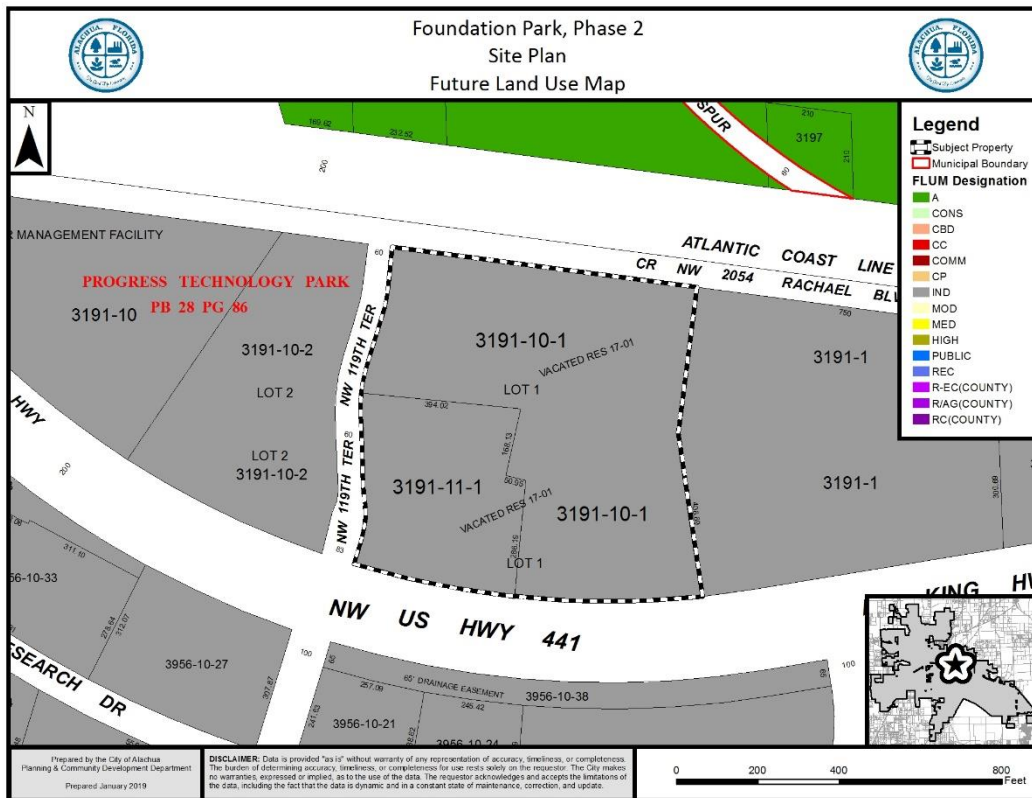


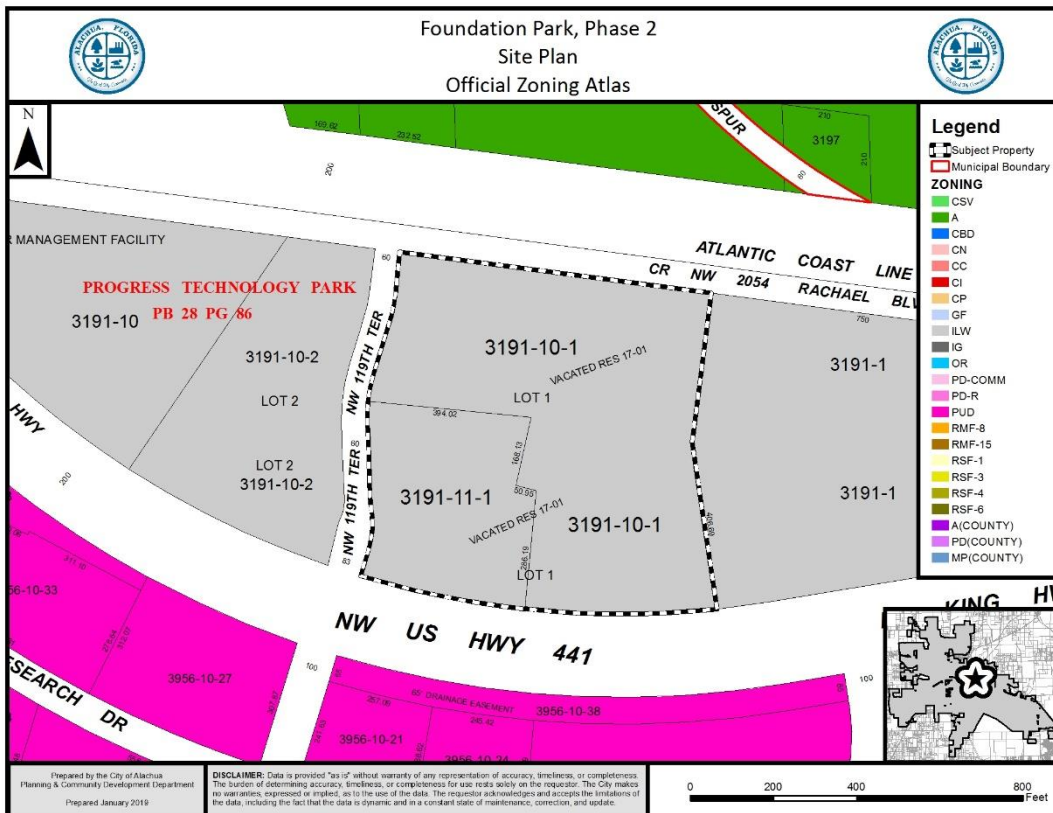
Illustration 2. Foundation Park Overall Development Plan



Map 1. Future Land Use Map



Map 2. Official Zoning Atlas



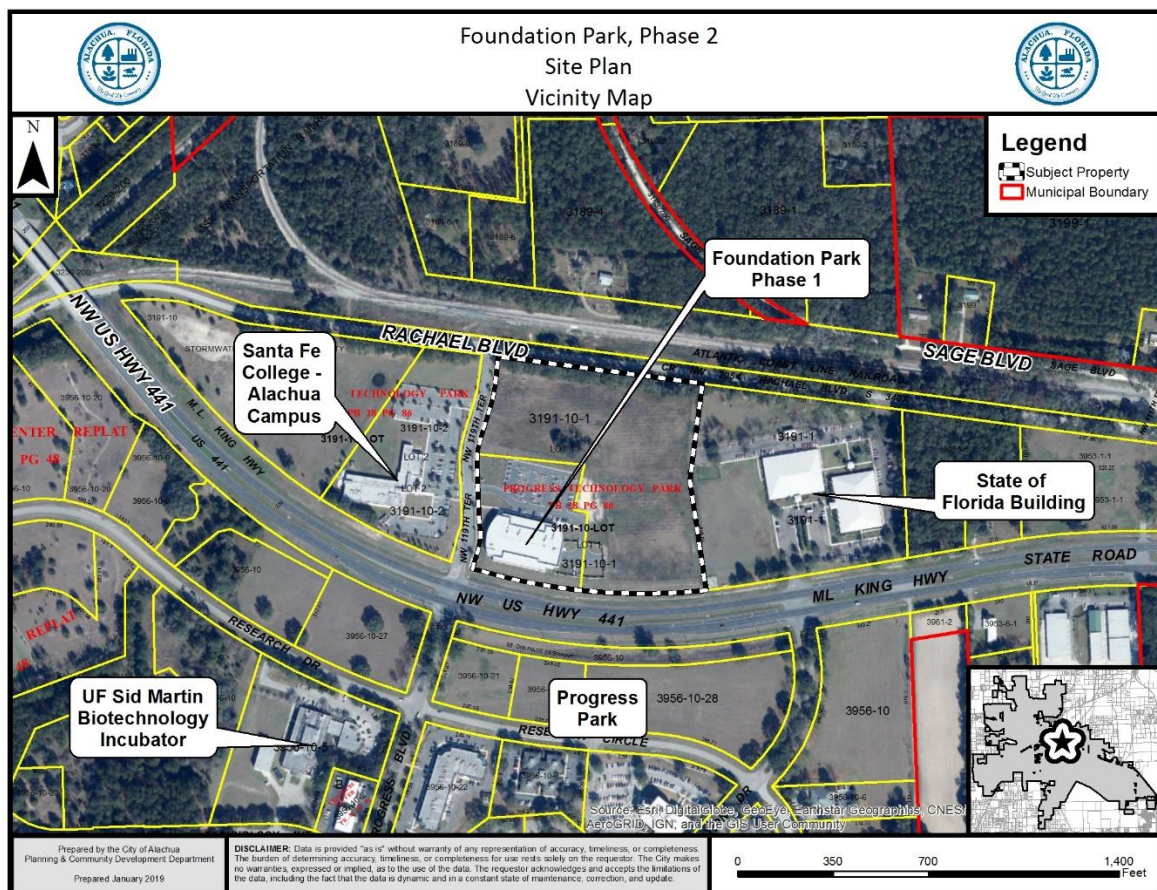
SURROUNDING USES

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

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	County Road 2054 (Rachel Blvd.); CSX Right of Way	N/A	N/A
South	NW US Highway 441; Progress Park	Industrial	Planned Unit Development (PUD)
East	State of Florida Building	Industrial	Light & Warehouse Industrial (ILW)
West	Santa Fe College – Alachua Campus (Perry Center)	Industrial	Light & Warehouse Industrial (ILW)

Map 3. Vicinity Map



NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on September 29, 2018, at the Alachua Branch, Alachua County Library, located at 14913 NW 140th Street. The applicant was present and available to answer questions. Materials submitted by the applicant indicate that the meeting was unattended.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Vision Element

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

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

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

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

Objective 1.5: Industrial

The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research,

and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

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

Type of flex	Size of building	Manufacturing	Warehousing	Building Area Coverage
Research and Development	150,000 sq.ft. maximum	75% of total area maximum (may include labs and offices)	No Maximum	50% maximum

Evaluation and Findings of Consistency with Goal 1, Objective 1.5, and Policy 1.5.a: The subject property has an Industrial FLUM Designation, which permits research and development uses. The proposed buildings will be consistent with the provisions of Policy 1.5.a.3., which states that buildings used for research and development cannot exceed 150,000 square feet in area.

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

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;

8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres by 5 acres or greater, .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

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

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

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

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

Evaluation and Findings of Consistency with Objective 2.4 and Policies 2.4.a and 2.4.b: The site plan includes a landscaping plan which demonstrates that each pod of the proposed development will comply with all applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations. Upon completion of the entire development (i.e., of all pods), approximately 36.3% of the subject property will consist of landscaped areas, which exceeds the minimum 30% area required by Policy 2.4.a.

Policy 2.4.c: Tree Protection: The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments

Policy 2.4.d: Tree Protection: The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.

Policy 2.4.e: Tree Protection: Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, in public parks, and in road rights of way, where appropriate.

Evaluation and Findings of Consistency with Policies 2.4.c – e: The Site Plan shows 61 regulated trees and 7 heritage trees along the north perimeter of the subject property that are proposed for removal. According to materials submitted by the project's landscape architect, the majority of the trees proposed for removal are of an undesirable species and present potential long-term safety and maintenance issues. Mitigation for trees proposed for removal is provided in accordance with the applicable provisions of the City's LDRs. For further analysis, please reference the section of this report below which further reviews compliance with the LDRs.

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

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

Evaluation and Findings of Consistency with Objective 2.5 and Policy 2.5.a: The site plan indicates that following completion of the entire development (i.e., of all pods), the subject property will include 5.28 acres of open space (36.3% of the site), exceeding the minimum 10% open space requirement.

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

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

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

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

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

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

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

Transportation Element

Objective 1.1: Level of Service

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

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

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

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

Policy 1.3.f: The City shall establish bicycle parking facility standards based on type of use within developments.

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

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

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.1.d:

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

Levels of Service

- a. **Quality:** Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b. **Quantity:** System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.
- c. **System capacity:** If the volume of existing use in addition to the volume of the committed use of the City’s wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings of Consistency with Policy 1.1.d: An analysis of the development’s impacts to sanitary sewer facilities is provided within this report. The development will not adversely affect the level of service for sanitary sewer facilities.

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

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

Evaluation and Findings of Consistency with Policy 1.2.a: The proposed development is located within the City's utility service area and will connect to the City's wastewater system.

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

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

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

Objective 3.1: Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

Policy 3.1.f: The City shall permit the use of off-site retention facilities, if they are part of previously approved master stormwater retention or detention facility.

Evaluation and Findings of Consistency with Objective 3.1 and Policy 3.1.f: The proposed development will convey the development's stormwater runoff to an existing stormwater basin located west of Santa Fe College's building. The stormwater basin was designed as a master system for Progress Technology Park, which consists of the Santa Fe College parcel, the subject property, and NW 119th Terrace. (NOTE: A temporary stormwater management facility (SMF) is proposed north of the parking area within Pod A. This SMF will be removed at the time of the development of Pod C.)

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

3. A water main exists within $\frac{1}{4}$ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings of Consistency with Policy 4.1.b: The proposed development is located within the City's utility service area and will connect to the City's potable water system.

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

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

Evaluation and Findings of Consistency with Objective 4.1.c: An analysis of the development's impacts to potable water facilities is provided within this report. The development will not adversely affect the level of service for potable water facilities.

Conservation & Open Space Element

Policy 1.2.a:

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

Policy 1.3.e:

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

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

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

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

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

Strategic Ecosystems

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

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

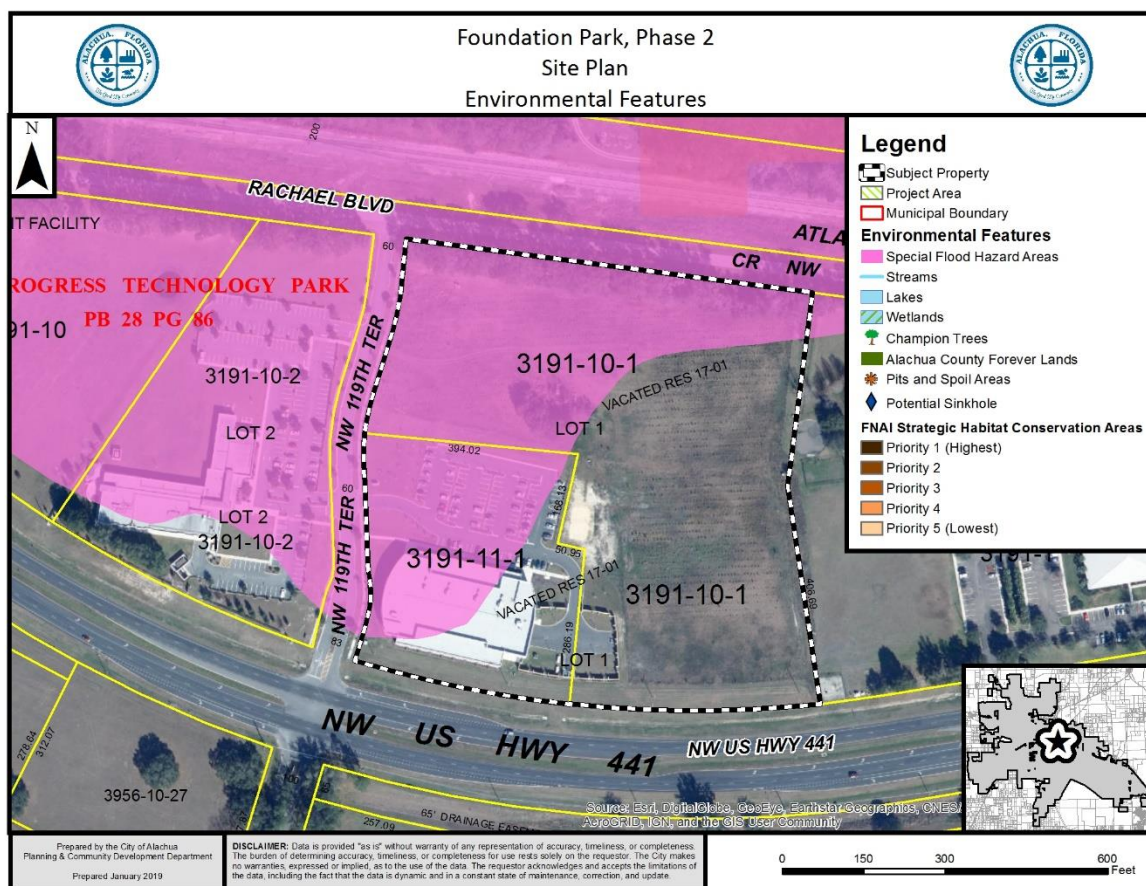
Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during

development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Map 4. Environmental Features



Soil Survey

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

There are three (3) soil types found on the subject property:

Arredondo Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and small commercial buildings.

Apopka Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid in the sandy surface and subsurface layers and moderate in the loamy subsoil. This soil type is not identified as posing any limitations for small commercial buildings.

Norfolk Loamy Fine Sand (2% – 5% slopes)

Hydrologic Soil Group: B

This soil type is well drained and permeability is rapid in the surface layer, moderately slow to moderate in the upper part of the subsoil, and very slow to slow in the lower part. This soil type poses slight limitations as sites for small commercial buildings.

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

Flood Potential

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain) and Flood Zone A (areas determined to be subject to flooding by the 1% annual chance flood [100-year flood], with no Base Flood Elevation [BFE] determined.)

To address Section 6.9.4 of the City's LDRs, which establishes standards for flood prone areas, the applicant has submitted a memorandum from Randall S. Olney, P.E., of CHW, dated October 5, 2016. The memorandum notes that the project site is served by an existing stormwater management facility, which was designed to accommodate development of the subject property. In addition, the memorandum references the approved plans for the modified flood plain, which were prepared by eda engineers – surveyors – planners, inc. (formerly known as Eng, Denman, and Associates, Inc.), and the stormwater report for the existing stormwater management facility that will serve the proposed development. The memorandum provides a certification by the project engineer that any proposed fill and the proposed structures for the project will not increase the water surface elevation of the base flood plain by more than one foot at any point within the City.

The modified flood plain elevation, as shown on the approved plans of the modified flood plain and on Sheet C0.01 of the Site Plan, is 71.90 feet. Additionally, no portion of the modified flood plain is located within the subject property. The lowest finished floor elevation (FFE) of the proposed buildings is 75.0 feet, which is greater than one (1) foot above the elevation of the modified flood plain.

Evaluation: The proposed buildings are located outside of the modified flood plain, as established by the site development of Progress Technology Park, and the FFE of each building will be greater than one (1) foot above the elevation of the modified flood plain, in

accordance with the requirements of Section 6.9.4. The requirements of Section 6.9.4., Flood Prone Area Standards, have therefore been sufficiently addressed.

Karst-Sensitive Features

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

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

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

(1) Consistency with Comprehensive Plan

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

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

(2) Use Allowed in Zone District

The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.

Evaluation & Findings: The subject property is zoned Light & Warehouse Industrial (ILW). The site plan proposes the construction of three (3) ±42,466 square foot buildings which are intended to be utilized for research and development. Article 10 of the City's LDRs defines "Light Manufacturing" as follows: "the mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor or vibration. Examples include, but are not limited to: ... **research, development**, testing facilities and **laboratories**..." (emphasis added). Table 4.1-1 of the City's LDRs establishes the allowable uses within each zoning district, and indicates that the ILW zoning district permits light manufacturing uses.

(3) Zone District Use-Specific Standards

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

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

(4) Development and Design Standards

The development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 6: *Development Standards*.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1*, Off Street Parking & Loading Standards, *Section 6.2*, Tree Protection/Landscape/Xeriscape Standards, *Section 6.3*, Fencing Standards, *Section 6.4*, Exterior Lighting Standards, *Section 6.7*, Open Space Standards, and *Section 6.9*, Environmental Protection Standards.

The Site Plan shows 61 regulated trees and 7 heritage trees along the north perimeter of the subject property that are proposed for removal. According to materials submitted by the project's landscape architect, the majority of the

trees proposed for removal are of an undesirable species and present potential long-term safety and maintenance issues. The number of trees proposed for removal requires 228 trees to be planted to mitigate for those proposed for removal.

The Site Plan proposes to provide a total of 50 replacement trees on-site to partially mitigate for those proposed for removal. The City Commission previously approved partial mitigation for tree removal through off-site mitigation. The criteria for off-site tree mitigation is established in Section 6.2.1(D)(7) of the LDRs. This section allows for the consideration of off-site mitigation for those trees that cannot be accommodated through on-site mitigation due to the location of the proposed buildings, parking, and code-required tree plantings. Section 6.2.1(D)(7)(c) requires the fee for off-site mitigation to be adopted by the City Commission through resolution.

The request to provide off-site mitigation, and the fee to be paid for off-site mitigation, was approved by the City Commission by the adoption of Resolution 17-03. A copy of Resolution 17-03 is included within Exhibit “B”, Staff Supporting Materials, to this Staff Report. In accordance with Section 6.2.1(D)(7)(d) of the City’s LDRs, Resolution 17-03 requires the fee for off-site mitigation to be paid to the City prior to the issuance of a building permit for new construction. Staff proposes a condition which will require the applicant to provide the payment for off-site mitigation in accordance with Resolution 17-03 prior to the issuance of a building permit.

(5) *Subdivision Standards*

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

Evaluation & Findings: No subdivision of land is currently proposed nor is it required for the proposed development, therefore, compliance with this standard is not applicable.

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

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

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

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
3/4 (16)	US 441 (from NW 126 th Ave to SR 235)	4/D	Principle Arterial	Urban Trans	D
N/A	CR 2054 (East Segment) (from SR 235 to US 441)	2/U	County Maintained Collector	Urban	D

¹ Source: City of Alachua Comprehensive Plan, Transportation Element.

² For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].

³ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 3. Trip Generation¹

Land Use	AADT (Enter/Exit) ²	AM Peak Hour (Enter/Exit) ²	PM Peak Hour (Enter/Exit) ²
Research and Development Center (ITE Code 760)	1,435 (717/718)	155 (129/26)	141 (23/118)

¹ Source: ITE Trip Generation, 10th Edition.

² Formulas: AADT – 11.26 trips per 1,000 square feet x 127,398 square feet (50% entering/50% exiting); AM Peak Hour – 1.22 trips per 1,000 square feet x 127,398 square feet (83% entering/17% exiting); PM Peak Hour – 1.11 trips per 1,000 square feet x 127,398 square feet (16% entering/84% exiting.)

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

Traffic System Category	US 441 Segment 3/4 (16) ¹	CR 2054 East ¹
Average Annual Daily Trips		
Maximum Service Volume ²	45,700	15,120
Existing Traffic ³	18,579	2,161
Reserved Trips ⁴	1,764	295
Available Capacity ⁴	25,357	12,664
Increase in Daily Trips Generated by Development ⁵	1,076	359
Residual Capacity After Development's Impacts⁶	24,281	12,305

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 March 2019 Development Monitoring Report.

⁵ Trip Distribution: Segment 3/4 – 75%; CR 2054 East – 25%.

⁶ This application is for a Final Development Order. Concurrency will be reserved.

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

Traffic System Category	US 441 Segment 3/4 (16) ¹	CR 2054 East ¹
PM Peak Hour Trips		
Maximum Service Volume ²	4,110	1,359
Existing Traffic ³	1,765	205
Reserved Trips ⁴	253	31
Available Capacity ⁴	2,092	1,123
Increase in PM Peak Hour Trips Generated by Development ⁵	106	35
Residual Capacity After Development's Impacts⁶	1,986	1,088
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 March 2019 Development Monitoring Report. ⁵ Trip Distribution: Segment 3/4 – 75%; CR 2054 East – 25%. ⁶ This application is for a Final Development Order. Concurrency will be reserved.		

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

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,236,000
Reserved Capacity ²	56,110
Available Capacity	1,007,890
Projected Potable Water Demand from Application ³	19,110
Residual Capacity	988,780
Percentage of Permitted Design Capacity Utilized	57.01%
Sources: ¹ City of Alachua Public Services Department, March 2018. ² City of Alachua March 2019 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 127,398 square feet.	

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

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	687,000
Reserved Capacity ²	52,082
Available Capacity	760,918
Projected Sanitary Sewer Demand from Application ³	19,110
Residual Capacity	741,808
Percentage of Permitted Design Capacity Utilized	50.55%
Sources: ¹ City of Alachua Public Services Department, March 2018. ² City of Alachua March 2019 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code; 15 gallons per day per 100 square feet x 127,380 square feet.	

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

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	39,744	7,253.28
Reserved Capacity ²	5,328.52	872.45
Demand Generated by Application ³	1,528.80	279.01
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 (2017); Policy 2.1.a, CFNGAR Element (Formula: 9,936 persons x 0.73 tons per person per year). ² City of Alachua March 2019 Development Monitoring Report. ³ Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996 ⁴ New River Solid Waste Facility. April 2018.		

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
FOUNDATION PARK – PHASE 2 (2019)
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall provide Public Utilities Easements and Drainage Easements as depicted on the Site Plan. Public Utilities Easements and Drainage Easements as depicted on the Site Plan shall be approved by the City and recorded in the Public Records of Alachua County prior to applying for a building permit. The applicant shall incur all costs associated with the preparation and recordation of such Public Utilities Easements and Drainage Easements.
2. The applicant agrees to provide the payment for off-site tree mitigation in accordance with Resolution 17-03 of the City of Alachua. The payment for off-site mitigation shall be made to the City prior to the issuance of a building permit for any new construction for any development associated with this Site Plan and final development order.
3. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
4. The applicant agrees that Conditions 1 – 3 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 4 as stated herein.

**EXHIBIT “B”
TO
FOUNDATION PARK – PHASE 2 (2019)
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

March 27, 2019

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

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

RE: Planning & Zoning Board (PZB) Public Hearing: Foundation Park Phase 2 Site Plan

Dear Mr. Young:

On March 26, 2019, the City of Alachua received your revised application and materials for the Foundation Park Phase 2 Site Plan. 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 **April 16, 2019** PZB meeting, therefore, the above referenced materials must be submitted to the City no later than **Tuesday, April 2, 2019**. Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than **Monday, April 1, 2019**. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than **Monday, April 15, 2019**). 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, x107 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager (*by electronic mail*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Matt Cason, Concept Companies, Inc. (*by electronic mail*)
Project File



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 20, 2019

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

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

RE: Review of Revised Application Materials, Dated March 14, 2019:
Foundation Park Phase II Site Plan

Dear Mr. Young:

On March 14, 2019, the City of Alachua received your revised application and materials for the Foundation Park Phase II Site Plan. The revised application and materials were submitted to address the comments issued in a letter dated December 4, 2018, as discussed at the project's Development Review Team (DRT) Meeting which was also held on December 4, 2018.

The revised application and materials have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, additional revisions must be made to the application before the application may be scheduled for a hearing before the Planning & Zoning Board.

Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed in by **5:00 PM on Tuesday, March 26, 2019**. A digital copy of all materials in PDF format, either submitted on a CD or by emailing a Cloud / FTP link to planning@cityofalachua.com, must be provided by this date.

Comments from 12/4/18 DRT & Letter

1. Section 6.8, Design Standards for Business Uses

- a. Glazing calculations as presented on architectural plans do not include the entire length of the south façade of the Pod A building. Per Section 6.8.2(A), all facades facing a street must meet the glazing requirements found therein. Glazing not calculated for the eastern and western portions of the façade. Plans must be revised to calculate the area of the entire façade and meet the glazing requirements found in Section 6.8.2(A).

Remaining Issue: The architectural plans submitted on 3/14/19 do not provide calculation of the ground floor façade area or of the glazing provided to demonstrate compliance with Section 6.8.2(A). Please add these calculations on to Sheet A200.

2. Miscellaneous

- b. There are several trees shown on the plans proposed for removal along the CR 2054 right-of-way that, per Sheet C0.01, were near 10" in size in January 2017.

- i. Provide confirming statement from a professional surveyor or a registered landscape architect that all trees shown on the referenced sheet and slightly less than 10" in size (i.e., 8" – 9") remain less than 10" in size.
 1. If any of these trees are now 10" or greater in size and shown to be removed, mitigation may be required. Revise landscape plans as necessitated.

Remaining Issue: The required tree mitigation calculations on Sheets L-300 and L-400 were revised to address the comment, however, Sheets L-301 and L401 do not depict the additional mitigation trees required per the updated tree mitigation calculations (4 additional mitigation trees for Pod B and 1 tree for Pod C). Please address.

4. Remaining Completeness Review Comments: As noted in a letter dated November 15, 2018, please address the following:

- c. **Site Plan Attachment #10:** Proof of payment of taxes.

Action Needed to Address Deficiency: Ad valorem taxes and non-ad valorem assessments for 2017 are due for Tax Parcel 03919-011-001. Payment must be remitted, and proof of payment submitted to the City.

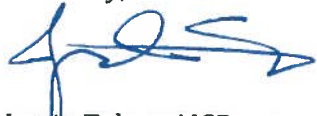
Remaining Issue: Ad valorem taxes and non-ad valorem assessments for 2017 have been paid, however, ad valorem taxes and non-ad valorem assessments for 2018 will be considered delinquent if not paid by April 1, 2019. If ad valorem taxes and non-ad valorem assessments for 2018 are not paid on or before this date, scheduling the application for a public hearing may be delayed until all payable taxes have been paid and all tax sales against the land redeemed (if applicable).

New Comments from Review of 3/14/19 Plans & Materials

1. Confirm all parking layers are plotted on Sheet C1.10. Reference parking lot area to the south of Pod B building at the bottom of the sheet.

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

cc: Adam Boukari, City Manager (by electronic mail)
Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)
Adam Hall, AICP, Planner (by electronic mail)
Project File



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

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

March 19, 2019

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

Re: Foundation Park – Phase 2
Civil Engineering Review (4th Review)

Dear Mr. Tabor:

As you requested, I have reviewed the re-submitted design drawings for the above referenced project, prepared by CHW, Inc., and dated 3/13/19. These latest plans have addressed all of our comments, and we find the project approvable from an engineering review standpoint.

Please feel free to call me if you have any remaining questions.

Sincerely,

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

March 13, 2019

City of Alachua
Office of Planning and Zoning
P.O. Box 9
Alachua, FL 32616-0009

RE: Foundation Park Phase II – Conditional Application Acceptance: Site Plan

Dear Staff:

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

- Two (2) Sets of Revised Mailing Labels;
- Four (4) Copies of the Following:
 - Site Plan Application;
 - Authorized Agent Affidavits;
 - Alachua County Wetland Self Certification;
 - Warranty Deeds;
 - Property Appraiser Information;
 - SRWMD Exemption;
 - Neighborhood Workshop Materials;
 - Division of Corporations;
 - Alachua County ROW Permit;
 - Tree Mitigation Memo;
 - Flood Elevation Certification;
 - Public Utility Easement;
 - Drainage Easement;
 - Legal Descriptions;
 - Proof of Tax Payment;
 - Concurrency Impact Analysis;
 - Consistency Analysis;
 - Signed and Sealed Fire Flow Calculations;
 - Signed and Sealed Site Plans; and
- One (1) CD containing all PDFs.

We submit these items along with this letter as a means to address your comments from December 04, 2018

1. Section 6.8, Design Standards for Business Uses

- a. Glazing calculations as presented on architectural plans do not include the entire length of the south façade of the Pod A building. Per Section 6.8.2(A), all facades facing a street must meet the glazing requirements found therein. Glazing not calculated for the eastern and western portions of the façade. Plans must be revised to calculate the area of the entire façade and meet the glazing requirements found in Section 6.8.2(A).
 - **The total glazing percentage of the south elevation is 21% of the overall flat/projected south facing elevation area.**
- b. Façade massing / offset alternatives as set for the in Section 6.8.2(A)(2) are not met for the south façade of the Pod A building. Façade massing or an acceptable alternative must be provided for the entire length of the south façade of the Pod A building.
 - i. Proposed offset alternative does not meet criteria of Section 6.8.2(A)(2)(b)(ii).
 - ii. Offset alternative as presented does not provide the minimum width of 10 feet.
 - iii. Gutter downspouts do not provide an acceptable offset alternative and thus do not support / provide compliance with Section 6.8.2(A)(2)(b).
 - **The façade massing has been updated to meet the intentions of the requirements and provide dimensional conformity required.**

2. Miscellaneous

- a. Provide a copy of the Access Management Permit from Alachua County Public Works for the proposed connection to CR 2054.
 - **A copy of the permit has been provided as requested. Please refer to the enclosed documents for details.**
- b. There are several trees shown on the plans proposed for removal along the CR 2054 right-of-way that, per Sheet C0.01, were near 10" in size in January 2017.
 - i. Provide confirming statement from a professional surveyor or a registered landscape architect that all trees shown on the referenced sheet and slightly less than 10" in size (i.e., 8" – 9") remain less than 10" in size.
 1. If any of these trees are now 10" or greater in size and shown to be removed, mitigation may be required. Revise landscape plans as necessitated.
 - **The trees in question have been measured. Demo plan and mitigation calculations have been updated with revised measurements. Trees have been mitigated for through on-site plantings**

3. Public Services/Fire Rescue/Outside Engineering Review Comments

- a. The applicant must address comments provided by the Public Services Director, (will be provided under separate cover).
 - **No additional comments from the Public Services Director were received.**

- b. The applicant must address the comments provided by A.J. "Jay" Brown, Jr., P.E., of J Brown Professional Group, Inc., in a letter dated December 3, 2018.
- **Comments from J Brown have been addressed. Please refer to responses below.**
4. Remaining Completeness Review Comments: As noted in a letter dated November 15, 2018, please address the following:
- a. **Property Owner Authorization.**
Action Needed to Address Deficiency: The Authorized Agent Affidavit submitted on behalf of Alachua Foundation Park Holding Company, LLC indicates Brian Crawford is providing authorization, however, the affidavit is signed by Matthew Cason. Please address.
- **The affidavit has been corrected to indicate that Matt Cason is providing authorization. Please refer to the enclosed affidavit for details.**
- b. **Site Plan Attachment #6:** Mailing labels.
Action Needed to Address Deficiency:
- i. Mailing labels for those persons / organizations registered with the City are not current. Submit new mailing labels addressing the comment above.
- **Mailing labels have been updated as requested.**
- ii. Owner information / address provided for Tax Parcel 03191-001-000 does not match property records on file with the Alachua County Property Appraiser. Submit new mailing labels addressing the comment above.
- **Mailing labels have been updated as requested.**
- iii. Tax Parcels 03956-010-027 & 03956-010-038 are within 400 feet of the subject property, but no mailing labels are provided for the parcel.
- **Mailing labels have been updated as requested.**
- c. **Site Plan Attachment #10:** Proof of payment of taxes.
Action Needed to Address Deficiency: Ad valorem and non-ad valorem taxes for 2017 are due for Tax Parcel 03191-011-001. Payment must be remitted, and proof of payment submitted to the City.
- **Proof of payment has been included with this submittal. Please refer to the enclosed documents for details.**
- d. The Countywide Wetland Protection Code Self-Certification Form must be **submitted directly to Alachua County Environmental Protection Department** (please contact Alachua County EPD directly should you have any questions regarding this form).
- **Acknowledged. The form has been submitted directly to the County EPD as required.**
5. Additional Comments from J Brown Professional Group, Inc.: As noted in a letter dated December 3, 2018, please address the following:
- a. **Sheet C3.10 & Sheet C3.11**

4" water main tap and valve connections are shown for the fire line connections to each of the 3 proposed buildings. This may not be satisfactory for fire protection systems to serve buildings of this size. If a tap is to be made with this construction, then I suggest making at least a 6" tap. If the idea is that the entire tap and connection will be designed and performed in the future, then label it as such. A potential 4" water main tap should not be performed at this time if the actual fire line design has not been completed to be sure that a 4" tap and valve is the appropriate size.

- **The existing phase 1 building was designed with a 4" fire line. The other proposed 3 buildings are exactly the same as the existing phase 1. That said a note has been added to the plans for the contractor to ensure and confirm with the MEPF EOR size of all fire lines prior to tapping or installing any watermain.**

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

Sincerely,
CHW



Daniel Young, P.E.
Senior Project Manager

\\s01\jobs1\2016\16-0111\Engineering\City County\City\NEW\1812XX Submittal\LTR 1902XX Foundation Park Phase II - Response to Comments.docx

RE: Foundation Park Phase II

From : Jessica Junkin <JessicaJ@chw-inc.com>
Subject : RE: Foundation Park Phase II
To : Justin Tabor <jtabor@cityofalachua.org>

Thu, Mar 07, 2019 09:20 AM

 1 attachment

Justin,

The client just got back to us on which way they wanted to go with the architectural plans. We are hoping to have everything back to you no later than Monday.

Thank you,

JESSICA JUNKIN | Project Coordinator
t: (386) 518-5136
e: jessicaj@chw-inc.com
w: www.chw-inc.com

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Thursday, March 07, 2019 7:57 AM
To: Jessica Junkin <JessicaJ@chw-inc.com>
Subject: Re: Foundation Park Phase II

Jessica,

Could you advise when you plan to resubmit this application? The last submittal we received was on 11/8/2018. We issued DRT comments on 12/4/18, and there was a conference call held on 12/18/18 to discuss some of the comments. A revised architectural plan was sent by email on 12/27/18, and an informal response provided by the City on 1/2/19. Since that date, there has been no action or response to the 12/4/18 DRT comments.

Thank you.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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

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

From: "Jessica Junkin" <JessicaJ@chw-inc.com>
To: wetlands@alachuacounty.us
Cc: "Justin Tabor" <jtabor@cityofalachua.org>
Sent: Wednesday, March 6, 2019 4:21:43 PM
Subject: Foundation Park Phase II

Good afternoon,

Please find attached the County Wetland Self Certification application for the above referenced project. Feel free to contact our office if you have any questions or concerns.

Thank you,

JESSICA JUNKIN | Project Coordinator

d: (386) 518-5136

e: jessicaj@chw-inc.com

w: www.chw-inc.com



JACKSONVILLE.GAINESVILLE.OCALA

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244

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

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

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Re: Foundation Park Street Elevation Options

From : Justin Tabor <jtabor@cityofalachua.com>
Subject : Re: Foundation Park Street Elevation Options

Wed, Jan 02, 2019 12:09 PM

 1 attachment

To : Scott Crawford <Scott.Crawford@rsandh.com>

Cc : Ryan Thompson <RyanT@chw-inc.com>, daniely <DanielY@chw-inc.com>, matt
<matt@conceptcompanies.net>, Stephen Crawford <stephen@conceptcompanies.net>, Pourch,
Brandon <Brandon.Pourch@rsandh.com>

Scott,

Thank you for providing the drawings for review.

Upon reviewing informally, Options A and C appear to meet the requirements of 6.8.2(A)(2)(b). Both options appear to provide facade color changes following the dimensional standards for facade massing (a color change at least every 30 feet, with each color change being a minimum width of 10 feet). Option B does not appear to meet the intent of providing a distinctive color change that clearly distinguishes the change in color to a point it meets the purpose of the facade massing / alternative requirement.

Sincerely,

Justin Tabor, AICP

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

jtabor@cityofalachua.com

City Hall Hours of Operation

Monday - Thursday, 7:30 AM - 6:00 PM

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

From: "Scott Crawford" <Scott.Crawford@rsandh.com>

To: "Justin Tabor" <jtabor@cityofalachua.org>

Cc: "Ryan Thompson" <RyanT@chw-inc.com>, "daniely" <DanielY@chw-inc.com>, "matt"
<matt@conceptcompanies.net>, "Stephen Crawford" <stephen@conceptcompanies.net>, "Pourch, Brandon"
<Brandon.Pourch@rsandh.com>

Sent: Thursday, December 27, 2018 8:58:53 AM

Subject: RE: Foundation Park Street Elevation Options

Justin-

Thank you for taking our call prior to Christmas. I have attached 3 options that I feel meet the cities intentions of updated regulations and dimensionally fall within the requirements. While there may be a slight color variation with what is being presented in this PDF, it is our intention to use the same existing colors to infill portions so that they meet the cities intentions and dimensional requirements.

Please take a look through the three options and let us know your thoughts. We feel Option C is the best as it somewhat maintains the original proportions, while the other two options breakdown the proportions a bit awkwardly.

Thank you for your time.

Kind regards,

R. Scott Crawford, AIA, LEED AP

Senior Project Manager

O 904-256-2264 | M 904-699-5179

scott.crawford@rsandh.com
rsandh.com | [Facebook](#) | [Twitter](#) | [LinkedIn](#) | [Blog](#)

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RS&H



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 4, 2018

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

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

RE: Development Review Team (DRT) Summary for: Foundation Park Phase II Site Plan

Dear Mr. Young:

The application referenced above has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, December 13, 2018**. A total of four (4) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the Planning & Zoning Board (PZB). Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. You must provide 13 *double-sided, three-hole punched sets* of each application package, 13 sets of plans, and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. A PZB hearing date will be scheduled upon receiving your revised application and upon a confirmation that the comments below have been satisfactorily addressed.

Please address the following:

1. Section 6.8, Design Standards for Business Uses

- a. Glazing calculations as presented on architectural plans do not include the entire length of the south façade of the Pod A building. Per Section 6.8.2(A), all facades facing a street must meet the glazing requirements found therein. Glazing not calculated for the eastern and western portions of the façade. Plans must be revised to calculate the area of the entire façade and meet the glazing requirements found in Section 6.8.2(A).
- b. Façade massing / offset alternatives as set for the in Section 6.8.2(A)(2) are not met for the south façade of the Pod A building. Façade massing or an acceptable alternative must be provided for the entire length of the south façade of the Pod A building.
 - i. Proposed offset alternative does not meet criteria of Section 6.8.2(A)(2)(b)(ii).
 - ii. Offset alternative as presented does not provide the minimum width of 10 feet.
 - iii. Gutter downspouts do not provide an acceptable offset alternative and thus do not support / provide compliance with Section 6.8.2(A)(2)(b).

2. Miscellaneous

- a. Provide a copy of the Access Management Permit from Alachua County Public Works for the proposed connection to CR 2054.
- b. There are several trees shown on the plans proposed for removal along the CR 2054 right-of-way that, per Sheet C0.01, were near 10" in size in January 2017.
 - i. Provide confirming statement from a professional surveyor or a registered landscape architect that all trees shown on the referenced sheet and slightly less than 10" in size (i.e., 8" – 9") remain less than 10" in size.
 1. If any of these trees are now 10" or greater in size and shown to be removed, mitigation may be required. Revise landscape plans as necessitated.

3. Public Services/Fire Rescue/Outside Engineering Review Comments

- a. The applicant must address comments provided by the Public Services Director, (will be provided under separate cover).
- b. The applicant must address the comments provided by A.J. "Jay" Brown, Jr., P.E., of J Brown Professional Group, Inc., in a letter dated December 3, 2018.

4. Remaining Completeness Review Comments: As noted in a letter dated November 15, 2018, please address the following:

a. **Property Owner Authorization.**

Action Needed to Address Deficiency: The Authorized Agent Affidavit submitted on behalf of Alachua Foundation Park Holding Company, LLC indicates Brian Crawford is providing authorization, however, the affidavit is signed by Matthew Cason. Please address.

b. **Site Plan Attachment #6:** Mailing labels.

Action Needed to Address Deficiency:

- i. Mailing labels for those persons / organizations registered with the City are not current. Submit new mailing labels addressing the comment above.
- ii. Owner information / address provided for Tax Parcel 03191-001-000 does not match property records on file with the Alachua County Property Appraiser. Submit new mailing labels addressing the comment above.
- iii. Tax Parcels 03956-010-027 03956-010-038 are within 400 feet of the subject property, but no mailing labels are provided for the parcel.

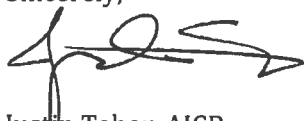
c. **Site Plan Attachment #10:** Proof of payment of taxes.

Action Needed to Address Deficiency: Ad valorem and non-ad valorem taxes for 2017 are due for Tax Parcel 03919-011-001. Payment must be remitted, and proof of payment submitted to the City.

- d. The Countywide Wetland Protection Code Self-Certification Form must be **submitted directly to Alachua County Environmental Protection Department** (please contact Alachua County EPD directly should you have any questions regarding this form).

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

Sincerely,



Justin Tabor, AICP
Principal Planner

Attachments: Letter from A.J. "Jay" Brown, Jr., P.E., of JBrown Professional Group Inc., dated December 3, 2018

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



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

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

December 3, 2018

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

Re: Foundation Park – Phase 2
Civil Engineering Review (3rd Review)

Dear Mr. Tabor:

As you requested, I have reviewed the re-submitted design drawings for the above referenced project, prepared by CHW, Inc., and dated 9/27/18. This resubmittal appears to be almost exactly the same as the previous submittal reviewed in October 2016. I have reviewed the design and compared it to the original plans and our previous comments. I have only 1 comment remaining, which is provided below.

Sht. C3.10 & Sht. C3.11

1. 4" water main tap and valve connections are shown for the fire line connections to each of the 3 proposed buildings. This may not be satisfactory for fire protection systems to serve buildings of this size. If a tap is to be made with this construction, then I suggest making at least a 6" tap. If the idea is that the entire tap and connection will be designed and performed in the future, then label it as such. A potential 4" water main tap should not be performed at this time if the actual fire line design has not been completed to be sure that a 4" tap and valve is the appropriate size.

Please feel free to call me if there are any questions remaining regarding my comments.

Sincerely,

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

Development Review Team (DRT) Meeting

Project Name: (1) Copeland Park Site Plan; (2) Foundation Park Ph. 2 Site Plan

Meeting Date: December 4, 2018 (Staff Meeting)

PLEASE PRINT CLEARLY

[illegible]

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Copeland Park, Phase 1

APPLICATION TYPE: Site Plan

APPLICANT/AGENT: Daniel Young, PE, Causseaux, Hewett, & Walpole, Inc.

PROPERTY OWNERS: ADC Development & Investment Group, LLC

DRT MEETING DATE: December 4, 2018

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Industrial

ZONING: Light & Warehouse Industrial (ILW)

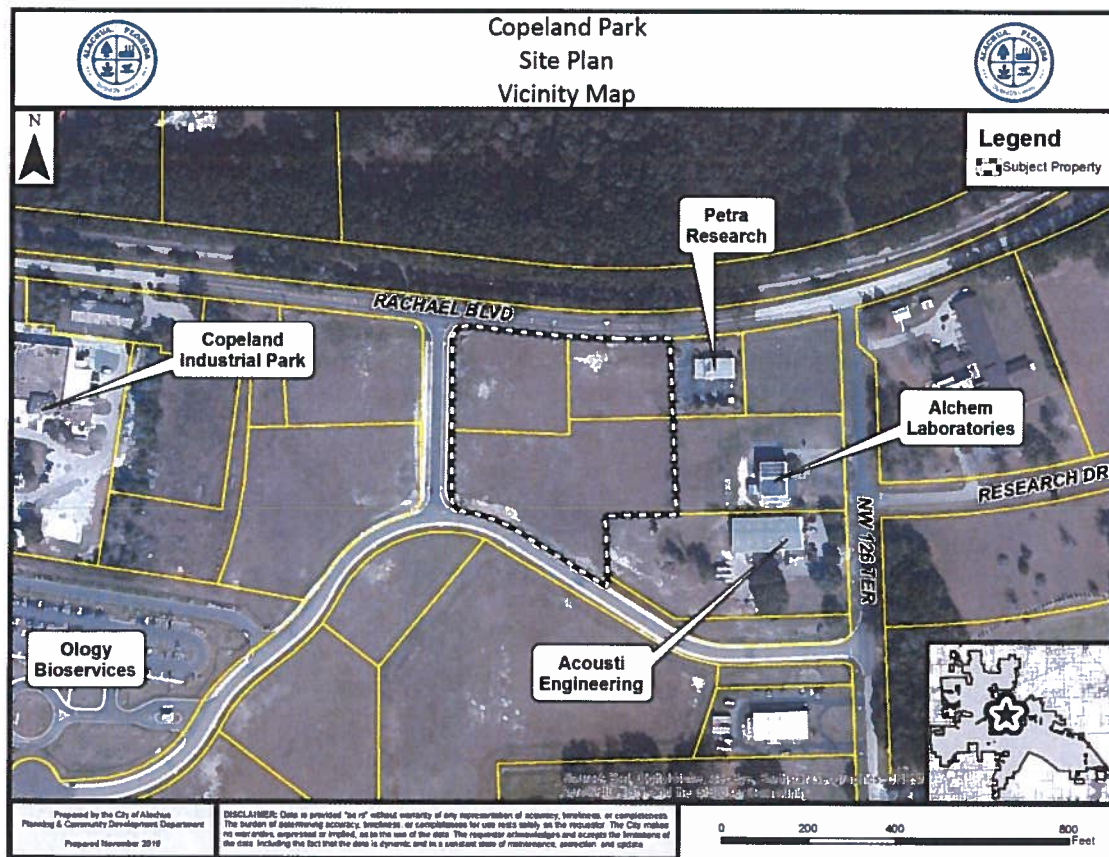
OVERLAY: N/A

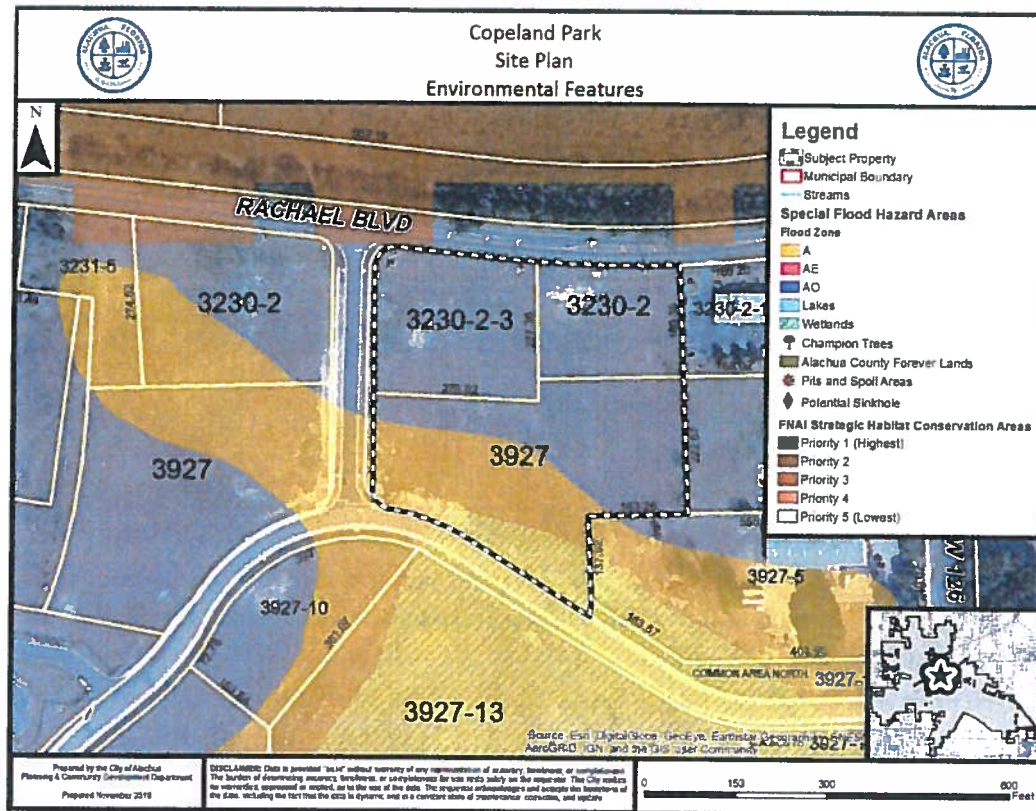
ACREAGE: ±5.26 acres

PARCELS: A portion of 03230-002-000, 03230-002-003, and 03927-000-000

PROJECT SUMMARY: A request a Site Plan for the construction of a ±13,330 square foot building and a ±11,750 square foot building, with associated parking, stormwater, utilities, and supporting site improvements

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before 5:00 PM on **Thursday, December 13, 2018.**





Deficiencies to be Addressed

1. Miscellaneous

- a. The service yard area is slightly larger than the area previously approved, thus increasing the impervious area of Pod 1. Verify Pod 1 concrete / paved area, total impervious area, and open space area on Sheet C0.00. Revisions may also require correction to the landscaped area of site for Pod 1 as stated on Sheet LS-1.
- b. Landscape plans and irrigation plans do not reflect the shift of the Pod 1 building to the west or other site modifications associated with the shift. Revise accordingly. Also note consideration must be given to site landscaping requirements for west side of site.
- c. Photometric plans do not reflect the shift of the Pod 1 building to the west or other site modifications associated with the shift. Revise accordingly.
- d. Provide detail of temporary service yard wall on the east of the service yard, as noted on Sheet C1.10 to be removed with Pod 2.

2. Public Services/Fire Rescue/Outside Engineering Review Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, in a memorandum dated November 28, 2018.
- b. The applicant must address the comments provided by A.J. "Jay" Brown, Jr., P.E., of J Brown Professional Group, Inc., in a letter dated December 3, 2018.



JBrown Professional Group

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

December 3, 2018

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

Re: Copeland Park – Phase 1
Civil Engineering Review

Dear Mr. Tabor:

As you requested I have reviewed the revised design drawings for the above referenced project, prepared by CHW, Inc., and dated 9/26/18. As you are aware these revised drawings are an update to the original plans we reviewed in December 2016 and January 2017. The revised 2018 submittal appears to be virtually the same with the exception that the building locations moved in a relatively minor way. I reviewed the revised accessibility, particularly the accessible entrance revisions to the Pod 1 Building and it appears to be satisfactory and conform to accepted accessibility design standards. There was very little else noticeable that had changed from our previous review.

We offer a few comments below. Several of our previous comments are provided once again as they were not addressed previously.

General

1. It is recommended that the Post-Development Master Drainage Plan documenting conformance with the Copeland Park Master Drainage System be included in this set of plans. It is an important drawing that should show the overall drainage area, the amount of impervious area previously permitted, and the amount of impervious area included with this development plan, thereby documenting conformance to the originally approved Master Stormwater Permit conditions.

Sht. C1.00

1. We question the location of several parking lot lights along the main parking lot. There are several light poles that are located right behind or very close to landscape islands and proposed trees. Having the lights spaced better between the landscape islands prevents conflict between grown trees and lights thereby resulting in a better lit parking lot. This should be examined closer by the electrical lighting designer.

Sht. LS-2

1. The Landscape Plan utilizes the old civil background and does not show the correct utilities or building locations. This should be revised.

Sht. IR-2

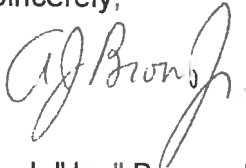
2. The Irrigation Plan utilizes the old civil background and does not show the correct utilities or building locations. This should be revised.

Sht. E-1

3. We question the location of several parking lot lights along the main parking lot. There are several light poles that are located right behind or very close to landscape islands and proposed trees. Having the lights spaced better between the landscape islands prevents conflict between grown trees and lights thereby resulting in a better lit parking lot. This should be examined closer by the electrical lighting designer.

I would also point out that I confined our review to only the drawings I was provided. I did not receive a stormwater report or any stormwater management design drawings. It is our understanding that this project received a conformance approval documenting compliance with a previously issued Master Stormwater Permit, which is certainly acceptable. Please let me know if I can provide any other services related to this project.

Sincerely,



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

Remaining Completeness Review Comments:

1. **Property Owner Authorization.**

Action Needed to Address Deficiency: The Authorized Agent Affidavit submitted on behalf of Alachua Copeland Park Investments, LLC indicates Brian Crawford is providing authorization, however, the affidavit is signed by Matthew Cason. Please address.

2. **Site Plan Attachment #8: Legal Description with Tax Parcel Number.**

Action Needed to Address Deficiency: Legal description submitted with application materials is labelled as "Description for Outparcel 1" and does not match the legal description provided on the boundary survey submitted with the plans.

3. The Countywide Wetland Protection Code Self-Certification Form must be **submitted directly to Alachua County Environmental Protection Department** (please contact Alachua County EPD directly should you have any questions regarding this form).

**ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE
COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 5:00 PM
ON THE RESUBMISSION DATE OF DECEMBER 13, 2018.**



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: November 28, 2018

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

RE: DRT Review of Copland Park Site Plan (2018)

Public Services have reviewed the Copeland Park Phase 1 site plans and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<u>General Note</u> ; Sheet C3.10 In reference to wastewater, City maintenance ends at edge of P.U.E. In reference to water, City maintenance ends at meter. [Approved as Noted]
2.	<u>General Note</u> ; Sheet C3.10 Sidewalk north of facilities does not appear to fall within the 20-ft PUE. Clarify the "proposed PUE" annotation shown within the revision bubble. [Revise and Resubmit]
END OF COMMENTS	

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

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 15, 2018

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

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

RE: Conditional Application Acceptance: Foundation Park Phase II – Site Plan

Dear Mr. Young:

On September 27, 2018, the City of Alachua received your application for a Site Plan for the construction of three (3) ±42,460 square foot buildings, with associated parking, utilities, and supporting site improvements on a ±14.53 acre subject property, located on Tax Parcel Numbers 03191-010-001 and 03191-011-000. The application proposes to reinstate an expired Site Plan (Foundation Park Phase II) which was approved by the Planning & Zoning Board in December 2016.

Completeness review comments were issued on October 2, 2018. A revised application and materials were submitted for a completeness review on November 8, 2018.

The Planning Department has reviewed the revised application and materials for completeness, and finds the application to be complete, contingent upon receiving materials which address the comments below no later than **5:00 PM on Monday, November 26, 2018**.

Please note that the contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled separately from this letter. Failure to provide materials addressing the comments below may cause the project's DRT Meeting to be delayed.

Please address the following:

1. Property Owner Authorization.

Action Needed to Address Deficiency: The Authorized Agent Affidavit submitted on behalf of Alachua Foundation Park Holding Company, LLC indicates Brian Crawford is providing authorization, however, the affidavit is signed by Matthew Cason. Please address.

2. Site Plan Attachment #6: Mailing labels.

Action Needed to Address Deficiency:

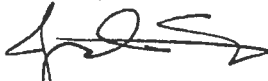
- (a) Mailing labels for those persons / organizations registered with the City are not current. Submit new mailing labels addressing the comment above.
- (b) Owner information / address provided for Tax Parcel 03191-001-000 does not match property records on file with the Alachua County Property Appraiser. Submit new mailing labels addressing the comment above.

(c) Tax Parcels 03956-010-027 03956-010-038 are within 400 feet of the subject property, but no mailing labels are provided for the parcel.

3. **Site Plan Attachment #10:** Proof of payment of taxes.
Action Needed to Address Deficiency: Ad valorem and non-ad valorem taxes for 2017 are due for Tax Parcel 03919-011-001. Payment must be remitted, and proof of payment submitted to the City.
4. The Countywide Wetland Protection Code Self-Certification Form must be **submitted directly to Alachua County Environmental Protection Department** (please contact Alachua County EPD directly should you have any questions regarding this form).

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

Sincerely,



Justin Tabor, AICP
Principal Planner

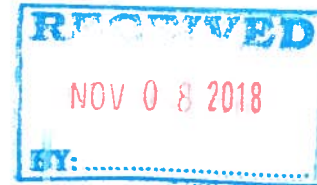
- c: Adam Boukari, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Matt Cason, Concept Construction of NFL, Inc. *(by electronic mail)*
Project File

November 8, 2018

City of Alachua
Justin Tabor, AICP
PO Box 9
Alachua, FL. 32615

RE: Foundation Park Phase II-Site Plan Application

Dear Staff:



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

- Two (2) Sets of labels for all property owners within 400 feet of the project site;
- Nine (9) copies of the following:
 - Site Plan Application;
 - Authorized Agent Affidavit;
 - Concurrency Impact Analysis;
 - Analysis of Consistency with the City of Alachua Comprehensive Plan;
 - Neighborhood Meeting Advertisement;
 - Neighborhood Meeting Notice;
 - Neighborhood Meeting Sign-In Sheet;
 - Neighborhood Meeting Summary;
 - Proof of 2018 Tax Payment;
 - Division of Corporations Information;
 - Property Appraiser Information for Tax Parcel 03191-010-001 & 03191-011-001;
 - Warranty Deed;
 - Tree Mitigation Memo;
 - Flood Elevation Certification;
 - Legal Descriptions;
 - Public Utility Easement;
 - Drainage Easement;
 - Letter of Exemption to SRWMD for Permit ERP08-0041;
 - Fire Flow Calculations; and
 - Signed and Sealed Development Plans.
- One (1) CD of all PDFs.

We submit these items along with this letter as a means to address your comments from October 2, 2018.

1. **Submittal Requirements**

Action Needed to Address Deficiency:

- a. A copy of all application materials in PDF format and on compact disc has not been provided. Provide materials in electronic format and in the stated file type.
 - A CD with all application materials in PDF format has been included in this submittal.
- b. All Plans shall be signed and sealed
 - All plans have been signed/sealed.

2. **Application**

Action Needed to Address Deficiency:

- a. Site Plan Application contains information which is no longer current, does not reflect current ownership or parcel numbers, etc. Review the application and revise as needed.
 - Site Plan Application has been updated accordingly.

3. **Property Owner Authorization**

Action Needed to Address Deficiency:

- a. The Authorized Agent Affidavit for each property owner (University of Florida Foundation, Inc. and Alachua Foundation Park Holding Company, LLC) are dated August 2016. In addition, each Affidavit contains information which is no longer current. Review each Affidavit and revise as needed. Provide authorization from each property owner for the current Site Plan Application.
 - The Authorized Agent Affidavits have been updated and included in this submittal.

4. **Site Plan Attachment #1.p: Architectural Plans**

Action Needed to Address Deficiency: Pod A building is subject to compliance with the Design Standard for Business Uses as set forth in Section 6.8 To demonstrate compliance with these standards the following must be provided on the architectural plans:

- a. Calculation of the glazing of the façade(s) and ground floor area of the façade(s) subject to glazing requirements;
 - Pod A's front façade faces US 441, which is required to have a minimum 20% of glazing along the ground floor (LDR §6.8.2(A)(2)(a)(i)a).
 - The proposed building has approximately 34% glazing, which far exceeds the minimum requirement.

- Front façade from typical ground floor elevation to bottom of parapet is $\pm 3,366$ sf. (17 ft (height) x 198 ft (length) = 3,366 sf)
 - Front façade has nine (9) window bays measuring ± 127 square feet, each. (± 8 ft (height) x 16 ft (length) ≈ 127 sf x 9 window bays = 1,143 sf.)
 - Glazing % = $1,143 \text{ sf} / 3,366 \text{ sf} \times 100 = \pm 34\%$
 - Sheet A200 (Color) demonstrates the façade glazing calculation.
- b. Detail depicting façade massing, or alternative selected to meet massing alternative requirements; and,
- Front façade massing shall incorporate wall offsets of at least two feet in depth and 10 feet in width a minimum of every 30 feet. An alternative to the offset is permitted by incorporating façade color changes following the same dimensional standards as the offset requirements (LDR §6.8.2(A)(2)(b)(ii)).
 - The front façade utilizes color and material changes to meet the alternative offset requirement. The primary front facade color is Camel Back. A 16-foot wide offset is incorporated through large windows with accents (top and bottom) that are painted the color Kaffee. The offset pattern repeats approximately every 22 feet.
 - The front façade has 8 gutter downspouts every 22 feet that add texture, color, and depth change.
 - The front façade has a recessed high parapet (11 feet) and building sides (11-26 feet) from the main wall that add to the overall front facade's massing offset.
 - Sheet A200 (Color) demonstrates the façade massing calculation.
- c. Color architectural plans depicting the color of all materials used in facades.
- Per LDR §6.8.2(A)(2)(c)(i), a minimum of 25% of the materials utilized for each side façade and rear façade shall be the same as the materials utilized for the front or street-facing façade.
 - Typical materials utilized on the front elevation are also utilized on the side and rear facades. Therefore, 100% of the materials utilized on the side and rear facades are also utilized on the front facade.
 - Sheet A200 (Color) demonstrates the color of all materials.
5. Site Plan Attachment #4: Fire Department Access & Water Supply.
 Action Needed to Address Deficiency:
- a. Materials submitted are not signed and sealed. Materials must be signed and sealed.
- Signed and sealed fire flow calculations have been included in this submittal.

- b. Materials are dated September 26, 2016. Applicant must provide updated calculations of need fire flow.
 - Updated fire flow calculations have been included in this submittal.
- c. Provide documentation from water purveyor (City of Alachua Public Services Department) confirming available flow to subject property.
 - The provided flow test results indicate that sufficient flows are available to the property. Please refer to the enclosed calculations for details.

6. **Site Plan Attachment #4: Concurrency Impact Analysis.**

Action Needed to Address Deficiency:

- a. Analysis is dated June 30, 2016 and does not use current data (i.e., current demand, reserved capacities, available capacities, etc.) Revise the analysis to utilize current data and consider current available capacities.
 - Updated Concurrency Impact Analysis has been included in this submittal.

7. **Site Plan Attachment #5: Comprehensive Plan Consistency Analysis**

Action Needed to Address Deficiency:

- a. Analysis is date October 10, 2016. The Analysis should be reviewed to confirm no updates to the analysis are needed.
 - Updated Comprehensive Plan Consistency Analysis has been included in this submittal.

8. **Site Plan Attachment #6: Mailing Labels.**

Action Needed to Address Deficiency:

- a. Mailing labels for those persons/organizations registered with the city are not current (dated 10/2/2018 and may be obtained from City website). Submit mailing labels addressing the comment above.
 - Updated mailing labels have been included in this submittal.
- b. No owner information/address provided for Tax Parcel 03191-011-001. Submit new mailing labels addressing the comment above.
 - Mailing labels have been updated to include this tax parcel.

9. **Site Plan Attachment #7: Neighborhood Meeting Materials.**

Action Needed to Address Deficiency:

- a. Materials submitted are for a meeting held in 2016. A Neighborhood Meeting must be held for the new Site Plan application.
 - Updated materials have been included in this submittal from the Neighborhood Workshop that was held on September 29th, 2018.

10. Site Plan Attachment #10: Environmental Resource Permit or Letter of Exemption from Water Management District.

Action Needed to Address Deficiency:

- a. Letter of exemption is dated December 1, 2016. Applicant must provide current determination from Suwannee River Water Management District confirming whether project remains exempt or if any permitting through the District is required.
 - An email from SRWMD dated October 26th stating no permit is required has been included in this submittal.

11. Other Comments

Action Needed to Address Deficiency:

- a. Please complete Countywide Wetland Protection Code Self-Certification Form and submit to Alachua County Environmental Protection Department (please contact Alachua County EPD directly should you have any questions regarding the form) The form is accessible at: <http://alachuacounty.us/Depts/epd/Pages/WetlandsProtection.aspx>
 - County Wetland Protection form has been included in this submittal.

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

Sincerely,

CHW



Daniel Young, P.E.
Senior Project Manager

L:\2016\16-0111\Engineering\City County\City\NEW\1810XX Submittal\LTR 181008 Foundation Park Phase II - COA Comment Response.docx



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 2, 2018

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

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

RE: Completeness Review:
Foundation Park Phase II – Site Plan Application

Dear Mr. Young:

On September 27, 2018, the City of Alachua received your application for a Site Plan for the construction of three (3) ±42,460 square foot buildings, with associated parking, utilities, and supporting site improvements on a ±14.53 acre subject property, located on Tax Parcel Numbers 03191-010-001 and 03191-011-000. The application proposes to reinstate an expired Site Plan (Foundation Park Phase II) which was approved by the Planning & Zoning Board in December 2016.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the following information is needed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Tuesday, October 9, 2018**.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. **The time frame and cycle for review shall be based upon the date the application is determined to be complete.** If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled after the application is determined to be complete.

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

1. Submittal Requirements.

Action Needed to Address Deficiency:

- (a) A copy of all application materials in PDF format and on a compact disc has not been provided. Provide materials in electronic format and in the stated file type.
- (b) All plans shall be signed and sealed.

2. **Application.**
Action Needed to Address Deficiency: Site Plan Application contains information which is no longer current. Review the application and revise as needed.
3. **Property Owner Authorization.**
Action Needed to Address Deficiency: The Authorized Agent Affidavits for each property owner (University of Florida Foundation, Inc. and Alachua Foundation Park Holding Company, LLC) are dated August 2016. In addition, each Affidavit contains information which is no longer current. Review each Affidavit and revise as needed, and provide authorization from each property owner for the current Site Plan application.
4. **Site Plan Attachment #1.p: Architectural Plans.**
Action Needed to Address Deficiency: Pod A building is subject to compliance with the Design Standard for Business Uses as set forth in Section 6.8. To demonstrate compliance with these standards the following must be provided on the architectural plans:
 - (a) Calculation of the glazing of the façade(s) and ground floor area of façade(s) subject to glazing requirements;
 - (b) Detail depicting façade massing, or alternative selected to meet massing alternative requirements; and,
 - (c) Color architectural plans depicting the color of all materials used in the facades.
5. **Site Plan Attachment #4: Fire Department Access & Water Supply.**
Action Needed to Address Deficiency:
 - (a) Materials submitted are not signed and sealed. Materials must be signed and sealed.
 - (b) Materials are dated September 26, 2016. Applicant must provide updated calculations of need fire flow.
 - (c) Provide documentation from water purveyor (City of Alachua Public Services Department) confirming available flow to subject property.
6. **Site Plan Attachment #4: Concurrency Impact Analysis.**
Action Needed to Address Deficiency: Analysis is dated June 30, 2016 and does not use current data (i.e., current demand, reserved capacities, available capacities, etc.) Revise the Analysis to utilize current data and consider current available capacities.
7. **Site Plan Attachment #5: Comprehensive Plan Consistency Analysis.**
Action Needed to Address Deficiency: Analysis is dated October 10, 2016. The analysis should be reviewed to confirm no updates to the analysis are needed.
8. **Site Plan Attachment #6: Mailing labels.**
Action Needed to Address Deficiency:
 - (a) Mailing labels for those persons / organizations registered with the City are not current (dated 10/2/2018 and may be obtained from City web site). Submit new mailing labels addressing the comment above.
 - (b) No owner information / address provided for Tax Parcel 03191-011-001. Submit new mailing labels addressing the comment above.
9. **Site Plan Attachment #7: Neighborhood Meeting Materials.**
Action Needed to Address Deficiency: Materials submitted are for meetings held in 2016. A Neighborhood Meeting must be held for the new Site Plan application.

10. **Site Plan Attachment #10:** Proof of payment of taxes.

Action Needed to Address Deficiency: Ad valorem and non-ad valorem taxes for 2017 are due for Tax Parcel 03919-011-001. Payment must be remitted, and proof of payment submitted to the City.

11. **Site Plan Attachment #10:** Environmental Resource Permit or Letter of Exemption from Water Management District.

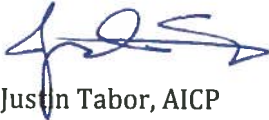
Action Needed to Address Deficiency: Letter of exemption is dated August 5, 2016. Applicant must provide current determination from Suwannee River Water Management District confirming whether project remains exempt or if any permitting through the District is required.

Other Comments

12. Please complete Countywide Wetland Protection Code Self-Certification Form and submit to Alachua County Environmental Protection Department (please contact Alachua County EPD directly should you have any questions regarding this form). The form is accessible at: <http://alachuacounty.us/Depts/epd/Pages/WetlandsProtection.aspx>.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Matt Cason, Concept Construction of NFL, Inc. *(by electronic mail)*
Project File

September 27, 2018

Kathy Winburn
Office of Planning and Zoning
City of Alachua
P.O. Box 9
Alachua, FL 32616

Re: Foundation Park Phase 2
Alachua, FL

Dear Ms. Winburn:

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

- Two (2) Sets of labels for all property owners within 400 feet of the project site;
- One (1) Check #0056482 in the amount of \$2300.00 for Site Plan Review;
- Nine (9) copies of the following:
 - Site Plan Application;
 - Concurrency Impact Analysis;
 - Analysis of Consistency with the City of Alachua Comprehensive Plan;
 - Neighborhood Meeting Advertisement;
 - Neighborhood Meeting Notice;
 - Neighborhood Meeting Sign-In Sheet;
 - Neighborhood Meeting Summary;
 - Property Owner Affidavit;
 - Proof of 2018 Tax Payment;
 - Division of Corporations Information;
 - Property Appraiser Information for Tax Parcel 03191-010-001;
 - Warranty Deed;
 - Tree Mitigation Memo;
 - Flood Elevation Certification;
 - Legal Descriptions;
 - Public Utility Easement;
 - Drainage Easement;
 - Letter of Exemption to SRWMD for Permit ERP08-0041;
 - Fire Flow Calculations; and
 - Signed and Sealed Development Plans.
- One (1) CD of all PDFs.

The ±14.50 acre project site is located at the northeast corner of NW 119th Terrace and US 441 on Alachua County tax parcel 03191-010-001 in Alachua, FL. The development intent is to construct three (3) ±40,000 sf research buildings, along with associated parking, outdoor storage area, stormwater, utilities, and related

site improvements. The three (3) proposed buildings will be constructed in stages with Pod 'A' being constructed first followed by Pod 'B' and Pod 'C'. During the construction of Pod 'A' a temporary depressional area is proposed to the north of the proposed parking area in order to capture runoff from the northern portion of the proposed parking lot. During the construction of Pod 'C' the depressional area will be filled in and runoff previously routed to it will be rerouted to the existing system.

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

Sincerely,
CHW

A handwritten signature in blue ink, consisting of a large, stylized 'D' followed by a series of loops and a long horizontal stroke extending to the right.

Daniel Young, P.E.
Senior Project Manager

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RESOLUTION 17-03

A RESOLUTION OF THE CITY OF ALACHUA, FLORIDA; RELATING TO A REQUEST TO PROVIDE OFF-SITE MITIGATION FOR THE REMOVAL OF TREES IN ACCORDANCE WITH SECTION 6.2.1 OF THE CITY'S LAND DEVELOPMENT REGULATIONS; ESTABLISHING THE FEE FOR OFF-SITE MITIGATION FOR THE REQUEST; REQUIRING PAYMENT OF THE FEE FOR OFF-SITE MITIGATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR NEW CONSTRUCTION; ESTABLISHING THE PERIOD OF VALIDITY OF THE REQUEST; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Section 6.2.1 of the City's Land Development Regulations ("LDRs") establishes tree protection standards;

WHEREAS, Section 6.2.1(D)(1) of the City's LDRs requires new trees to be installed to replace healthy regulated trees, and requires regulated trees to be replaced on a one-for-one basis, and for heritage and champion trees to be replaced on an inch-for-inch basis;

WHEREAS, Section 6.2.1(D)(7) of the City's LDRs allows off-site mitigation for required tree replacement that cannot be accommodated through on-site mitigation by permitting off-site mitigation trees to be planted in City-owned properties and parks, City rights-of-way, preservation or conservation areas owned by the City, and within medians and rights-of-way of State and County roads where an interlocal agreement authorizes such plantings;

WHEREAS, the formula for the calculation off-site mitigation is provided within Section 6.2.1(D)(7)(c) of the City's LDRs, and is equal to the cost of the replacement tree, plus installation (including labor and equipment), plus maintenance for one year, plus fund administration;

WHEREAS, the City has received an application for a site plan (the "Site Plan") for proposed development on Tax Parcel Numbers 03191-010-001 and 03191-011-001, as described in Exhibit "A" (the "Property");

WHEREAS, the Site Plan shows 56 regulated trees and 7 heritage trees along the northern perimeter of the Property proposed for removal;

WHEREAS, the majority of the trees proposed to be removed are of an undesirable species and present potential long-term safety and maintenance issues;

WHEREAS, the number of trees proposed for removal would require 223 trees to be planted to mitigate for those proposed for removal;

WHEREAS, the Site Plan proposes to provide a total of 45 replacement trees on-site to mitigate for those proposed for removal;

WHEREAS, the owners of the Property have requested the City consider off-site mitigation in accordance with Section 6.2.1(D)(7) of the City's LDRs for those trees that cannot be accommodated through on-site mitigation, due to the location of proposed structures, parking, and code-required tree plantings;

WHEREAS, the applicant for the Site Plan has provided a memorandum that calculates the payment required for off-site mitigation in accordance with the formula provided within Section 6.2.1(D)(7)(c) of the City's LDRs, attached hereto as Exhibit "B";

WHEREAS, the owners of the Property desire to proceed with consideration of the proposed Site Plan;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Findings.

The Commission finds, determines, and declares that the above recitals are true and correct and are hereby incorporated into this resolution by reference.

Section 2. Approval of Off-Site Mitigation

The Commission approves the request to provide payment for off-site mitigation for those trees that cannot be accommodated through on-site mitigation. The payment for off-site mitigation shall be in accordance with the calculation of the fee as provided within a memorandum from Caeli Tolar, PLA, of Causseaux, Hewett, & Walpole, Inc., dated October 10, 2016, in the amount of \$17,725.24, attached hereto as Exhibit "B", and in accordance with the plans for the Property prepared by Randall S. Olney, P.E., of Causseaux, Hewett, & Walpole, Inc., dated October 17, 2016, including any amendments thereto duly approved by the City.

Section 3. Payment for Off-Site Mitigation

In accordance with Section 6.2.1(D)(7)(d) of the City's LDRs, the fee for off-site mitigation shall be paid to the City prior to the issuance of a building permit for new construction with an approved Site Plan for the Property.

Section 4. Validity of Off-Site Mitigation

Off-site mitigation shall be a condition of any final development order for the Property associated with the plans prepared by Randall S. Olney, P.E., of Causseaux, Hewett, & Walpole, Inc., dated October 17, 2016, including any amendments thereto duly approved by the City.

This Resolution shall take effect immediately upon passage and approval.

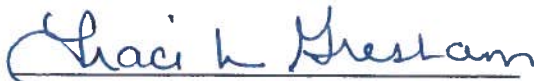
DULY ADOPTED in regular session, this 28th day of November, 2016.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA



Gib Coerper, Mayor

ATTEST:



Traci L. Gresham, City Manager/Clerk

EXHIBIT "A"

A PORTION OF LOT 1 OF 'PROGRESS TECHNOLOGY PARK', A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 86 AND 87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 1 OF 'PROGRESS TECHNOLOGY PARK', A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 86 AND 87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.'S 20 AND 25 (U.S. HIGHWAY NO. 441, 200 FOOT RIGHT-OF-WAY), AND RUN THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2191.86 FEET, THROUGH A CENTRAL ANGLE OF 10°32'48" AN ARC DISTANCE OF 403.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 78°36'19" EAST, 402.89 FEET; THENCE NORTH 05°35'16" EAST, 286.19 FEET; THENCE NORTH 77°10'09" WEST, 50.95 FEET; THENCE NORTH 12°49'51" EAST, 168.13 FEET; THENCE NORTH 84°24'33" WEST, 394.02 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 AND TO A POINT ON THE EASTERLY RIGHT- OF-WAY LINE OF NW 119TH TERRACE, SAID POINT LYING ON THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 370.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 08°09'57", AN ARC DISTANCE OF 52.73 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 01°49'26" WEST, 52.69 FEET; THENCE SOUTH 02°15'33" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 176.16 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 450.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°19'05" AN ARC DISTANCE OF 49.62 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 05°25'06" EAST, 49.60 FEET, THE END OF SAID CURVE BEING THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 121.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°55'58", AN ARC DISTANCE OF 37.87 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 00°23'21" WEST, 37.72 FEET, THE END OF SAID CURVE BEING THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 440.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°21'30", AN ARC

DISTANCE OF 64.19 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 13°32'05" WEST, 64.13 FEET; THENCE SOUTH 17°42'49" WEST, ALONG SAID EASTERLY RIGHT-OF- WAY LINE, 42.77 FEET TO THE POINT OF BEGINNING.

AND ALSO:

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13 AND 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 6°38'36" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 363.83 FEET; THENCE SOUTH 9°25'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 405.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND TO A POINT ON A CURVE LYING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (200-FOOT RIGHT OF WAY) BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 2191.78 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 89°59'03" WEST, 468.69 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THE SOUTH LINE OF SAID LOT 1 AND ALONG SAID NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 12°16'32", AN ARC LENGTH OF 469.59 FEET TO SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4343, PAGE 2222 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES ALONG THE BOUNDARY OF SAID LANDS: (1) NORTH 5°35'16" EAST, A DISTANCE OF 286.19 FEET; (2) THENCE NORTH 77°10'09" WEST, A DISTANCE OF 50.95 FEET; (3) THENCE NORTH 12°49'51" EAST, A DISTANCE OF 168.13 FEET; (4) THENCE NORTH 84°24'33" WEST, A DISTANCE OF 394.02 FEET TO A POINT ON A CURVE LYING ON THE EAST RIGHT OF WAY LINE OF NORTHWESTERLY 119TH TERRACE (RIGHT OF WAY VARIES), AND LYING ON THE WEST LINE OF AFOREMENTIONED LOT 1, SAID CURVE IS CONCAVE EASTERLY, HAVING A RADIUS OF 370.42 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 11°31'19" EAST, 72.38 FEET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF LOT 1: (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL

ANGLE OF $11^{\circ}12'49''$, AN ARC LENGTH OF 72.50 FEET; (2) THENCE NORTH $17^{\circ}07'56''$ EAST, A DISTANCE OF 119.59 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH $12^{\circ}15'59''$ EAST, 72.95 FEET; (3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $9^{\circ}43'54''$, AN ARC LENGTH OF 73.03 FEET; (4) THENCE NORTH $7^{\circ}24'02''$ EAST, A DISTANCE OF 103.96 FEET TO NORTHWEST CORNER OF AFOREMENTIONED LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054 (66-FOOT RIGHT OF WAY); THENCE SOUTH $82^{\circ}35'58''$ EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 748.69 FEET TO THE POINT OF BEGINNING.



EXHIBIT "B"

planning design surveying engineering construction
3553 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 70th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

MEMORANDUM

To: Justin Tabor, AICP
From: Caeli Tolar, PLA
Date: 10/10/16
RE: Foundation Park Phase 2 – Tree Mitigation Payment

Good morning Justin,

As discussed during our recent phone conversation, I have done some research to determine a mitigation cost per replacement tree for Foundation Park Phase 2. As outlined in City of Alachua Code Sec. 6.2.1(D)(7):

- (a) *The City may allow off-site mitigation for required tree replacement that cannot be accommodated through on-site mitigation. Trees authorized for off-site mitigation shall be planted in City-owned properties and parks, City rights-of-way, and preservation or conservation areas owned by the City. The City may also plant trees within the medians and rights-of-way of State and County roads where an interlocal agreement authorizes such plantings.*
- (b) *The City will establish a separate fund within the City's chart of accounts to be used exclusively for off-site tree mitigation payments. Funds withdrawn from this account shall be spent solely for the planting and maintenance of new trees in accordance with this section.*
- (c) *The off-site mitigation formula shall be equal to the cost of the replacement tree, plus installation (labor and equipment), plus maintenance for one year, plus fund administration. This formula will be multiplied by the number of trees to be planted. The fee for off-site tree mitigation shall be adopted by the City Commission through resolution.*
- (d) *Fees for off-site mitigation shall be paid to the City prior to the issuance of any tree removal permit or building permit for new construction with an approved site plan or plat. Receipts for payment will be specifically marked for the off-site mitigation account.*

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

Description of Project Mitigation

Within this project, there are several trees proposed to be removed along County Road 2054 along the northern perimeter of the site. The majority of the trees to be removed are undesirable species such as Laurel Oaks and Water Oaks. These trees present potential long-term safety and maintenance issues as they mature. Additionally, these trees present conflicts with proposed utilities along the northern portion of the site that are necessary to serve the proposed buildings. Therefore, all existing trees along the northern perimeter of the site are proposed for removal.

Thirty-one replacement trees have been proposed within Pod B and fourteen replacement trees have been provided within Pod C. After the placement of these mitigation trees, there is still a deficit of mitigation trees required for both Pods B & C totaling 178 trees. Due to the locations of proposed structures, parking, and code-required tree plantings, there is inadequate space on the site at the completion of Pod C's construction to provide all 178 additional replacement trees for mitigation. Therefore, we are proposing a mitigation payment in lieu of on-site planting.

Determination of Replacement Tree Cost

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

planning design surveying engineering construction

ornamental/understory trees, which, as outlined in Sec. 6.2.2(D)(8)(b)(iii), should be a minimum of 1 ½" caliper. Based on Florida Grades and Standards, we determined that a 15 gallon replacement tree can satisfy both the 8' minimum height and 1 ½" minimum caliper requirements.

To establish this number, we have taken the average, installed cost for 15 gallon trees provided to us on each of three recent and comparable projects:

Project #1:
15 gal. \$65

Project #2:
15 gal. \$74

Project #3:
15 gal. \$80

Overall Average:
15 gal. \$73

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

Therefore: \$73 + and additional 24% = \$90.52 per tree (installed + establishment/maintenance cost). The City of Alachua also requires an additional 10% fund administration as per Sec. 6.2.1(D)(7)(c), so our estimation of the cost per replacement tree is **\$99.58 per tree.**

Mitigation Calculations

Heritage Trees (>30", at Inch-For Inch Replacement)

Pod B
Total Mitigation Inches Required = 223"
223" ÷ 1 ½" caliper per tree = 149 trees

Pod C
Total Mitigation Inches Required = 27"
27" / 1 ½" caliper per tree = 18 trees

Regulated Trees (<30", >10", at 1:1 Replacement)

Pod B
Total Regulated Trees Removed = 40 trees

Pod C
Total Regulated Trees Removed = 16 trees

Total Mitigation Payment

Pod B
149 trees + 40 trees = 189 trees – 31 proposed mitigation trees = 158 trees

Pod C
18 trees + 16 trees = 34 trees – 14 proposed mitigation trees = 20 trees

Pod B = 158 replacement trees x \$99.58 per tree = \$15,733.64
Pod C = 22 replacement trees x \$99.58 per tree = \$ 1,991.60

Total Mitigation Payment Required = \$17,725.24

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Florida Department of Transportation

RICK SCOTT
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JIM BOXOLD
SECRETARY

PROGRAM MANAGEMENT MEMORANDUM 15-01
PROJECT MANAGEMENT MEMORANDUM NO. 15-01
DCE MEMORANDUM NO. 04-15
DME MEMORANDUM NO. 15-01

DATE: February 13, 2015

TO: Directors of Transportation Development, Directors of Transportation Operations, District Design Engineers, District Construction Engineers, District Maintenance Engineers, and District Program Management Engineers/Administrators

FROM: David A. Sadler, P.E., Director, Office of Construction
Tim Lattner, P.E., Director, Office of Maintenance
Trey Tillander, P.E., Manager, Office of Program Management
Bob Crim, P.E., Manager, Production Support Office
Kendra Sheffield, Manager, Work Program Development

COPIES: Brian Blanchard, Tom Byron, Duane Brautigam, Greg Davis, Daniel Scheer, Rudy Powell, Jeff Caster

SUBJECT: Implementation of Landscape Contracts

BACKGROUND

In 2013, the Executive Team established a new policy through Engineer and Operations (E&O) Memo 13-1 to program stand alone landscape projects using maintenance contract language and Phase 52 funds. This will allow landscape contracts to remain open throughout the plant establishment period and is expected to improve the Department's ability to enforce contract deliverables throughout the entire establishment period. All costs during the establishment period are incorporated as part of the capital cost of the plant material and will function as a warranty against loss.

REQUIREMENTS

Landscaping Included as Part of the Roadway Construction Project:

Landscape installations totaling the lesser of \$100,000 or 10% of the preliminary cost estimate may continue to be included in a roadway construction project (including Design-Build roadway construction projects), as incidental landscape work.

There is no establishment period included in the specifications governing these roadway construction projects. Districts should determine who will be responsible for establishment and maintenance. If the party responsible for the landscape maintenance is someone other than the Department (i.e., Local Agency, etc.) a Maintenance Memorandum of Agreement must be fully executed during the project design and no later than the project letting.

Stand-alone Landscaping Projects:

The stand-alone landscaping projects will be programmed as either dependent or independent stand-alone projects for all fiscal years. Stand-alone landscaping projects will be advertised as Maintenance contracts and include Maintenance specifications which contain contract terms establishing an installation period and defined milestones for an establishment period of two years. No more than seventy-six percent of the contract amount will be paid prior to the start of the establishment period after which monthly payments to the contractor will be issued only upon satisfactory performance. The landscape installation Maintenance specification has been created to support this change (see Specification at: <http://www.dot.state.fl.us/specificationsoffice/Maintenance/Jan15/default.shtm>).

Dependent Stand-alone Landscaping Projects:

Landscaping associated with a roadway construction project will be programmed as a stand-alone landscape project in **the year in which roadway construction is anticipated for completion** and will be scheduled immediately following roadway construction. If the roadway construction project is federally funded, the landscaping work may also be eligible for the same federal funds.

Independent Stand-alone Landscaping Projects:

Landscaping not associated with a roadway construction project will be programmed as stand-alone landscape project in the year in which the landscape project is ready for production. Independent stand-alone landscaping projects will be state funded and let in the District Office.

Performance Bond:

The performance bond required in the Maintenance specifications, SP0030500 Award of Contract, is an annual renewable bond so that the contractor does not have to obtain a bond for 2+ years for the full contract value. The performance bond covers the installation period and the establishment period or the total contract time allowed.

Example: If the contract time is 930 days (2.55 years) with a hypothetical value of \$5 million, take the \$5 million and divide by the 2.55 years to arrive at the annual bond amount of \$1,960,784. Therefore, the first 12 months of the contract will require a performance bond for \$1,960,784; for the second 12 months, a performance bond for \$1,960,784; and for the final 7 months a performance bond for \$1,078,431 (which is the remaining contract amount $\$1,960,784 \times 2 = \$3,921,568$ minus $\$5,000,000 = \$1,078,431$).

Pay Items:

These contracts will be lump sum, and therefore there would only be one pay item (999-2). Seventy-six percent (76%) of the total contract value is payable upon completion of the planting, with the other twenty four-percent (24%) being paid monthly over the two year establishment period. The contractor is required to submit a schedule of values just as they would on a lump sum contract. Failure to perform will be a reduction in payment and not treated as retainage.

Contract Time:

Stand-alone landscaping contracts are to be designated in the AASHTO Projects (formerly Trns•port) Preconstruction system as Calendar Day Contracts. A Calendar Day Contract can be designated by selecting the "Time" tab on the "Proposal Summary" page and then selecting "CD-Calendar Days" on the "Type of Days" drop-down menu.

Incidental Work:

The intent is that these are landscape contracts, and will only include items of work that are necessary for the installation of the landscaping. Any items incidental to the landscaping would be exactly that, "incidental," and included in the lump sum landscape pay item. It is important to minimize the amount of work required which is not directly related to the installation of landscape plantings. For dependent landscape projects, all of the site work and any associated hardscape should be included in the highway construction contract. For independent landscape projects, it may be necessary to include some incidental items of work, but if this work amounts to a large portion of the contract work, consideration should be given to letting a separate construction project to accomplish the site work and non-landscape planting work necessary for the project.

Funding:

A Federal funding process for stand-alone landscaping has not been developed. Independent landscaping work by itself is no longer eligible for federal funds. For landscaping to be federally funded, it has to be part of the overall highway construction work authorized by FHWA. Going forward, FHWA has agreed to fund landscaping work that is a component of a highway construction project as a separate contract following the completion of the highway construction contract; with both contracts fulfilling the overall construction of the federally funded project. These are referred to as dependent stand-alone landscape projects.

Coordination:

The District Landscape Architects should be a common participant in all of these projects. For the stand-alone landscape packages, the preparer of the specifications package will need to coordinate closely with Maintenance staff and District contracting staff.

The District Landscape Architect is to be involved throughout all phases of landscape projects. Involvement of the District Landscape Architect during roadway and landscape design, construction and maintenance is necessary to fully comply with the Department Environmental Policy and Highway Beautification Policy.

Contract Administration:

The contract administration of the stand-alone landscape projects needs to be determined by each Director of Transportation Operations. The administration of stand-alone landscape projects can be performed by District Maintenance staff, District Construction staff, or a combination of these.

IMPLEMENTATION

This joint bulletin/memo is effective immediately and supersedes Estimates Bulletin 13-10, Project Management Memo 13-02, DCE Memorandum 13-21 and DMDH Memorandum 13-03.

The stand-alone Landscaping Specification is currently on Specs-on-the-Web as a Maintenance Specification (SS5800000) for use by the District Offices to execute a contract for all landscaping projects that meet the criteria described above.

The appropriate (Federal Aid or Non-Federal Aid) Construction landscaping Special Provision (SP5800000 Landscaping) will be used for any landscaping work that is to remain in the roadway construction contract starting with July 2015 lettings.

CONTACT

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PROGRAM MANAGEMENT MEMORANDUM 15-01
PROJECT MANAGEMENT MEMORANDUM NO. 15-01
DCE MEMORANDUM NO. 04-15
DME MEMORANDUM NO. 15-01
Page 5 of 5

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DFB/DAS/TRL/VYT/KHS/dls

EXHIBIT "B" - PAGE 7 OF 7

www.dot.state.fl.us

DEVELOPMENT PLANS

FOR:

FOUNDATION PARK PHASE 2

ALACHUA COUNTY, FLORIDA

SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST

SUBMITTED TO:
CITY OF ALACHUA

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
SUWANNEE RIVER WATER MANAGEMENT DISTRICT

PROPERTY OWNERS

UNIVERSITY OF FLORIDA
FOUNDATION INC.
P.O. BOX 14425
GAINESVILLE, FL 32604-2425

DEVELOPER

CONCEPT DEVELOPMENT, INC.
3917 NW 97TH BOULEVARD
GAINESVILLE, FL 32606
(352) 333-3233

LANDSCAPE ARCHITECT

CAUSSEAUX, HEWETT, & WALPOLE, INC.
132 NW 76TH DRIVE
GAINESVILLE, FL 32607
(352) 331-1976

ENGINEER OF RECORD

DANIEL H. YOUNG, P.E.
CHW
1801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

PHOTOMETRIC

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

GENERAL NOTES

1. DEVELOPMENT DATA:	PROPOSED DEVELOPMENT
TOTAL AREA=	633,271 S.F. 100.0% 14.53 ACRES

EXISTING		
EX. BUILDING AREA=	44,751 S.F.	7.1%
EX. TOTAL IMPERVIOUS=	120,835 S.F.	19.1%
EX. OPEN SPACE=	512,436 S.F.	80.9%

POD 'A'		
EX. BUILDING AREA=	44,751 S.F.	7.1%
EX. TOTAL IMPERVIOUS=	120,835 S.F.	19.1%
PROP. BUILDING AREA=	+42,460 S.F.	6.7%
PROP. CONC./PAVE AREA=	+48,927 S.F.	7.7%
TOTAL IMPERVIOUS AREA=	212,222 S.F.	33.5%
OPEN SPACE=	421,049 S.F.	64.5%

POD 'B'		
EX. BUILDING AREA (INCLUDES 'A')=	87,211 S.F.	13.8%
EX. TOTAL IMPERVIOUS (INCLUDES 'A')=	212,222 S.F.	33.5%
EX. IMPERVIOUS TO BE REMOVED=	-6,675 S.F.	1.1%
PROP. BUILDING AREA=	+42,460 S.F.	6.7%
PROP. CONC./PAVE AREA=	+69,242 S.F.	10.9%
TOTAL IMPERVIOUS AREA=	317,249 S.F.	50.1%
OPEN SPACE=	316,022 S.F.	49.9%

POD 'C'		
EX. BUILDING AREA (INCLUDES 'A&B')=	129,671 S.F.	20.5%
EX. TOTAL IMPERVIOUS (INCLUDES 'A&B')=	317,249 S.F.	50.1%
PROP. BUILDING AREA=	+42,460 S.F.	6.7%
PROP. CONC./PAVE AREA=	+43,697 S.F.	6.9%
TOTAL IMPERVIOUS AREA=	403,406 S.F.	63.7%
OPEN SPACE=	229,865 S.F.	36.3%

DESCRIPTION: THIS PROJECT CONSISTS OF THE CONSTRUCTION OF 127,380 SF OF RESEARCH AND DEVELOPMENT FACILITIES SPLIT INTO 3 PODS TO BE CONSTRUCTED IN SEQUENCE AS FOLLOWS A-B-C. ALSO INCLUDED IS ASSOCIATED PARKING AND ASSOCIATED UTILITY INFRASTRUCTURE.

ZONING & LAND USE DESIGNATION:
ZONING = INDUSTRIAL (ILW)
FUTURE LAND USE = INDUSTRIAL

2. MINIMUM BUILDING / YARD SETBACKS PER ILW ZONING ARE AS FOLLOWS:

PRIMARY BUILDING (ILW)
FRONT: 20'
SIDE: 15'
REAR: 15'

MINIMUM LOT AREA
MINIMUM LOT WIDTH
MAX BUILDING HEIGHT
MAX LOT COVERAGE
PROPOSED FAR

NONE
NONE
65'
NONE
0.27

3. PARKING CALCULATIONS:

DESCRIPTION	CRITERIA	REQUIRED	EXISTING	PROVIDED- POD 'A'	PROVIDED- POD 'B'	PROVIDED- POD 'C'
VEHICULAR PARKING	MANUFACTURING, LIGHT-LABORATORIES: MIN. 1 PER 350 SF FLOOR AREA MAX= 121 X 125% = 151 SPACES	42,460 SF X 1 SPACE/350 SF = 121 SPACES	99 SPACES INCLUDING 5 HANDICAP SPACES	124 SPACES INCLUDING 5 HANDICAP SPACES	134 SPACES INCLUDING 5 HANDICAP SPACES	107 SPACES INCLUDING 5 HANDICAP SPACES
BICYCLE PARKING	1 PER 10 REQUIRED SPACES	121/10 = 12 SPACES	6 SPACES	12 SPACES	14 SPACES	12 SPACES
OFF-STREET AND LOADING	1 FOR OFFICE SPACE OVER 10,000 SF; 1 ADDTL FOR OFFICE SPACE OVER 40,000 SF	2 SPACES	2 SPACES	2 SPACES	2 SPACES	2 SPACES

NOTE: AS POD 'C' DOES NOT PROVIDE THE REQUIRED SPACES POD 'A' & 'B' MUST BE CONSTRUCTED FIRST TO PROVIDE THE ADDITIONAL PARKING SPACES.

DEVELOPMENT SEQUENCE	VEHICLE PARKING		BICYCLE PARKING		LOADING SPACES	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
EXISTING	99	99	6	6	2	2
EXISTING + POD A	220	223	18	18	4	4
EXISTING + PODS A AND B	341	357	30	30	6	6
EXISTING + PODS A, B AND C	462	464	42	42	8	8

4. UTILITIES:
-POTABLE WATER AND FIRE SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.
-SANITARY SEWER SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.
-ELECTRIC SERVICE WILL BE PROVIDED CITY OF ALACHUA.
-RECLAIM WATER SERVICE IS NOT AVAILABLE TO THE PROJECT SITE AT THE CURRENT TIME.

5. DRAINAGE:
THERE IS AN EXISTING STORMWATER MASTER SYSTEM WHICH INCLUDE FUTURE PHASES. IT WAS PERMITTED WITH THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT AND THE CITY OF ALACHUA UNDER SRMD PERMIT NO. EPOB-0041.

6. NATURAL FEATURES:
TOPOGRAPHY WILL SLOPE FROM EAST TO WEST WITH MODERATE SLOPES. THERE ARE NO OTHER NATURAL SITE FEATURES.

7. ZONING/LAND USE INFORMATION AND COMPLIANCE:
LIGHT AND WAREHOUSE INDUSTRIAL (ILW) ZONING DISTRICT DESIGNATION.

THE PROPOSED FACILITIES IS CONSISTENT WITH THE LIGHT INDUSTRIAL DEFINITION PROVIDED IN ARTICLE 4 OF THE LDRS. PER ARTICLE 4 OF THE LDRS, LIGHT INDUSTRIAL IS A PERMITTED USE WITHIN THE LIGHT AND WAREHOUSE INDUSTRIAL ZONING DISTRICT.

PER ARTICLE 6 OF THE LDRS, THE PROPOSED SITE IS CONSISTENT WITH ALL APPLICABLE DEVELOPMENT STANDARDS. COMPLIANCE WITH REQUIRED PARKING CAN BE FOUND IN NOTE 3 ON THIS SHEET. THERE ARE FEW EXISTING TREES ON SITE AND THE PROPOSED LANDSCAPING FULFILLS GENERAL, MITIGATION, AND BUFFER REQUIREMENTS. THE PROPOSED STORMWATER CONVEYANCE SYSTEM AND EROSION PROTECTION PROPOSED FULFILL ENVIRONMENTAL PROTECTION STANDARDS THROUGH THE USE OF BMPs.

8. CONCURRENCY IMPACT ANALYSIS:
SUBMITTED UNDER SEPARATE COVER

9. LEGAL DESCRIPTION: (AS FURNISHED)

A PARCEL OF LAND BEING A PORTION OF "PROGRESS TECHNOLOGY PARK", A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13 AND 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 67°38'38" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 363.83 FEET; THENCE SOUTH 92°51'0" EAST ALONG SAID EAST LINE, A DISTANCE OF 405.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND TO A POINT ON A CURVE LYING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (200'-FOOT RIGHT OF WAY) BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 2191.78 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 89°00'00" WEST, 469.69 FEET; THENCE ALONG SAID CURVE, THE SOUTH LINE OF SAID LOT 1 AND ALONG SAID NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 121°0'32", AN ARC LENGTH OF 489.59 FEET TO SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4343, PAGE 2222 OF SAID PUBLIC RECORDS; THENCE DIRECTION SAID NORTH RIGHT OF WAY LINE, FOLLOWING LAND, THE FOLLOWING LAND: (4) COURSES ALONG THE BOUNDARY OF SAID LANDS: (1) NORTH 53°54'16" EAST, A DISTANCE OF 286.19 FEET; (2) THENCE NORTH 77°10'09" WEST, A DISTANCE OF 50.95 FEET; (3) THENCE NORTH 12°49'51" EAST, A DISTANCE OF 168.13 FEET; (4) THENCE NORTH 84°24'33" WEST, A DISTANCE OF 394.02 FEET TO A POINT ON A CURVE LYING ON THE EAST RIGHT OF WAY LINE OF NORTHWESTERLY 119TH TERRACE (RIGHT OF WAY VARIES), AND LYING ON THE WEST LINE OF AFOREMENTIONED LOT 1; SAID CURVE IS CONCAVE EASTERLY, HAVING A RADIUS OF 370.42 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 11°31'19" EAST, 72.38 FEET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF LOT 1: (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°24'49", AN ARC LENGTH OF 72.50 FEET; (2) THENCE NORTH 17°07'56" EAST, A DISTANCE OF 119.59 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 12°15'59" EAST, 72.93 FEET; (3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 94°34'54", AN ARC LENGTH OF 73.03 FEET; (4) THENCE NORTH 02°35'08" EAST, A DISTANCE OF 103.96 FEET TO NORTHWEST CORNER OF AFOREMENTIONED LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054 (66'-FOOT RIGHT OF WAY); THENCE SOUTH 82°35'58" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 748.69 FEET TO THE POINT OF BEGINNING.

ALACHUA FOUNDATION PARK HOLDING COMPANY, LLC PROPERTY:

A PORTION OF LOT 1 OF "PROGRESS TECHNOLOGY PARK", A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 86 AND 87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 1 OF "PROGRESS TECHNOLOGY PARK", A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 86 AND 87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO'S 20 AND 25 (U.S. HIGHWAY NO. 441, 200 FOOT RIGHT-OF-WAY), AND RUN THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2191.98 FEET, THROUGH A CENTRAL ANGLE OF 103°34'49" AN ARC DISTANCE OF 403.46 FEET; SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 78°36'19" EAST, 402.89 FEET; THENCE NORTH 05°35'16" EAST, 286.19 FEET; THENCE NORTH 77°10'09" WEST, 50.95 FEET; THENCE NORTH 12°49'51" EAST, 168.13 FEET; THENCE NORTH 84°24'33" WEST, 394.02 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 AND TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NW 119TH TERRACE, SAID POINT LYING ON THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 370.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 08°09'57", AN ARC DISTANCE OF 52.73 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 07°04'28" WEST, 52.69 FEET; THENCE SOUTH 02°15'53" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 176.16 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 450.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°19'08", AN ARC DISTANCE OF 48.42 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 05°25'08" WEST, 48.60 FEET; THE END OF SAID CURVE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 121.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°05'58", AN ARC DISTANCE OF 37.87 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 00°23'21" WEST, 37.72 FEET; THE END OF SAID CURVE BEING THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 440.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°21'30", AN ARC DISTANCE OF 64.19 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 13°32'05" WEST, 64.13 FEET; THENCE SOUTH 17°42'49" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 42.77 FEET TO THE POINT OF BEGINNING.

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C0.00	COVER SHEET AND INDEX
C0.01	EXISTING CONDITIONS MAP
C0.10	GENERAL NOTES
C0.11	LEGEND
C0.20	STORMWATER POLLUTION PREVENTION NOTES
C0.21-C0.23	STORMWATER POLLUTION PREVENTION PLAN
C0.30	DEMOLITION AND TREE PROTECTION PLAN
C1.00	MASTER SITE PLAN
C1.10-C1.13	DETAILED HORIZONTAL CONTROL AND SITE PLAN
C2.00	MASTER DRAINAGE PLAN
C2.10-C2.13	DETAILED GRADING AND DRAINAGE PLAN
C2.30-C2.31	CONSTRUCTION DETAILS
C3.00	MASTER UTILITY PLAN
C3.10-C3.11	DETAILED UTILITY PLAN
L-100	LANDSCAPE & IRRIGATION PLAN REFERENCE MAP
L-101	LANDSCAPE NOTES, DETAILS, & CALCULATIONS - PHASE 1 (FOR REFERENCE ONLY)
L-102 - L-103	LANDSCAPE PLAN - PHASE 1 (FOR REFERENCE ONLY)
L-200	LANDSCAPE NOTES, DETAILS, & CALCULATIONS - POD 2A
L-201 - L-202	LANDSCAPE PLAN POD 2A
L-203	IRRIGATION DETAILS & SPECIFICATIONS - POD 2A
L-204	IRRIGATION PLAN POD 2A
L-300	LANDSCAPE NOTES, DETAILS, & CALCULATIONS - POD 2B
L-301 - L-302	LANDSCAPE PLAN POD 2B
L-303	IRRIGATION DETAILS & SPECIFICATIONS - POD 2B
L-304	IRRIGATION PLAN POD 2B
L-400	LANDSCAPE NOTES, DETAILS, & CALCULATIONS - POD 2C
L-401	LANDSCAPE PLAN POD 2C
L-402	IRRIGATION DETAILS & SPECIFICATIONS - POD 2C
L-403	IRRIGATION PLAN POD 2C
E-1 - E-3	SITE PHOTOMETRIC PLAN
E101	SITE ELECTRICAL PLAN
A101-A103	ARCHITECTURAL FLOOR PLANS
A200-A202	ARCHITECTURAL ELEVATIONS

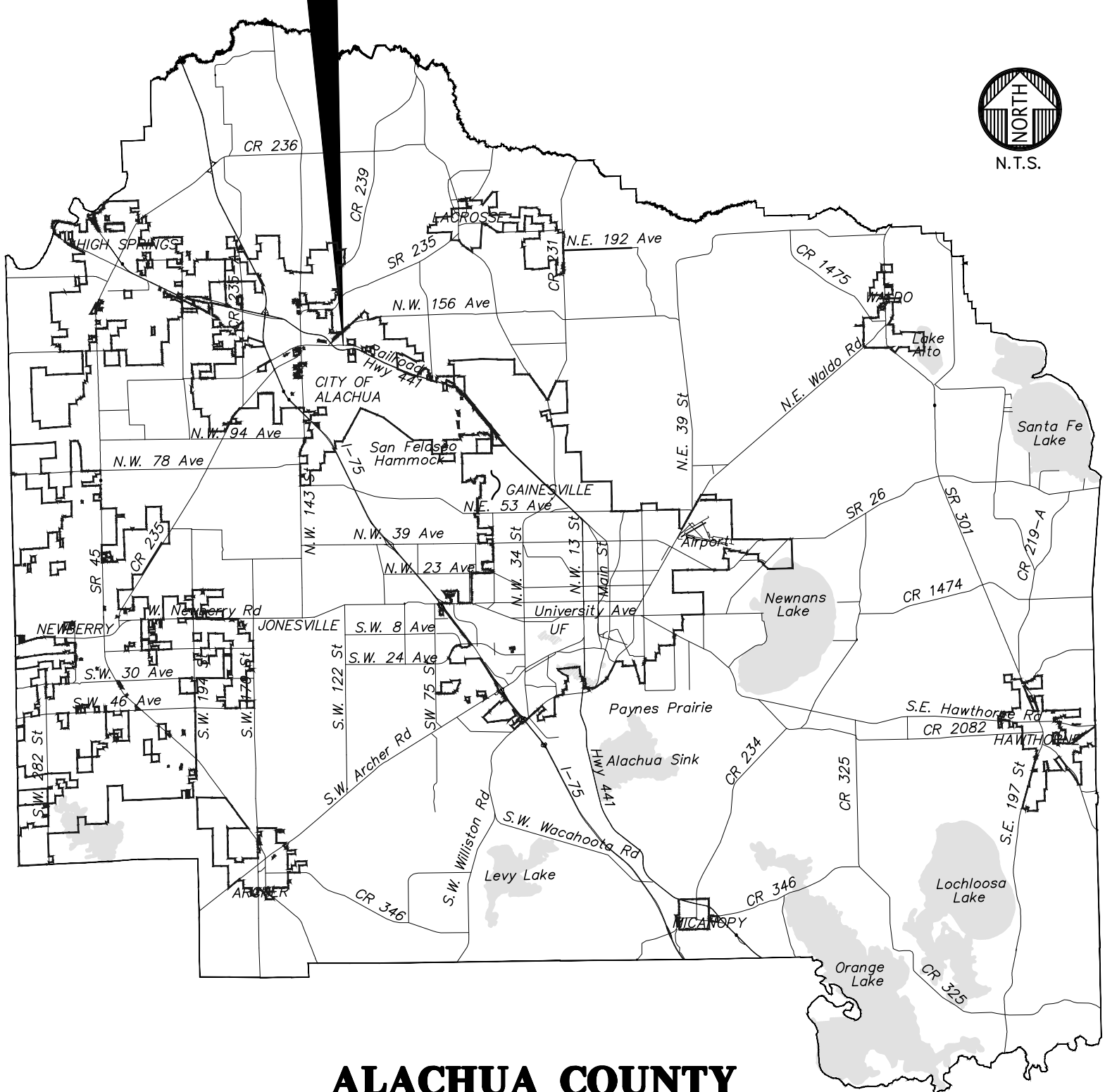
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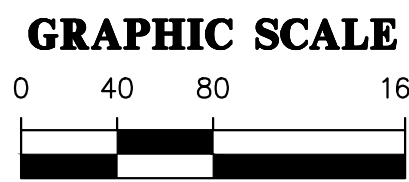
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REVISIONS

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EXISTING CONDITIONS MAP

SHEET NUMBER

C0.01

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DEMOLITION GENERAL NOTES

RS&H

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF ALL DEMOLITION MATERIALS IN A SAFE AND LAWFUL MANNER. THE CONTRACTOR SHALL SALVAGE TO THE OWNER ANY ITEM AS DETERMINED BY THE OWNER. ONCE DEMOLISHED, MATERIAL SHALL BE DISPOSED OF PROPERLY AND IMMEDIATELY.
2. REMOVE ALL IMPROVEMENTS DEFINED ON THE DEMOLITION PLAN. SALVAGE ITEMS TO OWNER AS DEFINED BY THE OWNER'S REPRESENTATIVE AND CONSTRUCTION DOCUMENT SPECIFICATIONS.
3. EXISTING PAVEMENT AND SIDEWALK EDGES THAT BORDER NEW CONSTRUCTION OR DEMOLITION ARE TO BE SAW-CUT TO PROVIDE A SMOOTH TRANSITION.
4. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED.
5. ROOTS LARGER THAN 1 INCH IN DIAMETER ON TREES TO BE PRESERVED THAT ARE ENCOUNTERED DURING CONSTRUCTION MUST BE CUT CLEANLY AND COVERED OVER WITH SOIL BY THE END OF THE WORKING DAY.
6. ALL ASPHALT AND LIMEROCK WILL BE COMPLETELY REMOVED FROM AREAS THAT WILL BE LANDSCAPED. IN PARTICULAR, AREAS WHERE ASPHALT WILL BE REMOVED MUST HAVE THE TOP HARD SURFACE, LIMEROCK, AND COMPACTED SOIL REMOVED. REPLACEMENT SOIL SHALL BE CLEAN DEEP FILL OF PH 5.5 - 6.5. THE DEPTH OF UNCOMPACTED SOIL PRIOR TO PLANTING MUST BE AT LEAST 3 FEET TO ACCOMMODATE FUTURE TREE ROOT GROWTH. NO LIMEROCK, LARGE STONES, OR OTHER CONSTRUCTION DEBRIS CAN REMAIN IN AREAS TO BE LANDSCAPED.

1. MATERIALS AND CONSTRUCTION METHODS FOR WATER AND WASTEWATER SYSTEMS SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO. APPROVAL AND CONSTRUCTION OF ALL UTILITY EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE REGULATORY AGENCY DEPARTMENT FOR PUBLIC UTILITIES.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.
3. THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY UTILITY FIELD LOCATION AND RELOCATION AS REQUIRED.
4. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.
5. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
6. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
7. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.

1. THE CONTRACTOR IS RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL PRACTICES DURING CONSTRUCTION TO MINIMIZE ON-SITE EROSION/SEDIMENTATION AND TO PROTECT AGAINST DAMAGE TO OFF SITE PROPERTY. THE FOLLOWING PRACTICES SHALL BE EMPLOYED:

A. EROSION AND SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AREAS OF OFF-SITE DISCHARGE DURING CONSTRUCTION SHALL BE PROTECTED WITH A SEDIMENT BARRIER PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL TO PREVENT OFF-SITE DISCHARGE OF SEDIMENTS. A SILT BARRIER SHALL SPECIFICALLY BE REQUIRED, CONSTRUCTED, AND MAINTAINED AS INDICATED ON THIS SHEET. TEMPORARY SEED AND MULCH SHOULD BE USED TO CONTROL ON-SITE EROSION WHEN IT IS NOT PRACTICAL TO ESTABLISH PERMANENT VEGETATION. SOD SHALL BE PLACED AS EARLY AS POSSIBLE ON ALL SLOPES STEEPER THAN 3 (FT) HORIZONTAL TO 1 (FT) VERTICAL. EROSION/SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE CONTRACTOR SHALL INSPECT AND REPAIR AS NECESSARY THE EROSION/SEDIMENTATION PROTECTION AT THE END OF EACH WORKING DAY.

NOTE: EROSION/SEDIMENTATION CONTROL SHALL BE PLACED PRIOR TO SITE EXCAVATION AND SHALL REMAIN IN PLACE UNTIL SITE VEGETATION AND LANDSCAPING IS COMPLETE.

B. ALL INLET STRUCTURES AND PIPE SHALL BE PROTECTED FROM SILTATION BY CONSTRUCTING INLET PROTECTION AS DEFINED BY THESE PLANS OR IN THE FDOT STANDARDS. IF SILTATION OCCURS, THE CONTRACTOR IS RESPONSIBLE TO REMOVE SILTATION AS PART OF THE BASE CONTRACT AT NO ADDITIONAL COST TO THE OWNER.

C. EXCAVATED STORMWATER FACILITIES SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION. THE FACILITIES SHALL BE ROUGH GRADED TO THE DESIGN ELEVATIONS. AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED, THE FACILITIES BOTTOM SHALL BE OVER-EXCAVATED BY SIX INCHES, SCARIFIED, BACKFILLED WITH ARCHER FILL (HAVING NO MORE THAN 5% PASSING NO. 200 SIEVE), AND GRADED TO FINAL DESIGN GRADES. EXCESS AND UNSAIBLE SOILS SHALL BE REMOVED FROM THE BASIN (REMOVE ALL ACCUMULATED SILTS, CLAYS, ORGANIC, AND DEBRIS). FINALLY, SCARIFY AND RAKE BOTTOM AND VEGETATE.

D. PERMANENT VEGETATIVE STABILIZATION SHALL BE APPLIED ON FINE GRADED SITES AS SOON AS PRACTICAL. TEMPORARY SEEDING SHOULD BE EMPLOYED TO PREVENT EXPOSURE OF BARREN SOILS UNTIL PERMANENT VEGETATION CAN BE APPLIED.

E. ALL SLOPES 1:3 OR STEEPER REQUIRE LAPPED OR PEGGED SOD.

F. EROSION, SEDIMENT AND TURBIDITY CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DELINEATED MEASURES ARE THE MINIMUM REQUIRED, WITH ADDITIONAL CONTROLS TO BE UTILIZED AS NEEDED, DEPENDENT UPON ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATION.

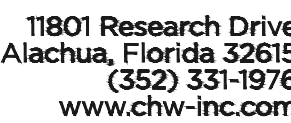
1. ALL ELECTRICAL UTILITIES AND INFORMATION SHOWN ON THE CIVIL PLANS ARE FOR LOCATION AND COORDINATION PURPOSES ONLY. REFER TO ELECTRICAL PLANS BY OTHERS FOR THE ELECTRICAL DESIGN AND DETAILS.

2. ELECTRIC DESIGN PROVIDED BY OTHERS.

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DATE ISSUED:	1/04/1
SCALE:	N
DRAWN BY:	TF
REVIEWED BY:	DH

CHW PROJECT NUMBER
16-0111

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SHEET NUMBER

C0.10

100% CONSTRUCTION DOCUMENTS

SYMBOLS		N	
"	FEET (WHEN USED WITH LENGTHS)	N	NORTH
'	DEGREES	N/E	NORTHING - EASTING
"	MINUTES (WHEN USED WITH ANGLES)	N/A	NOT APPLICABLE
"	SECONDS	NAVD	NORTH AMERICAN VERTICAL DATUM OF 1988
%	PERCENT	NGVD	NATIONAL GEODEIC VERTICAL DATUM OF 1929
®	AT	NO	NUMBER
		NPDES	NATIONAL POLLUTANT DISCHARGE
A			ELIMINATION SYSTEM
AASHTO	ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	NTS	NOT TO SCALE
AC	ACRES		O
ADA	AMERICAN WITH DISABILITIES ACT		ON CENTER
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	OC	
ARCH	ARCHITECT	OHW	OVERHEAD WIRE
ARV	AIR RELEASE VALVE	ORB	OFFICIAL RECORDS BOOK
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
AWWA	AMERICAN WATER WORKS ASSOCIATION		P
		PAVT	PAVEMENT
	B	PC	POINT OF CURVATURE
BC	BACK OF CURB	PCC	POINT OF COMPOUND CURVE
BFP	BACKFLOW PREVENTER	PERF	PERFORATED
BLDG	BUILDING	PROP	PROPOSED
BH	BENCHMARK	PT	POINT OF TANGENCY
BMP	BEST MANAGEMENT PRACTICE	PVC	POLYVINYL CHLORIDE
BOC	BACK OF CURB	PVI	POINT OF VERTICAL INTERSECTION
BVCS	BEGIN VERTICAL CURVE STATION		R
BVCE	BEGIN VERTICAL CURVE ELEVATION	R	RADIUS
BW	BOTTOM OF WALL	RCP	REINFORCED CONCRETE PIPE
BSL	BUILDING SETBACK LINE	RPM	RAISED REFLECTIVE PAVEMENT MARKER
	C	RPZ	REDUCED PRESSURE ZONE
CATV	CABLE TELEVISION	RT	RIGHT
CI	CURB INLET	RWM	RECLAIMED WATER MAIN
CIP	CAST IRON PIPE	R/W	RIGHT-OF-WAY
CMP	CORRUGATED METAL PIPE		S
CO	CLEANOUT	S	SOUTH
CONC	CONCRETE	SAN	SANITARY
COORD	COORDINATE	SHWE	SEASONAL HIGH WATER ELEVATION
CR	COUNTY ROAD	SL	SLOPE
C/O	CLEANOUT	SP	SUPERPAVE
	D	SR	STATE ROAD
DBH	DIAMETER AT BREAST HEIGHT	SS	SANITARY SEWER
DE	DRAINAGE EASEMENT	ST	STORM
DEG	DEGREE	STA	STATION
DIA	DIAMETER	STD	STANDARD
DIP	DUCTILE IRON PIPE		T
DWG	DRAWING	TCE	TEMPORARY CONSTRUCTION EASEMENT
	E	TEMP	TEMPORARY
e	RATE OF ELEVATION	TB	TOP OF BANK
E	EAST	TV	TELEVISION
EA	EACH	TW	TOP OF WALL
EL	ELEVATION	TYP	TYPICAL
ELEV	ELEVATION		U
EOE	EDGE OF PAVEMENT	USF	UNITED STATES FOUNDRY
ENR	ENGINEER OF RECORD	USGS	UNITED STATES GEOLOGICAL SURVEY
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE	UTIL	UTILITY
ESMT	EASEMENT		V
EVCS	END VERTICAL CURVE STATION	V	VERTICAL
EVCE	END VERTICAL CURVE ELEVATION	V/C	VERTICAL CURVE
EX	EXISTING	VCP	VITRIFIED CLAY PIPE
	F		W
FAC	FLORIDA ADMINISTRATIVE CODE	W	WEST
FBR	FLORIDA BEARING RATIO	W	WATER
FC	FRICTION COEFFICIENT	W	WITH
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	WM	WATER MAIN
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	WW	WASTEWATER
FEE	FINISHED FLOOR ELEVATION	WWF	WELDED WIRE FABRIC
FH	FIRE HYDRANT		
FHWA	FLORIDA HIGHWAY ADMINISTRATION		
FIG	FIGURE		
FM	FORCE MAIN		
FOC	FACE OF CURB		
FS	FLORIDA STATUTES		
FT	FEET		

R1-1 "STOP" - SEE PLANS FOR SIZE

	EX. PROPERTY LINE
	LANDSCAPE BUFFER LINE
	BUILDING SETBACK LINE
	WETLAND LIMITS LINE
	WETLAND SETBACK LINE
	CENTER LINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
SF — SF	SILT FENCE LINE
TB — TB	TREE BARRICADE LINE
	EX. STRUCTURE OR BUILDING
	PROPOSED BUILDING
	PROPOSED ASPHALTIC PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED DETECTABLE WARNING SURFACE
	DIRECTIONAL TRAFFIC ARROW PER FDOT INDEX NO. 17346
	WATERSHED DIVIDE
	EX. ELEVATION CONTOUR
	PROPOSED CONTOUR
	EX. SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	DIRECTION OF SURFACE DRAINAGE FLOW
	PROPOSED SWALE LINE
X — X	EX. FENCE
	PROPOSED FENCE
12" PINE	EX. TREE (SIZE & TYPE)
1234 PINE	EX. TREE (TREE ID)
12" PINE	EX. TREE TO BE REMOVED (SIZE & TYPE)
1234 PINE	EX. TREE TO BE REMOVED (TREE ID)
	PROJECT BENCHMARK

THE PROPOSED STORMWATER STRUCTURES DEPICTED BELOW ARE DRAWN PER FOOT SPECIFICATIONS AND TO SCALE WHEN SHOWN ON THE PLAN SHEETS.

ST	ST	EX. GRAVITY STORMWATER MAIN
PROPOSED GRAVITY STORMWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)		
EX. STORMWATER MANHOLE		
PROPOSED 48" DIA. STORMWATER MANHOLE PER FOOT INDEX NO. 200 AND 201		
PROPOSED CIRCULAR AREA DRAIN		
PROPOSED SQUARE AREA DRAIN		
PROPOSED TYPE 1 CURB INLET TOP PER FOOT INDEX NO. 210 (SEE PLANS FOR BOTTOM SPECIFICATION)		
PROPOSED TYPE 2 CURB INLET TOP PER FOOT INDEX NO. 210 (SEE PLANS FOR BOTTOM SPECIFICATION)		
PROPOSED TYPE 3 CURB INLET TOP PER FOOT INDEX NO. 210 (SEE PLANS FOR BOTTOM SPECIFICATION)		
PROPOSED TYPE 4 CURB INLET TOP PER FOOT INDEX NO. 210 (SEE PLANS FOR BOTTOM SPECIFICATION)		
PROPOSED TYPE 5 CURB INLET TOP PER FOOT INDEX NO. 211 (SEE PLANS FOR BOTTOM SPECIFICATION)		
PROPOSED TYPE 6 CURB INLET TOP PER FOOT INDEX NO. 211 (SEE PLANS FOR BOTTOM SPECIFICATION)		
PROPOSED TYPE 9 CURB INLET TOP PER FOOT INDEX NO. 214 (SEE PLANS FOR BOTTOM SPECIFICATION)		
PROPOSED TYPE 'C' DITCH BOTTOM INLET TOP PER FOOT INDEX NO. 232 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)		
PROPOSED TYPE 'D' DITCH BOTTOM INLET TOP PER FOOT INDEX NO. 232 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)		
PROPOSED TYPE 'E' DITCH BOTTOM INLET TOP PER FOOT INDEX NO. 232 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)		
PROPOSED TYPE 'F' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FOOT INDEX NO. 233 (SEE PLANS FOR BOTTOM SPECIFICATION)		
PROPOSED TYPE 'G' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FOOT INDEX NO. 233 (SEE PLANS FOR BOTTOM SPECIFICATION)		
PROPOSED TYPE 'H' DITCH BOTTOM INLET TOP PER FOOT INDEX NO. 232 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)		
PROPOSED TYPE 'J' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FOOT INDEX NO. 234 (SEE PLANS FOR BOTTOM SPECIFICATION)		
PROPOSED U-TYPE CONCRETE ENDWALLS WITH GRATES PER FOOT INDEX NO. 260 (SEE PLANS FOR SIZE)		
PROPOSED FLARED END SECTION PER FOOT INDEX NO. 270 (SEE PLANS FOR SIZE)		
PROPOSED CROSS DRAIN MITERED END SECTION PER FOOT INDEX NO. 272 (SEE PLANS FOR SIZE)		
PROPOSED SIDE DRAIN MITERED END SECTION PER FOOT INDEX NO. 273 (SEE PLANS FOR SIZE)		

S-10 PROPOSED STORMWATER STRUCTURE ID TAG

_____ W _____ W	EX. PORTABLE WATER MAIN
_____ P-W _____	PROPOSED PORTABLE WATER MAIN
_____ RCW _____ RCW	EX. RECLAIMED WATER MAIN
_____ P-RCW _____	PROPOSED RECLAIMED WATER MAIN
└─┐	11.25' BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
└─┐	22.5' BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
└─┐	45' BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
└─┐	90' BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
└─┐	TEE (POTABLE AND RCW)
└─┐	CROSS (POTABLE AND RCW)
⊕	BLOWOFF ASSEMBLY (POTABLE AND RCW)
⊕	REDUCER (POTABLE AND RCW)
⊕	EX. GATE VALVE AND BOX (POTABLE AND RCW)
⊕	PROPOSED GATE VALVE AND BOX (POTABLE AND RCW)
⊕	AIR RELEASE VALVE (POTABLE AND RCW)
⊕	PROPOSED AIR RELEASE VALVE (POTABLE AND RCW)
⊕	EX. FIRE HYDRANT ASSEMBLY
⊕	PROPOSED FIRE HYDRANT ASSEMBLY
┆	PROPOSED SAMPLE POINT
▣	EX. WATER METER (POTABLE AND RCW)
▣	PROPOSED PORTABLE WATER METER
▣	PROPOSED PORTABLE WATER BACK FLOW PREVENTER
▣	PROPOSED RECLAIMED WATER METER
⊕	EX. WATER WELL
┆	EX. HOSE BIB (POTABLE AND RECLAIMED)
┆	PROPOSED HOSE BIB (POTABLE AND RECLAIMED)
⊕	PROPOSED FITTING ID TAG (POTABLE AND RECLAIMED)

P-WW PROPOSED GRAVITY WASTEWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)

P-FM PROPOSED WASTEWATER FORCE MAIN

N-E LOCATION
RIM ELEV. LOCATION

EX. WASTEWATER MANHOLE

PROPOSED WASTEWATER MANHOLE

EX. WASTEWATER CLEANOUT

PROPOSED WASTEWATER CLEANOUT

PROPOSED WASTEWATER GREASE TRAP

MH# PROPOSED WASTEWATER MANHOLE ID

11.25° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

22.5° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

45° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

90° BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

WYE W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)

EX. PLUG VALVE AND BOX (WW FORCE MAIN)

PROPOSED PLUG VALVE AND BOX (WW FORCE MAIN)

EX. AIR RELEASE VALVE (WW FORCE MAIN)

PROPOSED AIR RELEASE VALVE (WW FORCE MAIN)

THE PROPOSED UTILITIES BELOW ARE DESIGN BY OTHERS AND ARE DEPICTED FOR COORDINATION PURPOSES ONLY. REFER TO PLANS BY OTHERS FOR EXACT LOCATIONS, DIMENSION, AND DETAILS.

_____ P-ATT _____	PROPOSED AT&T LINE
_____ BC _____ BC _____	EX. BURIED CABLE LINE
_____ P-BC _____	PROPOSED BURIED CABLE LINE
_____ BTCL _____	EX. BURIED TELEPHONE LINE
_____ P-TEL _____	PROPOSED TELEPHONE LINE
_____ CATV _____	EX. CABLE TELEVISION LINE
_____ P-TV _____	PROPOSED CABLE/TELEVISION LINE
_____ FO _____ FO _____	EX. FIBER OPTIC LINE
_____ UGTEL _____	EX. UNDERGROUND TELEPHONE LINE
EX. TELEPHONE PEDESTAL	
EX. TELEVISION/CABLE PEDESTAL	
_____ CHW _____ CHW _____	EX. CHILLED WATER MAIN
_____ P-CHW _____	PROPOSED CHILLED WATER MAIN
_____ FIRE _____	EX. FIRE MAIN
_____ P-FIRE _____	PROPOSED FIRE MAIN
_____ IRR _____ IRR _____	EX. IRRIGATION LINE
_____ P-IRR _____	PROPOSED IRRIGATION LINE
_____ STEAM _____	EX. STEAM LINE
_____ P-STEAM _____	PROPOSED STEAM LINE
_____ P-CLAY _____	PROPOSED CLAY ELECTRIC LINE
_____ E _____ E _____	EX. ELECTRIC LINE
_____ P-E _____	PROPOSED ELECTRIC LINE
_____ EN _____ EN _____	EX. ENERGY LINE
_____ P-LIGHT _____	PROPOSED PRIVATE LIGHTING LINE
_____ OHW _____ OHW _____	EX. OVERHEAD WIRE LINE
_____ UGE _____ UGE _____	EX. UNDERGROUND ELECTRIC LINE
EX. LIGHT	
EX. UTILITY POLE	
EX. UTILITY POLE	
EX. WOOD POWER POLE	
EX. GUY ANCHOR	
PROPOSED TRANSFORMER	
_____ GAS _____ GAS _____	EX. GAS LINE
_____ P-GAS _____	PROPOSED GAS LINE
EX. GAS MARKER	
EX. GAS MARKER	

100% CONSTRUCTION DOCUMENTS

REVISIONS

[illegible]

DATE ISSUED: 1/04/17

SCALE: 1"=50'

DRAWN BY: TFC

REVIEWED BY: DHY

CHW PROJECT NUMBER
16-0111

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STORMWATER POLLUTION PREVENTION PLAN 'POD C'

SHEET NUMBER

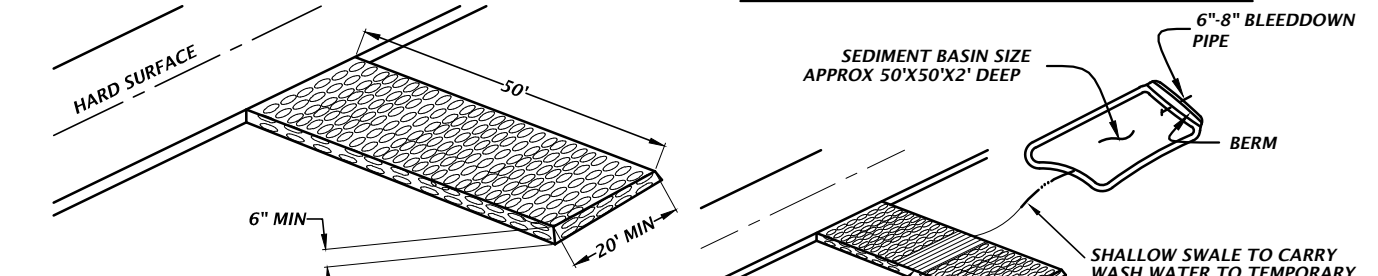
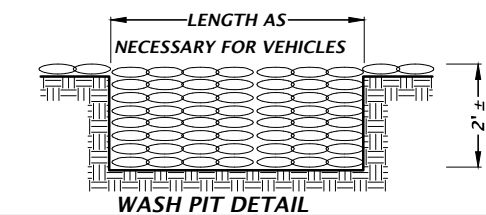
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NOTE:

1. CONSTRUCTION EXIT INSTALLATION SHALL REMOVE MUD/SOILS FROM TIRES TO PREVENT TRACKING ONTO PUBLIC ROADS.
2. TOP DRESSING WITH 2" STONE MAY BE REQ'D AS DETERMINED BY THE USE AND FUNCTION OF THE SYSTEM.
3. THE WASH PIT SHOULD BE INSTALLED IF THE STANDARD CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE SOILS AND WASHING IS REQ'D.



STONE SIZE:
ASTM D448 SIZE #1 (1-1/2" TO 3-1/2" DIA)

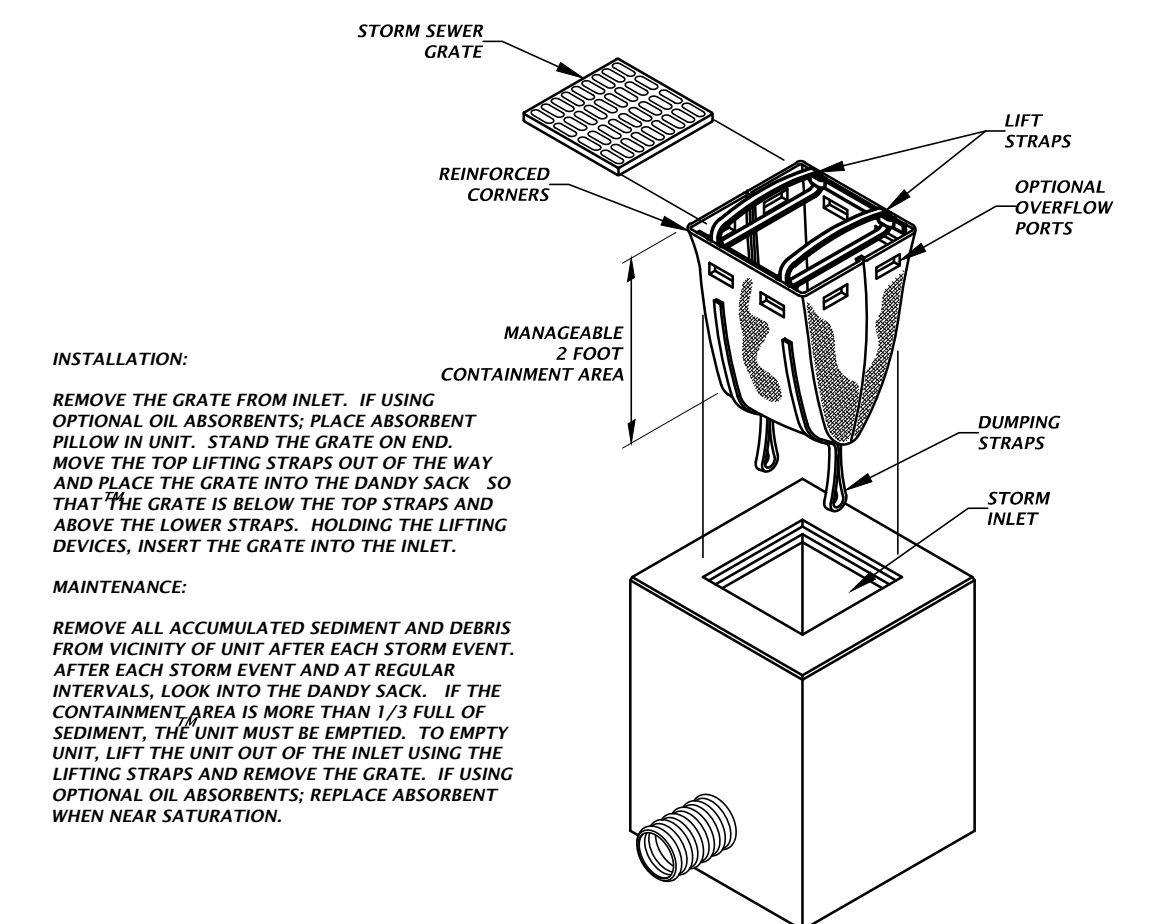
STANDARD CONSTRUCTION EXIT

WASH PIT

SEDIMENT BASIN

CONSTRUCTION EXIT WITH WASH PIT

TEMPORARY CONSTRUCTION EXIT DETAIL



DANDY SACK™ DETAIL

INSTALLATION:

REMOVE THE GRATE FROM INLET. IF USING
OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT
PILLOW IN UNIT. STAND THE GRATE ON END.
MOVE THE TOP LIFTING STRAPS OUT OF THE WAY
AND PLACE THE GRATE INTO THE DANDY SACK SO
THAT THE GRATE IS BELOW THE TOP STRAPS AND
ABOVE THE LOWER STRAPS. HOLDING THE LIFTING
DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE:

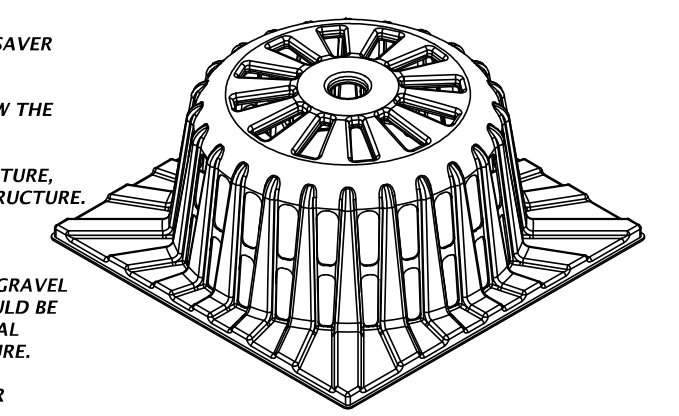
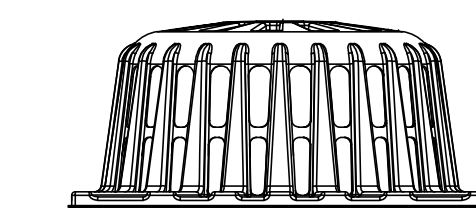
REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY SACK. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OL OIL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

**TYPICAL INSTALLATION SEQUENCE FOR SILT-SAVER
FRAME AND FILTER**

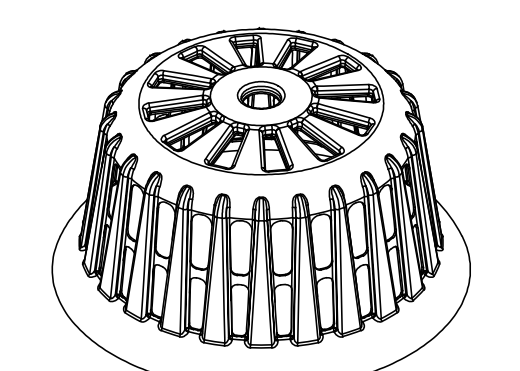
- 1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE
TOP OF THE INLET STRUCTURE.**
- 2. PLACE THE FRAME ONTO THE INLET STRUCTURE,
ENSURING PROPER SEATING OF FRAME TO STRUCTURE.**
- 3. SLIDE THE FILTER OVER THE FRAME.**

4. FILL THE FILTER POCKETS WITH SOIL, #57 GRAVEL OR EQUIVALENT. THE FILTER POCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND INLET STRUCTURE.

5. BACK FILL AROUND THE FRAME AND FILTER ASSEMBLY IS NOT REQUIRED TO COMPLETE INSTALLATION; HOWEVER, BACK FILLING MAY BE NECESSARY TO COMPLETE EXCAVATION REQUIREMENTS FOR THE SITE.



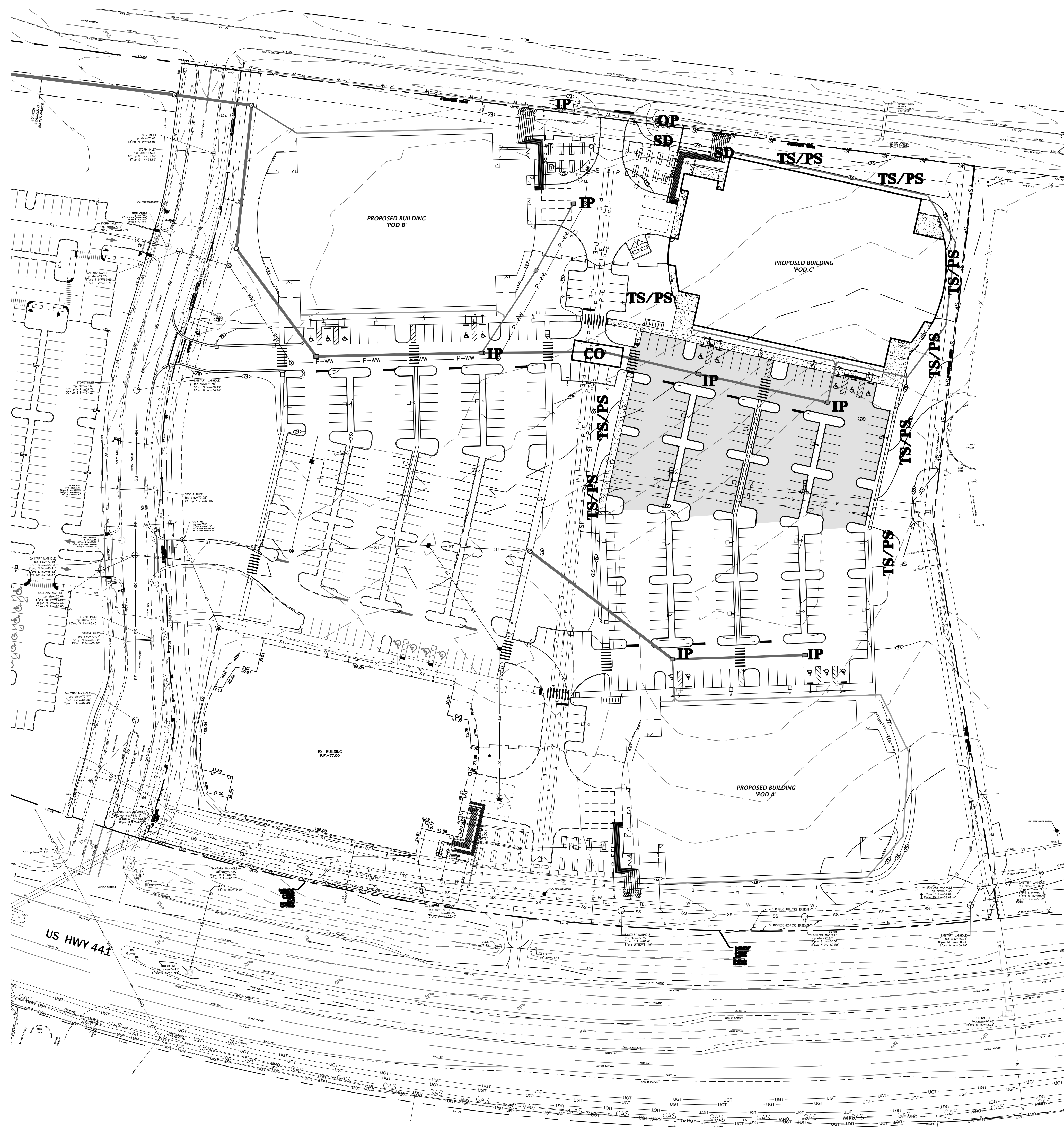
BASE OF FRAME



SILT-SAVER® DETAIL

STORMWATER POLLUTION PREVENTION LEGEND

TS = TEMPORARY SEEDING
PS = PERMANENT SEEDING
ML = MULCHING
SD = SOD STABILIZATION
SF = SILT BARRIER
TB = TREE BARRIER
IP = INLET PROTECTION
OP = OUTLET PROTECTION
CO = CONSTRUCTION ENTRANCE/EXIT





CONSULTANTS



DANIEL H. YOUNG

L. PE No. 70780

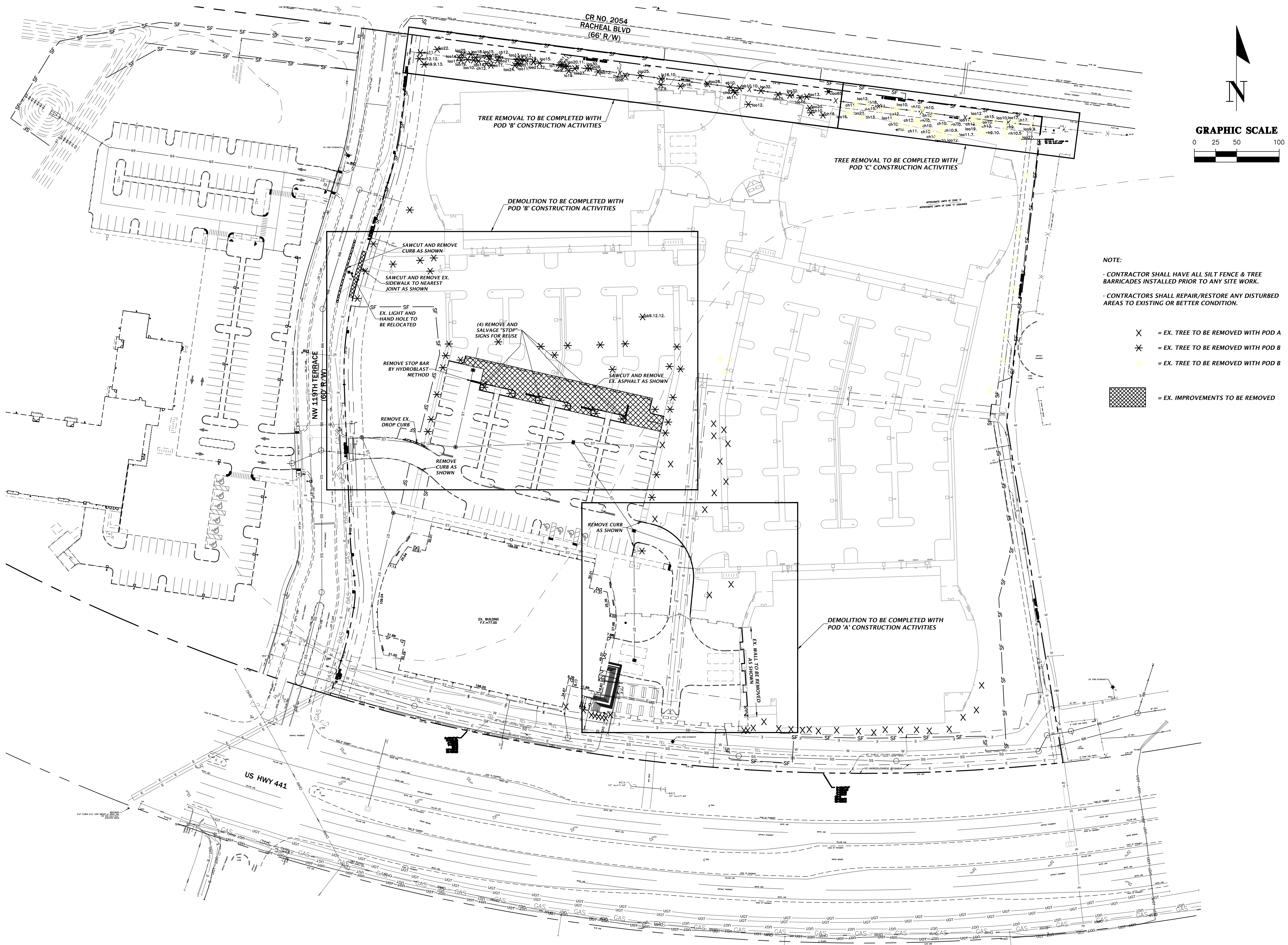
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REVIEWED BY: DHY

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SHEET NUMBER

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Tech: ThomasC Plot Date: Mar 12, 2019 7:34am Filename: L:\2016\16-0111\Engineering\DWG's\Production Files\16-0111 DM.dwg



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DANIEL H. YOUNG

PE No. 70780

REVISIONS

DATE ISSUED:	1/04/17
SCALE:	1"=50'
DRAWN BY:	TFC
REVIEWED BY:	DHY

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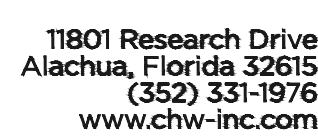
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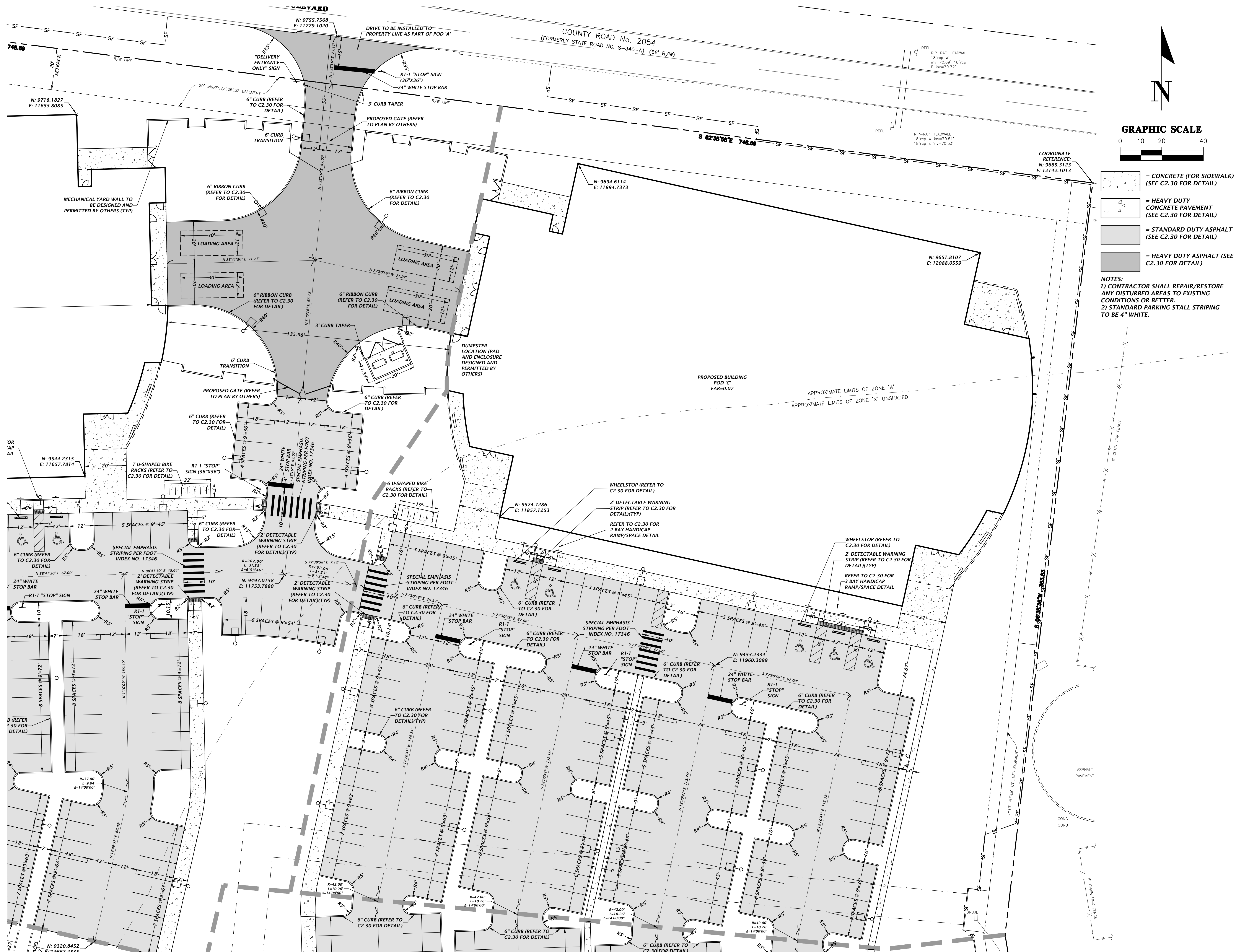
est. 1988 **FLORIDA**
CA-5075

DATE ISSUED:	1/04/17
SCALE:	1"=20'
DRAWN BY:	TFC
REVIEWED BY:	DHY

DETAILED HORIZONTAL CONTROL AND SITE PLAN

SHEET NUMBER

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Tech: ThomasC Plot Date: Jan 04, 2017 8:24am Filename: L:\2016\16-0111\Engineering\DWGs\Production Files\16-0111 SP.dwg



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FLORIDA

est. 1988 **FLORIDA**
GA 583

DANIEL H. YOUNG

[illegible]

DATE ISSUED: 1/04/1

SCALE: 1"=20'

DRAWN BY: TFC

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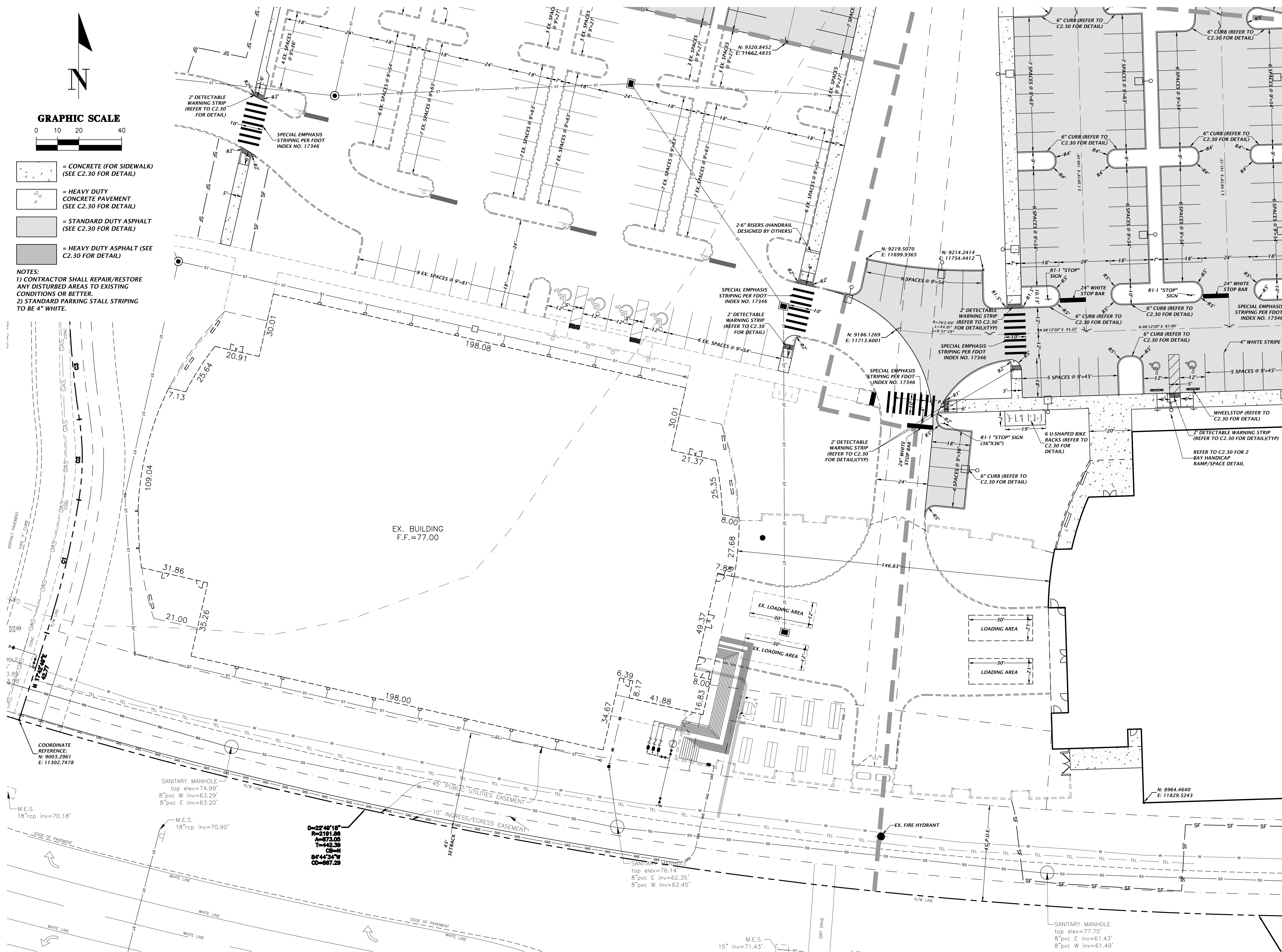
CHW PROJECT NUMBER

16-0111

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CA-5073

DANIEL H. YOUNG

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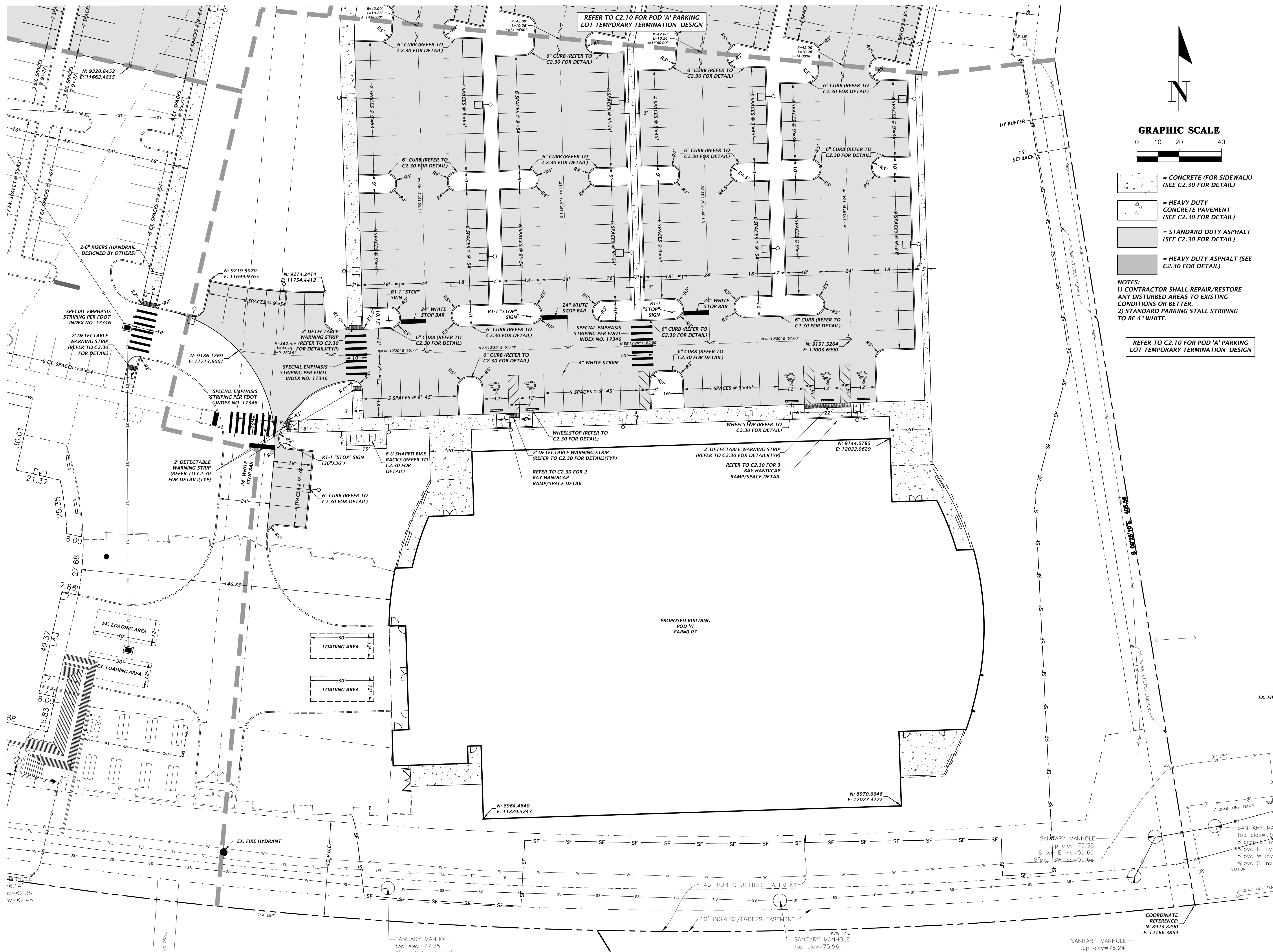
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est. 1988 **FLORIDA**
CA 5875est. 1988 **FLORIDA**
CA 5875

CA-5075
H. YOUNG

[illegible]

DATE ISSUED: 1/04/17

SCALE: 1"=50'

DRAWN BY: TFC

REVIEWED BY: DHY

CHW PROJECT NUMBER

6-0111

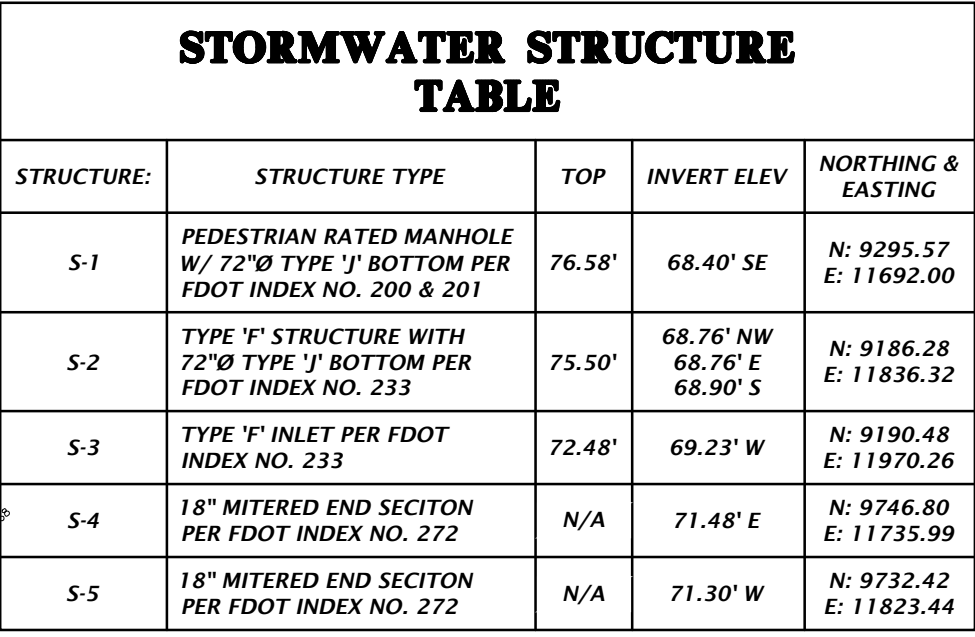
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Tech: ThomasC Plot Date: Jan 04, 2017 8:28am Filename: L:\2016\16-0111\Engineering\DWGs\Production Files\16-0111 MPG.dwg



GRAPHIC SCALE

0 15 30 60

A horizontal scale bar with a total length of 60 units. It is divided into four segments of 15 units each. The segments alternate in color: black, white, black, and white, starting from the left. The numbers 0, 15, 30, and 60 are placed above the bar at their respective positions.

RS&H

RS&H, Inc.

**10748 Deerwood Park Blvd. South
Jacksonville, Florida 32256-0597**

904-256-2500 Fax 904-256-2503
www.rsandh.com

**FL Cert. Nos. AAC0011886 * IB26000956 *
5620 * LCC000210 * GB238**



CONCEPT
CONSTRUCTION



FOUNDATIONPARK
A Bioscience & Innovation Center

**14193 NW 119TH TERRACE
ALACHUA, FL 32615**

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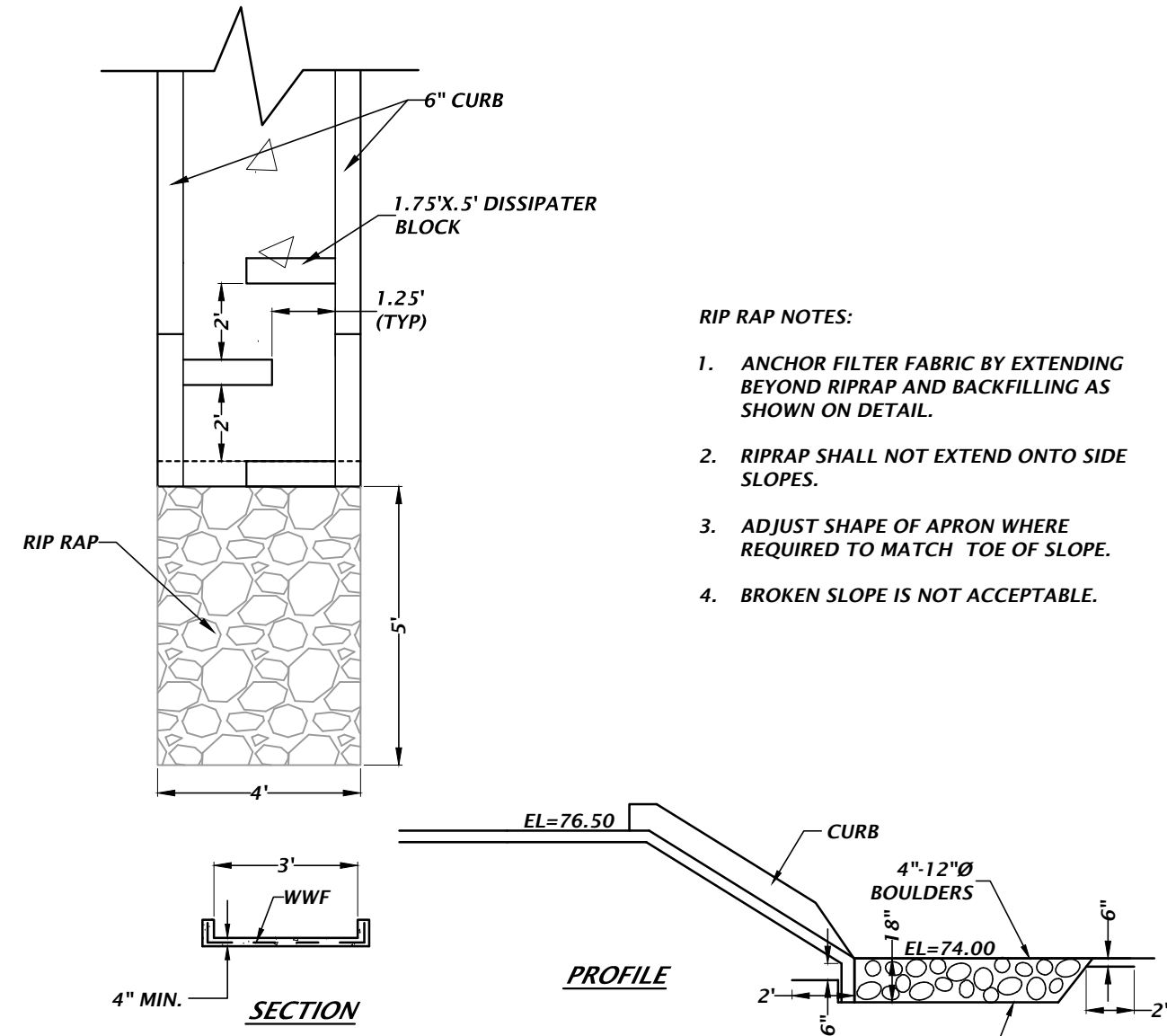
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com

est. 1988 **FLORIDA**
CA-5075
EL H. YOUNG

DANIEL H. YOUNG

RIP RAP NOTES:

1. **ANCHOR FILTER FABRIC BY EXTENDING BEYOND RIPRAP AND BACKFILLING AS SHOWN ON DETAIL.**
2. **RIPRAP SHALL NOT EXTEND ONTO SIDE SLOPES.**
3. **ADJUST SHAPE OF APRON WHERE REQUIRED TO MATCH TOE OF SLOPE.**
4. **BROKEN SLOPE IS NOT ACCEPTABLE.**



TYPICAL CONCRETE SPILLWAY DETAIL

NTS

[illegible]

DATE ISSUED: 1/04/17

SCALE: 1"=30'

DRAWN BY: TFC

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CHW PROJECT NUMBER
16-0111

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DETAILED
GRADING AND
DRAINAGE PLAN
'POD A'

SHEET NUMBER

C2.10

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GA 587

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DATE ISSUED: 1/04/1

SCALE: 1"=30'

DRAWN BY: TFC

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CHW PROJECT NUMBER

16-0111

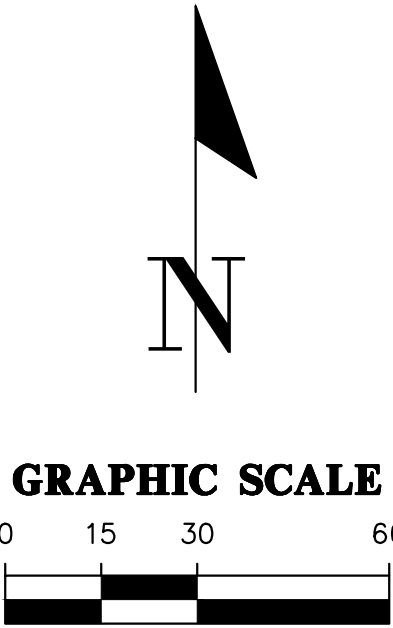
DETAILED
GRADING AND
DRAINAGE PLAN
'POD B'

SHEET NUMBER

C2.11

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(352) 331-1976
www.chw-inc.com

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CA-5075
H. YOUNG

STORMWATER STRUCTURE TABLE				
STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
S-15	TYPE "F" INLET PER FDOT INDEX NO. 233	73.76'	63.39' W 63.39' E	N: 9474.95 E: 11862.23
S-16	TYPE "F" INLET PER FDOT INDEX NO. 233	73.58'	63.65' W 66.00' N	N: 9445.98 E: 11993.06

REVISIONS

[illegible]

DATE ISSUED: 1/04/17

SCALE: 1"=20'

DRAWN BY: TFC

REVIEWED BY: _____ DHY

CHW PROJECT NUMBER

6-0111

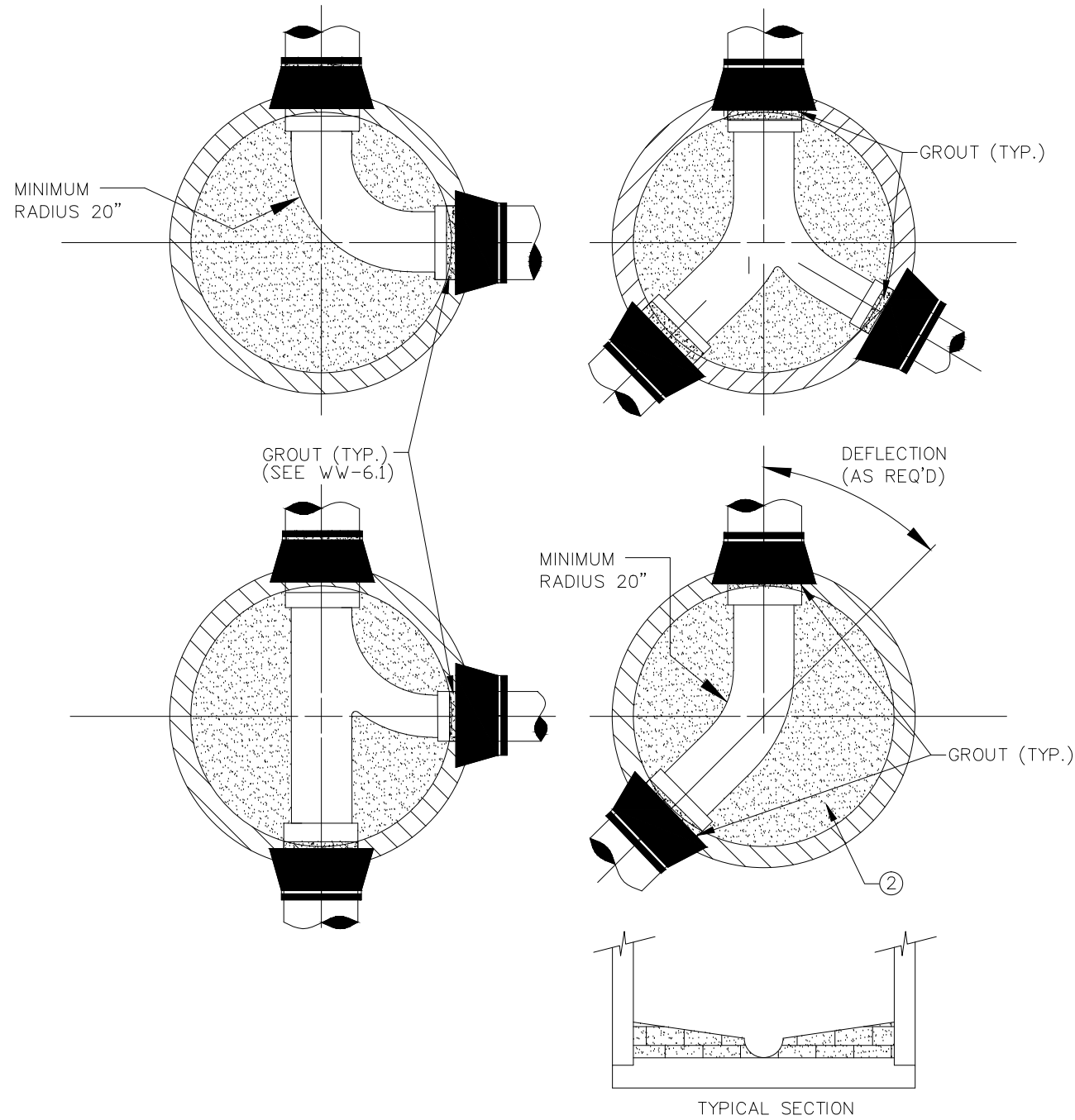
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DETAILED
GRADING AND
DRAINAGE PLAN
'POD C'

HEET NUMBER

C2.12

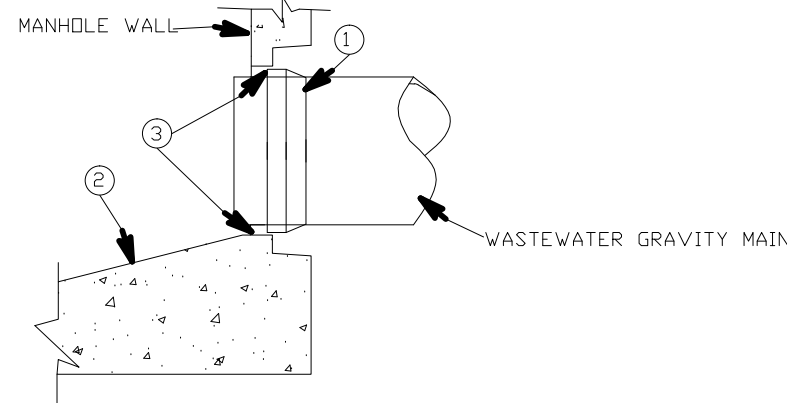
100% CONSTRUCTION DOCUMENTS



- NOTES: ① INVERTS SHALL BE CONSTRUCTED AT 1/10 FT. DROP ACROSS THE INSIDE OF MANHOLE.
- ② INVERTS SHALL BE BRICK WITH GROUT FILLER.

MANHOLE INVERT CONSTRUCTION

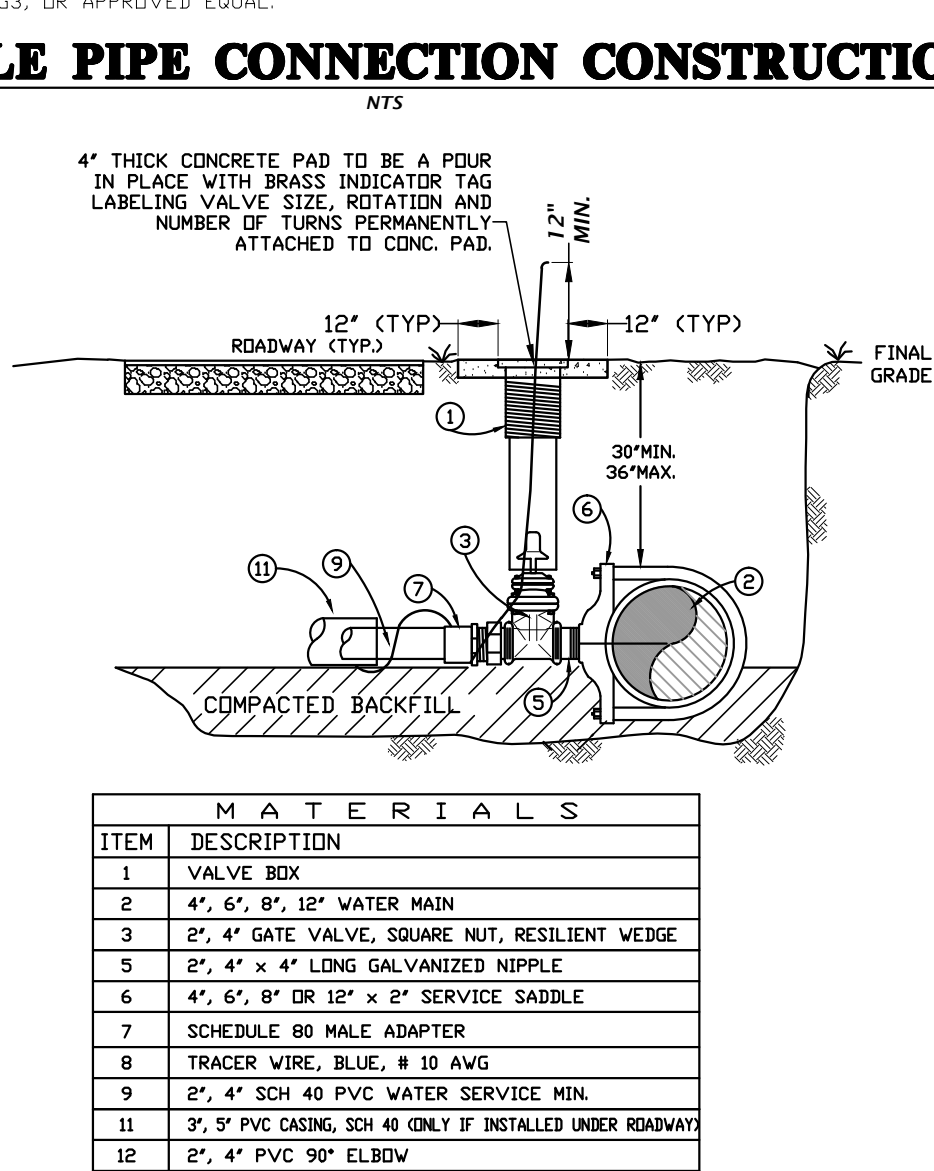
NTS



- NOTES: ① PREFABRICATED BOOT SHALL BE INSTALLED BY THE MANUFACTURER OF THE MANHOLE.
- ② PRECAST BOTTOMS WITH INVERTS INSTALLED AT THE FACTORY ARE ACCEPTABLE.
- ③ INSERT/INSTALL PIPE 3" +/- BEYOND INTERIOR WALL OF SANITARY SEWER MANHOLE.
- ④ GROUT AREA INSIDE OF THE BOOT, FLUSH WITH INSIDE OF MANHOLE.
- ⑤ GROUT AREA OUTSIDE OF THE BOOT FLUSH WITH THE OUTSIDE OF THE MANHOLE

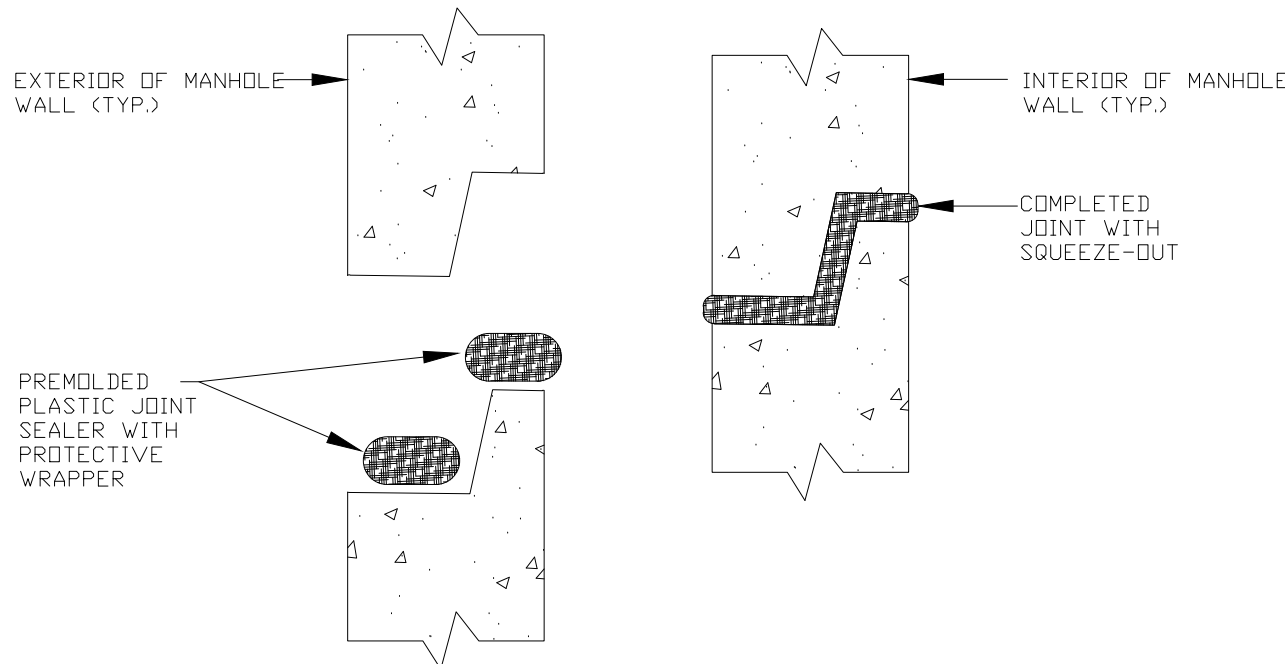
MANHOLE PIPE CONNECTION CONSTRUCTION

NTS



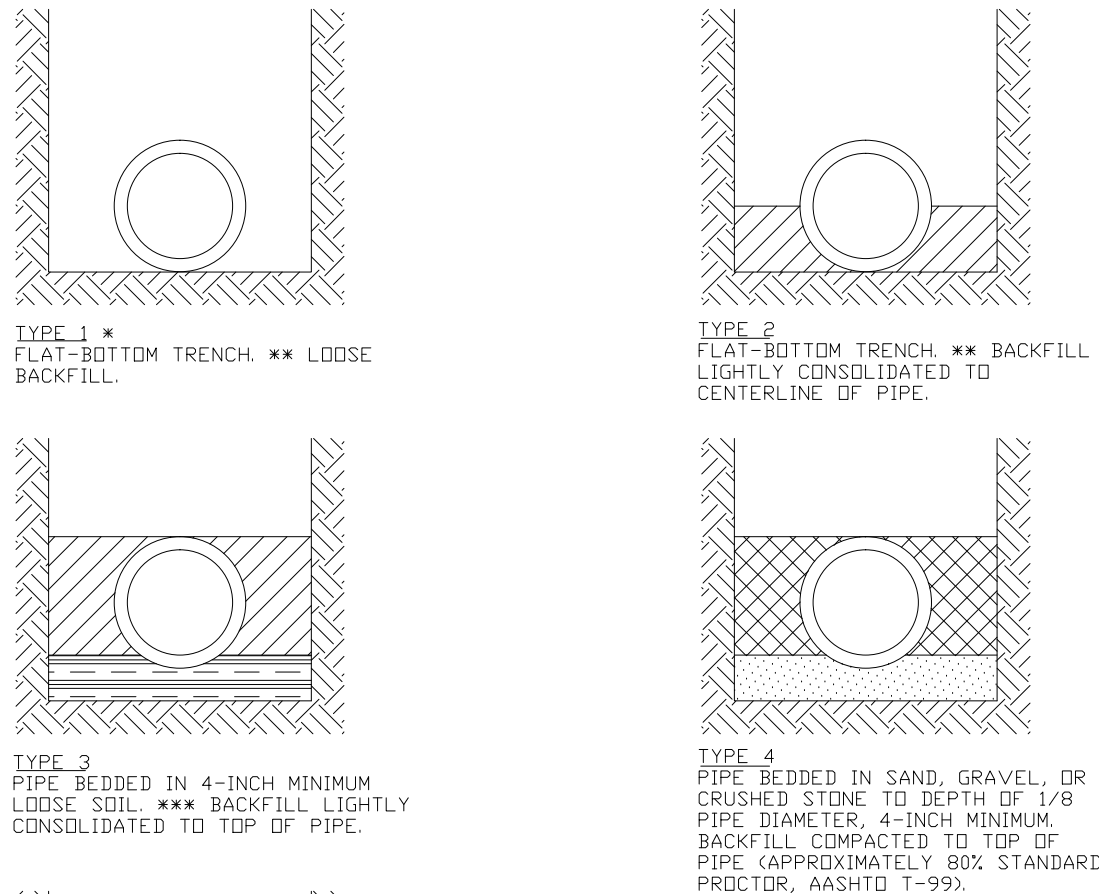
TAPPING VALVE

NTS



JOINT ARRANGEMENT AND SEALANT

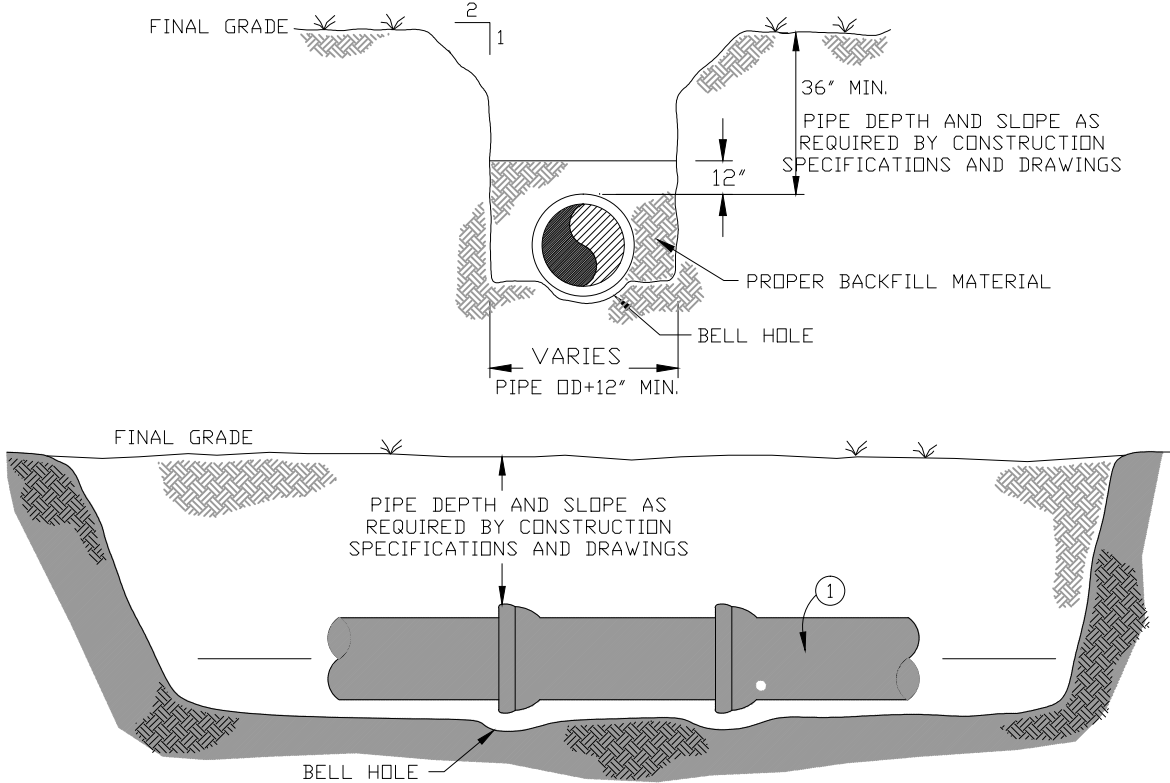
NTS



- NOTES:
- CONSIDERATION OF THE PIPE-ZONE EMBEDMENT CONDITIONS INCLUDED IN THIS FIGURE MAY BE INFLUENCED BY FACTORS OTHER THAN PIPE STRENGTH. FOR ADDITIONAL INFORMATION ON PIPE BEDDING AND BACKFILL, SEE ANSI/WWA C600.
- ***FOR NOMINAL PIPE SIZES 14-INCH AND LARGER.
- ***FLAT BOTTOM IS DEFINED AS UNDISTURBED EARTH CONSIDERATION SHOULD BE GIVEN TO THE USE OF LAYING CONDITIONS OTHER THAN TYPE 1.
- ***"LOOSE SOIL" OR "SELECT MATERIAL" IS DEFINED AS "NATIVE SOIL EXCAVATED FROM THE TRENCH, FREE OF ROCKS, FOREIGN MATERIAL, AND FROZEN EARTH".

PIPE BEDDING AND BACKFILL DETAIL

NTS

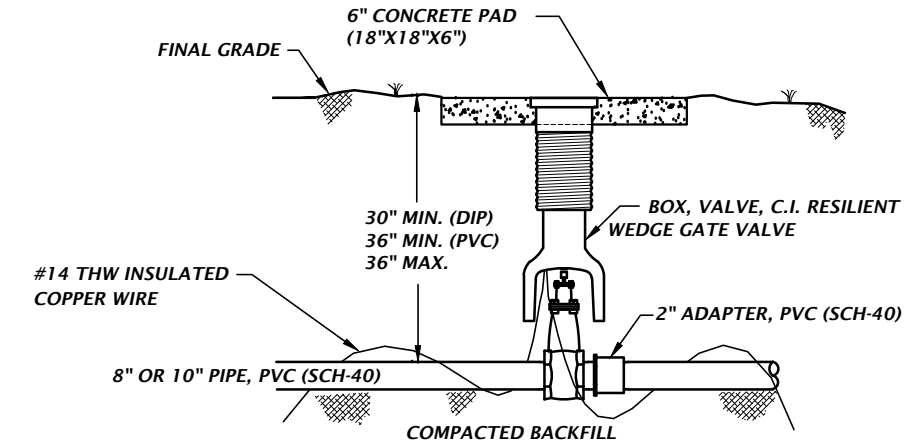


MATERIALS	
ITEM	DESCRIPTION
1	GRAVITY SEWER MAIN PIPE

- NOTES:
1. GRAVITY MAIN PIPE SHALL BE INSTALLED AT THE LINE AND GRADE.
2. PIPE MATERIAL SHALL CONFORM TO W-20.

WASTEWATER GRAVITY MAIN CONSTRUCTION

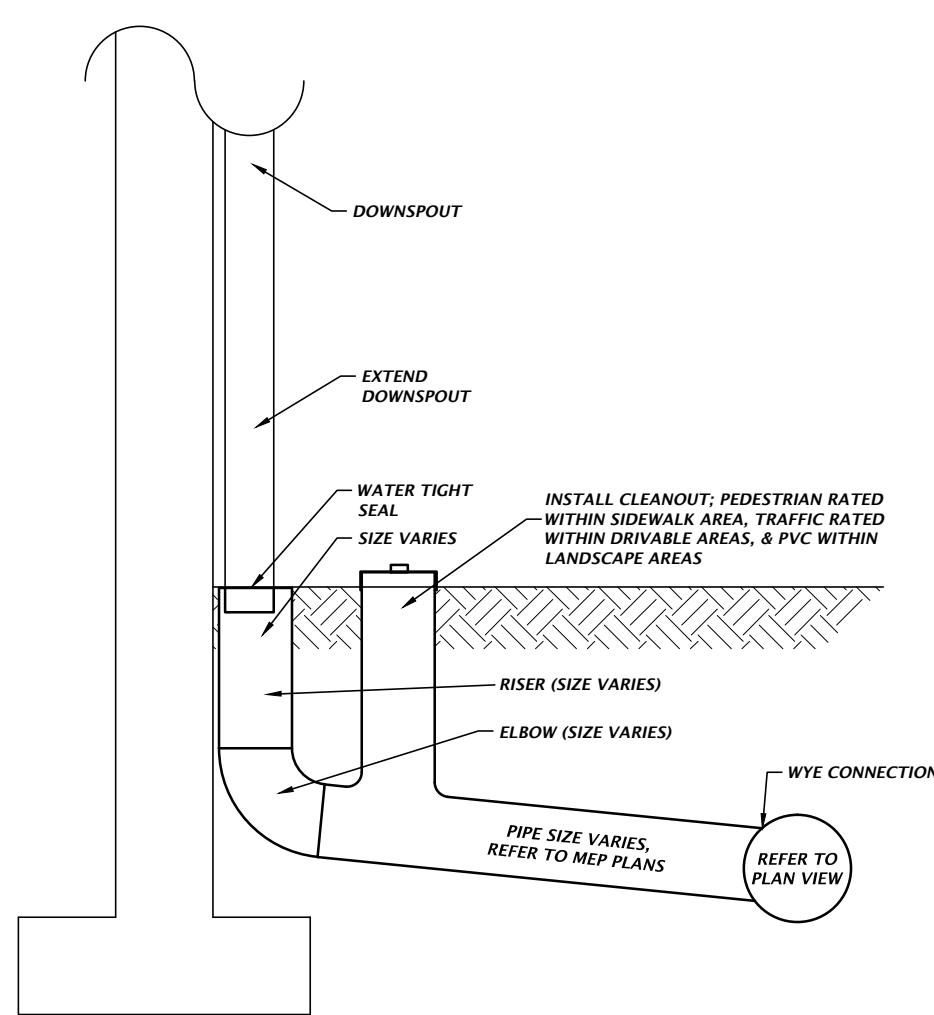
NTS



- NOTES:
1. WATER VALVE BOX TOPS ARE TO BE CAST WITH THE WORD "WATER" ON TOP AND PAINTED BLUE.
2. CONCRETE PAD SHALL BE PROVIDED AROUND VALVE BOX IN UNPAVED AREAS.

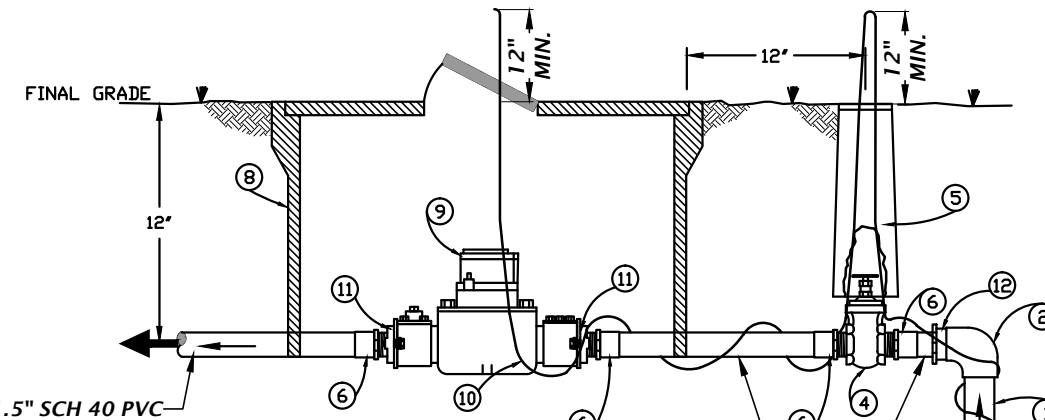
WATER VALVE DETAIL

NTS



DOWNSPOUT CONNECTION DETAIL

NTS

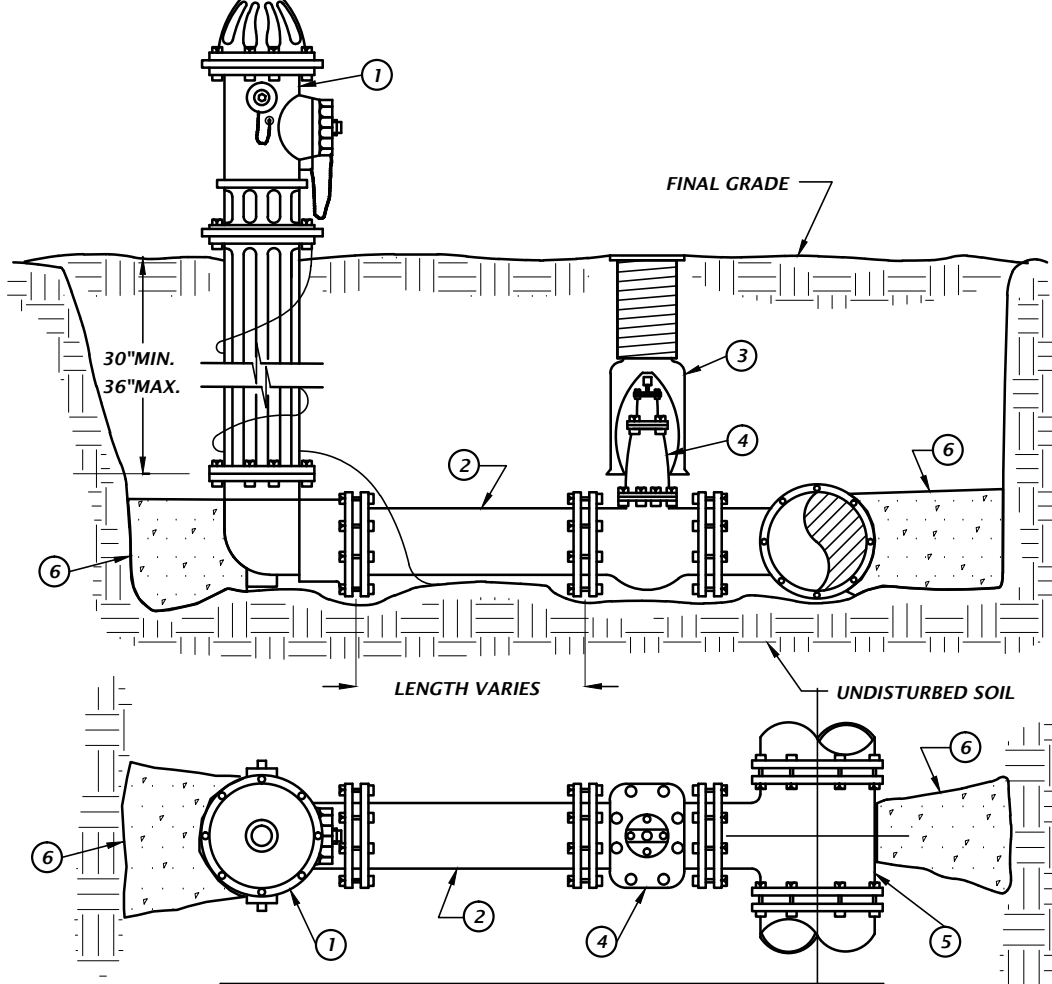


MATERIALS	
ITEM	DESCRIPTION
1	3" SCH 40 PVC PIPE
2	3" SCH 40 PVC 90 DEG ELBOW
4	1.5" BRASS GATE VALVE WITH STEEL WHEEL
5	PLASTIC ICV BOX
6	1.5" SCH 80 MALE ADAPTER
8	METER BOX, PLASTIC AMF STYLE LTD
9	1-1/2" WATER METER
10	TRACER WIRE, COPPER, BLUE, INSULATED, #10 AWG
11	1.5" THREADED METER FLANGE
12	SCH 40 2" SLP X 1.5" SLP REDUCER BUSHING

- NOTE:
- TRACER WIRE SHALL EXTEND A MIN. 12" ABOVE TOP OF VALVE BOX AND METER BOX.
- STRAIGHT PIPE RUN REQUIREMENTS SHALL BE THE MORE STRINGENT OF THE MANUFACTURER'S RECOMMENDATIONS AND:
- UPSTREAM: 5X THE DIAMETER OF THE METER
- DOWNSTREAM: 3X THE DIAMETER OF THE METER

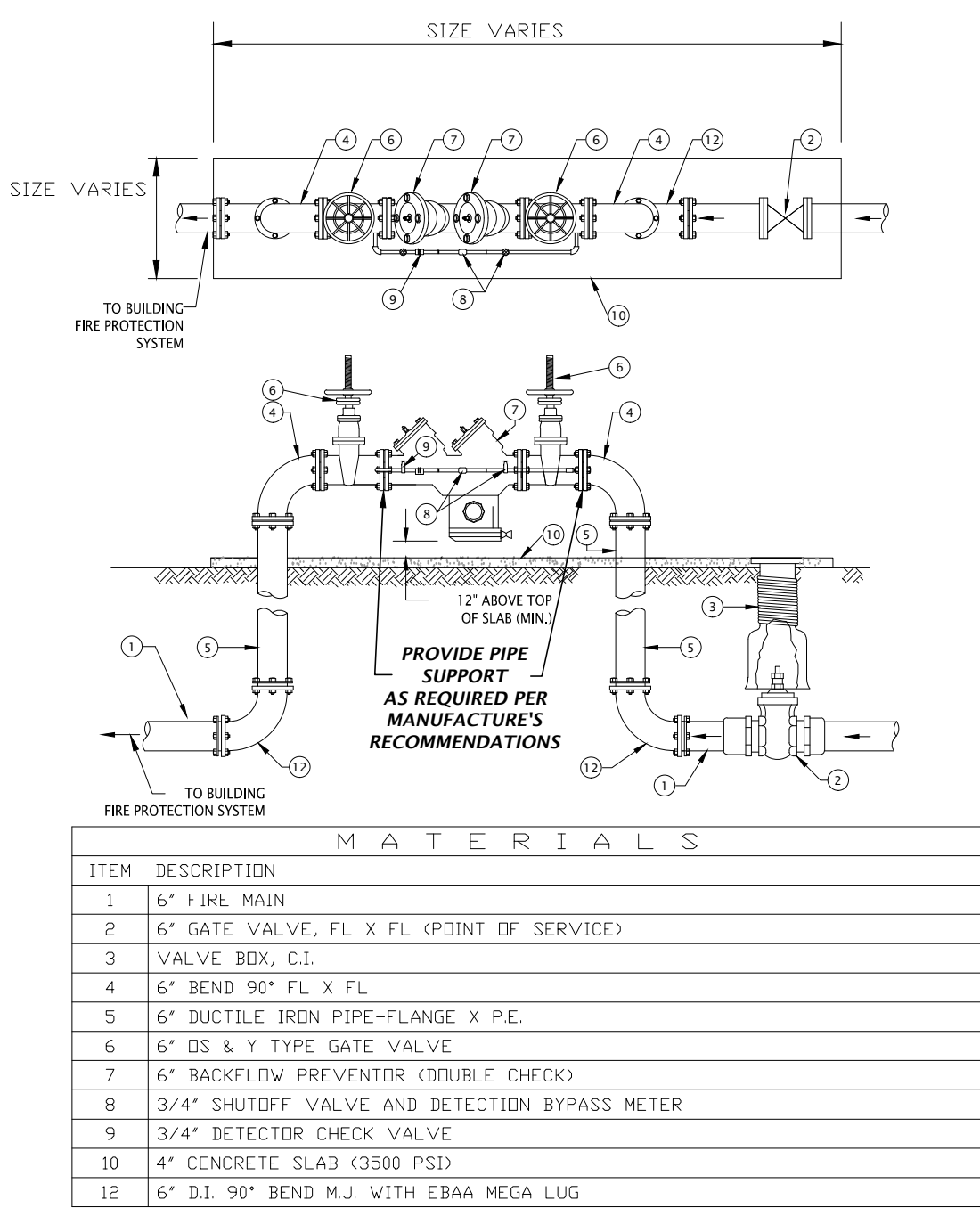
WATER METER DETAIL

NTS



FIRE HYDRANT ASSEMBLY

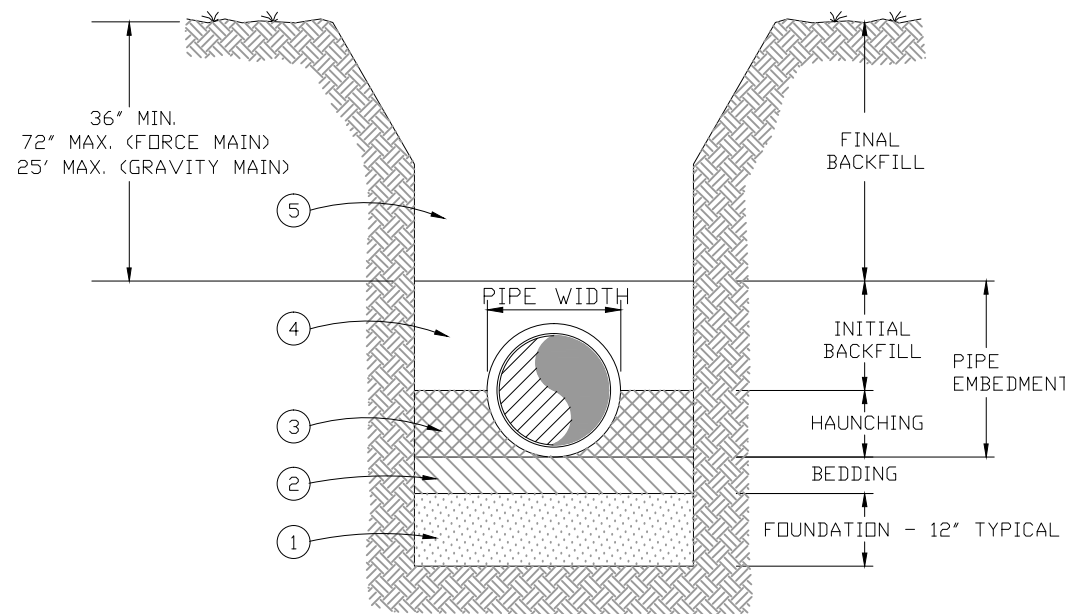
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- NOTE: PRE-FABRICATED SECURED ENCLOSURE REQUIRED (NOT SHOWN FOR CLARITY PURPOSES). PAD DIMENSIONS TO BE VERIFIED VERSUS SECURE ENCLOSURE REQUIREMENTS, PRIOR TO POURING. ENCLOSURE TO BE AQUASHIELD OR EQUIVALENT. NO HEATING REQUIRED.

FIRE DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER

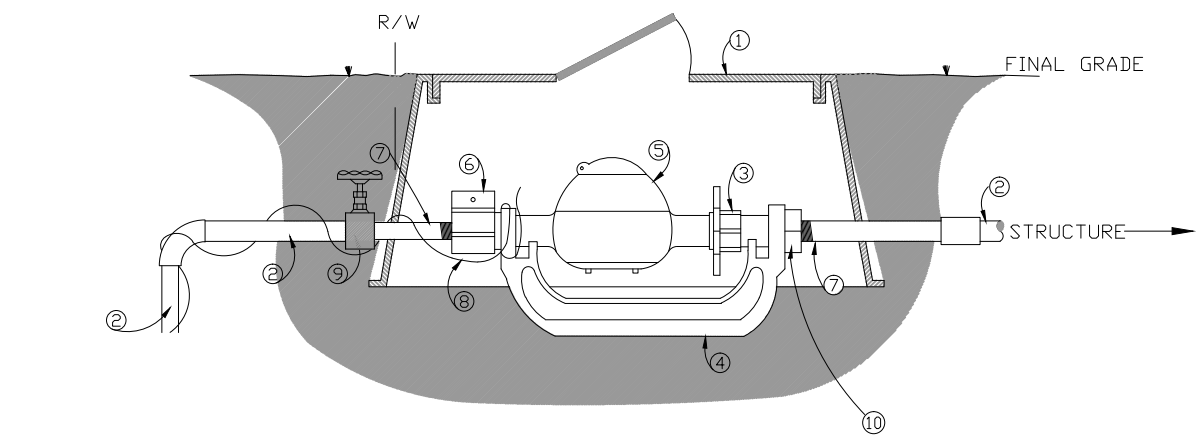
NTS



- NOTES:
1. A FOUNDATION MAY BE REQUIRED IN VERY POOR SOIL CONDITIONS. FIELD DETERMINATION WILL BE PROVIDED BY CITY INSPECTOR. TYPICAL FOUNDATION THICKNESS SHALL BE 12", BUT MAY VARY ACCORDING TO NATURAL MATERIAL.
2. BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE. IN DRY SOIL CONDITIONS CLASS II OR CLASS III MATERIAL SHALL BE HAND PLACED 4" TO 6", LIGHTLY COMPACTED, UNIFORM AND NOT FINER THAN THE FOUNDATION MATERIAL. IN WET SOIL CONDITIONS CLASS I, CLASS II OR CLASS III SHALL BE HAND PLACED, 4" TO 6", UNIFORM AND NOT FINER THAN THE FOUNDATION MATERIAL. WHEN UTILIZING CLASS I MATERIAL, SUFFICIENT AMOUNTS OF CLASS II OR CLASS III MATERIAL SHALL BE ADDED TO FILL ALL VOIDS CREATED BY THE CLASS I MATERIAL.
3. HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. CLASS II OR CLASS III MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4. INITIAL BACKFILL MATERIAL SHALL BE CLASS II OR CLASS III. IT SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF THE PIPE. THE SOIL SHALL BE CONSOLIDATED BY HAND TAMPING OR WALKING THE SOIL IN PLACE.
5. FINAL BACKFILL MATERIAL MAY BE MACHINE PLACED. THE MATERIAL SHALL BE CLASS II OR CLASS III MATERIAL. CLASS IV MATERIAL MAY BE INSTALLED OUTSIDE OF THE ROADWAY. FINAL BACKFILL UNDER ROADWAYS MAY REQUIRE SPECIAL COMPACTION AND DENSITY TESTS.

PIPE BEDDING DETAIL

NTS



MATERIALS	
ITEM	DESCRIPTION
1	METER BOX - 5/8" (CARSON PART NO. 1419-12-6-H-K-WOK-0F0)
2	SCH 40 PVC PIPE
3	YDKE EXPANSION
4	YDKE BAR - 5/8" (CFORD METER PART NO. Y-503)
5	WATER METER - 5/8"
6	METER BALL VALVE - 5/8" (CFORD METER PART NO. B-91-324-W)
7	6" SCH 80 PVC THREADED NIPPLE
8	TRACER WIRE, COPPER, BLUE, INSULATED, #10 AWG
9	GATE VALVE
10	METER END CONNECTOR - 5/8" (CFORD METER PART NO. C-91-24)

- NOTE: STRAIGHT PIPE RUN REQUIREMENTS SHALL BE THE MORE STRINGENT OF THE MANUFACTURER'S RECOMMENDATIONS AND:
- UPSTREAM: 5X THE DIAMETER OF THE METER
- DOWNSTREAM: 3X THE DIAMETER OF THE METER

5/8" WATER METER DETAIL

NTS

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CONCEPT
CONSTRUCTION

FOUNDATIONPARK
A Bioscience & Innovation Center

14193 NW 119TH TERRACE
ALACHUA, FL 32615

CONSULTANTS

CHW
Professional Consultants

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
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est. 1988 FLORIDA
CA-5075

DANIEL H. YOUNG

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED: 1/04/17

SCALE: N/A

DRAWN BY: TFC

REVIEWED BY: DHY

CHW PROJECT NUMBER
16-0111

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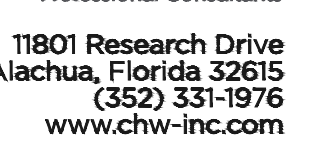
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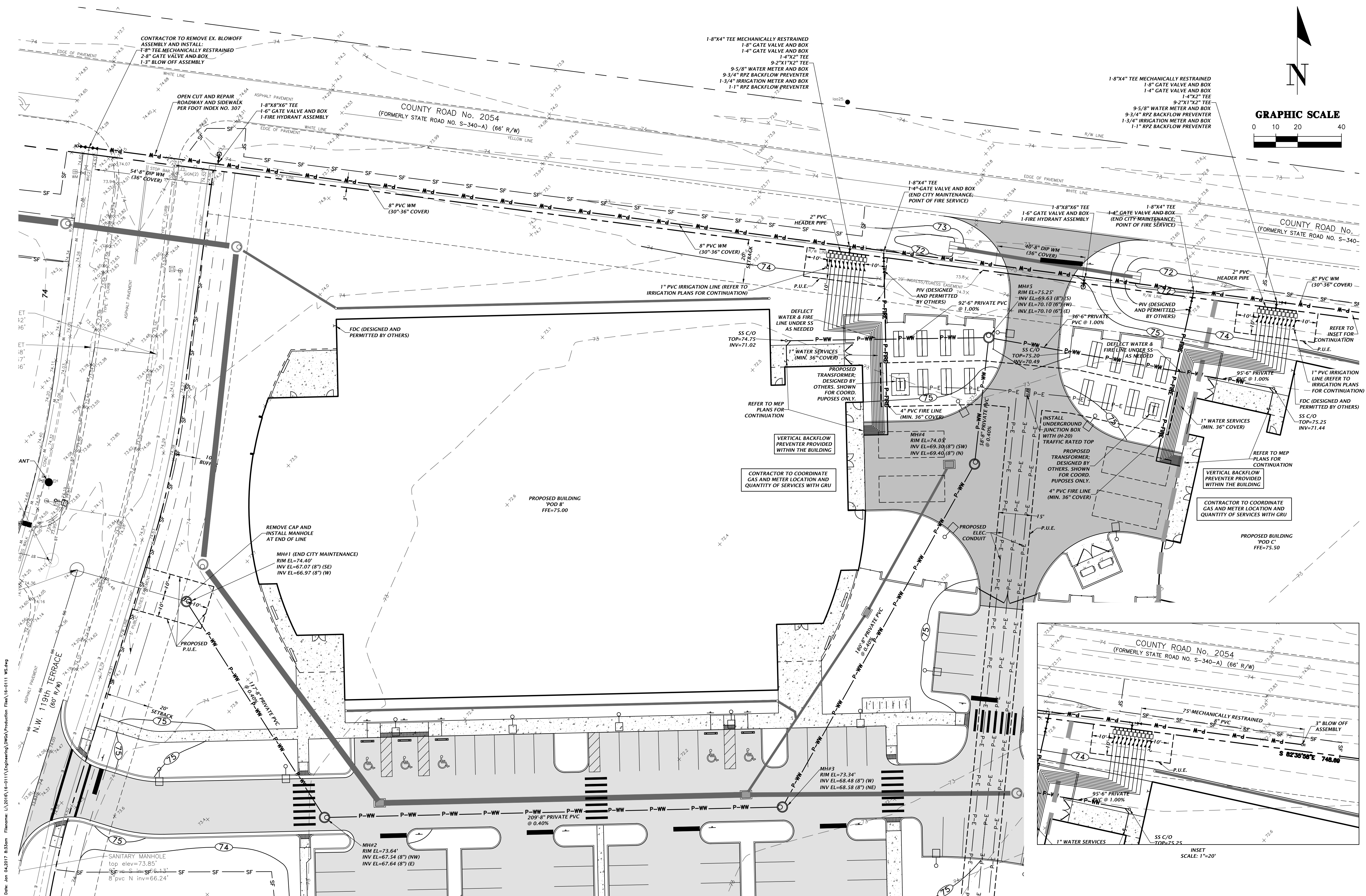
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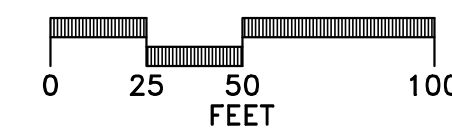
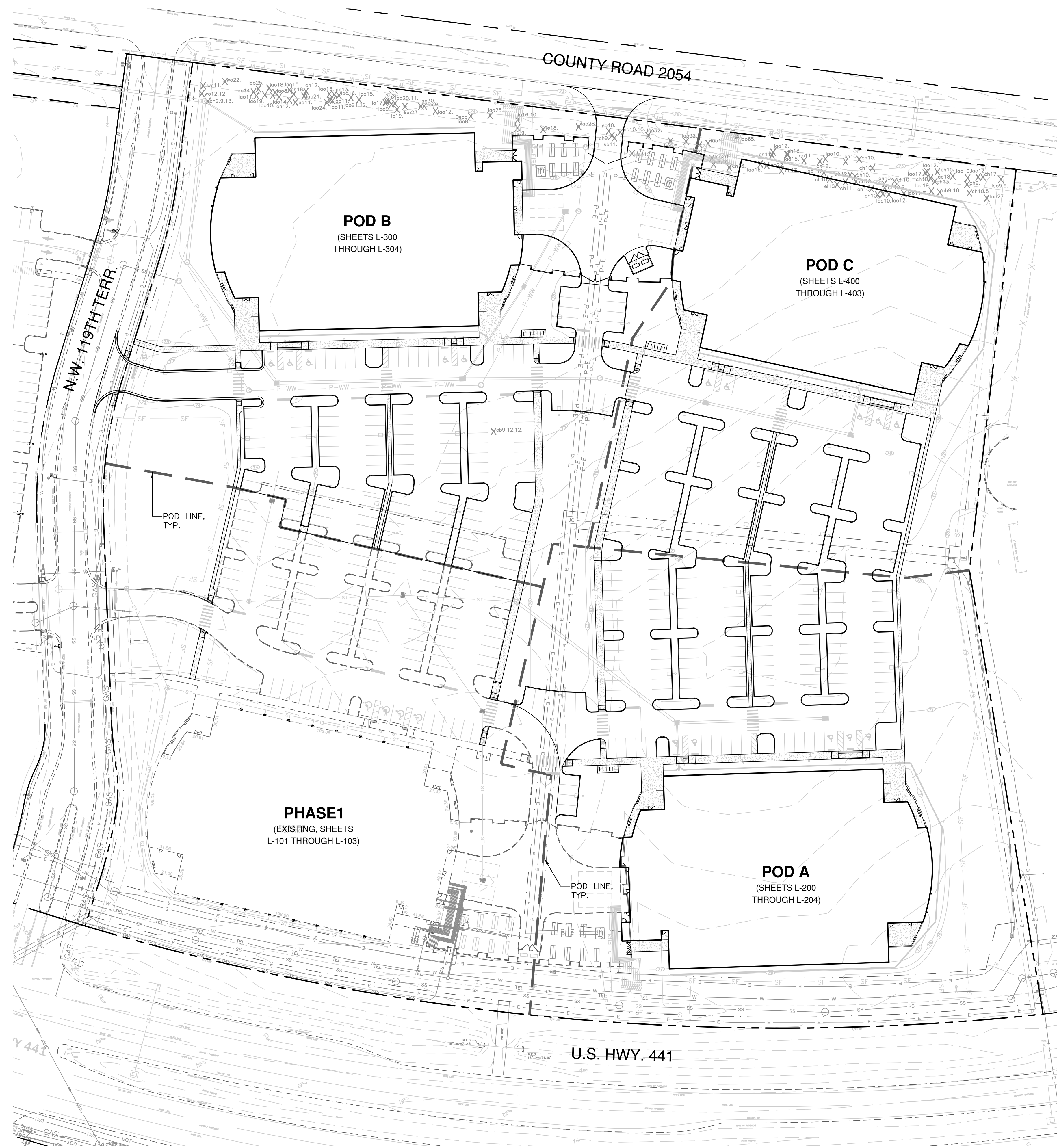
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DRAWN BY: CM

REVIEWED BY: LFM

CHW PROJECT NUMBER
16-0111

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LANDSCAPE &
IRRIGATION PLAN
REFERENCE MAP

SHEET NUMBER

L-100

CITY
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DATE ISSUED: 06/30/16

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REVIEWED BY: LFH

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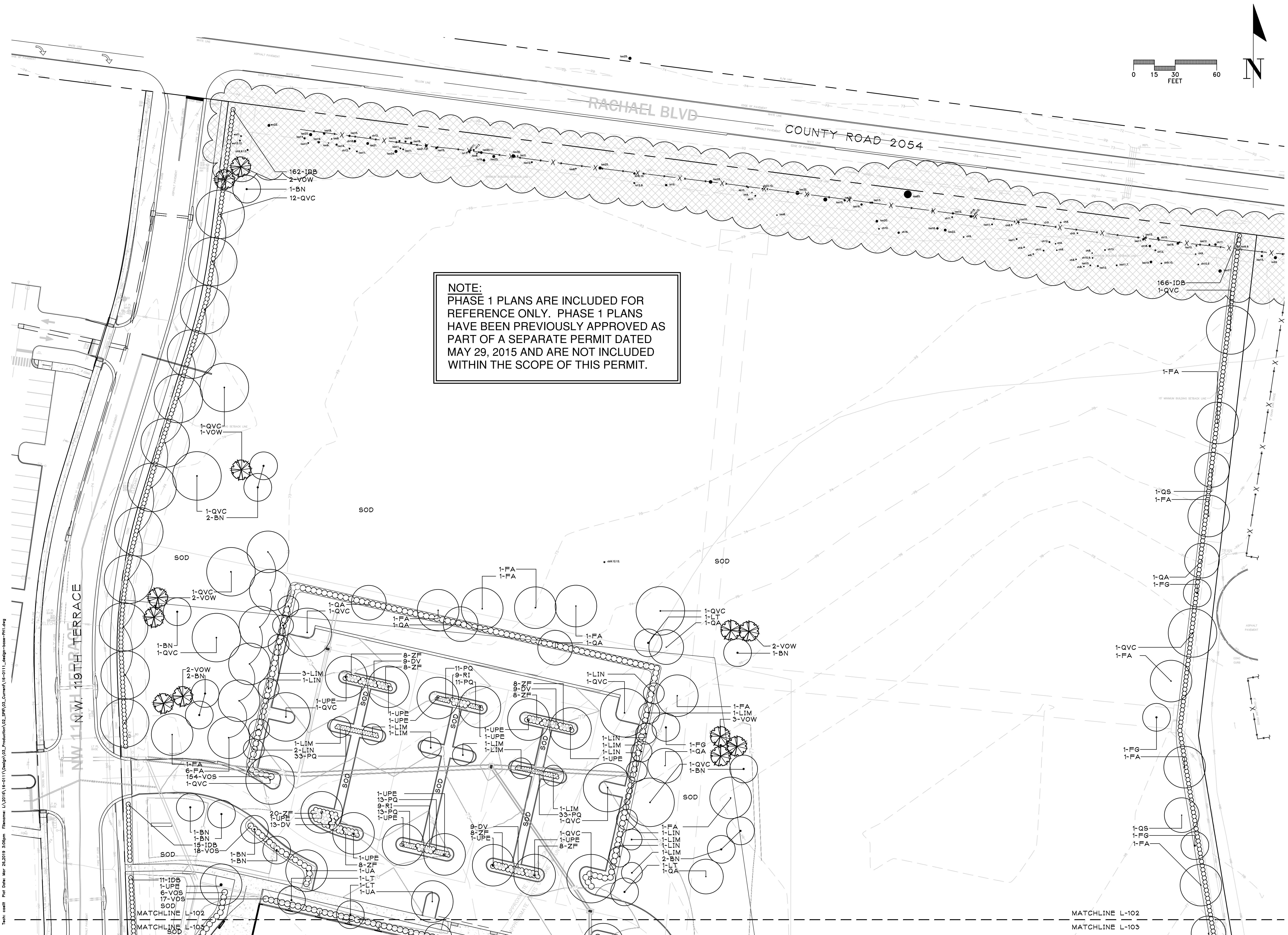
CHW PROJECT NUMBER
16-0111

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LANDSCAPE PLAN -
PHASE 1 (FOR
REFERENCE ONLY)

SHEET NUMBER

L-102

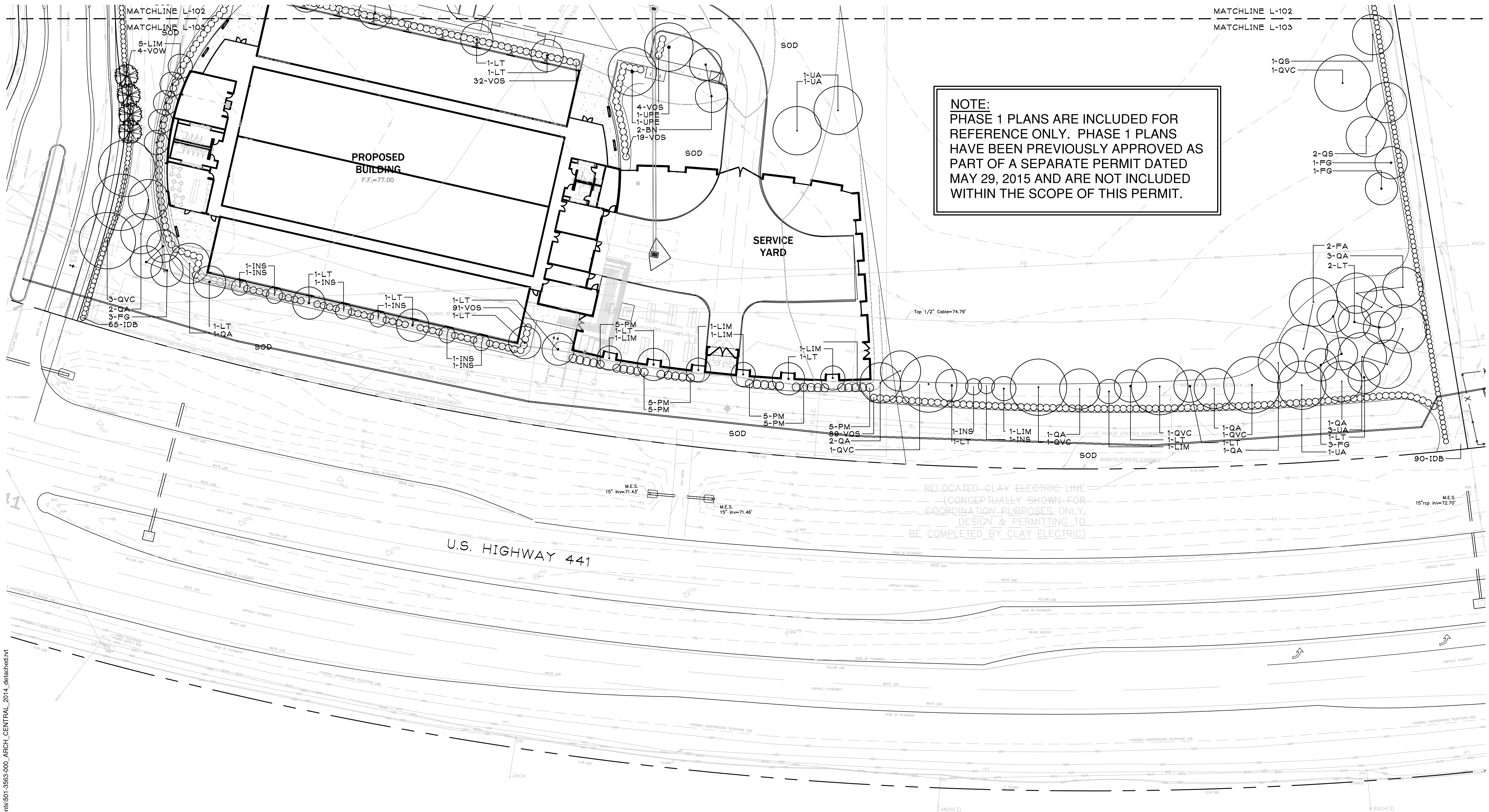
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Diagram illustrating the spatial arrangement of trees:

- NEW TREES TO BE ADDED:** Represented by a circle with a center point and a radius line labeled $1-QV$.
- EXISTING TREES TO REMAIN:** Represented by a circle with a center point.

ALL ASPHALT, LIMESTOCK, AND CONSTRUCTION DEBRIS TO BE REMOVED FROM PLANTING BEDS AND AREAS TO BE SODDED PRIOR TO LANDSCAPE INSTALLATION. PLANTING DEPTH OF SOIL IN SUCH AREAS SHOULD BE AT LEAST 3". IF FILL MUST BE ADDED, IT MUST BE FLOUNDER CLEAN DEEP FILL (FREE OF WEED SEEDS) SANDY LOAM WITH pH 5.5-6.5.

CANOPY TREES SHALL BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT AND ORNAMENTAL OR UNDERSTORY TREES SHALL HAVE A MINIMUM CALIPER OF ONE AND A HALF (1.5) INCHES, UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT.

ALL TREES TO BE PLANTED 1"-2" ABOVE FINISHED GRADE.

ALL LANDSCAPED AREAS TO BE MULCHED WITH 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS.

LEADER SHOOTS AND MAIN STRUCTURAL LIMBS OF TREES WILL NOT BE TOPPED OR PRUNED. TREES TO BE STAKED AS NEEDED, GUYLINES TO BE NON-SYNTHETIC BIODEGRADABLE MATERIAL.

OWNER SHALL BE RESPONSIBLE FOR (1) THE SURVIVAL OF THE LANDSCAPING ELEMENTS AND (2) REMOVAL OF ALL STAKING SYSTEMS WITHIN ONE YEAR. TREES WILL BE STAKED ONLY IF NECESSARY, AND IF STAKED, BIODEGRADABLE TWINE WILL BE USED.

ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH NOXIOUS WEED AND TROPICAL SODA APPLE FREE SOD OR SEEDED AND MULCHED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PUBLISHED BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.

TREE MITIGATION FOR THE REGULATED TREES TO BE REMOVED SHALL BE PROVIDED ON A 1 FOR 1 BASIS. TREE MITIGATION FOR HERITAGE TREES TO BE REMOVED SHALL BE PROVIDED ON AN INCH-FOR-INCH BASIS. THERE ARE NO REGULATED TREES PROPOSED TO BE REMOVED IN POD A.

CITY OF ALACHUA LDR SECTION 6.7.3 (A) STATES THAT THE MINIMUM OPEN SPACE SET-ASIDE SHALL BE 10% OF THE DEVELOPMENT SITE. SEE CIVIL PLANS FOR OPEN SPACE CALCULATIONS.

LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(B)(VI). SEE SHEETS L-203 THROUGH L-204 FOR POD A IRRIGATION PLANS.

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
BN	8	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	1½" CALIPER, MIN.	UNDERSTORY
FG	6	FRAXINUS PENNSYLVANICA	GREEN ASH	8" HEIGHT, MIN.	CANOPY
LIM	5	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	1½" CALIPER, MIN., MULTI-TRUNK	UNDERSTORY
LIN	1	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	1½" CALIPER, MIN., MULTI-TRUNK	UNDERSTORY
LT	5	LIRIODENDRON TULIPIFERA	TULIP TREE	8" HEIGHT, MIN.	CANOPY
PM	12	PODOCARPUS MACROPHYLLUS	PODOCARPUS	1½" CALIPER, MIN.	UNDERSTORY
QS	2	QUERCUS SHUMARDII	SHUMARD OAK	8" HEIGHT, MIN.	CANOPY
QVC	16	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL LIVE OAK	8" HEIGHT, MIN.	CANOPY
TD	18	TAXODIUM DISTICHUM	BALD CYPRESS	8" HEIGHT, MIN.	CANOPY
UA	7	ULMUS ALATA	WINGED ELM	8" HEIGHT, MIN.	CANOPY
VOW	6	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	1½" CALIPER, MIN.	UNDERSTORY
<u>SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	
BX	99	BUXUS MICROPHYLLA	BOXWOOD	24" HEIGHT, MIN.	
IDB	448	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	24" HEIGHT, MIN.	
RI	14	RHAPHIOLEPS INDICA 'ELEANOR TABOR'	ELEANOR TABOR INDIAN HAWTHORN	24" HEIGHT, MIN.	
VOS	130	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLER'S DELIGHT VIBURNUM	24" HEIGHT, MIN.	
<u>SOD/SEED</u>		<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	
SOD		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD	

ARTERIAL FRONTAGE BUFFER [Sec. 6.2.3(E)]
FULL LENGTH OF SOUTHERN PROPERTY BOUNDARY ALONG U.S. HWY. 441

DESCRIPTION	LANDSCAPE REQUIREMENTS	LANDSCAPE PROVIDED
U.S. HWY. 441 (873 LIN. FT.)	5 CANOPY TREES PER 100 LIN. FT. REQUIRED = 44 CANOPY TREES REQUIRED 3 UNDERSTORY TREES PER 100 LIN. FT. REQUIRED = 26 UNDERSTORY TREES REQUIRED CONTINUOUS HEDGE REQUIRED	44 CANOPY TREES PROVIDED 26 UNDERSTORY TREES PROVIDED CONTINUOUS HEDGE PROVIDED

PARKING AREA LANDSCAPE REQUIREMENTS [Sec. 6.2.2(D)(2)(a) & (b)]
EXISTING PARKING IN POD 1 AND PROPOSED POD A PARKING AREA

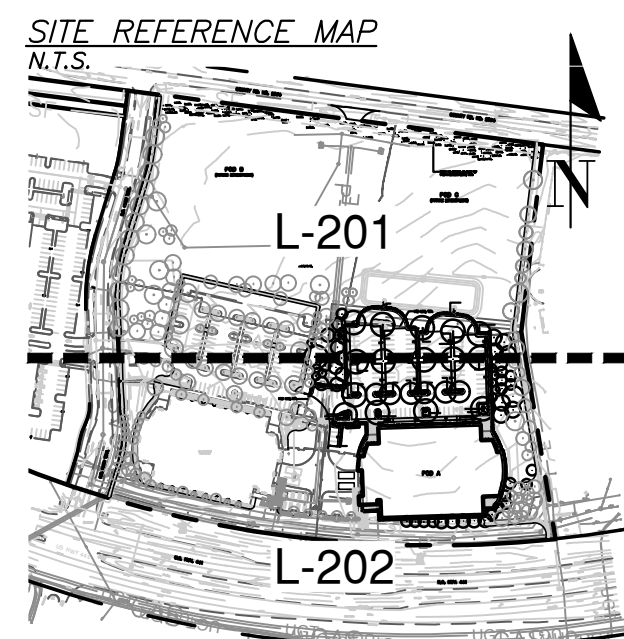
DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE	PARKING PERIMETER = 1,273 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 51 CANOPY TREES REQUIRED 26 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	51 CANOPY TREES PROVIDED 26 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE	PARKING AREA = 70,262 S.F. 1 CANOPY TREE REQUIRED PER 2,000 S.F. 10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED 36 CANOPY TREES REQUIRED 360 SHRUBS REQUIRED	36 CANOPY TREES PROVIDED 360 SHRUBS PROVIDED

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

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (SOUTH SIDE)	3 TREES PER ACRE X 14.5 ACRES = 44 CANOPY TREES REQUIRED	44 CANOPY TREES PROVIDED
REAR SIDE CANOPY TREES (NORTH SIDE)	2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED	29 CANOPY TREES PROVIDED
EAST SIDE CANOPY TREES	2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED	29 CANOPY TREES PROVIDED
WEST SIDE CANOPY TREES	2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED	29 CANOPY TREES PROVIDED
SITE UNDERSTORY TREES	6 UNDERSTORY TREES PER ACRE X 14.5 ACRES = 87 TREES REQUIRED 50X IN FRONT = 44 TREES REQUIRED 25X ON EAST SIDE = 21 TREES REQUIRED 25X ON WEST SIDE = 22 TREES REQUIRED 87 UNDERSTORY TREES REQUIRED	FRONT SIDE 44 UNDERSTORY TREES PROVIDED EAST SIDE 21 UNDERSTORY TREES PROVIDED WEST SIDE 22 UNDERSTORY TREES PROVIDED 87 UNDERSTORY TREES PROVIDED
BUILDING FACADE (POD A)	349 LINEAR FEET 4 CANOPY TREES PER 100 LIN. FT. REQUIRED = 14 CANOPY TREES REQUIRED + ROW OF SHRUBS	14 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED

Per City of Alachua Comprehensive Plan Future Land Use
Element, Objective 2.4, Policy 2.4.a
ENTIRE SITE

TOTAL SITE AREA.....	633,271 S.F.
TOTAL PROPOSED LANDSCAPED AREA.....	212,228 S.F.
LANDSCAPED AREA % OF TOTAL SITE AREA.....	64.5%
(MIN. 30%)	



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REVIEWED BY: LFH

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CHW PROJECT NUMBER

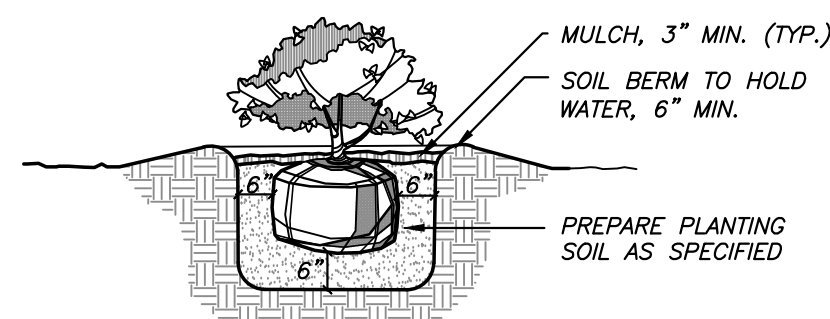
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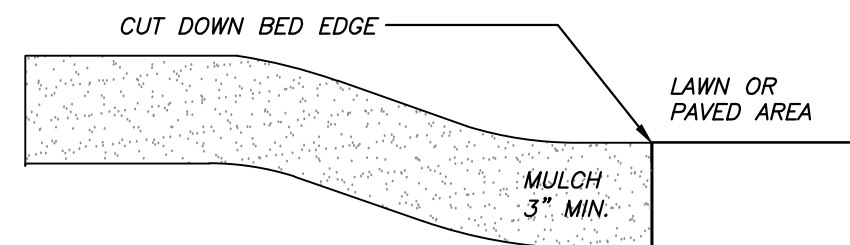
LANDSCAPE
NOTES, DETAILS,
& CALCULATIONS -
POD A

SHEET NUMBER

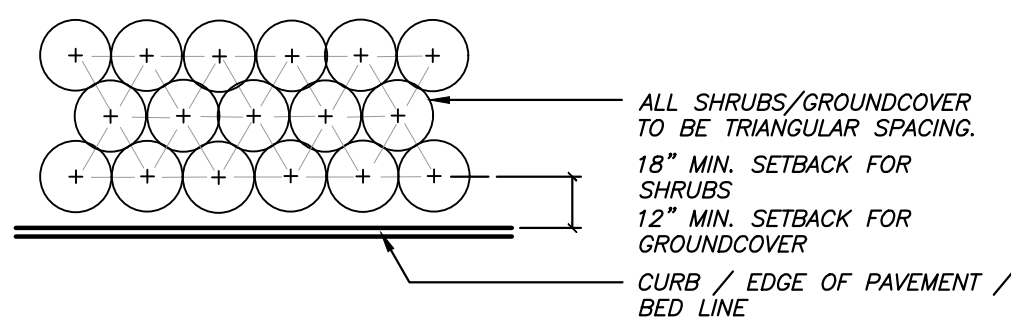
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3 SHRUB PLANTING DETAIL
N.T.S.



4 MULCH DETAIL
N.T.S.



NOTE: THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

5 PLANT SPACING DETAIL
N.T.S.



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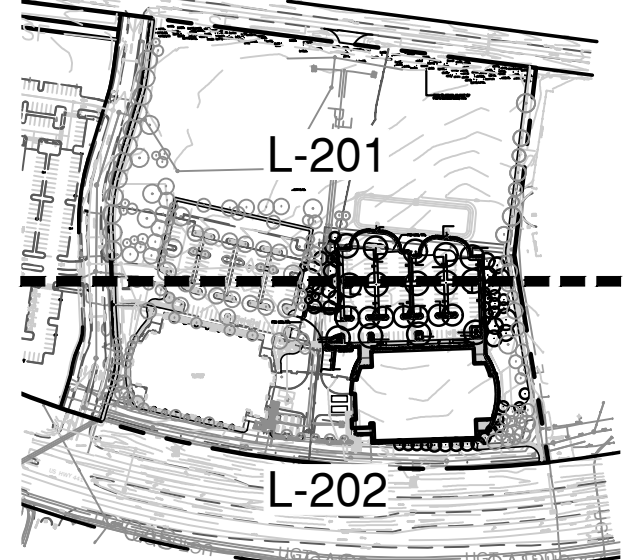
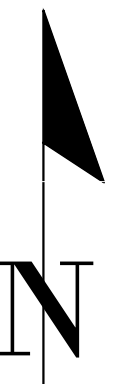
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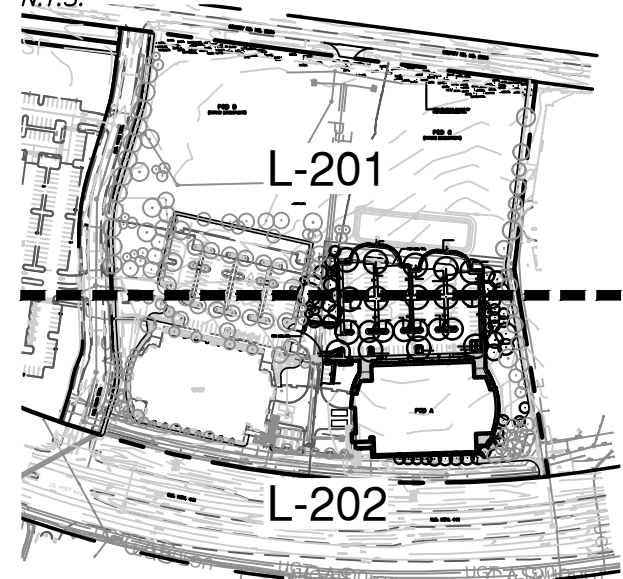
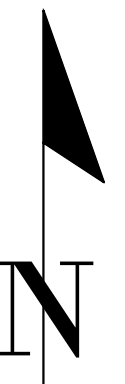
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Filename: L:\2016\16-0111\Design\03_Production\02_SPR\03_Current\01_Sheets\2019-03-26_Irrigation\2019-03-26_FoundationPark_IR-PODA.dwg

Diagram illustrating the installation of a zone valve assembly in a gravel sump. The assembly includes a valve box mounted at grade, a zone valve, and a 1 CF. gravel sump and base. The diagram shows the valve box mounted at grade, with the zone valve and 1 CF. gravel sump and base installed inside. The diagram also shows the wiring to the controller, providing expansion coils, and the use of an extension if necessary. The diagram also shows the zone valve, 1 CF. gravel sump and base, and the tape open areas as necessary to prevent siltation. The diagram also shows the piping to the zone.

- WIRING TO CONTROLLER; PROVIDE EXPANSION COILS
- VALVE BOX MOUNTED AT GRADE; USE EXTENSION IF NECESSARY
- ZONE VALVE
- 1 CF. GRAVEL SUMP AND BASE
- TAPE OPEN AREAS AS NECESSARY TO PREVENT SILTATION.
- PIPING TO ZONE
- SCH. 80 NIPPLE TO FIRSTS FITTING

1 ZONE VALVE INSTALLATION DETAIL
SCALE: N.T.S.



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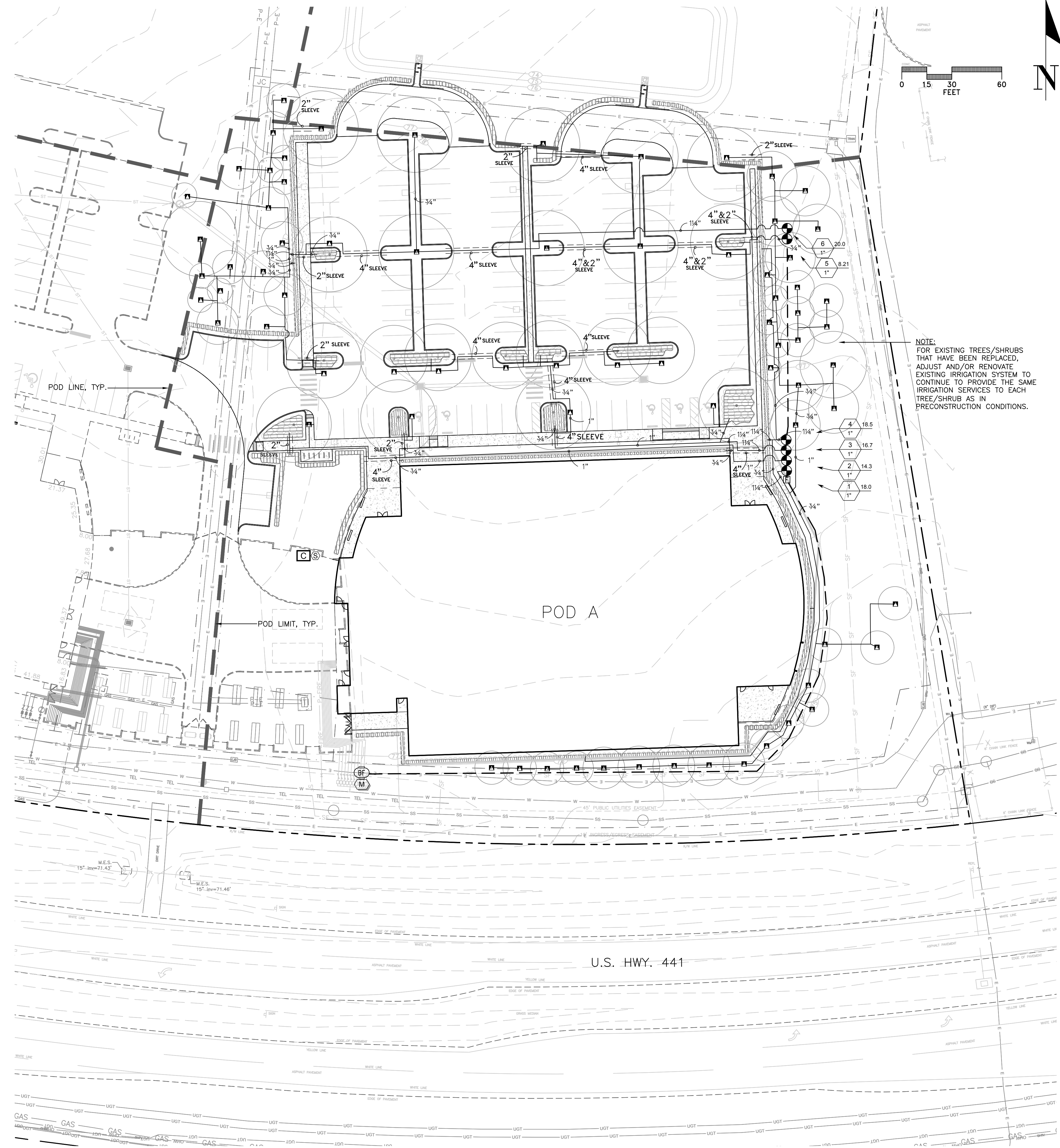
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REFS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
BN	2	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	1 1/2" CALIPER, MIN.	UNDERSTORY
FG	1	FRAXINUS PENNSYLVANICA	GREEN ASH	8' HEIGHT, MIN.	CANOPY
LIM	24	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	1 1/2" CALIPER, MIN.	UNDERSTORY
LT	30	LIRIODENDRON TULIPIFERA	TULIP TREE	8' HEIGHT, MIN.	CANOPY
MGB	9	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	BRACKEN'S BROWN BEAUTY MAGNOLIA	8' HEIGHT, MIN.	CANOPY
PM	21	PODOCARPUS MACROPHYLLUS	PODOCARPUS	1 1/2" CALIPER, MIN.	UNDERSTORY
QVC	13	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL LIVE OAK	8' HEIGHT, MIN.	CANOPY
TD	37	TAXODIUM DISTICHUM	BALD CYPRESS	8' HEIGHT, MIN.	CANOPY
UA	6	ULMUS ALATA	WINGED ELM	8' HEIGHT, MIN.	CANOPY
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
BX	234	BUXUS MICROPHYLLA	BOXWOOD	24" HEIGHT, MIN.	
IDB	387	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	24" HEIGHT, MIN.	
RI	72	RHAPHIOLEPS INDICA 'ELEANOR TABOR'	ELEANOR TABOR INDIAN HAWTHORN	24" HEIGHT, MIN.	
VO	13	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	24" HEIGHT, MIN.	
VOS	130	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLER'S DELIGHT VIBURNUM	24" HEIGHT, MIN.	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
LEM	124	LIRIOPE MUSCARI 'EMERALD GODDESS'	EMERALD GODDESS LIRIOPE	24" HEIGHT, MIN.	
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
SOD		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD	

<i>DESCRIPTION</i>	<i>LANDSCAPE REQUIREMENTS</i>	<i>LANDSCAPE PROVIDED</i>
<i>U.S. HWY. 441 (873 LIN. FT.)</i>	<i>5 CANOPY TREES PER 100 LIN. FT. REQUIRED = 44 CANOPY TREES REQUIRED</i>	<i>44 CANOPY TREES PROVIDED</i>
	<i>3 UNDERSTORY TREES PER 100 LIN. FT. REQUIRED = 26 UNDERSTORY TREES REQUIRED</i>	<i>26 UNDERSTORY TREES PROVIDED</i>
	<i>CONTINUOUS HEDGE REQUIRED</i>	<i>CONTINUOUS HEDGE PROVIDED</i>

DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE	PARKING PERIMETER = 1,903 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 77 CANOPY TREES REQUIRED 38 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	77 CANOPY TREES PROVIDED 38 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE	PARKING AREA = 115,451 S.F. 1 CANOPY TREE REQUIRED PER 2,000 S.F. 10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED 58 CANOPY TREES REQUIRED 578 SHRUBS REQUIRED	58 CANOPY TREES PROVIDED 578 SHRUBS PROVIDED

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (NORTH SIDE)	3 TREES PER ACRE X 6.85 ACRES = 21 CANOPY TREES REQUIRED	21 CANOPY TREES PROVIDED
REAR SIDE CANOPY TREES (SOUTH SIDE)	2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED	29 CANOPY TREES PROVIDED
EAST SIDE CANOPY TREES	2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED	29 CANOPY TREES PROVIDED
WEST SIDE CANOPY TREES	2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED	29 CANOPY TREES PROVIDED
SITE UNDERSTORY TREES	6 UNDERSTORY TREES PER ACRE X 6.85 ACRES (POD B + POD C) X 50% IN FRONT = 21 TREES REQUIRED 6 UNDERSTORY TREES PER ACRE X 14.5 ACRES (ENTIRE SITE) X 25% ON EAST SIDE = 22 TREES REQUIRED 6 UNDERSTORY TREES PER ACRE X 14.5 ACRES (ENTIRE SITE) X 25% ON WEST SIDE = 22 TREES REQUIRED	FRONT SIDE 21 UNDERSTORY TREES PROVIDED EAST SIDE 22 UNDERSTORY TREES PROVIDED WEST SIDE 22 UNDERSTORY TREES PROVIDED
BUILDING FACADE (POD B)	349 LINEAR FEET 4 CANOPY TREES PER 100 LIN. FT. REQUIRED = 14 CANOPY TREES REQUIRED + ROW OF SHRUBS	14 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED

TOTAL SITE AREA.....	633,271 S.F.
TOTAL PROPOSED LANDSCAPED AREA.....	317,261 S.F.
LANDSCAPED AREA % OF TOTAL SITE AREA.....	50.1%
(MIN. 30%)	



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before digging

ALL ASPHALT, LIMEROCK, AND CONSTRUCTION DEBRIS TO BE REMOVED FROM PLANTING BEDS AND AREAS TO BE SODDED PRIOR TO LANDSCAPE INSTALLATION. PLANTING DEPTH OF SOIL IN SUCH AREAS SHOULD BE AT LEAST 3'. IF FILL MUST BE ADDED, IT MUST BE FLORIDA CLEAN DEEP FILL (FREE OF WEED SEEDS) WITH pH 5.5-6.5.

CANOPY TREES SHALL BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT AND ORNAMENTAL OR UNDERSTORY TREES SHALL HAVE A MINIMUM CALIPER OF ONE AND A HALF (1.5) INCHES, UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT.

ALL TREES TO BE PLANTED 1"-2" ABOVE FINISHED GRADE.

ALL LANDSCAPED AREAS TO BE MULCHED WITH 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS.

LEADER SHOOTS AND MAIN STRUCTURAL LIMBS OF TREES WILL NOT BE TOPPED OR PRUNED. TREES TO BE STAKED AS NEEDED, GUYLINES TO BE NON-SYNTHETIC BIODEGRADABLE MATERIAL.

OWNER SHALL BE RESPONSIBLE FOR (1) THE SURVIVAL OF THE LANDSCAPING ELEMENTS AND (2) REMOVAL OF ALL STAKING SYSTEMS WITHIN ONE YEAR. TREES WILL BE STAKED ONLY IF NECESSARY, AND IF STAKED, BIODEGRADABLE TWINE WILL BE USED.

ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH NOXIOUS WEED AND TROPICAL SODA APPLE FREE SOD OR SEEDED AND MULCHED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

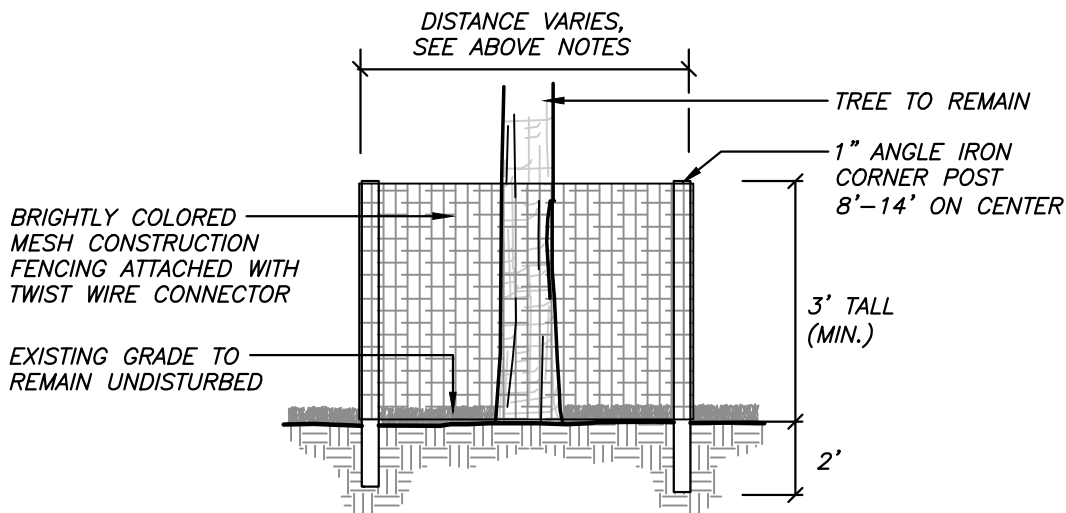
PLANT MATERIAL
ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PUBLISHED BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.

TREE MITIGATION FOR THE REGULATED TREES TO BE REMOVED SHALL BE PROVIDED ON A 1 FOR 1 BASIS. TREE MITIGATION FOR HERITAGE TREES TO BE REMOVED SHALL BE PROVIDED ON AN INCH-FOR-INCH BASIS.

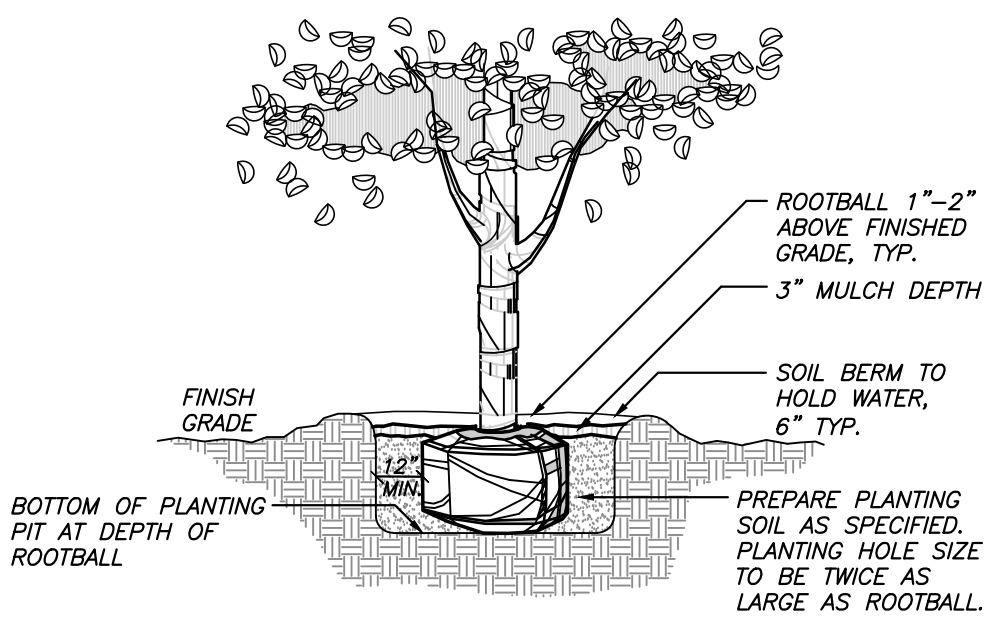
10% OPEN SPACE REQUIREMENT
CITY OF ALACHUA LDR SECTION 6.7.3 (A) STATES THAT THE MINIMUM OPEN SPACE SET-ASIDE SHALL BE 10% OF THE DEVELOPMENT SITE. THIS REQUIREMENT IS MET BY THE CALCULATIONS FOR 30% LANDSCAPE, SHOWN ADJACENT, WHICH INCLUDE LANDSCAPED BUFFERS AND OTHER LANDSCAPED AREAS.

LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(B)(VI). SEE SHEET L-303 THROUGH L-304.

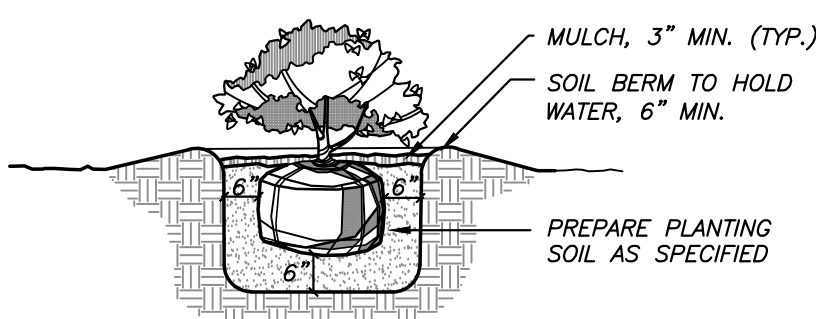
LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
EASTERN PERIMETER	769 L.F. BUFFER TYPE 'C'	OPTION 1 1 CANOPY TREE / 30 LIN. FT. + EVERGREEN HEDGE	26 PROPOSED CANOPY TREES CONTINUOUS EVERGREEN HEDGE
WESTERN PERIMETER	793 L.F. BUFFER TYPE 'C'	OPTION 1 1 CANOPY TREE / 30 LIN. FT. + EVERGREEN HEDGE	27 PROPOSED CANOPY TREES CONTINUOUS EVERGREEN HEDGE



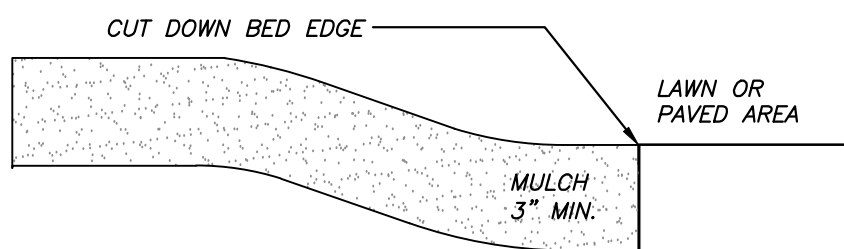
SCALE: N.T.S.



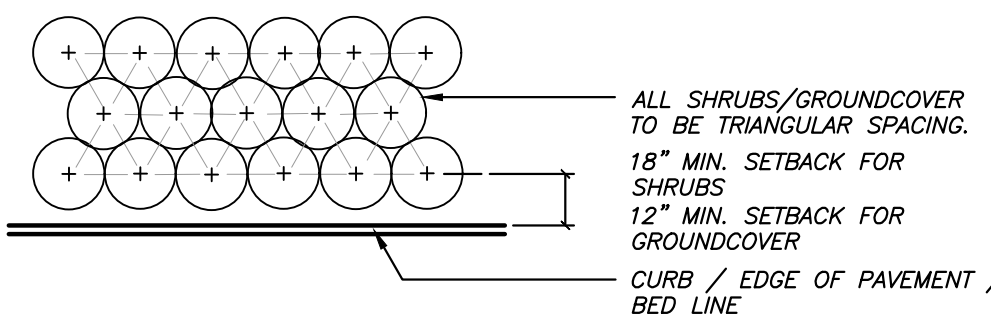
SCALE: N.T.S.



3) N.T.S.



4 N.T.S.



NOTE: THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

5) N.T.S.

[illegible]

DATE ISSUED: 06/30/16

SCALE: 1" = 30'-0"

DRAWN BY: CMT

REVIEWED BY: LFH

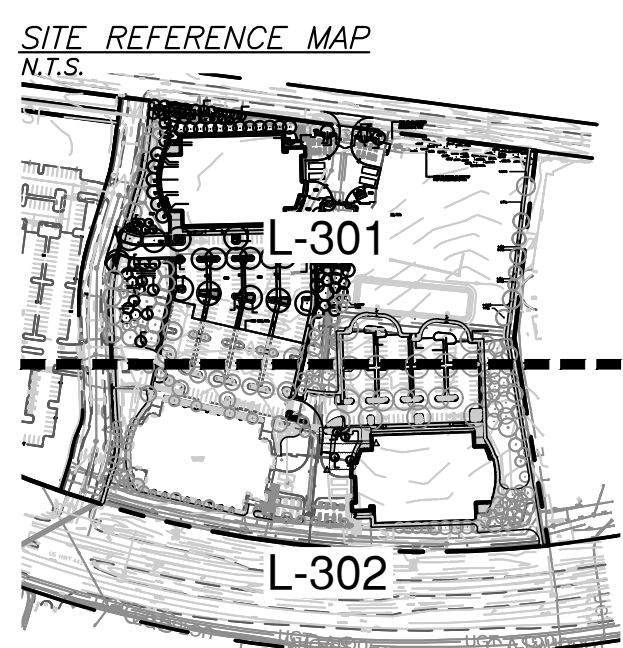
CHW PROJECT NUMBER

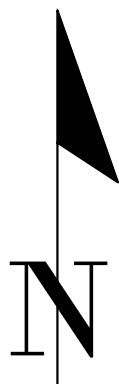
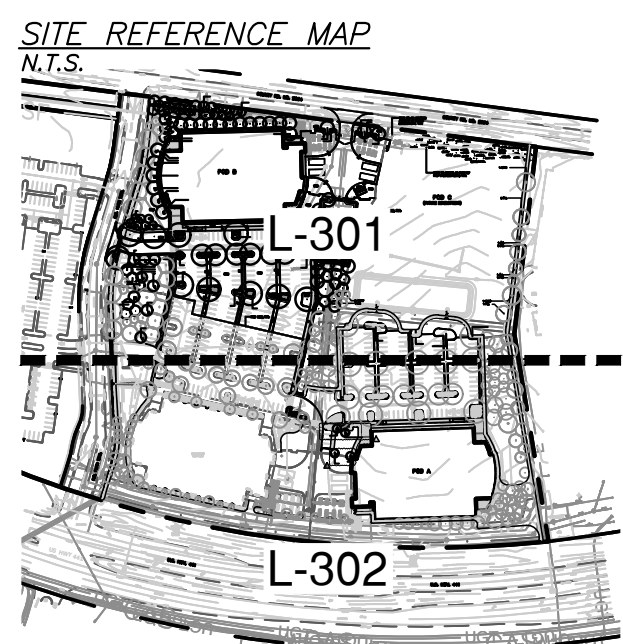
16-0111

LANDSCAPE PLAN
- POD B

HEET NUMBER

L-301

CITY
SUBMITTAL

CITY
SUBMITTAL

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL</u>	<u>ARC</u>	<u>PSI</u>	<u>GPM</u>	<u>RADIUS</u>
	Irritrol 533 Bubbler on nearest tree	360	30	0.50	1'
<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>				
	Area to Receive Dripline Hunter PLD-10-12 On-Surface Pressure Compensating Landscape Dripline. 0.9GPH emitters at 12.0" O.C. Dripline laterals spaced at 16.0" apart, with emitters offset for triangular pattern. UV Resistant.				
<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>				
	Hunter PGV in 12" Valve Box				
	Wilkins 975XL 1" Backflow Preventer				
	Hunter PC-900 9 Station Controller				
	Hunter WR-CLIK Wireless Rain CliK				
	Hunter HY-100 filter and 1" PVC ball valve in Jumbo Valve Box				
	Water Meter $\frac{3}{4}$ " by others see civil plans				
	Irrigation Lateral Line: PVC Class160				
	Irrigation Mainline: PVC 1-1/2" Class 200 SDR 21				
	Pipe Sleeve: PVC Schedule 40 Extend sleeves 18 inches beyond edges of paving or construction.				

1.1 SUMMARY: Includes but not limited to:

- a. Furnishing and installing sprinkler system as described in Contract Documents complete with accessories necessary for proper functioning.

1.2 SYSTEM DESCRIPTION:

- A. Design Requirements:
 - 1. Layout of Irrigation Heads:
 - a. Location of heads shown on Drawings is approximate. Actual placement may vary slightly as is required to achieve full, even coverage without spraying onto buildings, sidewalks, fences, etc.
 - b. During layout, consult with Landscape Architect to verify proper placement and make recommendations, where revisions are advisable.

1.3 QUALITY ASSURANCE:

- A. Regulatory Requirements:
 - 1. Work and materials shall be in accordance with latest rules and regulations, and other applicable state or local laws. Nothing in Contract Documents is to be construed to permit work not conforming to these codes.
- B. Pre-Installation Conference:
 - 1. Meet with Owner and Landscape Architect to discuss and clarify all aspects of job requirements prior to commencing work of this Section.
- C. System Adjustments:
 - 1. Minor adjustments in system will be permitted to avoid existing fixed obstructions.
 - 2. Mainline, laterals, and valves are shown for clarity purposes only. All irrigation equipment to be with landscape area. Mainline, laterals and valves to be installed as far away from existing and new specimen trees as possible
 - 3. Documentation and submittal of actual water supply performance prior to commencing installation.

- A. Record Drawings:
 1. Prepare an accurate as-built drawing as installation proceeds to be submitted prior to final inspection. Drawing shall include:
 - a. Detail and dimension changes made during construction.
 - b. Significant details and dimensions not shown in original Bidding Documents.
 2. Maintain, at job site, one copy of Contract Documents (as defined in General Conditions) and relevant shop drawings.
 3. Clearly mark each document "PROJECT RECORD COPY" and maintain in good condition for use by the Landscape Architect and Owner.
 4. As-built drawing shall be provided in PDF format.
 5. Submit product literature for all sprinklers, valves, pipe, wire, wire connectors and controller.
 6. Final payment for system will not be authorized until accurate and complete submittals are delivered to the Landscape Architect.
- B. Instruction Manual:
 1. Provide instruction manual which lists complete instructions for system operation and maintenance.

1.5. **PRODUCT STORAGE:**

- A. During construction and storage, protect materials from damage and prolonged exposure to sunlight.

1.6. **WARRANTY:**

- A. Standard one (1) year warranty stipulated in General Conditions shall include:
 1. Completed system including parts and labor.
 2. Filling and repairing depressions and replacing plantings due to settlement of irrigation trenches for one (1) year following final acceptance.
- B. System adjustment to supply proper coverage to areas to receive water.

1. In addition to installed system, furnish Owner with the following items at close-out:
 - a. Two sprinkler head bodies of each size and type.
 - b. Two nozzles for each size and type.
 - c. Two adjusting keys for each sprinkler head cover type.

2.1 PIPE, PIPE FITTINGS, AND CONNECTIONS:

A. Pipe shall be continuously and permanently marked with Manufacturer's name, size, schedule, type and working pressure.

B. Pipe:

- 1. Pressure Lines: as indicated on plans.
- 2. Lateral Lines: as indicated on plans.
- 3. Risers: sch. 80 PVC, gray

C. Fittings:

- 1. Schedule 40 PVC.

D. Sleeving:

- 1. Schedule 40 PVC.

A. Conform to requirements shown on Drawings as to type, radius of throw, pressure, and discharge

- A. Control valves shall be of size and type indicated on Drawings.
- B. Control wire shall be UL listed, color coded copper conductor direct burial size 14. Use 3M-DBY waterproof wire connectors at splices and locate all splices within valve boxes. Use white or gray color for common wire and other colors for all other wire. Each common wire may serve only one controller.
- C. Add two extra control wires from panel to valves for use if a wire fails and mark them in the control box as extra wires. These wires shall be of a different color than the others.

- A. Electric Valves:
 - 1. Make and model shown on Drawings.
- B. Gate valves:
 - 1. Bronze construction, angle type, 150 pound class, threaded connections, with cross-type operating handle designed to receive operating key.
- C. Automatic Controller:
 - 1. Make and model shown on Drawings.
- D. Backflow Preventor:
 - 1. Make and model shown on Drawings.

A. Valve Boxes:

1. Ametek or Brooks rectangular heavy duty valve box with locking lid or Landscape Architect approved equal.
2. Do not install more than one (1) valve in a single box.
3. Valve boxes shall be large enough for easy removal or maintenance of valves.

3.1 PREPARATION:

A. Protection:

1. Work of others damaged by this Section during course of its work shall be replaced or repaired by original installer at this Section's expense.

- A. Trenching and Backfilling:
 1. Over-excavate trenches by two (2") inches and bring back to indicated depth by filling with fine, rock-free soil or sand.
 2. Cover pipe both top and sides with two (2") inches of material specified in paragraph above. In no case shall there be less than two (2") inches of rock-free soil or sand surrounding pipe.
- B. Installation of Plastic Pipe:
 1. Install plastic pipe in a manner to provide for expansion and contraction as recommended by Manufacturer.
 2. Unless otherwise indicated on Drawings, install main lines with a minimum cover of eighteen (18") inches based on finish grade. Install lateral lines with a minimum cover of twelve (12") inches based on finish grade.
 3. Install pipe and wires under driveways or parking areas in specified sleeves a minimum of twenty-four (24") inches below finish grade or as shown on Drawings.
 4. Locate no sprinkler head closer than twelve (12") inches from building foundation. Heads immediately adjacent to moving strips, walks or curbs shall be one (1") inch below top of moving strip, walk or curb and have a minimum of one (12") inch clearance between head and walk or curb.
 5. Drawings show arrangement of piping. Should local conditions necessitate rearrangement, obtain approval of Landscape Architect prior to proceeding with work.
 6. Cut plastic pipe square. Remove burrs at cut ends prior to installation so unobstructed flow will result.
 7. Make solvent weld joints in the following manner:
 - a. Clean mating pipe and fitting with clean, dry cloth and apply one (1) coat of P-70 primer to each.
 - b. Apply uniform coat of 711 solvent to outside of pipe.
 - c. Apply solvent to fitting in similar manner.
 - d. Reapply a light coat of solvent to pipe and quickly insert into fitting.
 - e. Give pipe or fitting a quarter turn to insure even distribution of solvent and make sure pipe is inserted to full depth of fitting socket.
 - f. Hold in position for fifteen (15) seconds minimum or long enough to secure joint.
 - g. Wipe off solvent appearing on outer shoulder of fitting.
 - h. Do not use an excessive amount of solvent thereby causing an obstruction to form on the inside of pipe.
 8. Allow joints to set at least 24 hours before applying pressure to PVC pipe.
 9. Tape threaded connection with left hand tape.
 9. Install concrete thrust blocks wherever change of direction occurs a PVC main pressure lines unless otherwise detailed on Drawings.

1. Install controller, control wires, and valves in accordance with manufacturer's recommendations and according to applicable electrical code.
2. Install valves in plastic boxes with reinforced heavy duty plastic covers. Locate valve box tops at finish grade.
3. Install remote control valves in valve boxes positioned over valve so all parts of valve can be reached for service. Set cover of valve box even with finish grade.
4. Install all valve boxes over nine (9") inches of gravel for drainage.

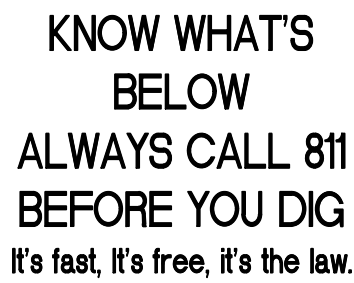
1. Prior to the installation of sprinkler heads, open control valves and use full head of water to flush out system.
2. Set sprinkler heads perpendicular to finish grade.
3. Set lawn sprinkler heads adjacent to existing walks, curbs, and other paved areas to grade.

E. Dripline:

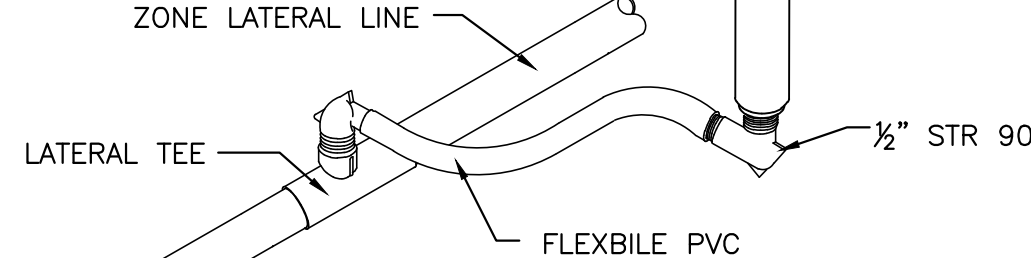
1. Install 6" pop up spray and closed nozzle by drip zone control valves to be used as zone operation indicator.
2. Stake dripline every eight feet with 6" sod staple.

- A. Adjust heads to proper grade when turf is sufficiently established to allow walking on it without appreciable harm. Such lowering or raising of heads shall be part of the original contract with no additional charge to the Owner.
- B. Adjust sprinkler heads for proper distribution and trim to ensure spray does not fall on building.
- C. Adjust watering time of valves to provide proper amounts of water to all plants.

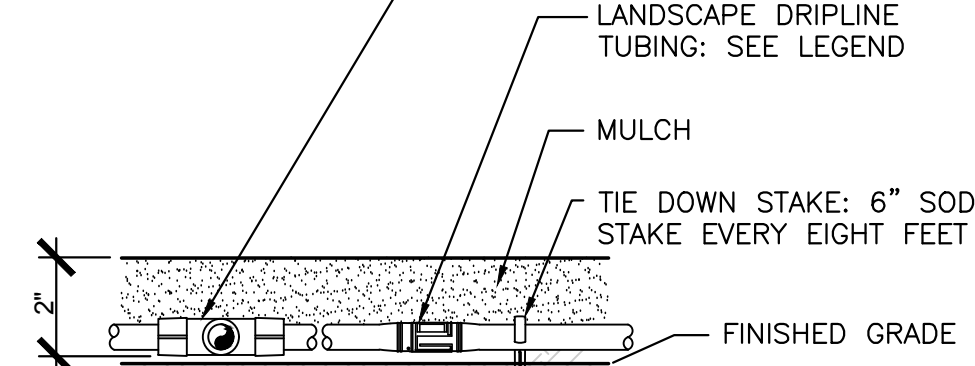
A. After system is installed and approved, instruct Owners Representative in complete operation and maintenance.



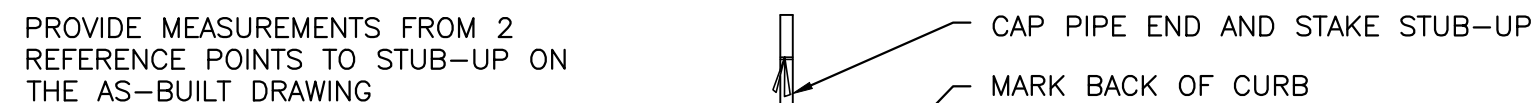
INSTALL TOP OF VALVE A MAXIMUM OF 15" FROM FINISHED GRADE.



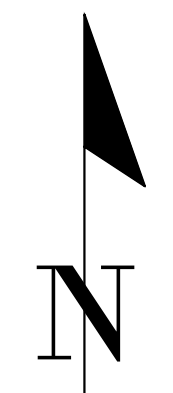
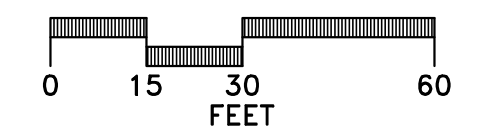
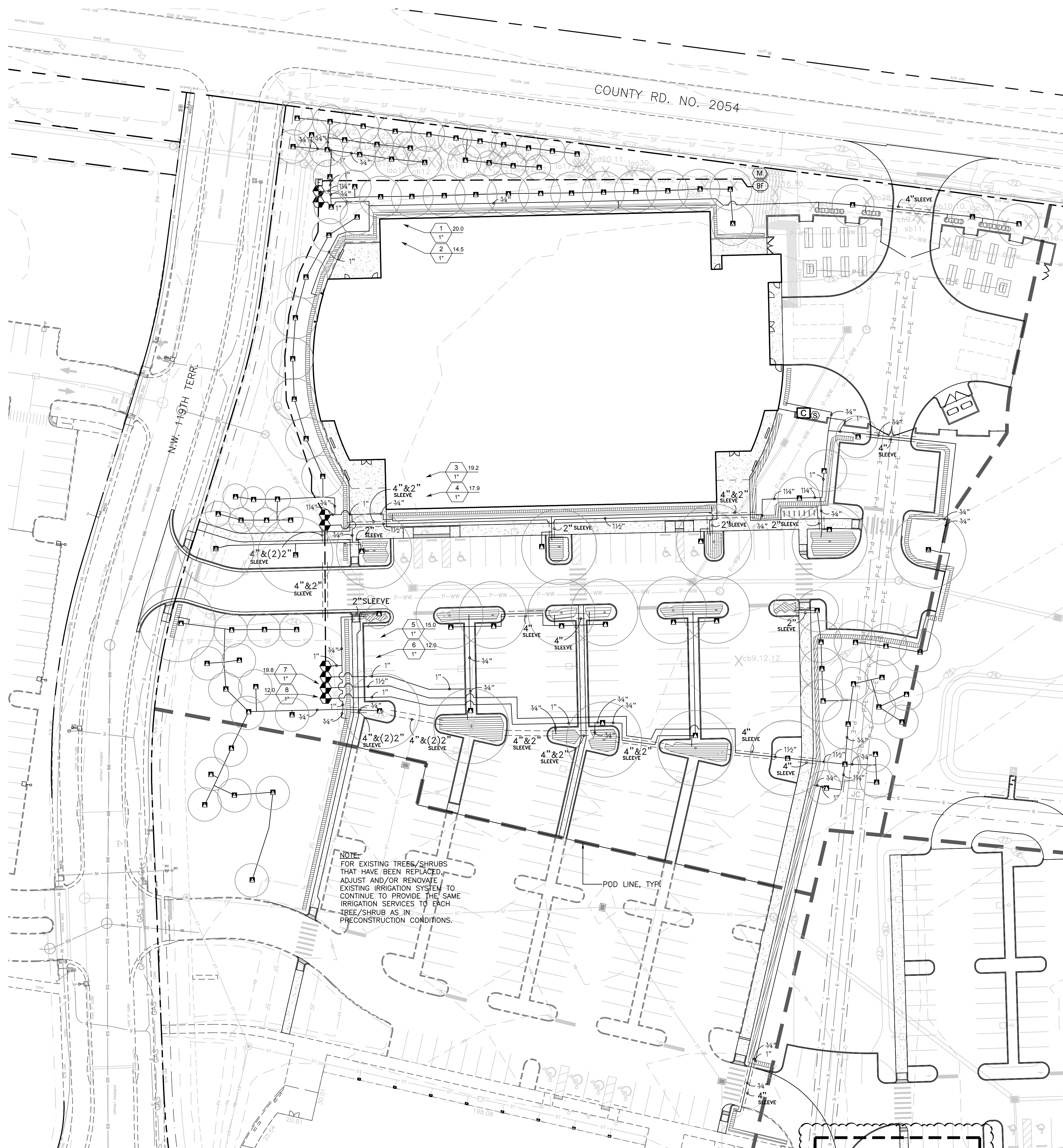
(2) SCALE: N.T.S.



(3) SCALE: N.T.S.



(4) SCALE: N.T.S.

**RS&H**

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5620 * LCC000210 * GB238



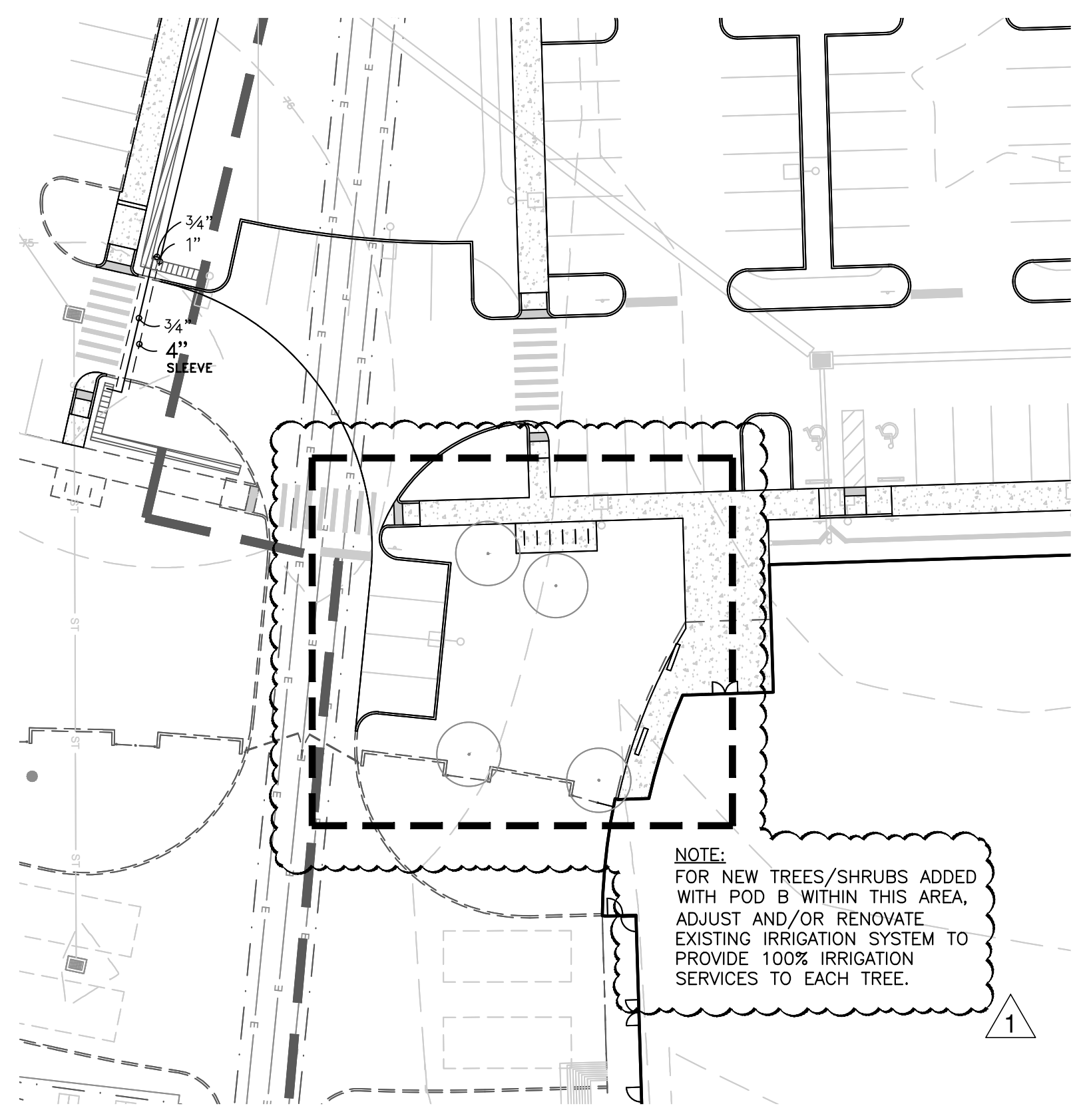
**14193 NW 119TH TERRACE
ALACHUA, FL 32615**

CONSULTANTS



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

est. 1988 **FLORIDA**
LC26000564



REVISIONS

[illegible]

DATE ISSUED: 06/30/16

SCALE: 1" = 30'-0"

DRAWN BY: CMT

REVIEWED BY: LFH

CHW PROJECT NUMBER
16-0111

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IRRIGATION PLAN
- POD B

SHEET NUMBER

L-304

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<u>SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>TYPE</u>
FA	4	FRAXINUS AMERICANA	WHITE ASH	8' HEIGHT, MIN.	CANOPY
FG	4	FRAXINUS PENNSYLVANICA	GREEN ASH	8' HEIGHT, MIN.	CANOPY
LIM	8	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	1 1/2" CALIPER MIN.	UNDERSTORY
LT	12	LIRIODENDRON TULIPIFERA	TULIP TREE	8' HEIGHT, MIN.	CANOPY
MGB	5	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	BRACKEN'S BROWN BEAUTY MAGNOLIA	8' HEIGHT, MIN.	CANOPY
QA	1	QUERCUS AUSTRINA	BLUFF OAK	8' HEIGHT, MIN.	CANOPY
QS	3	QUERCUS SHUMARDII	SHUMARD OAK	8' HEIGHT, MIN.	CANOPY
QVC	13	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL LIVE OAK	8' HEIGHT, MIN.	CANOPY
TD	14	TAXODIUM DISTICHUM	BALD CYPRESS	8' HEIGHT, MIN.	CANOPY
UA	6	ULMUS ALATA	WINGED ELM	8' HEIGHT, MIN.	CANOPY
<u>SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	
BX	230	BUXUS MICROPHYLLA	BOXWOOD	24" HEIGHT, MIN.	
IDB	320	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	24" HEIGHT, MIN.	
RI	116	RHAPHIOLEPIS INDICA 'ELEANOR TABOR'	ELEANOR TABOR INDIAN HAWTHORN	24" HEIGHT, MIN.	
VO	11	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	24" HEIGHT, MIN.	
VOS	73	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLER'S DELIGHT VIBURNUM	24" HEIGHT, MIN.	
<u>SOD/SEED</u>		<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	
SOD		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD	

DESCRIPTION	LANDSCAPE REQUIREMENTS	LANDSCAPE PROVIDED
U.S. HWY. 441 (873 LIN. FT.)	5 CANOPY TREES PER 100 LIN. FT. REQUIRED = 44 CANOPY TREES REQUIRED 3 UNDERSTORY TREES PER 100 LIN. FT. REQUIRED = 26 UNDERSTORY TREES REQUIRED CONTINUOUS HEDGE REQUIRED	44 CANOPY TREES PROVIDED 26 UNDERSTORY TREES PROVIDED CONTINUOUS HEDGE PROVIDED

DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE	PARKING PERIMETER = 2,468 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 99 CANOPY TREES REQUIRED 50 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	99 CANOPY TREES PROVIDED 50 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE	PARKING AREA = 152,020 S.F. 1 CANOPY TREE REQUIRED PER 2,000 S.F. 10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED 76 CANOPY TREES REQUIRED 760 SHRUBS REQUIRED	76 CANOPY TREES PROVIDED 760 SHRUBS PROVIDED

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (NORTH SIDE)	3 TREES PER ACRE X 6.85 ACRES = 21 CANOPY TREES REQUIRED	21 CANOPY TREES PROVIDED
REAR SIDE CANOPY TREES (SOUTH SIDE)	2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED	29 CANOPY TREES PROVIDED
EAST SIDE CANOPY TREES	2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED	29 CANOPY TREES PROVIDED
WEST SIDE CANOPY TREES	2 TREES PER ACRE X 14.5 ACRES = 29 TREES REQUIRED	29 CANOPY TREES PROVIDED
SITE UNDERSTORY TREES	6 UNDERSTORY TREES PER ACRE X 6.85 ACRES (POD B + POD C) X 50% IN FRONT = 21 TREES REQUIRED 6 UNDERSTORY TREES PER ACRE X 14.5 ACRES (ENTIRE SITE) X 25% ON EAST SIDE = 22 TREES REQUIRED 6 UNDERSTORY TREES PER ACRE X 14.5 ACRES (ENTIRE SITE) X 25% ON WEST SIDE = 22 TREES REQUIRED	FRONT SIDE 21 UNDERSTORY TREES PROVIDED EAST SIDE 22 UNDERSTORY TREES PROVIDED WEST SIDE 22 UNDERSTORY TREES PROVIDED
BUILDING FACADE (POD C)	349 LINEAR FEET 4 CANOPY TREES PER 100 LIN. FT. REQUIRED = 14 CANOPY TREES REQUIRED + ROW OF SHRUBS	14 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED

TOTAL SITE AREA.....	633,271 S.F.
TOTAL PROPOSED LANDSCAPED AREA.....	403,424 S.F.
LANDSCAPED AREA % OF TOTAL SITE AREA.....	63.7%
(MIN. 30%)	



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The site plan for the L-401 development shows a central area with four building footprints, each labeled 'B-1'. These buildings are arranged around a central courtyard or parking area. The site is bounded by Highway 101 to the north and Highway 102 to the east. The plan also shows various parking spaces, including a large lot to the west of the buildings and a smaller lot to the east. The surrounding area includes other buildings and infrastructure, such as a bridge or overpass to the north.

ALL ASPHALT, LIMESTOCK, AND CONSTRUCTION DEBRIS TO BE REMOVED FROM PLANTING BEDS AND AREAS TO BE SODDED PRIOR TO LANDSCAPE INSTALLATION. PLANTING DEPTH OF SOIL IN SUCH AREAS SHOULD BE AT LEAST 3'. IF FILL MUST BE ADDED, IT MUST BE FLORIDA CLEAN DEEP FILL (FREE OF WEED SEEDS) SANDY LOAM WITH pH 5.5-6.5.

CANOPY TREES SHALL BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT AND ORNAMENTAL OR UNDERSTORY TREES SHALL HAVE A MINIMUM CALIPER OF ONE AND A HALF (1.5) INCHES, UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT.

ALL TREES TO BE PLANTED 1"-2" ABOVE FINISHED GRADE.

ALL LANDSCAPED AREAS TO BE MULCHED WITH 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS.

LEADER SHOOTS AND MAIN STRUCTURAL LIMBS OF TREES WILL NOT BE TOPPED OR PRUNED. TREES TO BE STAKED AS NEEDED, GUYLINES TO BE NON-SYNTHETIC BIODEGRADABLE MATERIAL.

OWNER SHALL BE RESPONSIBLE FOR (1) THE SURVIVAL OF THE LANDSCAPING ELEMENTS AND (2) REMOVAL OF ALL STAKING SYSTEMS WITHIN ONE YEAR. TREES WILL BE STAKED ONLY IF NECESSARY, AND IF STAKED, BIODEGRADABLE TWINE WILL BE USED.

ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH NOXIOUS WEED AND TROPICAL SODA APPLE FREE SOD OR SEEDED AND MULCHED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PUBLISHED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE.

TREE MITIGATION FOR THE REGULATED TREES TO BE REMOVED SHALL BE PROVIDED ON A 1 FOR 1 BASIS. TREE MITIGATION FOR HERITAGE TREES TO BE REMOVED SHALL BE PROVIDED ON AN INCH-FOR-INCH BASIS.

10% OPEN SPACE REQUIREMENT
CITY OF ALACHUA LDR SECTION 6.7.3 (A) STATES THAT THE MINIMUM OPEN SPACE SET-ASIDE SHALL BE 10% OF THE DEVELOPMENT SITE. THIS REQUIREMENT IS MET BY THE CALCULATIONS FOR 30% LANDSCAPE, SHOWN BELOW, WHICH INCLUDE LANDSCAPED BUFFERS AND OTHER LANDSCAPED AREAS.

LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(B)(VI). SEE SHEETS L-403 THROUGH L-404 FOR POD C IRRIGATION PLANS.

LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
EASTERN PERIMETER	769 L.F. BUFFER TYPE 'C'	OPTION 1 1 CANOPY TREE / 30 LIN. FT. + EVERGREEN HEDGE	26 PROPOSED CANOPY TREES CONTINUOUS EVERGREEN HEDGE
WESTERN PERIMETER	793 L.F. BUFFER TYPE 'C'	OPTION 1 1 CANOPY TREE / 30 LIN. FT. + EVERGREEN HEDGE	27 PROPOSED CANOPY TREES CONTINUOUS EVERGREEN HEDGE

NOTE:
CALCULATIONS ON THIS SHEET INCLUDE EXISTING
PHASE 1 PLANTINGS, POD A PLANTINGS, POD B
PLANTINGS, AND PROPOSED POD C PLANTINGS.
THE ENTIRE SITE AREA IS 14.50 ACRES AND
INCLUDES PHASE 1, POD A, POD B, AND POD C.
POD CALCULATIONS BUILD ON EACH OTHER AS
PODS ARE CONSTRUCTED. SEE SHEET L-200
FOR POD A CALCULATIONS AND SEE SHEET
L-300 FOR POD B CALCULATIONS.

A cross-sectional diagram of a tree protection fence. The fence consists of a mesh construction attached to a twist wire connector, which is anchored into the ground. The mesh is 3 feet tall (minimum) and is supported by a 1-inch angle iron corner post, which is 8 to 14 feet on center. The fence is 2 feet wide. The existing grade is to remain undisturbed. The distance between the fence and the tree to be protected varies, as noted in the diagram.

DISTANCE VARIES, SEE ABOVE NOTES

TREE TO REMAIN

1" ANGLE IRON CORNER POST 8'-14' ON CENTER

3' TALL (MIN.)

2'

BRIGHTLY COLORED MESH CONSTRUCTION FENCING ATTACHED WITH TWIST WIRE CONNECTOR

EXISTING GRADE TO REMAIN UNDISTURBED

CUT DOWN BED EDGE

MULCH

LAWN OR PAVED AREA

Diagram illustrating the correct planting depth for a tree. The tree is shown with its rootball, which is 12 inches in diameter. The rootball is placed in a hole that is 12 inches deep, labeled "BOTTOM OF PLANTING PIT AT DEPTH OF ROOTBALL". The hole is filled with soil, and a 3-inch mulch depth is indicated. The rootball is 1 to 2 inches above the finished grade. The soil berm is 6 inches deep. The diagram also shows the preparation of the planting hole, which should be twice as large as the rootball.

Diagram illustrating the required setbacks for shrubs and groundcover from the curb and edge of pavement:

- ALL SHRUBS/GROUND COVER TO BE TRIANGULAR SPACING.
- 18" MIN. SETBACK FOR SHRUBS
- 127" MIN. SETBACK FOR GROUND COVER
- CURB / EDGE OF PAVEMENT / BED LINE

70' SHRUBS/GROUNDCOVER TO BE TRIANGULAR SPACING.

18' MIN. SETBACK FOR SHRUBS

12' MIN. SETBACK FOR GROUNDCOVER

CURB / EDGE OF PAVEMENT / BED LINE

NOTE: THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

REGULATED TREE MITIGATION	
REGULATED TREES REMOVED.....	17 TREES
TREES REQUIRED FOR MITIGATION (AT 1:1 REPLACEMENT).....	
	17 TREES
HERITAGE TREE MITIGATION	
HERITAGE TREES REMOVED.....	1 TREES
INCHES REQUIRED FOR MITIGATION (AT INCH-FOR-INCH REPLACEMENT).....	
	27"
REPLACEMENT TREES REQUIRED.....	18 TREES
TOTAL TREE MITIGATION PAYMENT	
TOTAL REPLACEMENT TREES REQUIRED.....	35 TREES
TOTAL REPLACEMENT TREES PROPOSED.....	15 TREES
TOTAL MITIGATION DEFICIT.....	20 TREES
ESTIMATED COST PER TREE*	\$59.58
TOTAL MITIGATION PAYMENT REQUIRED.....	\$1,991.60
*ESTIMATED COST OF REPLACEMENT TREE, SEE ATTACHED "TREE MITIGATION MEMO."	
NOTE:	
A MITIGATION PAYMENT SHALL BE PROVIDED IN LIEU OF ON-SITE REPLACEMENT TREES. FEES FOR TREE MITIGATION SHALL BE PAID TO THE CITY PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR NEW CONSTRUCTION WITH AN APPROVED SITE PLAN.	

NOTE:
A MITIGATION PAYMENT SHALL BE PROVIDED IN LIEU OF ON-SITE REPLACEMENT TREES. FEES FOR TREE MITIGATION SHALL BE PAID TO THE CITY PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR NEW CONSTRUCTION WITH AN APPROVED SITE PLAN.

MULCH, 3" MIN. (TYP.)

SOIL BERM TO HOLD WATER, 6" MIN.

PREPARE PLANTING SOIL AS SPECIFIED

6"

[illegible]

DATE ISSUED: 06/30/1

SCALE: _____ N/A

DRAWN BY: CMT

REVIEWED BY: LFH

CHW PROJECT NUMBER

CHW PROJECT NUMBER

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LANDSCAPE
NOTES, DETAILS,
& CALCULATIONS -
POD C

SHEET NUMBER

L-400

CITY
SUBMITTAL

Diagram illustrating the installation of a zone valve in a gravel sump. The assembly includes:

- WIRING TO CONTROLLER; PROVIDE EXPANSION COILS
- VALVE BOX MOUNTED AT GRADE; USE EXTENSION IF NECESSARY
- ZONE VALVE
- 1 CF. GRAVEL SUMP AND BASE
- TAPE OPEN AREAS AS NECESSARY TO PREVENT SILTATION.
- PIPING TO ZONE
- SCH. 80 NIPPLE TO FIRSTS FITTING

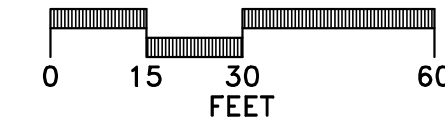
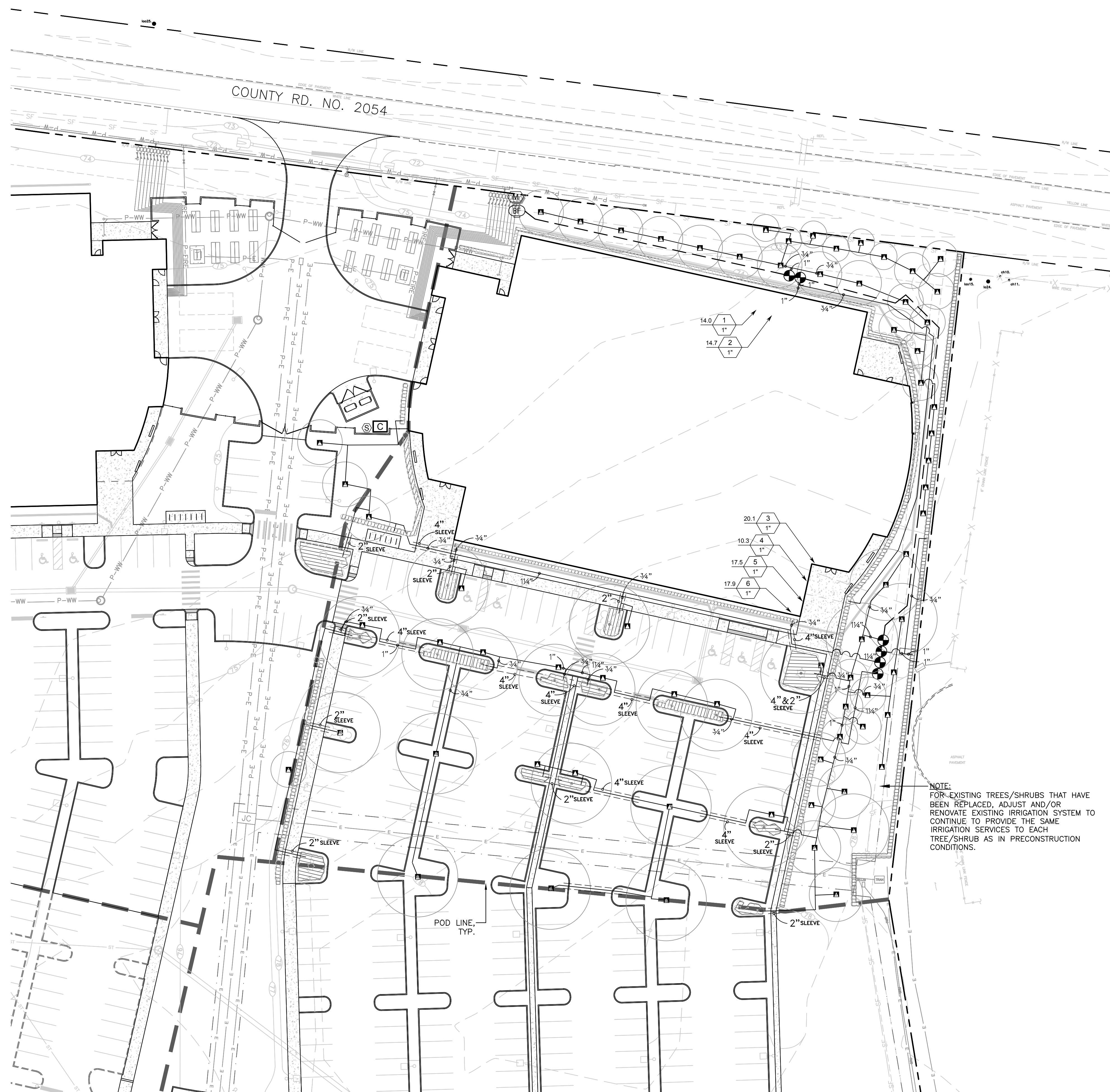
1 ZONE VALVE INSTALLATION DETAIL
SCALE: N.T.S.



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www.rsandh.com
FL Cert. Nos. AAC001886 * IB26000956 *
5620 * LCC000210 * GB238



**14193 NW 119TH TERRACE
ALACHUA, FL 32615**

CONSULTANTS



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

est. 1988 **FLORIDA**
LC26000564

NOTE:
FOR NEW TREES/SHRUBS ADDED
WITH POD C WITHIN THIS AREA,
ADJUST AND/OR RENOVATE
EXISTING IRRIGATION SYSTEM TO
PROVIDE 100% IRRIGATION
SERVICES TO EACH TREE.

REVISIONS

[illegible]

DATE ISSUED: 06/30/16

SCALE: 1" = 30'-0"

DRAWN BY: CMT

REVIEWED BY: LFH

CHW PROJECT NUMBER
16-0111

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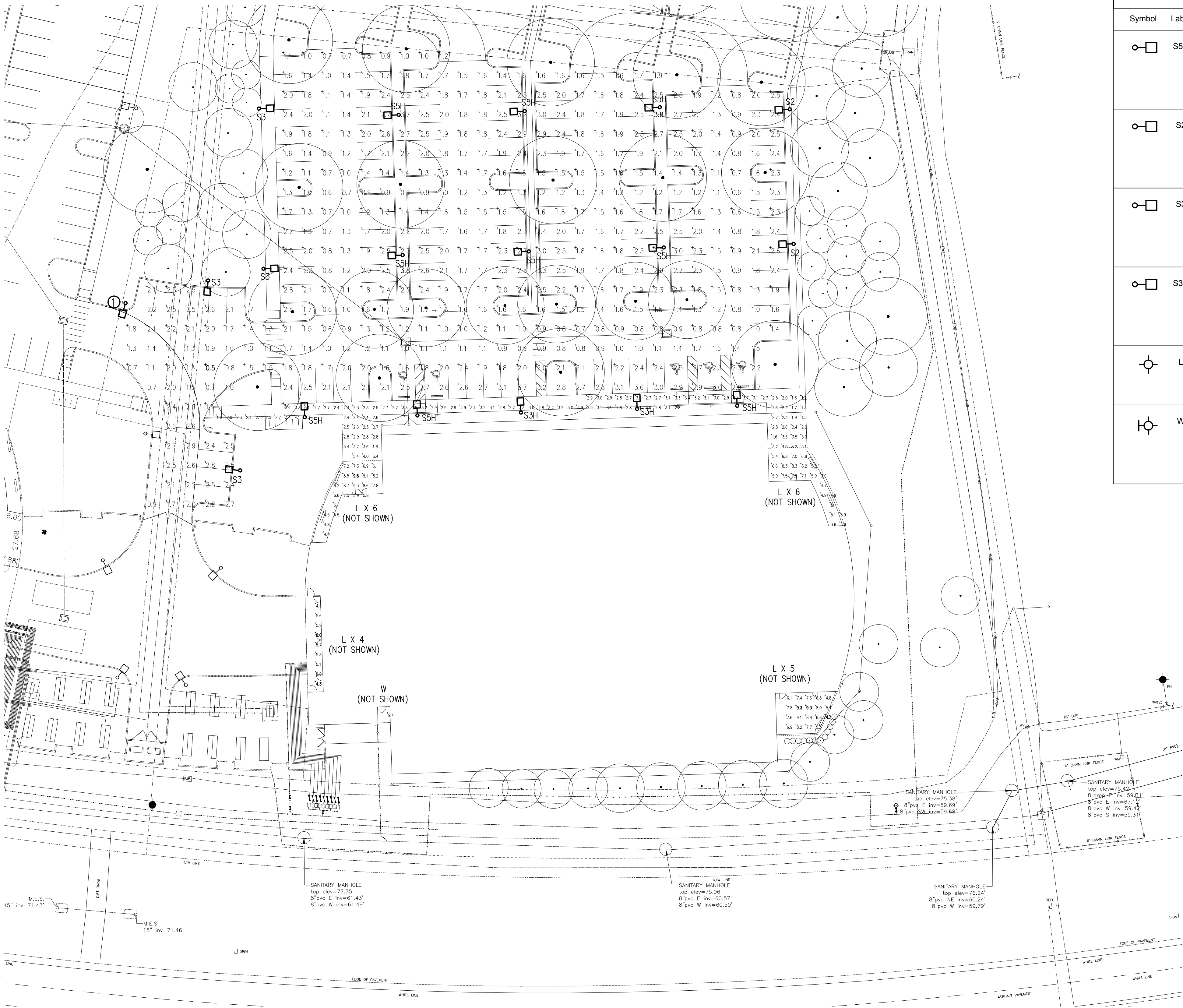
IRRIGATION PLAN
- POD C

SHEET NUMBER

L-403

CITY
SUBMITTAL

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PLAN NOTES

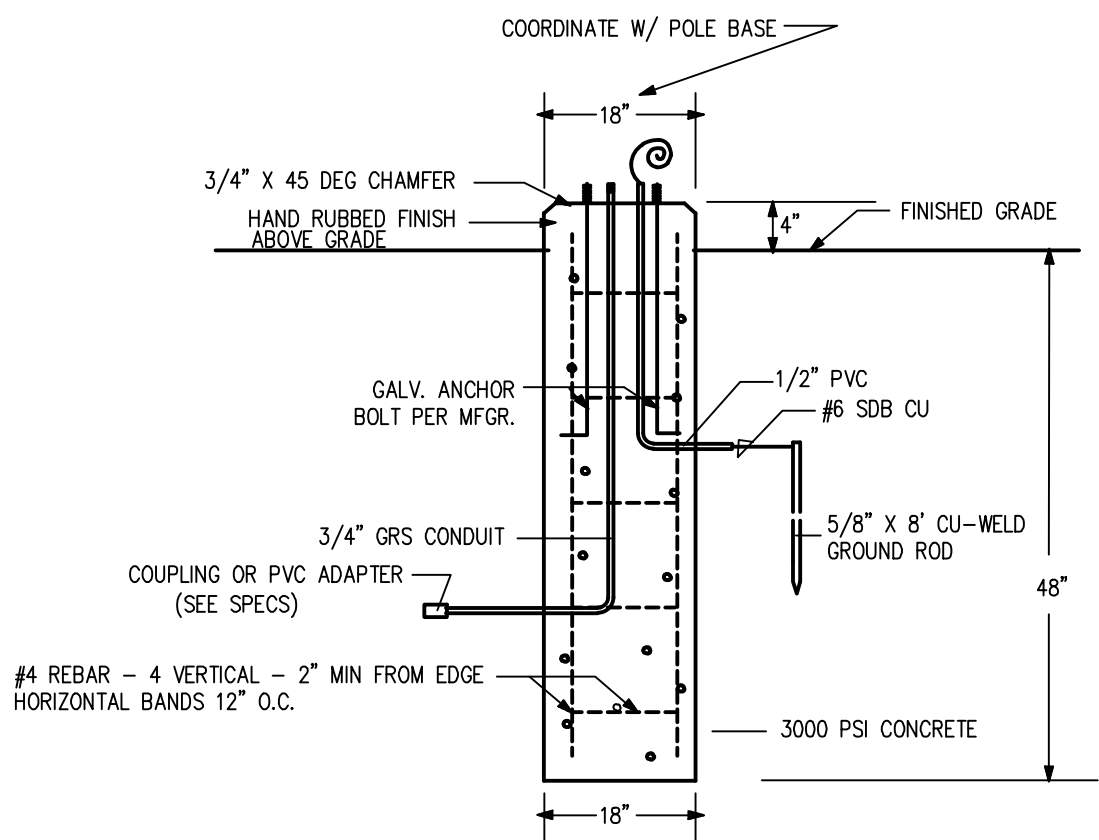
① EXISTING FIXTURE RELOCATED.

LUMINAIRE SCHEDULE FOR PHOTOMETRICS											
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts	MH
	S5H	9	COOPER	GLEON-AE-02-LED-E1-5MQ	GALLEON LED AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1A LIGHTSQUARES WITH 16 LEDS EACH AND TYPE V MEDIUM OPTICS		GLEON-AE-02-LED-E1-5MQ.ies	11029	0.81	107	15
	S2	2	COOPER	GLEON-AE-01-LED-E1-T2	GALLEON LED AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 1A LIGHTSQUARE WITH 16 LEDS AND TYPE II OPTICS		GLEON-AE-01-LED-E1-T2.ies	5272	0.81	56	15
	S3	4	COOPER	GLEON-AE-01-LED-E1-T3	GALLEON LED AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 1A LIGHTSQUARE WITH 16 LEDS AND TYPE III OPTICS		GLEON-AE-01-LED-E1-T3.ies	5374	0.81	56	15
	S3H	2	COOPER	GLEON-AE-02-LED-E1-T3-700	GALLEON LED AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 700mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III OPTICS		GLEON-AE-02-LED-E1-T3-700.ies	7676	0.81	72	15
	L	21	AXIS	WBLED-B3-MF-35-SO-4-D(PHIL54)	AXIS LIGHTING WET BEAM DIRECT LED LUMINAIRE WITH WHITE REFLECTOR AND WHITE TRANSLUCENT LENS	240 WHITE LEDS. LUMEN OUTPUT = 1981 LMS.	WBLED-B3-MF-500-80-35-S.ies	1984	0.81	22	CEIL
	W	1	H.E. WILLIAMS	VG1-L30-740-TFL-MTG-CLR-OPT-EDD-UNV	VOLTAIRE ARCHITECTURAL GARAGE LUMINAIRE WITH TFL MOLDED REFRACTIVE CLEAR ACRYLIC LED LENS AND CLEAR GLASS LENS.	(4) LUXEON M 4000K LEDS	VG1-L30-740-TFL-DIM-UNV.IES	3447	0.81	35.8	9

PHOTOMETRIC STATISTICS

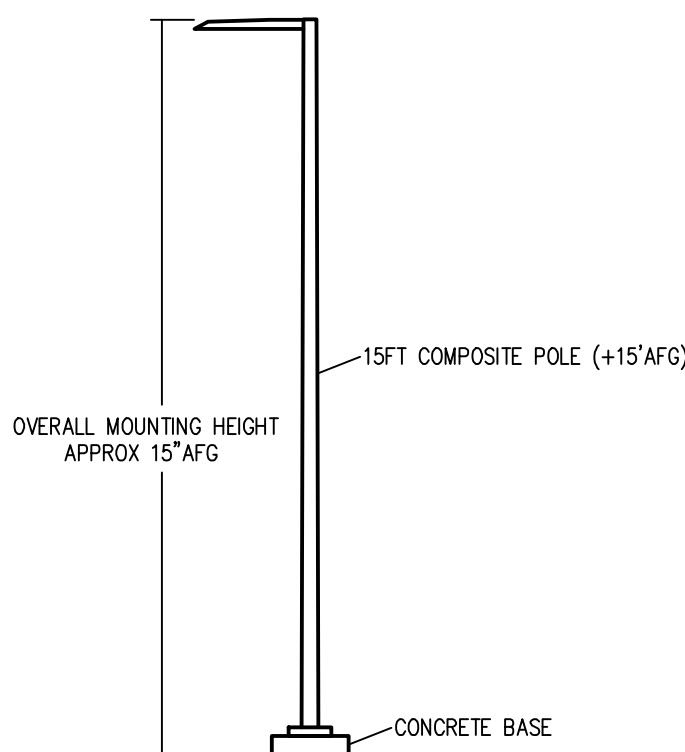
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT- 2A	+	1.8 fc	3.8 fc	0.5 fc	7.6:1	3.6:1
FRONT ENTRY- 2A	+	3.9 fc	9.6 fc	1.2 fc	8.0:1	3.3:1
SERVICE ENTRY- 2A	+	5.3 fc	6.0 fc	4.3 fc	1.4:1	1.2:1
REAR ENTRY- 2A	+	9.4 fc	9.4 fc	9.4 fc	1.0:1	1.0:1
REAR SEATING- 2A	+	7.2 fc	9.3 fc	4.3 fc	2.2:1	1.7:1

PHOTOMETRICS INCLUDE CONTRIBUTIONS OF EXISTING PHASE 1 LIGHTING AND NEW LIGHTING PROPOSED FOR THIS POD ONLY.



BASE DETAIL

NO SCALE



MOUNTING DETAIL

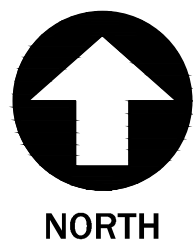
NO SCALE

GENERAL NOTES

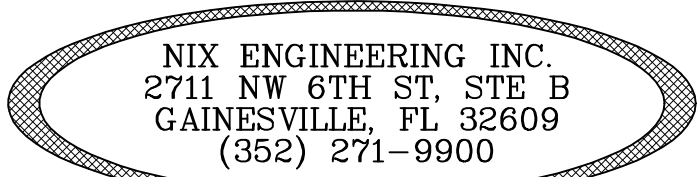
- HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
- FIXTURES WILL BE CONTROLLED WITH PHOTOCCELL AND OPERATE DUSK-TO-DAWN.
- POLE LIGHT LOCATIONS HAVE BEEN COORDINATED WITH EXISTING AND PROPOSED TREES.

SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'



NORTH



FLORIDA CA#8798, PE#28635
GEORGIA CA#PEF003627, PE#14888

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CONSULTING ENGINEERS
2711 NW 6TH ST, STE B
GAINESVILLE, FLORIDA

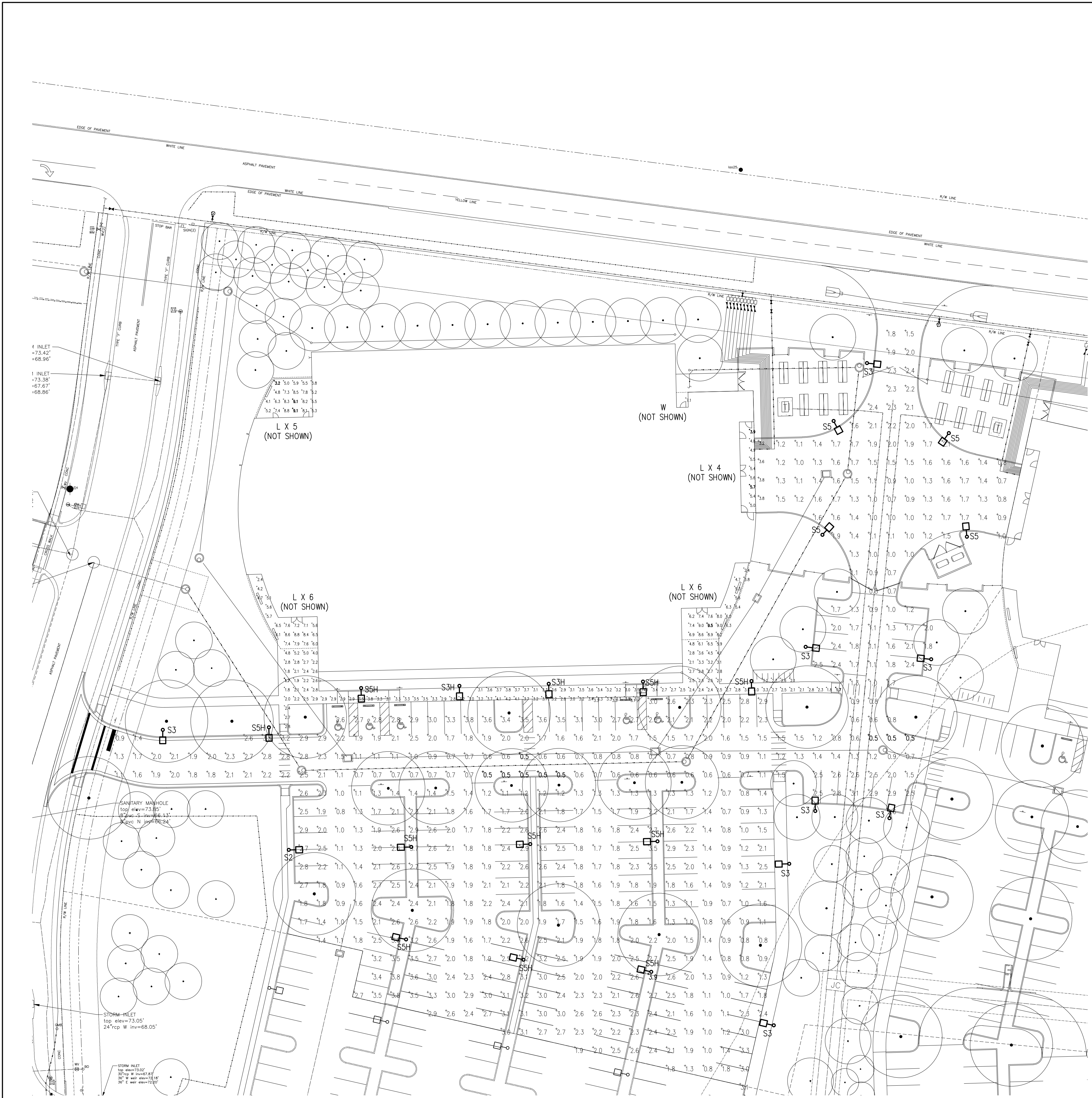
FOUNDATION PARK
PHASE 2
SITE PHOTOMETRIC PLAN
ALACHUA, FL

Drawing Number

E-1

Project Number	1662
Date	9/22/16
Designed By	KWH
Checked By	R/N

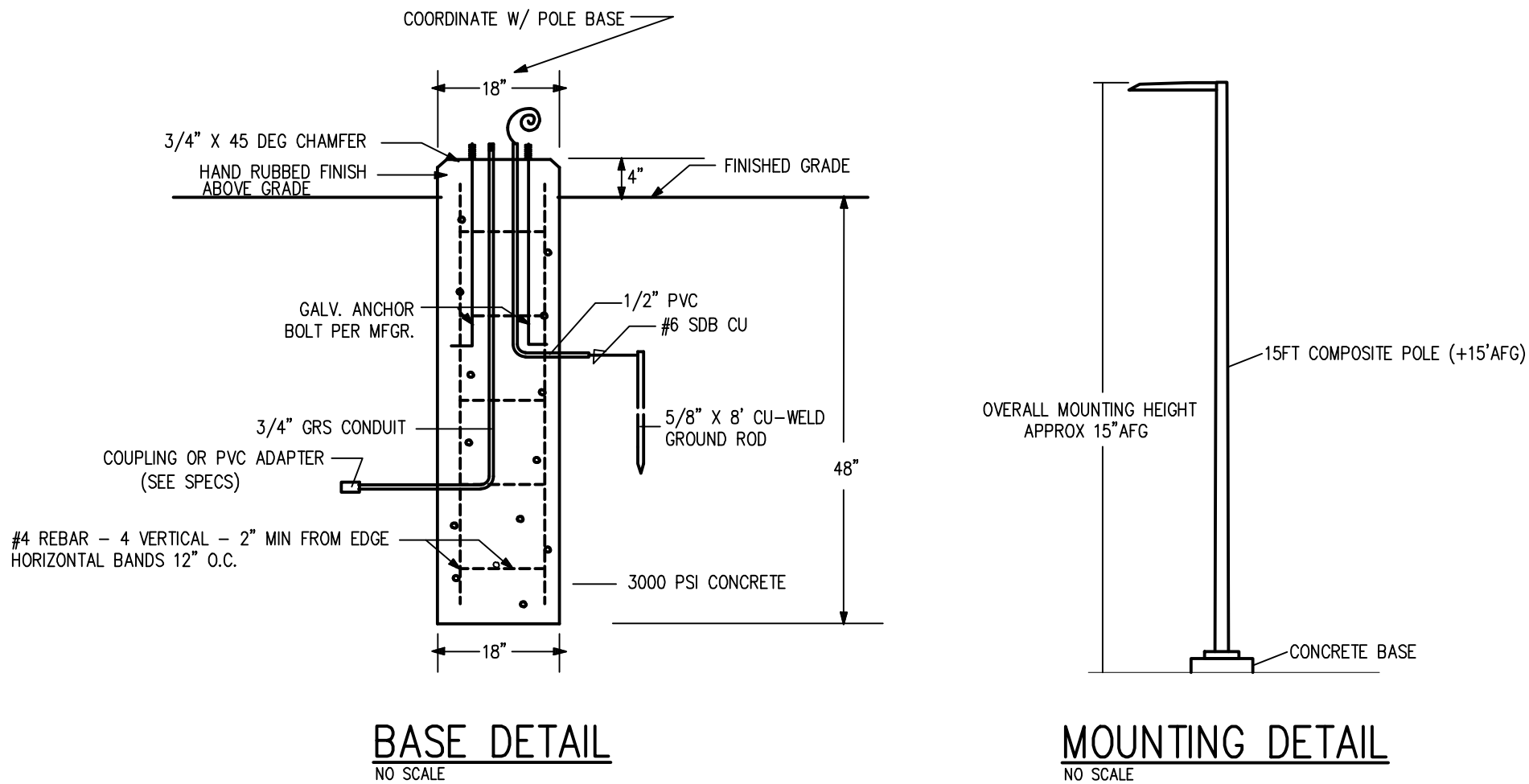
Rev	Date	Description



LUMINAIRE SCHEDULE FOR PHOTOMETRICS											
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts	MH
	S5	4	COOPER	GLEON-AE-01-LED-E1-5MQ	GALLEON LED AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 1A LIGHTSQUARE WITH 16 LEDS AND TYPE V MEDIUM OPTICS		GLEON-AE-01-LED-E1-5MQ.ies	5644	0.81	56	15
	S5H	10	COOPER	GLEON-AE-02-LED-E1-5MQ	GALLEON LED AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1A LIGHTSQUARES WITH 16 LEDS EACH AND TYPE V MEDIUM OPTICS		GLEON-AE-02-LED-E1-5MQ.ies	11029	0.81	107	15
	S2	1	COOPER	GLEON-AE-01-LED-E1-T2	GALLEON LED AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 1A LIGHTSQUARE WITH 16 LEDS AND TYPE II OPTICS		GLEON-AE-01-LED-E1-T2.ies	5272	0.81	56	15
	S3	8	COOPER	GLEON-AE-01-LED-E1-T3	GALLEON LED AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 1A LIGHTSQUARE WITH 16 LEDS AND TYPE III OPTICS		GLEON-AE-01-LED-E1-T3.ies	5374	0.81	56	15
	S3H	2	COOPER	GLEON-AE-02-LED-E1-T3-700	GALLEON LED AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 700mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III OPTICS		GLEON-AE-02-LED-E1-T3-700.ies	7676	0.81	72	15
	L	21	AXIS	WBLD-B3-MF-35-SO-4-D(PHIL54)	AXIS LIGHTING WET BEAM DIRECT LED LUMINAIRE WITH WHITE REFLECTOR AND WHITE TRANSLUCENT LENS	240 WHITE LEDS. LUMEN OUTPUT = 1981 LMS.	WBRLED-B3-MF-500-80-35-S.ies	1984	0.81	22	CEIL
	W	1	H.E. WILLIAMS	VG1-L30-740-TFL-MTG-CLR-OPT-EDD-UNV	VOLTAIRE ARCHITECTURAL GARAGE LUMINAIRE WITH TFL MOLDED REFRACTIVE CLEAR ACRYLIC LED LENS AND CLEAR GLASS LENS.	(4) LUXEON M 4000K LEDS	VG1-L30-740-TFL-DIM-UNV.IES	3447	0.81	35.8	9

PHOTOMETRIC STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT- 2B	+	1.9 fc	3.9 fc	0.5 fc	7.8:1	3.8:1
FRONT ENTRY- 2B	+	4.0 fc	9.5 fc	1.7 fc	5.6:1	2.4:1
SERVICE ENTRY- 2B	+	5.1 fc	5.7 fc	3.9 fc	1.5:1	1.3:1
REAR ENTRY- 2B	+	7.1 fc	7.1 fc	7.1 fc	1.0:1	1.0:1
REAR SEATING- 2B	+	6.5 fc	9.1 fc	3.2 fc	2.8:1	2.0:1

PHOTOMETRICS INCLUDE CONTRIBUTIONS OF EXISTING PHASE 1 LIGHTING AND NEW LIGHTING PROPOSED FOR THIS POD ONLY.

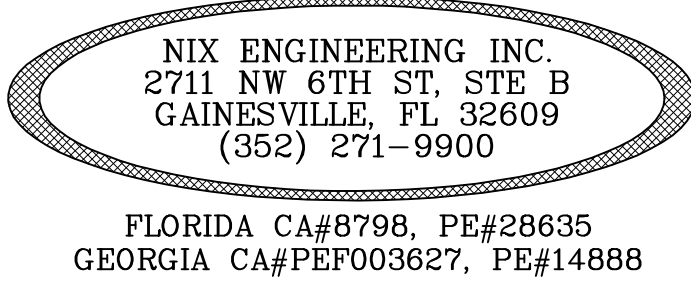
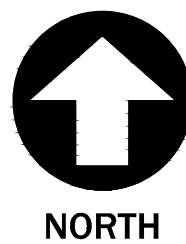


GENERAL NOTES

- HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
- FIXTURES WILL BE CONTROLLED WITH PHOTOCELL AND OPERATE DUSK-TO-DAWN.
- POLE LIGHT LOCATIONS HAVE BEEN COORDINATED WITH EXISTING AND PROPOSED TREES.

SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'



Project Number
1662

Date
9/22/16

Designed By
KWH

Checked By
R/N

Description

Rev

Date

NIX ENGINEERING, INC.
CONSULTING ENGINEERS
2711 NW 6TH ST, STE B
GAINESVILLE, FLORIDA

FOUNDATION PARK
PHASE 2
SITE PHOTOMETRIC PLAN
ALACHUA, FL

Drawing Number

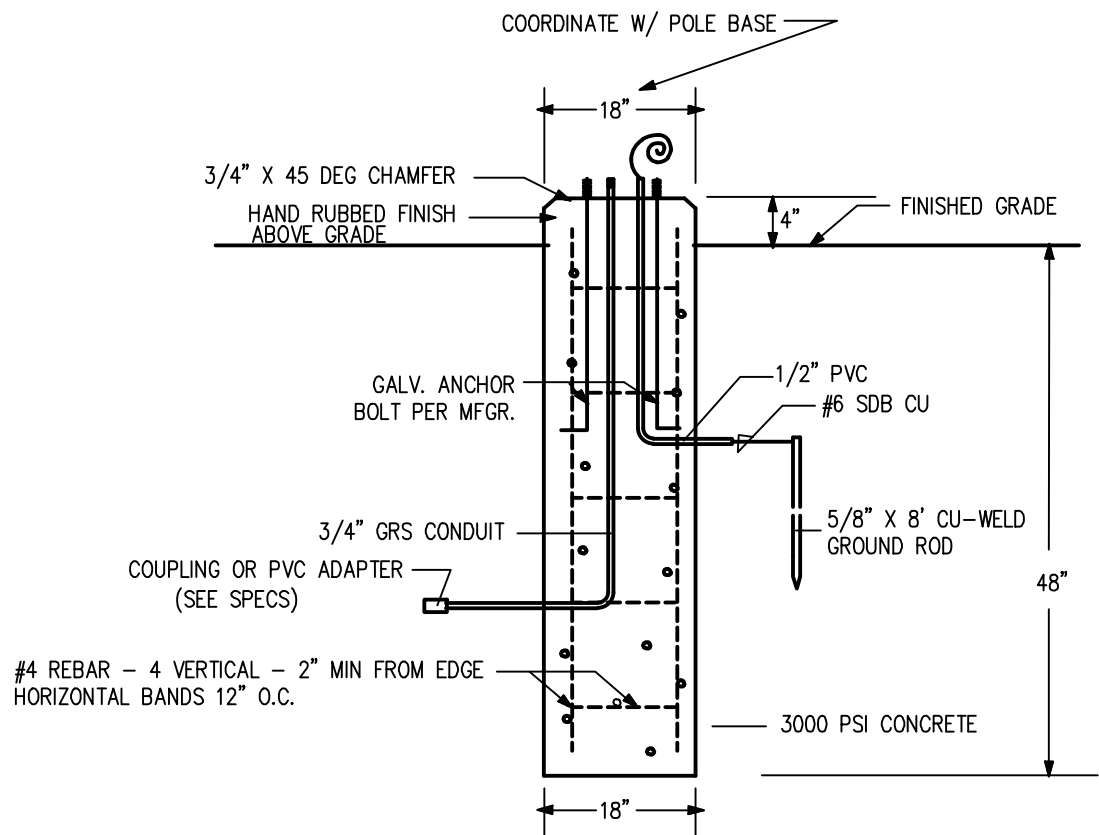
E-2



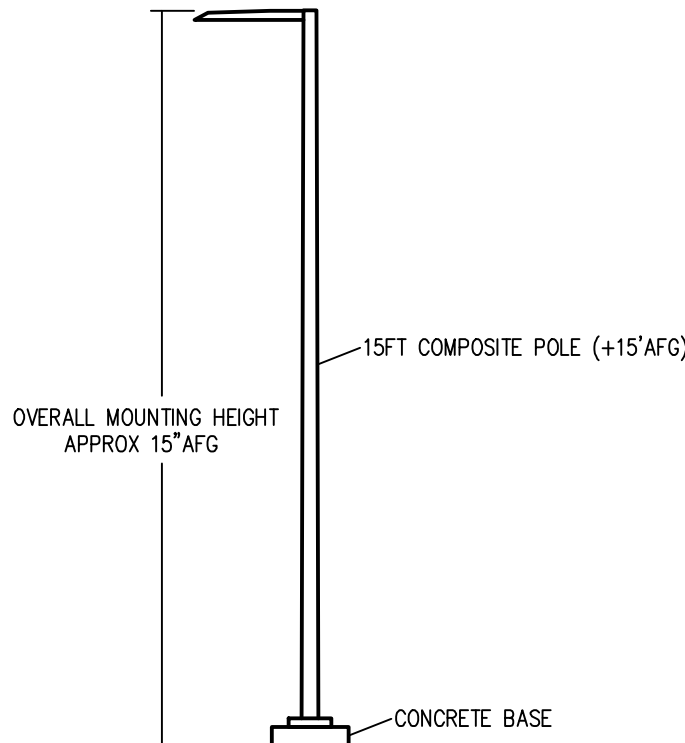
LUMINAIRE SCHEDULE FOR PHOTOMETRICS											
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts	MH
	S5H	9	COOPER	GLEON-AE-02-LED-E1-5MQ	GALLEON LED AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 1A LIGHTSQUARES WITH 16 LEDS EACH AND TYPE V MEDIUM OPTICS		GLEON-AE-02-LED-E1-5MQ.ies	11029	0.81	107	15
	S2	2	COOPER	GLEON-AE-01-LED-E1-T2	GALLEON LED AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 1A LIGHTSQUARE WITH 16 LEDS AND TYPE II OPTICS		GLEON-AE-01-LED-E1-T2.ies	5272	0.81	56	15
	S3	2	COOPER	GLEON-AE-01-LED-E1-T3	GALLEON LED AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 1A LIGHTSQUARE WITH 16 LEDS AND TYPE III OPTICS		GLEON-AE-01-LED-E1-T3.ies	5374	0.81	56	15
	S3H	2	COOPER	GLEON-AE-02-LED-E1-T3-700	GALLEON LED AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 700mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III OPTICS		GLEON-AE-02-LED-E1-T3-700.ies	7676	0.81	72	15
	L	21	AXIS	WBLED-B3-MF-35-SO-4-D(PHIL54)	AXIS LIGHTING WET BEAM DIRECT LED LUMINAIRE WITH WHITE REFLECTOR AND WHITE TRANSLUCENT LENS	240 WHITE LEDS, LUMEN OUTPUT = 1981 LMS.	WBLED-B3-MF-500-80-35-S.ies	1984	0.81	22	CEIL
	W	1	H.E. WILLIAMS	VG1-L30-740-TFL-MTG-CLR-OPT-EDD-UNV	VOLTAIRE ARCHITECTURAL GARAGE LUMINAIRE WITH TFL MOLDED REFRACTIVE CLEAR ACRYLIC LED LENS AND CLEAR GLASS LENS.	(4) LUXEON M 4000K LEDS	VG1-L30-740-TFL-DIM-UNV.IES	3447	0.81	35.8	9

PHOTOMETRIC STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT- 2C	+	1.8 fc	3.8 fc	0.5 fc	7.6:1	3.6:1
FRONT ENTRY- 2C	+	3.8 fc	9.5 fc	1.0 fc	9.5:1	3.8:1
SERVICE ENTRY- 2C	+	4.8 fc	5.5 fc	3.8 fc	1.4:1	1.3:1
REAR ENTRY- 2C	+	9.1 fc	9.1 fc	9.1 fc	1.0:1	1.0:1
REAR SEATING- 2C	+	6.9 fc	9.5 fc	3.5 fc	2.7:1	2.0:1

PHOTOMETRICS INCLUDE CONTRIBUTIONS OF NEW LIGHTING PROPOSED FOR THIS POD ONLY.



BASE DETAIL
NO SCALE

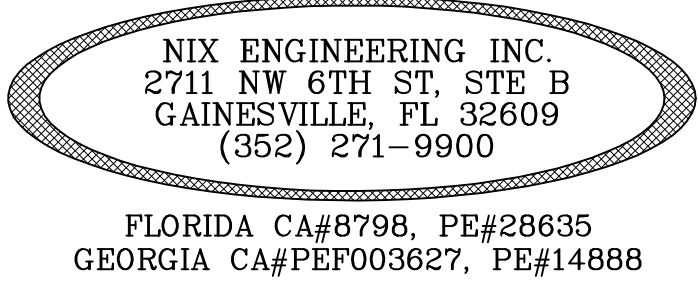
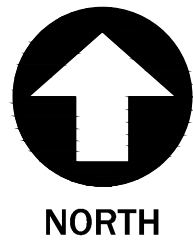


MOUNTING DETAIL
NO SCALE

GENERAL NOTES

- HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
- FIXTURES WILL BE CONTROLLED WITH PHOTOCELL AND OPERATE DUSK-TO-DAWN.
- POLE LIGHT LOCATIONS HAVE BEEN COORDINATED WITH EXISTING AND PROPOSED TREES.

SITE PHOTOMETRIC PLAN
SCALE: 1" = 30'



Project Number	1662
Date	10/4/16
Designed By	KWH
Checked By	R/N

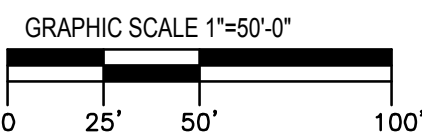
Rev	Date	Description

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CONSULTING ENGINEERS
2711 NW 6TH ST, STE B
GAINESVILLE, FLORIDA

FOUNDATION PARK
PHASE 2
SITE PHOTOMETRIC PLAN
ALACHUA, FL

Drawing Number

E-3



1. ELECTRICAL SITE UTILITY WORK TO BE COORDINATED WITH CITY OF ALACHUA.

- 1 EXISTING 4" PVC CONDUIT FOR UTILITY COMPANY MEDIUM VOLTAGE DISTRIBUTION TO UTILITY TRANSFORMER.
- 2 PROVIDE 4" PVC CONDUIT FROM EXISTING CONDUIT TO UTILITY COMPANY TRANSFORMER. PROVIDE GALVANIZED RIGID STEEL CONDUIT ELBOWS AT TRANSITION TO ABOVE GRADE.
- 3 EXISTING UTILITY COMPANY PAD-MOUNT TRANSFORMER.
- 4 UTILITY COMPANY PAD-MOUNT TRANSFORMER WITH 480Y/277V SECONDARY.
- 5 PROVIDE (3) 4" PVC CONDUITS WITH GALVANIZED RIGID ELBOWS FOR TELE/DATA, FIBER, AND CABLE TV SERVICE.
- 6 EXISTING TENANT NATURAL GAS STANDBY GENERATOR.
- 7 FUTURE TENANT NATURAL GAS STANDBY GENERATOR.
- 8 MAIN SERVICE DISCONNECT.
- 9 EXISTING GRUOCOM SERVICE ENCLOSURE.
- 10 STUB OUT CONDUIT FOR FUTURE TENANT GENERATORS. PROVIDE METALLIC TRACER WIRE.
- 11 PROVIDE 4" PVC FOR UTILITY COMPANY MEDIUM VOLTAGE TRANSFORMER LOOP FEED.

CITY OF ALACHUA
RESUBMITTAL



CONSULTANTS

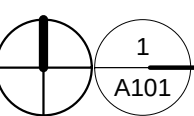


DATE ISSUED:	06/30/16
SCALE:	1/16" = 1'-0"
DRAWN BY:	TJC
REVIEWED BY:	BSP
PROJECT NUMBER	
5010197000	
© 2016 RS&H, INC.	
SHEET TITLE	

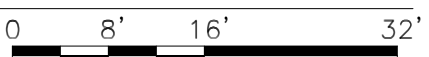
SHEET NUMBER

A101

CITY SUBMITTAL

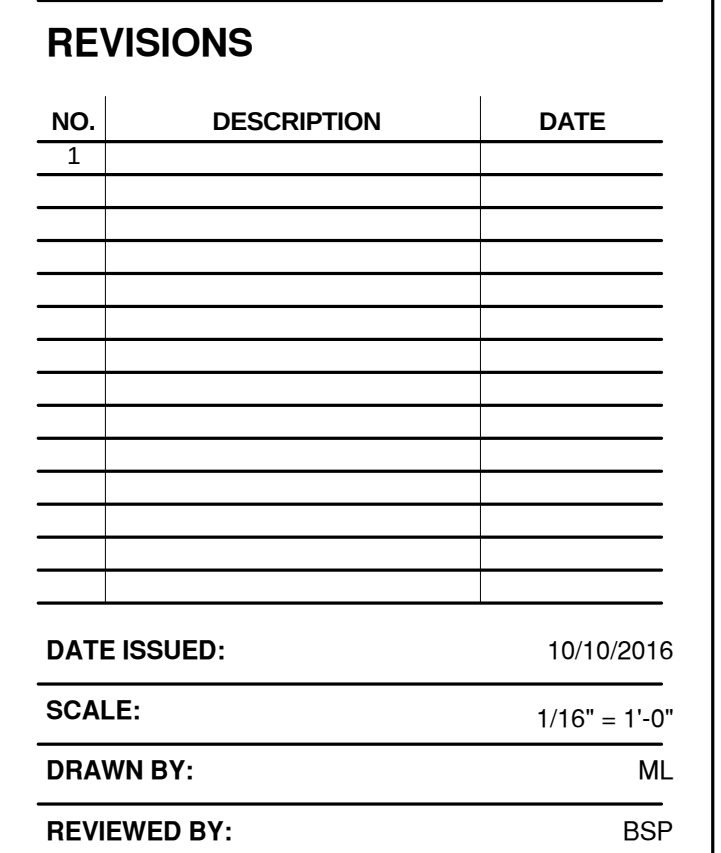


FLOOR PLAN - 'POD A'

$$1/16'' = 1'-0''$$




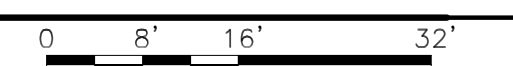
CONSULTANTS



FLOOR PLAN - 'POD B'

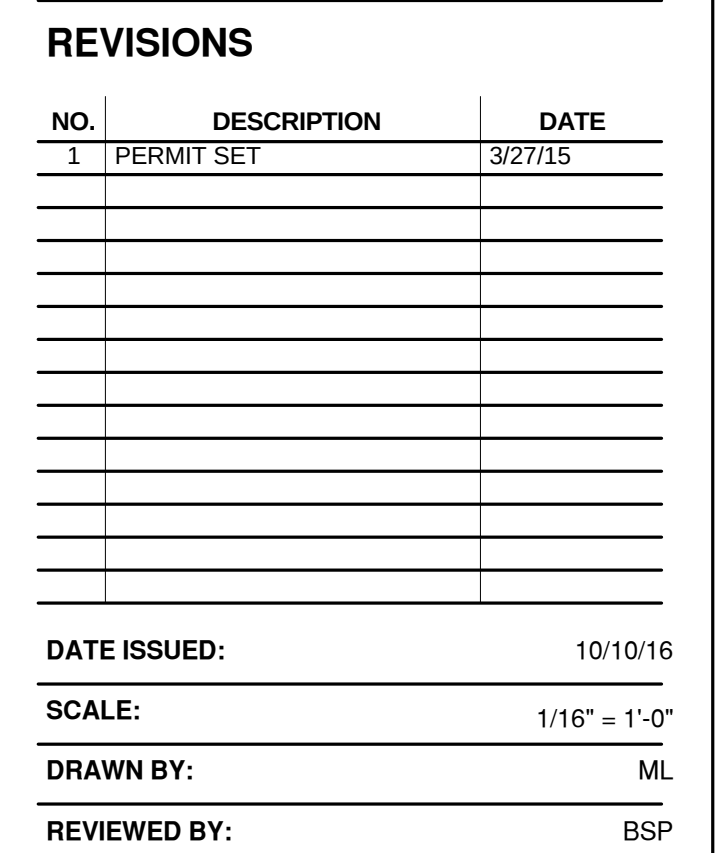
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CITY SUBMITTAL





CONSULTANTS

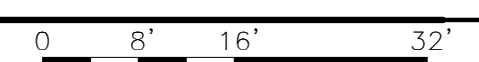


REVIEWED BY: BSP

SHEET TITLE

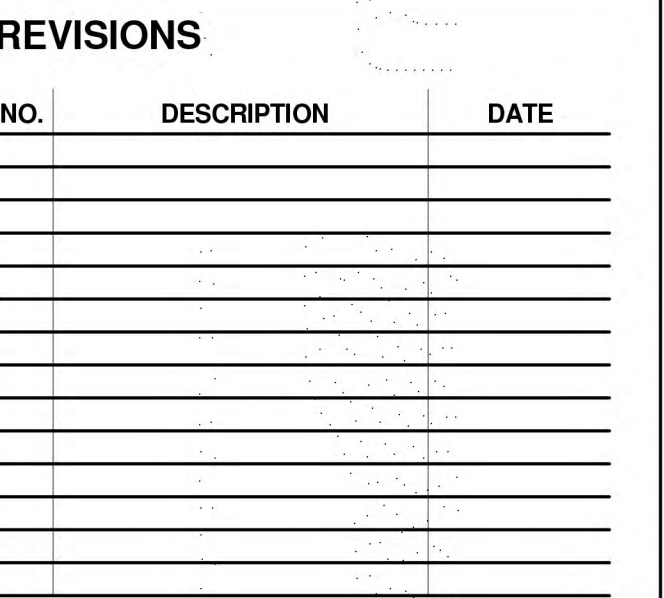
SHEET NUMBER

CITY SUBMITTAL





CONSULTANTS



DATE ISSUED: 07/29/16

SCALE: $3/32" = 1'-0"$

DRAWN BY: TJC

REVIEWED BY: BSP

PROJECT NUMBER

010197000

© 2016 RS&H, INC.

SHEET TITLE

EXTERIOR
ELEVATIONS - 'POD A'
& 'POD B'

SHEET NUMBER:

A200

CITY SUBMITTAL



[illegible]

REVIEWED BY: BSP

EXTERIOR
ELEVATIONS - 'POD C'

A201

CITY SUBMITTAL

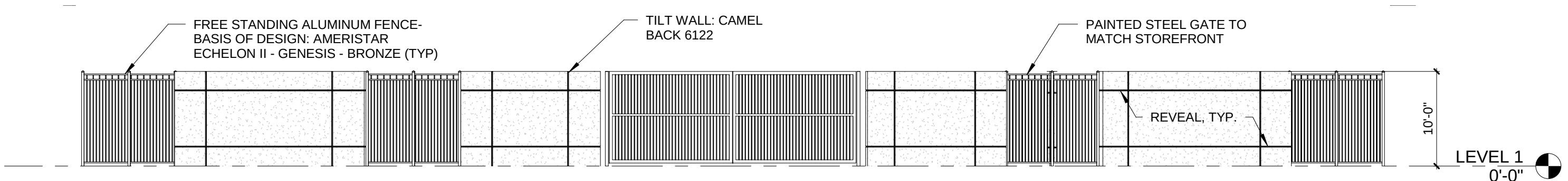


REVISIONS		
NO.	DESCRIPTION	DATE
1	PERMIT SET	3/27/15

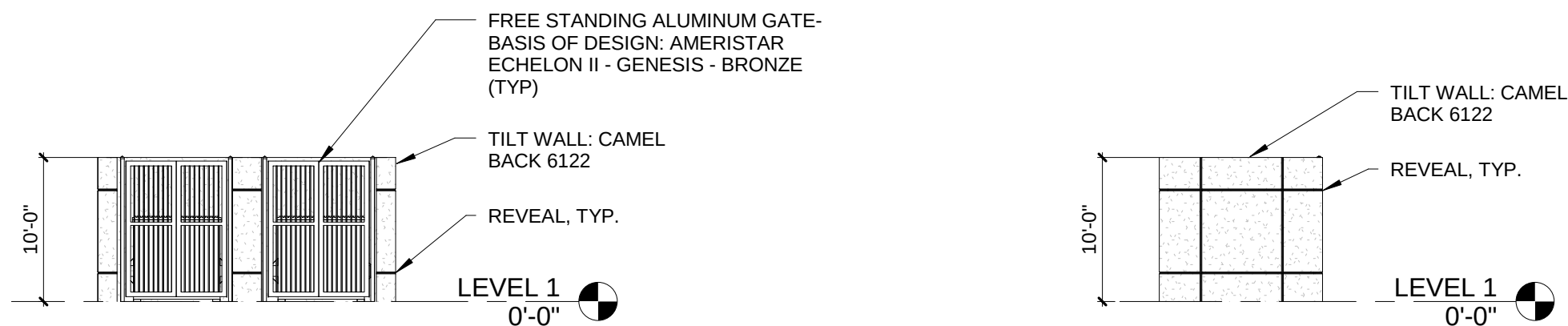
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SCALE:	3/32" = 1'-0"
DRAWN BY:	ML
REVIEWED BY:	BSP
PROJECT NUMBER	
501-0197-000	
© 2016 RS&H, INC.	
SHEET TITLE	



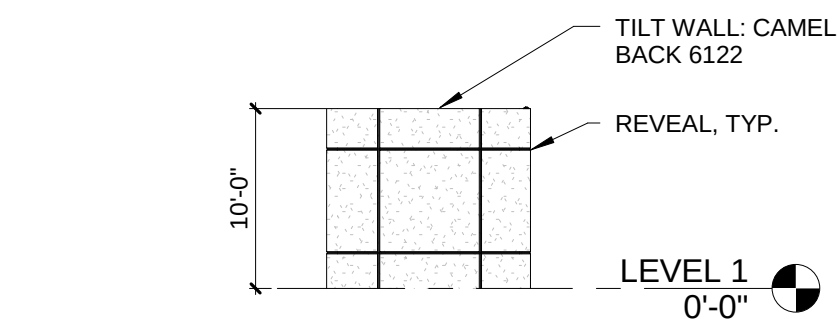
1 NORTH SCREEN WALL - 'POD B&C'
A202 3/32" = 1'-0" 0 8' 16' 24'



2 SOUTH SCREEN WALL - 'POD B&C'
A202 3/32" = 1'-0" 0 8' 16' 24'



3 DUMPSTER ENCLOSURE - FRONT
A202 3/32" = 1'-0" 0 8' 16' 24'



4 DUMPSTER ENCLOSURE - SIDE
A202 3/32" = 1'-0" 0 8' 16' 24'



CONSULTANTS

[illegible]

DATE ISSUED: 07/29/16

SCALE: $3/32" = 1'-0"$

DRAWN BY: TJC

REVIEWED BY: .. BSF

PROJECT NUMBER ..

5010197000

© 2016 RS&H, INC.

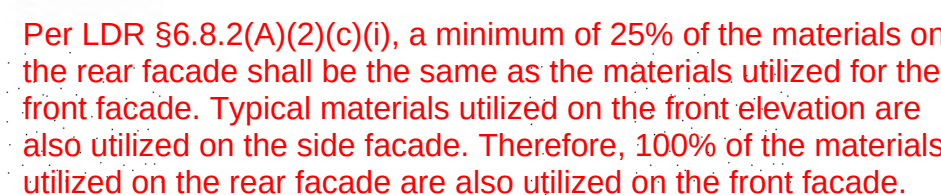
SHEET TITLE

EXTERIOR
ELEVATIONS - 'POD A'
& 'POD B'

SHEET NUMBER: 11

A200

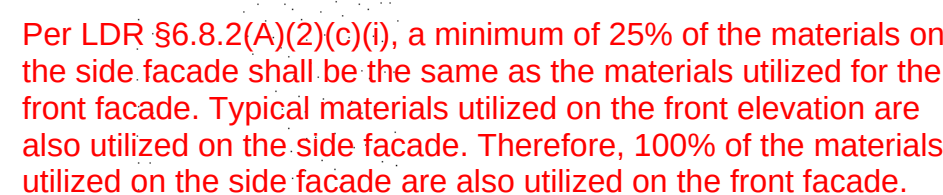
CITY SUBMITTAL



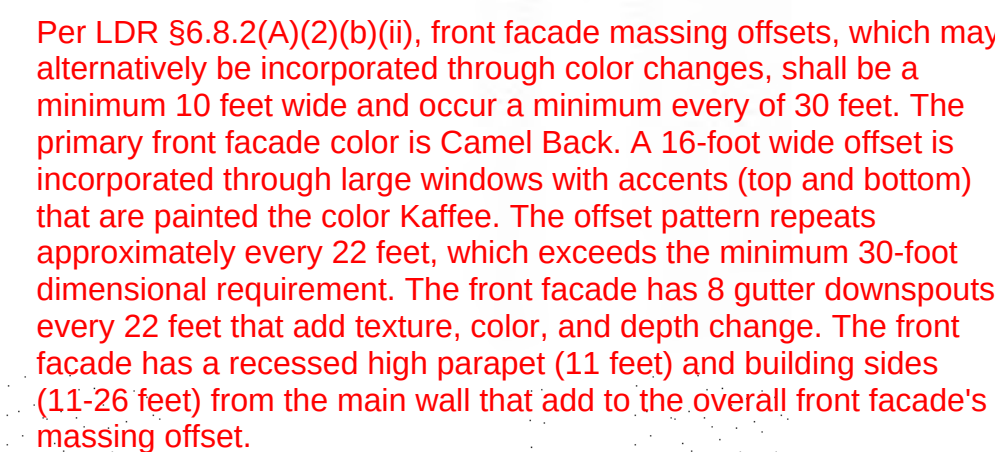
1
A200

NOR

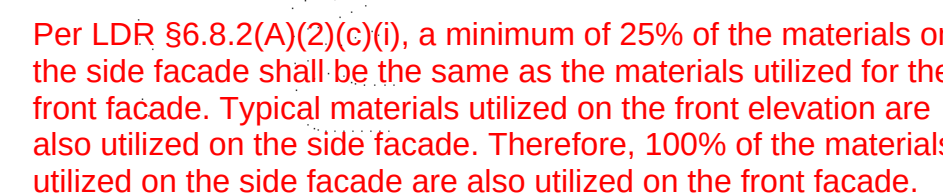
$3/32'' = 1'-0''$



2 EAST
A200 $3/32" = 1'-0"$

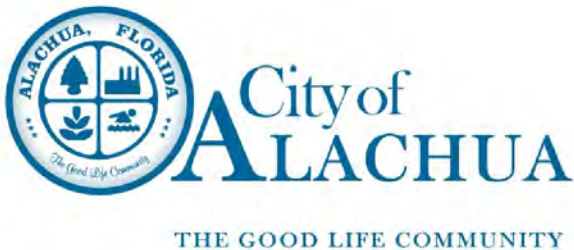


3
A200



4
A200

OPTION C

**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: FOUNDATION PARK PHASE 2
2. Address of Subject Property: 14193 NW 119th TERRACE, ALACHUA, FLORIDA 326415
3. Parcel ID Number(s): 03191-010-001 & 03191-011-001
4. Existing Use of Property: INDUSTRIAL
5. Future Land Use Map Designation : _____
6. Zoning Designation: ILW (LIGHT INDUSTRIAL AND WAREHOUSE INDUSTRIAL)
7. Acreage: ±14.50

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): DANIEL YOUNG, P.E. Title: LEED A.P.
Company (if applicable): CHW
Mailing address: 11801 RESEARCH DRIVE
City: ALACHUA State: FLORIDA ZIP: 32615
Telephone: (352)538-6196 FAX: _____ e-mail: DANIELY@CHW-INC.CO
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): ALACHUA FOUNDATION PARK HOLDING COMPANY, LLC. & UNIVERSITY OF FLORIDA FOUNDATION, INC.
Mailing Address: 3917 NW 97TH BLVD & P.O. BOX 14425
City: GAINESVILLE State: FL ZIP: 32606 & 32604

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

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

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

- 2. Stormwater management plan - including the following:
 - a. Existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
 - b. Proposed finished floor elevation of each building site.
 - c. Existing and proposed stormwater management facilities with size and grades.
 - d. Proposed orderly disposal of surface water runoff.
 - e. Centerline elevations along adjacent streets.
 - f. Water Management District surfacewater management Statement of proposed uses on the site plan
- 3. Fire Department Access and Water Supply: The design criteria shall be Chapter 18 of the Florida Fire Prevention Code. Plans must be on separate sealed sheets and must be prepared by a professional Fire engineer licensed in the State of Florida. Fire flow calculations must be provided for each newly constructed building. When required, fire flow calculations shall be in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (ISO) and /or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater. All calculations must be demonstrated and provided. All calculations and specifications must be on the plans and not on separate sheets. All fire protection plans are reviewed and approved by the Alachua County Fire Marshal.
- 4. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
- 5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

For commercial project Applications:

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

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;

8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

For industrial project Applications:

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

Policy 1.5.d

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

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

6. For Site Plans for Buildings Less than 80,000 Square Feet in Area: One (1) set of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.
For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications.
7. Neighborhood Meeting Materials, including:
 - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
 - ii. Copy of written notice (letter) sent to all property owners within 400 feet and to all persons/organizations registered with the City to receive notice, and mailing labels or list of those who received written notice
 - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
8. Legal description with tax parcel number, separate from all other documentation on 8.5" x 11" paper.
9. Proof of ownership (i.e., copy of deed.)
10. Proof of payment of taxes.
11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.
12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
14. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review or additional reviews of the application beyond the initial engineering review fee will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

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

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

Signature of Applicant

Daniel Young, P.E.

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 2nd day of November, 2018 by Daniel

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

Sherry Stinson
Signature of Notary Public, State of Florida



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



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 14193 NW 119TH TERRACE, ALACHUA, FLORIDA

Parcel ID Number(s): 03191-011-001

Acreage: ±3.95 ACRES

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Matt Cason

Title: MANAGING MEMBER

Company (if applicable): ALACHUA FOUNDATION PARK HOLDING COMPANY, LLC

Mailing Address: 3917 NW 97TH BLVD.

City: GAINESVILLE

State: FLORIDA

ZIP: 32606

Telephone: (352)333-3233

FAX: _____

e-mail: MATT @CONCEPTCOMPANIES.NET

C. AUTHORIZED AGENT

Name: DANIEL YOUNG

Title: PROJECT MANAGER

Company (if applicable): CHW

Mailing address: 11801 RESEARCH DRIVE

City: ALACHUA

State: FL

ZIP: 32615

Telephone: (352)538-6196

FAX: _____

e-mail: DANIELY@CHW-INC.COM

D. REQUESTED ACTION:

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



Signature of Applicant

Signature of Co-applicant

MATTHEW CASON

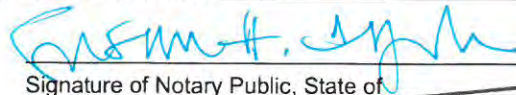
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

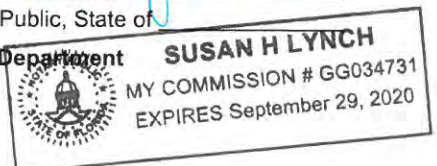
The foregoing application is acknowledged before me this 23 day of October, 2018 by Matt Cason.

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



Signature of Notary Public, State of _____

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014





Reviewed
Jara Boonotia
UFF Legal Counsel

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 14193 NW 119TH TERRACE, ALACHUA, FLORIDA

Parcel ID Number(s): 03191-010-001

Acreage: ±10.56 ACRES

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: David M. Christie Title: Treasurer

Company (if applicable): UNIVERSITY OF FLORIDA FOUNDATION, INC.

Mailing Address: P.O. BOX 14425

City: GAINESVILLE State: FLORIDA ZIP: 32604-2425

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: DANIEL YOUNG Title: PROJECT MANAGER

Company (if applicable): CHW

Mailing address: 11801 RESEARCH DRIVE

City: ALACHUA State: FL ZIP: 32615

Telephone: (352)538-6196 FAX: _____ e-mail: DANIELY@CHW-INC.COM

D. REQUESTED ACTION:

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

David M. Christie

Signature of Applicant

Signature of Co-applicant

David M. Christie, Treasurer

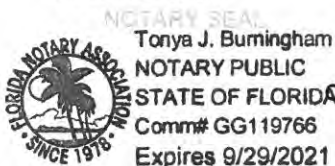
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 30 day of October, 2018, by David M. Christie,

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



Tonya J. Burningham
Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014

MEMORANDUM

Foundation Park Phase 2

16-0111



To: City of Alachua
From: Daniel H. Young, P.E.
Date: November 5, 2018
RE: Fire Flow Calculations for Foundation Park Phase 2

The Foundation Park Phase 2 site is located on the northeast corner of NW 119th Terrace and SR 441 in the City of Alachua. The project site is ± 14.53 acres and proposes the construction of a three (3) $\pm 40,000$ sf research buildings along with associated parking, outdoor storage area, stormwater, utilities, and related site improvements. The associated building types are II (222) and all buildings include an automatic sprinkler system.

The attached fire flow calculations were calculated for Foundation Park Phase 2. The ISO Guide for Determination of Needed Fire Flow states that "ISO does not determine a needed fire flow for buildings rated and coded by ISO as protected by an automatic sprinkler system meeting applicable NFPA standards." NFPA permits a 75% reduction in required flow for sprinklered buildings, however, the ISO procedure does not provide a mechanism to account for sprinkler systems. Note that for unsprinklered buildings, the ISO calculation requires a lower flow rate than the NFPA table; therefore the application of a factor similar to the NFPA 75% reduction would result in an ISO sprinklered requirement also being less than the NFPA value. For this project, the ISO calculation does not apply as it does not determine fire flow for sprinklered buildings. Therefore, the NFPA requirement is taken as the needed fire flow for each building.

NFPA Table 18.4.5.1.2

Building Type = II (222)
Building Square Footage = $\pm 40,000$ sf

Fire Flow per Building = 2,250 gpm
75% reduction to Fire Flow per approved automatic sprinkler system (18.4.5.3.3) = 563 gpm

Minimum Fire Flow per Building (18.4.5.3.3) = 1,000 gpm
Flow Duration = 2 hours

ISO Needed Fire Flow

Fire Flow per Building = 2,000 gpm

Daniel H. Young
FL PE #70780

L:\2016\16-0111\Engineering\Utilities\Fire Flow\MEMO 160615 Foundation Park Fire Flow.docx

Table 184.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings

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

*Types of construction are based on NFPA 220.

†Measured at 20 psi (139.9 kPa).

18.4.5.3 Buildings Other Than One- and Two-Family Dwellings.

18.4.5.3.1 The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table 18.4.5.2.1.

18.4.5.3.2 Required fire flow shall be reduced by 75 percent when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1000 gpm (3785 L/min).

18.4.5.3.3 Required fire flow shall be reduced by 75 percent when the building is protected throughout by an approved automatic sprinkler system, which utilizes quick response sprinklers throughout. The resulting fire flow shall not be less than 600 gpm (2270 L/min).

18.4.5.3.4* Required fire flow for buildings protected by an approved automatic sprinkler system shall not exceed 2000 gpm (7571 L/min) for 2 hours.

18.4.5.3.5 Required fire flow for open parking structures that are not protected throughout by an approved automatic sprinkler system shall be reduced by 75 percent where all of the following conditions are met:

- (1) The structure complies with the building code.
- (2) The structure is of Type I or Type II construction.
- (3) The structure is provided with a Class I standpipe system in accordance with NFPA 14. Class I standpipe systems of the manual dry type shall be permitted.
- (4) The resulting fire flow is not less than 1000 gpm (3785 L/min).

18.4.5.4* Required Fire Flow and Automatic Sprinkler System Demand. For a building with an approved fire sprinkler system, the fire flow demand and the fire sprinkler system demand shall not be required to be added together. The water supply shall be capable of delivering the larger of the individual demands.

ISO Needed Fire Flow (NFF) Worksheet

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

Petition Number:	16-0111	Date:	6/30/2016
Project:	Foundation Park Phase 2	Engineer:	D. Cueva, E.I.
		Checked By:	R. Olney, P.E.
Location:	1190 NW US 441		
	Alachua, FL		

Subject Building

Construction Class (p. 4): Fire Resistive Construction ▼ construction coefficient (F) (p. 2): 0.6

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 42,466 sq.ft.

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

Effective Area (A_i) (p. 9) : 42,466 sq. ft. (Show calculations below)

$A_i = 42,466 + 0/2 = 42,466$ sf

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 2225.586269

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

Type of Occupancy: Limited-combustible (C-2) ▼ Occupancy Factor (O_i) (p. 11): 0.85

Exposures (p. 16)

Front: construction of facing wall of exposure building (p. 4): Fire Resistive Construction ▼
Distance (ft.) to the exposure building: 61 - 100 ▼ Length of exposure wall: 200
Number of stories of exposure wall: 1 Length x number of stories: 200
Opening Protection in exposure wall: Unprotected ▼
Factor for exposure (X_i) from Table 330.A (p. 17): 0.07

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

Left: construction of facing wall of exposure building (p. 4): Fire Resistive Construction ▼
Distance (ft.) to the exposure building: 61 - 100 ▼ Length of exposure wall: 120
Number of stories of exposure wall: 1 Length x number of stories: 120
Opening Protection in exposure wall: Unprotected ▼
Factor for exposure (X_i) from Table 330.A (p. 17): 0.07

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

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B):

Is communication open or enclosed?

Length of communication (in feet):

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

Calculation of Needed Fire Flow (p. 1)

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

$NFF = 2250 \times 0.85 \times [1 + (0.07 + 0)]$

$NFF = 2046.375$ gpm

$NFF = 2000$ gpm (rounded to nearest 250 gpm per ISO requirements)

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

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

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

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

Hydrant Flow Test Report

Test Date 11/1/2018

Test Time 9:15 am

Location

Future Concept Site @ Foundation Park
between Rachael Blvd. & US HWY 441
Alachua, FL

Tested by

Gator Fire Equipment
1032 S. Main Street
Gainesville, FL 32601
352-373-1738
TESTED BY: L. Ashby
WITNESSED BY: B. Gourly

Notes

Flowing hydrant located on Rachael Blvd, East of NW
119th Terr.
Static/residual pressure readings taken from hydrant
located on NW 119th Terr.

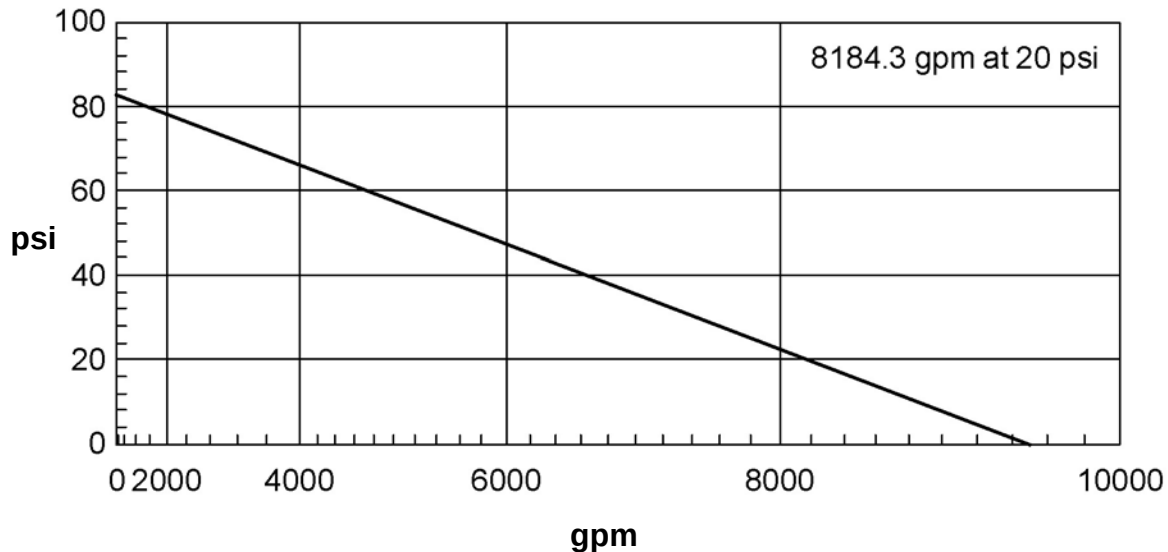
Read Hydrant

83 psi **static pressure**
58 psi **residual pressure**
1 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	5.25	.9	45	4966 gpm

Flow Graph



MEMORANDUM

To: City of Alachua Planning & Zoning
From: Craig Brashier, AICP, Planning Manager
Date: ~~June 30, 2016~~ REVISED October 9, 2018
RE: Foundation Park Development Plans
Concurrency Impact Analysis

16-0111

The Concurrency Impact Analysis calculations have been performed for the proposed ±127,400 square feet of Research and Development facilities. Public facility capacities are based on the August 2018 Development Monitoring Report supplied by the City's Planning and Zoning staff. The proposed non-residential FLU designations will not impact schools or recreation facilities.

Table 1A: Trip Generation Calculations

ITE Land Use ¹	Units (1,000 s.f.)	Daily		Peak Hour	
		Rate*	Trips	Rate*	Trips
Research and Development Center (ITE 760)	127.4	11.26	1,434.52	1.22	155.43
Total			1,435	-	155

*Source: ITE Trip Generation Manual, 10th Ed.

Table 1B below identifies the roadway segments within ½ mile of the subject parcels. Pursuant to the LDRs, for developments generating more than 1,000 AADT, a one-half mile radius defines the affected roadway envelope as well as those roadway segments on which the development's impacts are 5% or greater of the maximum service volume of the roadway. The monitored roadway segments within the ½ mile radius include U.S. 441 (from NW 126th Ave. to SR 235) and CR 2054 East (East of SR 235). The proposed project will not contribute 5% or greater of the maximum service volumes to the City's other monitored roadway segments.

It is estimated that 75% of the AADT (1,076 trips) will utilize U.S. 441 and 25% of the AADT (359 trips) will utilize CR 2054 to access the site.

Table 1B: Impacted Roadway Segments

Segment Description	Comp Plan MSV*	Existing Traffic*	Reserved Trips*	Available Capacity*
US 441 (From NW 126 th Ave to SR 235)	45,700 AADT 4,110 PHr	18,579 AADT 1,765 PHr	1,425 AADT 199 PHr	25,696 AADT 2,146 PHr
CR 2054 East (East of SR 235)	15,120 AADT 1,359 PHr	2,161 AADT 205 PHr	13 AADT 3 PHr	12,946 AADT 1,151 PHr

*Source: City of Alachua August 2018 Development Monitoring Report.

Table 1C: Roadway Capacity

Segment Description	Available Capacity	Additional Trips	Residual Capacity
US 441 (From NW 126 th Ave to SR 235)	25,696 AADT 2,146 PHr	1,076 AADT 116 PM	24,620 AADT 2,030 PHr
CR 2054 East (East of SR 235)	12,946 AADT 1,151 PHr	359 AADT 39 PM	12,587 AADT 1,112 PHr

Conclusion: As evident by the available capacities identified in Tables 1B and 1C, the trips generated by the proposed research and development center will not exceed the adopted LOS standards. Capacity exists to handle the additional trips resulting from the proposed operations center and warehouse.

Table 2: Potable Water Impact

System Category	Gallons per day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flow*	1,236,000
Reserved Capacity*	37,817
Residual Capacity*	1,026,183
Residual Capacity with Research and Development Center 127,400 s.f. x 0.15 Gal/s.f.** = 19,110 gpd	1,007,073
Percentage of Permitted Design Capacity Utilized	55.38%

*Source: City of Alachua August 2018 Development Monitoring Report.

**Source: Ch. 64E-6.008, F.A.C.

Conclusion: The demand generated by the proposed Research and Development Center will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed Research and Development Center.

Table 3: Sanitary Sewer Impact

System Category	Gallons per day
Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	687,000
Reserved Capacity*	33,789
Residual Capacity*	779,211
Residual Capacity with PD Zoning Approval 127,400 s.f. x 0.15 Gal/s.f.** = 19,110 gpd	760,101
Percentage of Permitted Design Capacity Utilized	48.05%

*Source: City of Alachua August 2018 Development Monitoring Report

**Source: Ch. 64E-6.008, F.A.C.

Conclusion: The demand generated by the proposed Research and Development Center will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed Research and Development Center.

Table 4: Solid Waste Impact

System Category	Tons per year
$((12 \text{ lbs. / 1000 sq. ft. per day} \times 127,400 \text{ s.f.}) \times 365)/2,000^*$	279.01
Existing Demand	7,253.28
Reserved Capacity	530.85
Total average solid waste disposal for the facility²	50-Year Capacity

**Source: Sincero and Sincero: Environmental Engineering: A Design Approach, Prentice Hall, NJ, 1996*

Conclusion: The demand generated by the proposed Research and Development Center will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed Research and Development Center.

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MEMORANDUM

To: City of Alachua Planning & Zoning 16-0111
From: Craig Brashier, AICP, Planning Manager
Date: ~~June 30, 2016~~ REVISED October 9, 2018
RE: Foundation Park Development Plans
Comprehensive Plan Consistency Analysis

The following identifies how this application is consistent with the City's Comprehensive Plan. Language from the comprehensive plan is provided in normal font, and the consistency statements are provided in **bold font**.

Future Land Use Element (FLUE)

Objective 1.5: Industrial

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

Response: **The proposed development plans total ±127,400 sq. ft. of Research and Development Center uses. These uses are consistent with the allowed uses within the Industrial Future Land Use district.**

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

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

Response: ***A 5' wide sidewalk currently exists along the east side of NW 119th Terrace. The proposed development plans provide a connection to the existing sidewalk and provide sidewalks throughout the development to enhance pedestrian connections between buildings. Vehicular access to the site is provided via NW 119th Terrace, which extends south to a major arterial, US Highway 441 and north to CR 2054 / Racheal Boulevard.***

2. Buffering from adjacent existing/potential uses;

Response: ***All adjacent parcels are also designated as Industrial on the FLUM and ILW on the zoning atlas. As required by the City's LDR a 5' Type A buffer or a 7.5' Type B buffer will be provided along the site's perimeter.***

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

- Response:** *City of Alachua LDR §6.7.3(A) states that the minimum open space set-aside shall be 10% of the development site. As shown on the Cover Sheet, approximately 36.3% of the site has been categorized as open space.*
4. Adequacy of pervious surface area in terms of drainage requirements;
- Response:** *A stormwater report has been submitted indicating that the proposed stormwater management facility has the capacity to accept runoff from the impervious surface of the entire site.*
5. Placement of signage;
- Response:** *All on-site signage will be consistent with City of Alachua's LDR §6.5 Signage requirements.*
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the 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;
- Response:** *The Photometric Site Plan shows the locations of all lights. Light placement will not adversely affect surrounding properties and are specifically directed toward building entrances.*
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
- Response:** *As detailed on the Master Site Plan, the parking area is primarily located internal to the proposed development site. Pedestrian circulation is clearly marked and is arranged such that the majority of vehicle traffic is out of the way of pedestrian walkways. Loading areas for delivery trucks are separated from the main parking areas. The loading area for the buildings to the north can be accessed off CR 2054 to further separate delivery truck traffic from other vehicles and pedestrians.*
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
- Response:** *Per Comprehensive Plan policy 2.4.1, minimum landscaped area shall be 30% of the development site. The proposed Landscape Plan designates more than 30% for landscaped area. As previously mentioned, perimeter buffers and canopy tree requirements have been met as shown on the Landscape Site Plan, as well as parking landscape requirements.*
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
- Response:** *Site topography is addressed by design. There are no wetlands on-site, nor are there any elements of historic significance present on-site.*
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design
- Response:** *There is no performance based zoning being proposed for this site.*

11. Industrial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres 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.

Response: The site's proposed floor area is 127,400 square feet. The size of the parcel is 14.53 acres. As such, the .50 floor area ratio requirement is met. All other design standards addressed within 1-10 of this subsection will also be met.

Transportation Element (TE)

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

Response: The proposed Research and Development Center will not result in a degradation of transportation Level of Service (LOS) standards. The proposed development will result in 1,435 AADT and 155 PM Peak trips. Per LDR section 2.4.14(H)(2)(b), affected roadway segments are those that fall within one-half (½) mile of the parcel's boundaries as well as those roadway segments on which the development's impacts are 5% or greater of the maximum service volume of the roadway. This includes a segment of US 441 and CR 2054 East.

According to the most recent Development Monitoring Report made available by City staff, there is more than enough capacity on the affected roadway segment to handle the minor increase in AADT created by the proposed application. Therefore, after build-out of the proposed development, there will continue to be a substantial surplus of available trips.

Community Facilities and Natural Groundwater Recharge Element (CFNGAR)

Policy 1.1.d: The City hereby establishes the following Level of Service standards for sanitary sewer facilities:

b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be reevaluated one year from the adoption date for the amended Plan.

Response: The proposed development will allow a net increase of ±127,400 square feet of non-residential uses, resulting in an increased demand of 19,110 gallons per day on the City's sanitary sewer system. Currently, there is a residual capacity of 779,211 gallons per day.

Objective 4.1: Achieve and maintain acceptable levels of service for potable water quantity and quality.

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

2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.

Response: The proposed development will allow a net increase of $\pm 127,400$ square feet of non-residential uses, resulting in an increased demand of 19,110 gallons per day on the City's potable water system. Currently, there is a residual capacity of 1,026,183 gallons per day.

Objective 2.1: Continue to ensure satisfactory and economical solid waste service for all City residents, with an emphasis on reuse and recycling.

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

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

Response: The proposed development will allow a net increase of $\pm 127,400$ square feet of non-residential uses, resulting in an increased demand of 279.01 tons per year on the City's solid waste system. Currently, there is a 50-year build-out capacity for the solid waste disposal facility.

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03956-010-028
PONCE INLET INVESTMENTS LLC
15105 NW 94TH AVE
ALACHUA, FL 32615

03191-010-002
DISTRICT BOARD OF TRUSTEES OF
3000 NW 83RD ST
GAINESVILLE, FL 32606

03189-004-000
COURTNEY CLIFTON
PO BOX 1454
ALACHUA, FL 32616-1454

03956-010-021
TOMPKINS, DARRY J & CINDY P
PO BOX 519
ALACHUA, FL 32616

03189-200-000
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4423

03189-006-000
MARKHAM, BRENN A
11707 SAGE BLVD
ALACHUA, FL 32615-5737

03191-011-001
ALACHUA FOUNDATION PARK HOLDING COMPANY LLC
3917 NW 97TH BLVD
GAINESVILLE, FL 32606

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4423

03956-010-027
SHOPPES AT PROGRESS CENTER LLC
3600 NW 43RD ST STE E-2
GAINESVILLE, FL 32606

03956-010-038
PROGRESS CENTER PROPERTY OWNERS ASSOCIATION
PO BOX 969
ALACHUA, FL 32616

03191-001-000
BOARD OF TRUSTEES OF THE, INTE
3900 COMMON WEALTH BLVD
TALLAHASSEE, FL 32399-6575

03189-006-001
MARKHAM BRENN A
11707 SAGE BLVD
ALACHUA, FL 32615-5737

03189-001-000
TEMPLE OF THE UNIVERSE INC
15808 NW 90TH ST
ALACHUA, FL 32615

03197-000-000
GARDNER & GARDNER
11660 SAGE BLVD
ALACHUA, FL 32615

03191-010-001
U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

03191-010-000
U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

03956-010-036
SNH MEDICAL OFFICE PROPERTIES
100 N TAMPA ST, STE 1850
TAMPA, FL 33602

03956-010-024
TOMPKINS, DARRYL J
PO BOX 519
ALACHUA, FL 32616

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President, TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
PO Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Avenue
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

TODAY IN HISTORY

TODAY IN HISTORY
In 1787, the Constitution of the United States was completed and signed by a majority of delegates attending the Constitutional Convention in Philadelphia.
In 1939, the Soviet Union invaded Poland during World War II, more than two weeks after Nazi Germany had launched its assault.
In 1996, former Vice President Spiro T. Agnew died in Berlin, Maryland, at age 77.
In 1999, President Bill Clinton lifted restrictions on trade, travel and banking imposed on North Korea a half-century earlier, rewarding it for agreeing to curb missile tests.
In 2001, Six days after 9/11, stock prices nose-dived but stopped short of collapse in an emotional, flag-waving reopening of Wall Street; the Dow Jones industrial average ended the day down 684.81 at 8,920.70.
In 2011, a demonstration calling itself Occupy Wall Street began in New York, prompting similar protests around the U.S. and the world.

TODAY'S BIRTHDAYS

Sen. Charles E. Grassley, R-Iowa, is 85. Retired Supreme Court Justice David H. Souter is 79.
Singer Fee Waybill is 70.
Actress Cassandra Peterson ("Elvira, Mistress of the Dark") is 67.
Comedian Rita Rudner is 65.
Muppeteer Kevin Clash (former voice of Elmo on "Sesame Street") is 58.
Actor Kyle Chandler is 53.
Director-producer Bryan Singer is 53.
Rapper Doug E. Fresh is 52.
Actor Malik Yoba is 51.
Rock singer Anastacia is 50.
Rock musician Keith Flint (Prodigy) is 49.
Actor Matthew Settle is 49.
Rapper Vinnie (Naughty By Nature) is 48.
Actor-comedian Bobby Lee is 47.
Actor Felix Solis is 47.

LOTTERY

Sunday, Sept. 16
Pick 2
Early drawing: 9-8
Night drawing: 3-0
Pick 3
Early drawing: 4-0-0
Night drawing: 2-3-5
Pick 4
Early drawing: 5-4-5-8
Night drawing: 9-9-6-1
Pick 5
Early drawing: 1-8-6-8-7
Night drawing: 0-8-6-2-4
Fantasy 5
10-14-21-26-35
SATURDAY'S RESULTS
Lotto
4-5-35-40-46-53
Match...Payoff...Winners
6-of-6...\$4.5M...0-Rollover
5-of-6...\$5,233...18
4-of-6...\$81.50...831
3-of-6...\$5.50...17,379
Fantasy 5
4-5-8-13-30
Match...Payoff...Winners
5-of-5...\$110,896.30...2
4-of-5...\$103...346
3-of-5...\$9...10,888

Lawmaker to PM: Dismiss US envoy over aide scandal

By Aron Heller
The Associated Press

JERUSALEM — An Israeli opposition lawmaker on Sunday called on Prime Minister Benjamin Netanyahu to dismiss his ambassador to the United States for failing to report sexual assault allegations against a top Netanyahu aide, ballooning an already embarrassing scandal for the Israeli leader.
Karin Elharrar of the centrist Yesh Atid party said Ron Dermer should be recalled from Washington for not reporting the warnings he received about David Keyes, Netanyahu's spokesman to foreign media. She also lashed out at Netanyahu himself for staying mum on an issue that has engulfed his close associates.
"His silence is thundering. I would expect from the prime minister a clear condemnation, if not at least a mention that the allegations were being looked into," Elharrar

told The Associated Press. "Who if not the prime minister should be an example on this matter? It's time that this issue of sexual harassment be at the top of his agenda."
Last week, Julia Salazar, a candidate for New York's state senate, accused Keyes of sexually assaulting her five years ago. Wall Street Journal reporter Shayndi Raice tweeted she too had a "terrible encounter" with Keyes before he became Netanyahu's spokesman. She described him as a "predator" and someone who had "absolutely no conception of the word 'no.'"
At least a dozen other women have since come forward with varying allegations, some of which are said to have been committed since Keyes took up his current position in early 2016. Keyes, 34, denies the allegations, saying all "are deeply misleading and many of them are categorically false." Keyes says

he has taken a leave of absence amid the uproar to try and clear his name.
But the scandal has since spread to the rest of Netanyahu's inner circle, which has previously been rocked with accusations of sexual improprieties. Natan Eshel, a former top aide, was forced to resign in 2012 after allegations emerged that he harassed and intimidated a woman in the prime minister's office, including taking pictures up her skirt. Earlier this year, Netanyahu's son Yair came under fire after a recording emerged of him joyriding at taxpayer expense to Tel Aviv strip clubs and making misogynistic comments about strippers, waitresses and other women.
Over the weekend, Dermer, who was perhaps Netanyahu's closest associate before taking office in Washington, confirmed he was warned in late 2016 by New York Times columnist Bret Stephens, then of the



In this July 23 photo, Israeli Prime Minister Benjamin Netanyahu listens to his spokesman David Keyes as he opens the weekly cabinet meeting at his Jerusalem office. [GALI TIBBON/POOL VIA ASSOCIATED PRESS FILE PHOTO]

Wall Street Journal, about Keyes' aggressive behavior toward women. The New York Times reported that Stephens, who said he had barred Keyes from visiting the Wall Street

Journal opinion section because of harassment complaints women there made against him, warned Dermer that "Keyes posed a risk to women in Israeli government offices."

Residents allowed to return to homes

The Associated Press

LAWRENCE, Mass. — Residents in communities north of Boston that were rocked by natural gas explosions were given the green light Sunday to return to their homes.
Gov. Charlie Baker and other officials announced the move at a morning news conference and said electricity was restored to nearly all affected homes and businesses in Lawrence, North Andover and Andover. Gas service will remain shut off while officials continue investigating what caused Thursday's explosions and fires, and crews inspect the gas lines and connections to homes.
Dozens of homes were destroyed or damaged, a teenager was killed and

dozens of people were injured. Thousands of residents were forced to evacuate. Crews have shut off nearly 8,600 gas meters in the area and cleared homes of any gas.
Officials said gas company technicians will turn all the meters back after safety inspections of the entire system are complete — a process expected to take several weeks. They warned residents not to turn the meters back on themselves, not to turn on gas appliances until service is restored and to call 911 and leave their homes if they smell gas.
"It's evident to me and to all of us the Merrimack Valley and the residents of our state are being as supportive as they can be and as kind as they can be to one another during this most difficult time,"

the Republican governor said. "We still have a very long way to go but we're very happy that people can return to their homes this morning."
Firefighters in Lawrence responded to a fire at an apartment complex Sunday morning after residents had returned, but officials said it wasn't related to the gas problem.
National Transportation Safety Board Chairman Robert Sumwalt said Saturday that there was no evidence to suggest the explosions were intentional.
He said investigators will be looking at how local Columbia Gas officials responded to a "pressure increase" in the Lawrence area that was detected at the company's pipeline control center in Columbus,



The house owned by Lawrence Police Officer Ivan Soto sits nearly burned to the ground on Jefferson Street, is shown Friday in Lawrence, Mass. [MARY SCHWALM/THE ASSOCIATED PRESS]

Ohio, prior to the explosions and fires.
Lawrence Mayor Dan Rivera became emotional at the news conference while thanking people for support and donations to the Lawrence Emergency Fund.
"People have been very

generous," he said. "And usually, when we have issues like this, it's really hard to come up with cash because it's mostly stuff out of people's hands. So the fact that we were able to raise \$100,000 in two days is heartwarming. It makes us very thankful."

UK leader: Talk of leadership during Brexit 'irritating'

By Gregory Katz
The Associated Press

LONDON — British Prime Minister Theresa May concedes that she gets "irritated" by the debate over her leadership during the difficult Brexit negotiations.
She told the BBC in an interview scheduled to be broadcast Monday that she is concerned for the country's future, not her own, as lks about Britain's upcoming exit from the European Union continue.

May faces a split in her Conservative Party, with some influential figures preferring a more complete break with the EU than she is advocating. Roughly 50 hard-liners met Tuesday night to discuss her possible ouster.
In the interview, May said the leadership talk can be distracting.
"I get a little bit irritated, but this debate is not about my future. This debate is about the future of the people of the U.K. and the future of the United Kingdom," she

said. "That's what I'm focused on, and that's what we should all be focused on."
The opposition Labour Party is also increasingly divided over the Brexit issue. London Mayor Sadiq Khan broke ranks on Sunday with party leader Jeremy Corbyn to publicly back a second referendum of whether Britain should go forward with plans to leave the EU.
Writing in The Observer, Khan said Britain faces either a bad deal

or no deal at all — options he said are "incredibly risky."
He said the public deserves a right to choose between any deal reached by the government or staying in the EU. He said that if no deal is reached, the public should be able to choose between the "no deal" scenario or remaining in the bloc.
The mayor's stance is expected to put more pressure on Corbyn at the Labour Party conference later this month.
In her interview, May

criticized former Foreign Secretary Boris Johnson, who resigned in July to protest her plan to keep some close ties to the EU after Brexit.
Johnson, who is seen by many analysts as positioning himself as a possible successor to the embattled prime minister, recently caused a furor by comparing May's Brexit strategy to a "suicide vest."
"I have to say that that choice of language is completely inappropriate," May said.

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PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a proposed site plan for the Foundation Park Phase II project. This project encompasses Alachua County tax parcel 03191-010-001. The overall site is approximately 14.5 acres in size and the plan is to construct three additional 40,000 square foot research buildings in separate phases, along with associated parking, outdoor storage area, stormwater, utilities, and related site improvements.

The meeting's purpose is to inform neighboring property owners of the proposed development plan and to seek their comments.

The meeting is Saturday, September 29 at 12:15 p.m. in the Alachua Branch, Alachua County Library, at 14913 NW 140th St., Alachua, FL 32615.

Contact: Stephen Crawford
Phone Number: (352) 333-3233

GF-GHQ47257

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a proposed site plan for the Copeland Park Phase I project. This project encompasses Alachua County tax parcels 03230-002-000 & 03927-000-000. The overall site is approximately 10 acres in size and the plan is to construct four 10,000 square foot research buildings in separate phases, along with associated parking, outdoor storage area, stormwater, utilities, and related site improvements. Phase I will include a single building, parking, and access.

The meeting's purpose is to inform neighboring property owners of the proposed development plan and to seek their comments.

The meeting is Saturday, September 29, at 11:30 a.m. in the Alachua Branch, Alachua County Library at 14913 NW 140th St., Alachua, FL 32615.

Contact: Stephen Crawford
Phone Number: (352) 333-3233

GF-GHQ47258

The Gainesville Sun

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GateHouse Media



To: Neighbors of tax parcel 03191-010-001
From: Concept Development, Inc.
Date: Friday September 14, 2018
RE: Neighborhood Meeting Public Notice

ATTENTION: UPDATED MEETING TIME & LOCATION

Dear Neighbor:

A Neighborhood Meeting will be held to discuss a proposed site plan for the Foundation Park Phase II project. This project encompasses Alachua County tax parcel 03191-010-001. The overall site is approximately 14.5 acres in size and the plan is to construct three additional 40,000 square foot research buildings in separate phases, along with associated parking, outdoor storage area, stormwater, utilities, and related site improvements.

DATE: Saturday, September 29, 2018
TIME: 12:15 to 1:00 PM
PLACE: Alachua Branch, Alachua County Library
14913 NW 140th Street
Alachua, FL 32615
CONTACT: Stephen Crawford
stephen@conceptcompanies.net
(352) 333-3233

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners of the proposed development plan and to seek their comments. We look forward to seeing you at the workshop.

Sincerely,

Stephen Crawford
Project Manager

3917 NW 97th Blvd., Gainesville, Florida 32606
(352) 333-3233
conceptcompanies.net

12:15 PM

[illegible]



Project: Foundation Park Phase II
From: Concept Development, Inc.
Date: October 1, 2018
RE: Neighborhood Workshop

MEETING MINUTES

A workshop presentation was prepared for this project on Saturday, September 29, 2018 at 12:15 p.m. as shown in the advertisement. The presentation included an explanation of the review process and an explanation of the proposed project. In attendance was one (1) Concept Companies employee. No members of the public were in attendance. Please refer to the attached sign-in sheet for additional information.

The meeting began promptly at 12:15 pm and ended at 1:00 pm.

DESCRIPTION

DATE: October 6, 2016

PROJECT NAME: Foundation Park

PROJECT NO: 16-0111.01

DESCRIPTION FOR: Tax Parcel 03191-011-001

Alachua Foundation Park Holding Company, LLC property:

A PORTION OF LOT 1 OF 'PROGRESS TECHNOLOGY PARK', A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 86 AND 87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 1 OF 'PROGRESS TECHNOLOGY PARK', A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 86 AND 87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.'S 20 AND 25 (U.S. HIGHWAY NO. 441, 200 FOOT RIGHT-OF-WAY), AND RUN THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2191.86 FEET, THROUGH A CENTRAL ANGLE OF 10°32'48" AN ARC DISTANCE OF 403.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 78°36'19" EAST, 402.89 FEET; THENCE NORTH 05°35'16" EAST, 286.19 FEET; THENCE NORTH 77°10'09" WEST, 50.95 FEET; THENCE NORTH 12°49'51" EAST, 168.13 FEET; THENCE NORTH 84°24'33" WEST, 394.02 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 AND TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NW 119TH TERRACE, SAID POINT LYING ON THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 370.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 08°09'57", AN ARC DISTANCE OF 52.73 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 01°49'26" WEST, 52.69 FEET; THENCE SOUTH 02°15'33" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 176.16 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 450.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°19'05" AN ARC DISTANCE OF 49.62 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 05°25'06" EAST, 49.60 FEET, THE END OF SAID CURVE BEING THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 121.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°55'58", AN ARC DISTANCE OF 37.87 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 00°23'21" WEST, 37.72 FEET, THE END OF SAID CURVE BEING THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A

RADIUS OF 440.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $08^{\circ}21'30''$, AN ARC DISTANCE OF 64.19 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH $13^{\circ}32'05''$ WEST, 64.13 FEET; THENCE SOUTH $17^{\circ}42'49''$ WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 42.77 FEET TO THE POINT OF BEGINNING.

DESCRIPTION

DATE: October 6, 2016
PROJECT NAME: Foundation Park
PROJECT NO: 16-0111.01
DESCRIPTION FOR: Tax Parcel 03191-010-001

University of Florida Foundation Property:

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13 AND 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 6°38'36" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 363.83 FEET; THENCE SOUTH 9°25'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 405.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND TO A POINT ON A CURVE LYING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (200-FOOT RIGHT OF WAY) BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 2191.78 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 89°59'03" WEST, 468.69 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THE SOUTH LINE OF SAID LOT 1 AND ALONG SAID NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 12°16'32", AN ARC LENGTH OF 469.59 FEET TO SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4343, PAGE 2222 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES ALONG THE BOUNDARY OF SAID LANDS: (1) NORTH 5°35'16" EAST, A DISTANCE OF 286.19 FEET; (2) THENCE NORTH 77°10'09" WEST, A DISTANCE OF 50.95 FEET; (3) THENCE NORTH 12°49'51" EAST, A DISTANCE OF 168.13 FEET; (4) THENCE NORTH 84°24'33" WEST, A DISTANCE OF 394.02 FEET TO A POINT ON A CURVE LYING ON THE EAST RIGHT OF WAY LINE OF NORTHWESTERLY 119TH TERRACE (RIGHT OF WAY VARIES), AND LYING ON THE WEST LINE OF AFOREMENTIONED LOT 1, SAID CURVE IS CONCAVE EASTERLY, HAVING A RADIUS OF 370.42 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 11°31'19" EAST, 72.38 FEET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF LOT 1: (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°12'49", AN ARC LENGTH OF 72.50 FEET; (2) THENCE NORTH 17°07'56" EAST, A DISTANCE OF 119.59 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 12°15'59" EAST, 72.95 FEET; (3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°43'54", AN ARC LENGTH OF 73.03 FEET; (4) THENCE NORTH 7°24'02" EAST, A DISTANCE OF 103.96 FEET TO NORTHWEST

CORNER OF AFOREMENTIONED LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054 (66-FOOT RIGHT OF WAY); THENCE SOUTH $82^{\circ}35'58''$ EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 748.69 FEET TO THE **POINT OF BEGINNING**.

FILE
1983 FEB 24 PM 1:26
CLERK OF DISTRICT COURT
ALACHUA COUNTY, FLA.

This instrument prepared by
W. Henry Barber, Jr.
DeSli, Graham, Wilcox, Barber,
Henderson, Monaco & Cates, P.A.
203 N.E. First Street
Gainesville, Florida 32601

WARRANTY DEED

THIS INDENTURE, made this 24th day of February, 1983, between CONTEXT DEVELOPMENT CO., a Delaware corporation, Grantor, and UNIVERSITY OF FLORIDA FOUNDATION, INC., a Florida corporation, whose post office address is Post Office Box 14425, Gainesville, Florida 32604, Grantee,

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's successors and assigns, forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

A part of Sections 13, 14, 23 and 24, Fractional Sections 25 and 26, the F. R. Sanchez Grant, and the Fernandez Grant in Township 8 South, Range 18 East, together with a part of Fractional Sections 19, 20 and 29, the J. S. Sanchez Grant, the John Sanchez Grant and the Fernandez Grant in Township 8 South, Range 19 East, all in Alachua County, Florida, being more particularly described as follows:

Commence at the northwest corner of said Fractional Section 26 and run thence North 89 deg. 11 min. 05 sec. East along the North boundary thereof, 40.11 feet to the easterly right-of-way line of County Road No. 241 (80 foot R/W) and the Point of Beginning; thence run South 01 deg. 06 min. 36 sec. East, along said right-of-way line, 333.27 feet to the beginning of a curve, concave easterly, and having a radius of 11,419.20 feet, thence southeasterly along and with the arc of said curve and along said right-of-way line, through a central angle of 03 deg. 07 min. 37 sec., an arc distance of 623.21 feet to the end of said curve, thence South 04 deg. 22 min. 27 sec. East, along said right-of-way line, 370.99 feet to the South boundary of the North one-half (N $\frac{1}{2}$) of the Northwest quarter (NW $\frac{1}{4}$) of said Fractional Section 26, thence North 89 deg. 21 min. 05 sec. East along said south boundary, 583.29 feet to a Permanent Reference Monument (PRM) at the northwesternmost corner of Shaw Farms of Alachua, according to a plat thereof recorded in Plat Book L, Page 64 of the public records of Alachua County, Florida, thence continue North 89 deg. 21 min. 05 sec. East along said south boundary of North one-half (N $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) and along the north boundary of said Shaw Farms of Alachua, 2397.15 feet to a PRM at the northeast corner of Lot 6 of said Shaw Farms of Alachua and the southeast corner of said North one-half (N $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$), thence North 01 deg. 07 min. 32 sec. West, along the east boundary of said North one-half (N $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) and along the west boundary of said Shaw Farms of Alachua, 1335.02 feet to the northwest corner of Lot 22 of said Shaw Farms of Alachua and the northeast corner of said North one-half (N $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$), said point also being the southwest corner of Government Lot 2 of said Section 23, thence North 89 deg. 11 min. 53 sec. East, along the north boundary of said Shaw Farms of Alachua and

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A. CURTIS POWERS, Clerk of District Court
Alachua County, by *Opal Collins*

the south boundary of said Section 23, a distance of 1637.45 feet, to an intersection with the northerly boundary of the F. R. Sanchez Grant, thence South 65 deg. 00 min. 32 sec. East, along the northerly boundary of said Shaw Farms and the northerly boundary of the F. R. Sanchez Grant, 3132.95 feet to the northeasterly corner of said Shaw Farms of Alachua; thence continue South 65 deg. 00 min. 32 sec. East along said northerly boundary of the Sanchez Grant, 2113.89 feet to the northwest corner of Lot 1 of Haile Estates in the F. R. Sanchez Grant according to a plat thereof recorded in Plat Book A, Page 56, of the public records of Alachua County, Florida; thence South 25 deg. 29 min. 34 sec. West, along the west boundary of said Lot 1, a distance of 1638.16 feet to the northwest corner of Lot 9 of said Haile Estates, said point also being the northeasterly corner of Alachua Highlands, Unit No. 1, according to a plat thereof recorded in Plat Book K, Page 56, of the public records of Alachua County, Florida; thence South 25 deg. 22 min. 48 sec. West, along the westerly boundary of said Lot 9 and the easterly boundary of Lots 1, 2 and 3 of said Alachua Highlands, Unit No. 1, a distance of 949.80 feet to the northerly boundary of the Hammock Lands conveyed to the State of Florida and recorded in Official Records Book 908 at pages 858 through 860, thence North 81 deg. 31 min. 14 sec. East, along said northerly boundary, 4009.08 feet, thence North 86 deg. 31 min. 58 sec. East, along said northerly boundary, 3610.46 feet, thence South 81 deg. 38 min. 52 sec. East, along said northerly boundary, 1949.33 feet, thence North 06 deg. 47 min. 16 sec. East, 1404.87 feet, thence South 71 deg. 05 min. 04 sec. East, 92.64 feet, thence North 34 deg. 13 min. 59 sec. East, 1476.82 feet, thence North 88 deg. 22 sec. 53 sec. East, 1252.57 feet, thence North 00 deg. 38 min. 14 sec. East, 1301.36 feet to the southerly right-of-way line of State Road 25, U. S. 441 (200 foot R/W) thence North 72 deg. 58 min. 52 sec. West, along said southerly right-of-way line, 225.69 feet to the beginning of a curve concave northeasterly and having a radius of 11,609.20 feet, thence northwesterly along and with the arc of said curve and along said right-of-way line through a central angle of 06 deg. 52 min. 00 sec. an arc distance of 1391.32 feet to the end of said curve, thence North 66 deg. 03 min. 55 sec. West, along said right-of-way line, 345.63 feet, thence South 23 deg. 56 min. 05 sec. West, 607.82 feet, thence North 60 deg. 14 min. 54 sec. West, 160.83 feet, thence North 23 deg. 56 min. 05 sec. East, 591.52 feet to said southerly right-of-way line, thence North 56 deg. 03 min. 55 sec. West, along said southerly right-of-way line, 3888.56 feet to the beginning of a curve, concave northeasterly and having a radius of 5896.58 feet, thence northwesterly along and with the arc of said curve and along said right-of-way line through a central angle of 04 deg. 05 min. 00 sec. an arc distance of 420.24 feet to the end of said curve, thence North 61 deg. 57 min. 50 sec. West, along said southerly right-of-way line 1681.47 feet, thence South 08 deg. 50 min. 07 sec. West, 1680.29 feet, thence North 81 deg. 10 min. 24 sec. West, 944.33 feet, thence North 08 deg. 49 min. 45 sec. East, 2008.91 feet to the aforementioned southerly right-of-way line of State Road no. 25, thence North 61 deg. 59 min. 14 sec. West,

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along said right-of-way line, 882.07 feet, thence South 00 deg. 35 min. 40 sec. East, 1523.91 feet, thence South 89 deg. 22 min. 03 sec. West, 399.61 feet to a point on the east boundary of Section 24, Township 8 South, Range 18 East, thence South 00 deg. 35 min. 54 sec. East along said east boundary, 1245.81 feet to the northeast corner of the Southeast quarter (SE $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$) of said Section 24, thence North 89 deg. 46 min. 15 sec. West, along the north boundary of said Southeast quarter (SE $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$), 1218.03 feet to the southeast corner of the South one-half (S $\frac{1}{2}$) of the Northwest quarter (NW $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$) of said Section 24, thence North 01 deg. 01 min. 46 sec. West, along the east boundary of said South one-half (S $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$), 661.14 feet to the northeast corner of said South one-half (S $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$), thence North 89 deg. 43 min. 32 sec. West along the north boundary of said South one-half (S $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$), 1222.41 feet to the northwest corner of said South one-half (S $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$) and the East boundary of Government Lot 4 of said Section 24, thence North 01 deg. 27 min. 18 sec. West, along the east boundary of Government Lots 4 and 1, a distance of 2782.53 feet to the southerly right-of-way line of State Road No. 25 (U.S. Highway 441) thence continue North 01 deg. 27 min. 18 sec. West, along the east boundary of said Government Lot 1, a distance of 201.49 feet to the North right-of-way line of said State Road No. 25, thence continue North 01 deg. 27 min. 18 sec. West, along said east boundary, 294.67 feet to the southeast corner of the Southwest quarter (SW $\frac{1}{4}$) of Section 13, Township 8 South, Range 18 East, thence North 00 deg. 53 min. 56 sec. West, along the east boundary of said Southwest quarter (SW $\frac{1}{4}$), 245.86 feet to the southerly right-of-way line of County Road No. S-340-A (66 foot R/W) thence North 81 deg. 38 min. 13 sec. West, along said southerly right-of-way line, 2307.19 feet to the beginning of a curve, concave northeasterly and having a radius of 1178.92 feet, thence northwesterly along and with said curve and along said right-of-way line, through a central angle of 12 deg. 00 min. 00 sec., an arc distance of 246.91 feet to the end of said curve, thence North 69 deg. 38 min. 13 sec. West, along said southerly right-of-way line, 99.39 feet to the beginning of a curve, concave southerly and having a radius of 539.96 feet, thence northwesterly along and with the arc of said curve and along said right-of-way line through a central angle of 30 deg. 54 min. 45 sec. an arc distance of 291.32 feet to said northerly right-of-way line of State Road No. 25, said arc being subtended by a chord having a bearing and distance of North 85 deg. 05 min. 36 sec. West, 287.80 feet, thence South 76 deg. 57 min. 08 sec. West, 254.78 feet to said southerly right-of-way line of State Road No. 25 (the right-of-way of County Road No. S-340-A becomes 50 feet at this point and remains 50 feet to the west) said point being on the arc of a curve, concave southeasterly and having a radius of 547.96 feet, thence southwesterly along and with the arc of said curve and along said southerly right-of-way line through a central angle of 11 deg. 39 min. 42 sec. an arc

distance of 111.53 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 60 deg. 48 min. 38 sec. West, 111.34 feet, thence South 54 deg. 58 min. 47 sec. West, along said southerly right-of-way line of County Road S-340-A, 123.99 feet to the beginning of a curve, concave northwesterly and having a radius of 843.51 feet, thence southwesterly along and with the arc of said curve and along said southerly right-of-way line, through a central angle of 14 deg. 48 min. 00 sec., an arc distance of 217.88 feet to the end of said curve, thence South 69 deg. 46 min. 47 sec. West, along said southerly right-of-way line, 248.93 feet to the beginning of a curve, concave northwesterly and having a radius of 1934.86 feet, thence southwesterly along and with the arc of said curve and along said southerly right-of-way line through a central angle of 05 deg. 50 min. 26 sec., an arc distance of 197.23 feet, said arc being subtended by a chord having a bearing and distance of South 72 deg. 42 min. 00 sec. West, 197.15 feet to the west boundary of the Southeast quarter (SE $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$) of Section 14, Township 8 South, Range 18 East, thence South 01 deg. 35 min. 12 sec. East, along said west boundary of Southeast quarter (SE $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$), 84.01 feet to the intersection with the easterly right-of-way line of an 80 foot right-of-way owned by the City of Alachua and recorded in Official Records Book 1279 at pages 840 through 841 of the public records of Alachua County, Florida; thence South 47 deg. 28 min. 41 sec. East, along said easterly right-of-way line 55.70 feet, thence South 01 deg. 35 min. 12 sec. East, 40.00 feet from and parallel to said west boundary of Southeast quarter (SE $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$), 121.89 feet to the north boundary of the Northeast quarter (NE $\frac{1}{4}$) of Northeast quarter (NE $\frac{1}{4}$) of Section 23, Township 8 South, Range 18 East, thence North 89 deg. 31 min. 38 sec. East, along said north boundary, 191.44 feet, thence South 77 deg. 25 min. 05 sec. East, 833.14 feet, thence South 01 deg. 24 min. 55 sec. East, 465.34 feet, thence South 89 deg. 31 min. 38 sec. West, parallel to said north boundary, 1000.11 feet to said east right-of-way line, thence South 01 deg. 24 min. 04 sec. East, 40 feet from and parallel to the west boundary of said Northeast quarter (NE $\frac{1}{4}$) of Northeast quarter (NE $\frac{1}{4}$), 678.82 feet to the south boundary of said Northeast quarter (NE $\frac{1}{4}$) of Northeast quarter (NE $\frac{1}{4}$), thence North 89 deg. 14 min. 54 sec. East, along said south boundary, 1280.72 feet to the west boundary of the aforementioned Section 24, thence South 01 deg. 24 min. 48 sec. East, along said west boundary, 1959.51 feet to the southeast corner of property owned by the City of Alachua and recorded in Official Records Book 908 at pages 844 through 845 of the public records of Alachua County, Florida; thence South 88 deg. 57 min. 05 sec. West, along the south boundary of said City of Alachua property, 4165.85 feet; thence South 01 deg. 27 min. 01 sec. East, 659.40 feet to the north boundary of the South one-half (S $\frac{1}{2}$) of the Southwest quarter (SW $\frac{1}{4}$) of said Section 23, thence South 89 deg. 20 min. 34 sec. West, along said north boundary, 1502.00 feet to the east right-of-way line of County Road No. 241 (80 foot R/W) thence South 01 deg. 06 min. 36 sec. East, along said east right-of-way line, 1334.44 feet to the Point of Beginning. Less the rights-of-way of U. S. Highway 441 and State Road 25.

Containing 2124.36 acres more or less excluding the area lying within the right-of-way of State Road No. 25.

ALSO:

Lots 5, 6, 9, 14, and the East 1/2 of Lot 13 of Haile Estates in Fractional Section 35, Township 8 South, Range 18 East, Alachua County, Florida, according to a plat thereof recorded in Plat Book "A", Page 56, of the public records of Alachua County, Florida; less rights of way for Interstate Highway No. I-75 (State Road 93) and a County Graded Road; and being more particularly described as follows:

Commence at the Southwest Corner of said Fractional Section 35 and run thence South 89 deg. 16 min. 33 sec. East, along the South boundary of said Fractional Section, 1984.75 feet to the Southwest Corner of said East Half (E-1/2) of Lot 13, and the Point of Beginning; thence continue South 89 deg. 16 min. 33 sec. East, along said South boundary, 1831.88 feet, to a point on the Southwesterly right of way line of said Interstate Highway No. I-75 (State Road No. 93), said point lying on the arc of a curve concave Southwesterly and having a radius of 14,217.94 feet; thence Northwesterly along the arc of said curve and along said right of way line through a central angle of 07 deg. 19 min. 25 sec., an arc distance of 1817.39 feet, said arc being subtended by a chord having a bearing and distance of North 41 deg. 08 min. 24 sec. West, 1816.15 feet, to the end of said curve; thence North 44 deg. 48 min. 07 sec. West, along said Southwesterly right of way line, 15.28 feet, to a point on the West boundary of said Lot 9; thence South 01 deg. 29 min. 15 sec. East, along said West boundary of Lot 9, a distance of 18.24 feet, to the Northeast Corner of said East Half (E-1/2) of Lot 13; thence North 89 deg. 40 min. 56 sec. West, along the North boundary of said East Half (E-1/2) of Lot 13, a distance of 659.66 feet, to the Northwest Corner of said East Half (E-1/2) of Lot 13; thence South 01 deg. 24 min. 44 sec. East, along the West boundary of said East Half (E-1/2) of Lot 13, a distance of 1341.28 feet to the point of beginning. Containing 39.51 acres, more or less.

ALSO:

Commence at the Southwest Corner of said Fractional Section 35, and run thence North 01 deg. 11 min. 18 sec. West, along the West boundary of said Fractional Section, 2654.12 feet, to the Southwest Corner of the Northwest Quarter (NW-1/4) of said Fractional Section; thence South 89 deg. 43 min. 54 sec. East, 1315.86 feet, to the Southwest Corner of said Lot 5 and the Point of Beginning; thence continue South 89 deg. 43 min. 54 sec. East, along the South boundary of said Lot 5, a distance of 42.13 feet, to a point on the Southwesterly right of way line of said Interstate Highway No. I-75 (State Road No. 93); thence North 44 deg. 48 min. 07 sec. West, along said right of way line 61.49 feet; to a point on the West boundary of said Lot 5; thence South 01 deg. 34 min. 27 sec. East, along said West boundary 43.45 feet to the point of beginning. Containing 0.02 of an acre, more or less.

ALSO:

Commence at the Southwest Corner of said Fractional Section 35 and run thence North 01 deg. 11 min. 18 sec. West, along the West boundary of said Fractional Section 2654.12 feet to the Southwest Corner of the Northwest Quarter (NW-1/4) of said Fractional Section; thence South 89 deg. 43 min. 54 sec. East, 1876.24 feet, to the intersection of the South boundary of said Lot 5 and the Northeasterly right of way line of said County Graded Road (66 foot right of way) and the Point of Beginning; thence continue South 89 deg. 43 min. 54 sec. East, along said South boundary of Lot 5, a distance of 755.48 feet, to the Northwest Corner of said Lot 9; thence South 01 deg. 29 min. 15 sec. East, along the West boundary of said Lot 9, a distance of 777.77 feet, to a point on said Northeasterly right of way line; thence South 44 deg. 48 min. 07 sec. East, along said right of way line, 1563.68 feet, to the beginning of a curve concave Southwesterly and having a radius of 7855.44 feet, thence Southeasterly along the arc of said curve and along said right of way line through a central angle of 02 deg. 44 min. 52 sec., an arc distance of 376.73 feet, said arc being subtended by a chord having a bearing and distance of South 43 deg. 25 min. 41 sec. East, 376.69 feet, to a point on the East boundary of said Lot 14; thence North 01 deg. 30 min. 45 sec. West, along the East boundary of said Lots 14, 9 and 6, a distance of 3515.19 feet, to the Northeast Corner of said Lot 6; thence North 89 deg. 59 min. 25 sec. West, along the North boundary of said Lots 6 and 5, a distance of 2641.10 feet to the Northwest Corner of said Lot 5; thence South 01 deg. 34 min. 27 sec. East, along the West boundary of said Lot 5, a distance of 770.34 feet to a point on said Northeasterly right of way line; thence South 44 deg. 48 min. 07 sec. East, along said right of way line, 817.76 feet to the Point of Beginning. Containing 122.72 acres, more or less.

SUBJECT TO THE FOLLOWING:

That certain oil and gas lease dated 29 March 1923, and recorded 24 April 1923, in Miscellaneous Records Book 11, Page 125, to Florida Mineral Oil and Sulphur Company.

Easement from H. C. Edwards and his wife, Susie S. Edwards, to Florida Power Corporation to construct, operate and maintain a single pole H-Frame tower line for the transmission and distribution of electricity, etc., over Lot 18 of L. L. Dell Estates, dated 3 February 1959, and recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida.

Special Warranty Deed from H. C. Edwards and wife, Susie S. Edwards, to the State of Florida for road right-of-way SE-93, over Lots 9, 14 and E-1/2 of Lot 13 of John Haile Estates Subdivision varying in width from 106 feet to 216 feet dated 23 February 1962, and recorded in Official Records Book 180, Page 594, together with a drainage easement covering the same lands recorded in Official Records Book 180, Page 596, of the public records of Alachua County, Florida.

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Easement from H. C. Edwards and his wife, Susie S. Edwards, to Florida Power Corporation as in Easement recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida, dated 27 December 1962, and recorded in Official Records Book 219, Page 565, of the public records of Alachua County, Florida.

Easement from Donald M. Hough and his wife, Susie Mae Hough, to Florida Power Corporation as in Easement given by H. C. Edwards and his wife, Susie S. Edwards and recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida, dated 3 February 1959, covering Lot 18 of L. L. Dell Estates Subdivision and recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida.

Easement and right-of-way for construction, operation and maintenance of a pole line for transmission and distribution of electricity dated 4 October 1926, and recorded in Deed Book 226, Page 131, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 27 January 1927, and recorded in Deed Book 226, Page 201, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 6 November 1926, and recorded in Deed Book 226, at Page 280, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 2 November 1926, and recorded in Deed Book 226, at Page 281, of the public records of Alachua County, Florida.

Easement to Florida Power Corporation dated 4 March 1963, and recorded in Official Records Book 221, Page 219, of the public records of Alachua County, Florida.

Easement to Florida Power Corporation dated 11 April 1963, and recorded in Official Records Book 227, Page 391, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 29 November 1926, and recorded 25 July 1946, in Deed Book 226, Page 156, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 1 December 1926, and recorded 25 July 1946, in Deed Book 226, Page 222, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 29 November 1926, and recorded 25 July 1946, in Deed Book 226, Page 155, of the public records of Alachua County, Florida.

Easement to Florida Power Corporation dated 5 October 1959, and recorded in Official Records Book 73, Page 517, of the public records of Alachua County, Florida.

Reservation of an undivided one-half (1/2) interest of all petroleum and petroleum products and title to an undivided three-fourths (3/4) of all other minerals as to the East Half (E-1/2) of the Southeast Quarter (SE-1/4) of the Southeast Quarter (SE-1/4) of Section 24, Township 8 South, Range 18 East, reserved to State of Florida in Deed recorded in Deed Book 320, at Page 186, of the public records of Alachua County, Florida.

Easement to City of Alachua dated 12 March 1974, and filed 16 October 1979, in Official Records Book 1241, Page 113, of the public records of Alachua County, Florida.

Easement condemned by the City of Gainesville in Case Number 82-1735-CA in the Circuit Court of Alachua County, Florida.

An outstanding one-half (1/2) interest in oil, gas and minerals on the East Half (E-1/2) of Lot 16, of L. L. Dell Estates according to plat thereof recorded in Plat Book "A", Page 47, of the public records of Alachua County, Florida.

Easement to City of Alachua dated the 30th day of March 1979, filed for record 12 April 1979, in Official Records Book 1201, at Page 430, of the public records of Alachua County, Florida.

Taxes for the year 1983 and subsequent years.

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

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed in its name by its duly authorized officers and its corporate seal to be affixed, the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

J. B. Lewis
W. H. Bell
As to Grantor

CONTEXT DEVELOPMENT CO.

By Wallace M. Dill
Wallace M. Dill, As its
President

ATTEST:

By: R. Diane Arch
R. Diane Arch, As its
Secretary

(WITH CORPORATE SEAL)



D.R. 1466 PAGE 384

STATE OF FLORIDA
COUNTY OF ALACHUA

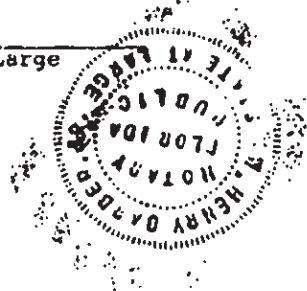
BEFORE ME, the undersigned authority, personally appeared WALLACE M. DILL, and R. DIANE ARCH, as President and Secretary respectively, of CONTEXT DEVELOPMENT CO., a Delaware corporation, who, being first identified and duly sworn, acknowledged that as such officers, and pursuant to authority from said corporation they executed the foregoing Warranty Deed and affixed the corporate seal, all for and on behalf of said corporation, as its act and deed, and for the uses and purposes set forth and contained in said instrument.

WITNESS my hand and official seal this 24th day of February, 1983, at Gainesville, Alachua County, Florida.

W. L. [Signature]
Notary Public, State of Florida at Large

My Commission expires:

6-30-1985



PREPARED BY & RETURN TO:

Name: Lynn Sullivan
Providence Title Company, LLC
Address: 3917 NW 97th Boulevard
Gainesville, FL 32606
File No. 2014-128

4/20/2015 12:46 PM
BOOK 4343 PAGE 2222

J. K. IRBY
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 649565
Doc Stamp-Mort: \$0.00
Doc Stamp-Deed: \$4,137.00
Intang. Tax: \$0.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This SPECIAL WARRANTY DEED, made the 15th day of April, 2015, by UNIVERSITY OF FLORIDA FOUNDATION, INC., a Florida non-profit corporation, having its principal place of business at P.O. Box 14425, Gainesville, FL 32604-2425, hereinafter called the "Grantor", to ALACHUA FOUNDATION PARK HOLDING COMPANY, LLC, a Florida limited liability company, having its principal place of business at 3917 NW 97th Blvd, Gainesville, FL 32606, hereinafter called the "Grantee":

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in City of Alachua, County of Alachua, State of Florida, viz:

See attached Exhibit "A"

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

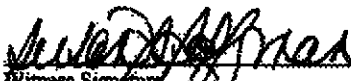
SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

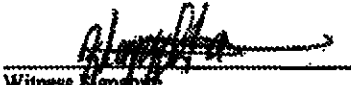
TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with Grantee that Grantor is well seized of the Property, has good right, title, and lawful authority to sell and convey the Property, and that Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor for claims arising during the period of time of Grantor's ownership of the Property, but against none other. Grantor further warrants that said land is free of all encumbrances, except as noted in Exhibit B attached hereto and made a part hereof, and except taxes accruing subsequent to December 31, 2014.

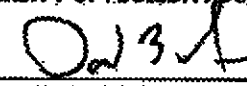
IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness Signature
Printed Name: Susan G. Goffman


Witness Signature
Printed Name: Kimberly A. Feigen

UNIVERSITY OF FLORIDA FOUNDATION, INC.

By:  L.S.
Name: David M. Christie
Title: Assistant Treasurer

Address (Principal Place of Business):

Approved


UFF Legal Counsel

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 15th day of April, 2015, by David M. Christie, as Assistant Treasurer for the University of Florida Foundation, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.



SUSAN G. GOFFMAN
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE161218
Expires 4/18/2016

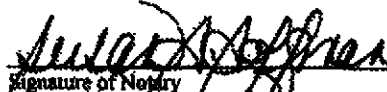
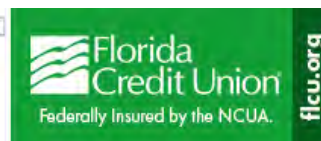

Signature of Notary
Printed Name: _____
My commission expires: _____

Exhibit "A"

A PORTION OF LOT 1 OF 'PROGRESS TECHNOLOGY PARK', A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 86 AND 87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 1 OF 'PROGRESS TECHNOLOGY PARK', A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 86 AND 87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID CORNER LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.'S 20 AND 25 (U.S. HIGHWAY NO. 441, 200 FOOT RIGHT-OF-WAY), AND RUN THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2191.86 FEET, THROUGH A CENTRAL ANGLE OF 10°32'48", AN ARC DISTANCE OF 403.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 78°36'19" EAST, 402.89 FEET; THENCE NORTH 05°35'16" EAST, 286.19 FEET; THENCE NORTH 77°10'09" WEST, 50.85 FEET; THENCE NORTH 12°49'51" EAST, 168.13 FEET; THENCE NORTH 84°24'33" WEST, 394.02 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 AND TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NW 119TH TERRACE, SAID POINT LYING ON THE ARC OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 370.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 08°09'57", AN ARC DISTANCE OF 52.73 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 01°49'26" WEST, 52.69 FEET; THENCE SOUTH 02°15'33" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 176.16 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 450.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°19'05", AN ARC DISTANCE OF 49.62 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 05°25'06" EAST, 49.60 FEET, THE END OF SAID CURVE BEING THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 121.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°53'58", AN ARC DISTANCE OF 37.87 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 00°23'21" WEST, 37.72 FEET, THE END OF SAID CURVE BEING THE BEGINNING OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 440.00 FEET; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°21'30", AN ARC DISTANCE OF 64.19 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF SOUTH 13°32'05" WEST, 64.13 FEET; THENCE SOUTH 17°42'49" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 42.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.94 ACRES (171,820 SQUARE FEET), MORE OR LESS.



Search Criteria

Parcel From: 03191-010-001
 Parcel Thru: 03191-010-001

Search Date: 8/8/2016 at 2:55:10 PM

Parcel: [03191-010-001](#) [GIS Map](#)

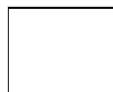
Taxpayer: U OF F FOUNDATION INC Mailing: PO BOX 14425 GAINESVILLE, FL 32604-2425 Location: Sec-Twn-Rng: 13-08-18 Property Use: 05400 - Tmbr Si 90+ Tax Jurisdiction: Alachua 1700 Area: Alachua Industrial Subdivision: Progress Technology Park	Legal: PROGRESS TECHNOLOGY PARK PB 28 PG 86 LOT 1 (LESS COM SW COR OF LOT 1 POB SELY ALG CURVE 402.89 FT N 05 DEG E 286.19 FT - N 77 DEG W 50.95 FT N 12 DEG E 168.13 FT N 84 DEG W 394.02 FT SLY ALG CURVE 52.69 FT S 02 DEG E 176.16 FT SLY ALG CURVE - 49.60 FT SLY ALG CURVE 37.72 FT SLY ALG CURVE 64.13 FT S 17 DEG W 42.77 FT POB PER OR 4343/2222)
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There was 1 parcel found in this search.

Create download file of selected parcels

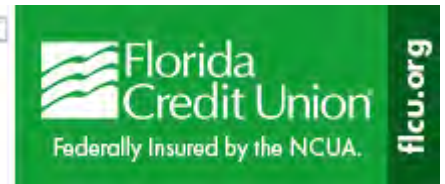
Property Owner Lookup

Search Any Property By Address. Find Owner, Value, Taxes, and More.



The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

Alachua County Property Appraiser • 515 N Main Street Suite 200 • Gainesville, FL 32601 • 352-374-5230 (FAX) 352-374-5278



Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 7/27/2016 at 4:22:03 PM'

Printer Friendly Page

Parcel: 03191-011-001 [GIS Map](#)

Taxpayer: ALACHUA FOUNDATION PARK, HOLDI Mailing: 3917 NW 97TH BLVD Gainesville, FL 32606 Location: Sec-Twn-Rng: 13-08-18 Property Use: 04000 - Vacant Industrial Tax Jurisdiction: Alachua 1700 Area: Alachua Industrial Subdivision: Progress Technology Park	Legal: PROGRESS TECHNOLOGY PARK PB 28 PG 86 COM SW COR LOT 1 POB SELY ALG CURVE 402.89 FT N 05 DEG 35 MIN 16 SEC E 286.19 FT N - 77 DEG 10 MIN 09 SEC W 50.95 FT N 12 DEG 49 MIN 51 SEC E 168.13 FT N 84 DEG 24 MIN 33 SEC W 394.02 FT SLY ALG CURVE - 52.69 FT S 02 DEG 15 MIN 33 SEC E 176.16 FT SLY ALG CURVE 49.60 FT SLY ALG CURVE 37.72 FT SLY ALG CURVE 64.13 FT S 17 DEG - 42 MIN 49 SEC W 42.77 FT POB OR 4343/ 2222 PROGRESS TECHNOLOGY PARK PB 28 PG 86 COM SW COR LOT 1 POB SELY ALG CURVE 402.89 FT N 05 DEG 35 MIN 16 SEC E 286.19 FT N - 77 DEG 10 MIN 09 SEC W 50.95 FT N 12 DEG 49 MIN 51 SEC E 168.13 FT N 84 DEG 24 MIN 33 SEC W 394.02 FT SLY ALG CURVE - 52.69 FT S 02 DEG 15 MIN 33 SEC E 176.16 FT SLY ALG CURVE 49.60 FT SLY ALG CURVE 37.72 FT SLY ALG CURVE 64.13 FT S 17 DEG - 42 MIN 49 SEC W 42.77 FT POB OR 4343/ 2222
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There are no Certified Values

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Vacant Industrial	ILW		Square Feet	171626.4
Vacant Industrial	ILW		Square Feet	171626.4

Sale

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

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
04/15/2015	591000	V	Q	4343	2222	SD	Official Public Record

[Link to TaxCollector Record](#)

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The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

Alachua County Property Appraiser • 515 N Main Street Suite 200 • Gainesville, FL 32601 • 352-374-5230
(FAX) 352-374-5278



2017 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #03191 011 001



Parcel details



Latest bill



Full bill history

Print this page

Pay All: \$128,999.19

2018

2017

2016

\$128999.19
due

PAID

PAID

[Apply for the 2019 Installment Payment Plan](#)


Get Bills by Email

PAID 2019-01-10 \$150,001.96

Receipt #18-0082874

Owner: ALACHUA FOUNDATION PARK HOLDING COMPANY LLC

3917 NW 97TH BLVD

Gainesville, FL 32606

Situs: Unassigned Location RE

Account number: 03191 011 001Alternate Key: 1102022

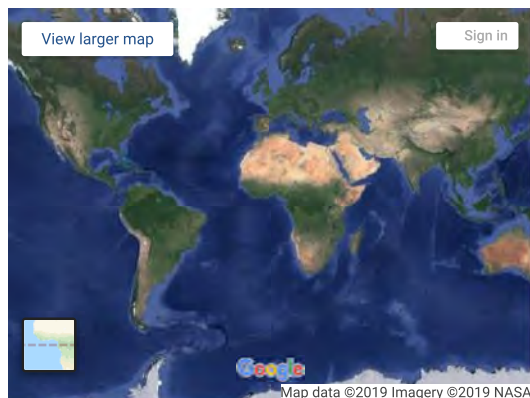
Millage code: 1700

Millage rate: 23.1480

Assessed value: 5,299,000

School assessed value: 5,299,000

Unimproved land value: 429,100



Location is not guaranteed to be accurate.

Property Appraiser

2017 Annual bill



View

Ad valorem: \$122,661.25

Non-ad valorem: \$7,507.33

Total Discountable: 130168.58

No Discount NAVA: 0.00

Total tax: \$130,168.58

Legal description

PROGRESS TECHNOLOGY PARK PB 28 PG 86 COM SW COR LOT 1 POB SELV ALG CURVE 402.89 FT N 05 DEG 35 MIN 16 SEC E 286.19 FT N 77 DEG 10 MIN 09 SEC W 50.95 FT N 12 DEG 49 MIN 51 SEC E 168.13 FT N 84 DEG 24 MIN 33 SEC W 394.02 FT SLY ALG CURVE 52.69 FT S 02 DEG 15 MIN 33 SEC E 176.16 FT SLY ALG CURVE 49.60 FT SLY ALG CURVE 37.72 FT SLY ALG CURVE 64.13 FT S 17 DEG 42 MIN 49 SEC W 42.77 FT POB OR 4343 / 2222 (LOT 1 PROGRESS TECHNOLOGY PARK PB 28 PG 86 WAS VACATED PER RES 17-01 OR 4468/0361)

Location

Book, page, item: 4343-2222

Geo number: 13-08-18-03191011001

Range: 18

Township: 08

Section: 13

Neighborhood: 233223.50

Use code: 04100

Total acres: 3.940

Certificate #789

This parcel has a redeemed certificate for 2017.

Advertised number: 931

Face amount: \$142,853.06

Issued date: 06/01/2018

Expiration date: 06/01/2025

Buyer: Bidder number 2711314

TLOA OF FLORIDA LLC

TLOA SERVICING LLC AS CUST FOR SECURED PARTY

11 TALCOTT NOTCH RD

FARMINGTON, CT 06032

Interest rate: 0.25%



ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03191 010 001		1700

APPLICABLE VALUES AND EXEMPTIONS BELOW

14209 NW 119TH TER

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

PROGRESS TECHNOLOGY PARK PB 28 PG
86 LOT 1 (LESS COM SW C
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.4648	2,700	0	2,700	22.85
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.2655	2,700	0	2,700	3.42
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP33 PROJECT (S01)	1.5000	2,700	0	2,700	4.05
SCHL DISCRNRY & CN (S01)	0.7480	2,700	0	2,700	2.02
SCHL GENERAL	4.3770	2,700	0	2,700	11.82
SCHOOL VOTED (S01)	1.0000	2,700	0	2,700	2.70
SUWANNEE RIVER WATER MGT DIST	0.4027	2,700	0	2,700	1.09
17 CITY OF ALACHUA	5.3900	2,700	0	2,700	14.55

TOTAL MILLAGE 23.1480

AD VALOREM TAXES

\$62.50

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

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

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

COMBINED TAXES AND ASSESSMENTS \$62.50

If Paid By Please Pay **Nov 30, 2017**
\$0.00

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2017 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1012110

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 5830 NW 34TH BLVD • GAINESVILLE, FL 32653-2115

ACCOUNT NUMBER	SITUS	MESSAGE
03191 010 001	14209 NW 119TH TER	

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

IF PAID BY PLEASE PAY

☒	Nov 30, 2017	\$0.00
☐		
☐		
☐		
☐		

Mitchell Mason

From: Diaz, Mary <Mary.Diaz@srwmd.org>
Sent: Friday, October 26, 2018 3:21 PM
To: Mitchell Mason
Cc: Marshall, Leroy
Subject: RE: Copeland Park and Foundation Park - Alachua, FL - Exemption Validations

Mr. Mason,

The exemptions are still valid as long as the project is constructed in accordance with the permitted documents.

Thank you,

Mary Diaz, E.I.
Engineer II, Resource Management Division
Suwannee River Water Management District
9225 CR 49, Live Oak, FL 32060
386.362.1001
386.647.3133 (Direct)
800.226.1066 (FL Toll Free)
www.mysuwanneeriver.com
Let us know how we're doing: [Contact Us](#)



From: Mitchell Mason <mitchellm@chw-inc.com>
Sent: Wednesday, October 24, 2018 4:16 PM
To: Diaz, Mary <Mary.Diaz@srwmd.org>
Subject: Copeland Park and Foundation Park - Alachua, FL - Exemption Validations

Good afternoon Mary,

We received exemption (No Permit Required) letters for the Copeland Park Phase I project (ERP No. 228724-1), and the Foundation Park Phase II project (ERP No. 212192-4) in December and August of 2016, respectively. No changes have been proposed to either project since the letters were issued. Can you please confirm that these exemptions are still valid for each project, or provide updated letters if necessary? The original exemption letters are attached for your convenience.

Thank you,

MITCHELL MASON | Project Engineer

t: (386) 518-5141

e: mittchellm@chw-inc.com

w: www.chw-inc.com



JACKSONVILLE.GAINESVILLE.OCALA

t: (904) 619-6521 | 8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244

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

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

PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION.

All E-mail sent to and from this address may be public records. The Suwannee River Water Management District does not allow use of the District E-mail system and other equipment for non-business related purposes.



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056
mysuwanneeriver.com

August 5, 2016

Brian Crawford
Alachua Foundation Park Holding Company, LLC
3917 NW 97th Boulevard
Gainesville, FL 32606

Subject: Environmental Resource Permit (ERP): No Permit Required (NPR), ERP-001-212192-4, Foundation Park Phase II, Alachua County

Dear Mr. Crawford:

The above referenced proposed project does not require a new ERP from the Suwannee River Water Management District (District). This decision was based on the fact that this project is part of the master system permitted under ERP-001-212192-1, and according to the documentation submitted on or before July 6, 2016. It has been determined that the proposed activity provides reasonable assurance that:

1. The existing stormwater system is functioning as permitted.
2. The master system will not change as a result of the connection.
3. The project will not exceed any thresholds established by the existing permit.

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

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

- Adversely impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;

DON QUINCEY, Chairman
Chiefland, Florida

ALPHONAS ALEXANDER, Vice Chairman
Madison, Florida

VIRGINIA H. JOHNS, Secretary/Treasurer
Alachua, Florida

KEVIN BROWN
Alachua, Florida

GARY F. JONES
Old Town, Florida

VIRGINIA M. SANCHEZ
Old Town, Florida

RICHARD SCHWAB
Perry, Florida

BRADLEY WILLIAMS
Monticello, Florida

VACANT
At Large

NOAH VALENSTEIN
Executive Director

- Cause an adverse impact to the minimum flows and levels established pursuant to Section 373.042, F.S.
- Cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.;
- Adversely impede navigation or create a navigational hazard; or
- Cause or contribute to a violation of state water quality standards.

If you have any questions, you may contact me by phone at 386.362.1001 or by email at BJB@srwmd.org.

Sincerely,



Brian Brooker, E.I.
Division of Resource Management

BB/tm

cc: Randall Olney, CHW, Inc.



Alachua County Public Works Department

Ramon D. Gavarrete, P. E.
County Engineer

Engineering & Operations
Ramon D. Gavarrete, P.E.
rgavarrete@alachuacounty.us
Tel: (352) 374-5245
Fax: (352) 337-6243

Fleet Management
Gerald Bailey
Fleet Manager
gbailey@alachuacounty.us
Tel: (386) 462-1975
Fax: (386) 418-0331

**Solid Waste and
Resource Recovery
Department**
Sally Palmi
*Solid Waste and Resource
Recovery Director*
scp@alachuacounty.us
Tel: (352) 374-5213
Fax: (352) 337-6244

Administration
Kenneth Fair
*Sr. Administrative Support
Manager*
kfair@alachuacounty.us
Tel: (352) 374-5245
Fax: (352) 337-6244

September 9, 2016

Randy Olney, P. E.
Causseaux, Hewett and Walpole, Inc.
132 NW 76th Drive
Gainesville, FL 32607

RE: Class II Driveway Connection Permit- Connection to CR2054

Dear Mr. Olney:

By copy of this letter, a Class II Driveway Permit is hereby issued to Alachua Foundation Park Holding Company, LLC for the driveway connection to CR2054. Enclosed is a copy of the approved plan.

Please notify the Construction Inspections Office of this department 48 hours prior to the commencement of construction so that an on-site meeting can be scheduled. If you have any questions, please contact this office.

Sincerely,

Lalit Lalwani, P.E.
Civil Engineer III

xc: Alachua Foundation Park Holding Company, LLC
Gregory A. Ferrone - Codes Enforcement w/Enclosures
Tim McKenzie w/Enclosures
Transportation Division

5620 NW 120th Lane ■ Gainesville, Florida 32653

Tel: (352) 374-5245

<http://www.alachuacounty.us>

If you have a disability and need an accommodation in order to participate in a County program, service or public meeting, please contact the Equal Opportunity Office at 352-374-5275 at least 2 business days prior to the event. TDD users, please call 711 (Florida Relay Service).

An Equal Opportunity Employer M.F.V.D.





Alachua County
Department of Growth Management
10 SW 2nd Ave., Gainesville, FL 32601
<http://growth-management.alachuacounty.us>

Submit Application to: Building Division

Tel. 352.374.5243
Fax. 352.491.4510

RIGHT-OF-WAY CONNECTION PERMIT

Alachua County Public Works Department; 5620 NW 120th Lane, Gainesville, FL 32653; (352) 374-5245

Public Works Permit No: DW-16-301 Application Date: 9/9/16 Road No: _____ Segment No: _____
Fee Information: Amount Paid: \$225.00 Receipt #: 83103 Posted By: CF Date: 9/12/16

TYPE OF CONNECTION

☐ Curb & Gutter Apron ☒ Driveway & Sidewalk ☐ Rural Driveway ☐ Sidewalk ☐ Drainage ☐ Bike path
☐ Easement Road (multiple lots) ☐ Reconstruct or pave existing driveway ☐ Common Drive (2 Lots) ☐ Temporary
☐ Common Drive (via ☐ Lot Split ☐ BOA or ☐ Variance - Please check one) PETITION # _____

OWNER AND CONTRACTOR INFORMATION

Owner/Permittee: Alachua Foundation Park Holding Company, LLC Signature: _____
Mailing Address: 3917 NW 97th Blvd.
City: Gainesville State: Florida Zip: 32606 Phone: (352) 333-3233
Contractor: TBD Contractor's Phone: (_____) _____

PROPERTY DESCRIPTION

Building Permit No.: _____ E-911 Address: _____
Tax Parcel #: 03191 - 010 - 001 Section: _____ Township: _____ Range: _____ Grant: _____
Subdivision: _____ Lot No.: _____
Specific Directions (from nearest major road intersection):
Headed west on US 441 turn right onto NW 119th Terrace, project site is located on the northeast corner of US 441 and NW 119th Terrace.

TYPE OF BUILDING CONSTRUCTION AND VEHICLE

☐ Site Built Home ☐ Mobile Home ☐ Duplex ☐ Subdivision, number of lots: _____
☐ Multi-Family, number of units: _____
Estimated Number of Vehicle Trips Per Day: _____
Normal Vehicle Usage: ☐ Auto ☐ Truck ☐ Farm Trailers ☐ Semi-Trucks
Requested Date for Location Approval: _____

FOR BUILDING DIVISION USE ONLY

Location Inspected By: _____ Date: _____ ☐ Accepted ☐ Rejected
Specified Construction or reason for Permit Rejection: _____

Final Approval Date: _____ By: _____
Building Department Notified (Date): _____ By: _____
☐ Class I ☐ Class I (with sidewalk) ☐ Class II ☐ Class III ☐ Class IV
☐ Class III with Auxiliary Lanes ☐ Class IV with Auxiliary Lanes

Completion of this permit binds applicant to specific rights and privileges of the permittee as described in the Access Construction Standards and Procedures, available upon request.

ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC WORKS DEPARTMENT
CUSTOMER NAME & ADDRESS

CONCEPT CONSTRUCTION & NFL, INC.
3917 NW 97 BLVD.
GULF, FL 32606
352-333-3233

Receipt # PW
Date: 9/12/16
M 83103

Cash / Check# 52398
VISA MC DISCOVER

Fees and Charges For: DD-16-301 FOUNDATION PK - PH-2

CODE	DESCRIPTION	AMOUNT
RB	SFH Water Charges Receivable	
DS	SFH Water Deposit	
RF	SFH Reconnection Fee	
RH	WC Cart Exchange	
RI	WC Additional Refuse Fee	
L3	RCC Permit Fees	
W1	Freedom Comm Center Rental Fee	
W04	Soccer Field Lighting Fee	
W09	Soccer Field Lighting Application Fee	
W5	Park Use Commercial Revenue Share	
W4	Freedom Comm Center Concession	
W3	Freedom Comm Center Rental Tax Exempt	
W2	Freedom Comm Center Damage Deposit	
RK	AC Fairgrounds Rental Fee	
RN	AC Fairgrounds Rental Fee Tax Exempt	
RM	AC Fairgrounds Fire Inspection Fee	
RL	AC Fairgrounds Damage Deposit	
W00	Poe Springs Lodge Rental Fee	
W0	Poe Springs Damage Deposit	
W000	Poe Springs Lodge Rental Fee Tax Exempt	

TOTAL AMOUNT RECEIVED: \$ 225.00

CODE	DESCRIPTION	AMOUNT
WB	Curb & Culvert Inspections (Driveway)	
W02	Final Site Inspection Fee	
W02D*	Prepaid Final Site Inspection	\$ 225.00
WA	Paving/Draining Inspection Fee (Subdivision)	
W01	Right of Way Utilization Fee	
WX	Record Plat Review Fee	
WV	Plat & Road Vacating	
LT	Franchise Application Fee	
WJ	Copying and Records Research	
FL	Flood Zone Information	
WK	Scrap Metal Sales PW	
WG	Traffic Sign Fees	
WQ	A/R Invoiced: Fleet Charges (Parts, Labor, Comm)	
ST	FL Sales Tax Collected	
MR*	Misc Revenue	
VZ	A/R Invoiced Traffic Signs	

RECEIVED BY: [Signature]

WHITE - Customer Canary - F&A PINK - Administration SCANNED COPY - Division

MEMORANDUM

To: Justin Tabor, AICP
From: Randall S. Olney, PE
Date: October 5, 2016
RE: Foundation Park, Phase II – Flood Elevation Certification

The City of Alachua requires a certification from the Engineer of Record for projects located within FEMA Flood Zone A per Section 6.9.4(C)(7)(a) of the City of Alachua's Land Development Regulations. This Section states:

"No encroachment, including fill material or structures, shall be located within areas of special flood hazard unless certification by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the City. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles;"

The Foundation Park, Phase II project site is served by an existing master stormwater management facility. This master stormwater management facility was designed for the Foundation Park, Phase II development, modified the existing flood plain, and was permitted through both The City of Alachua and the SRWMD. Mr. Justin Tabor with the City of Alachua provided city approved plans from EDA for the master stormwater management facility serving the Foundation Park project. EDA plan sheet C2.01 indicates the limits and elevation of the modified flood plain, which was signed and sealed by Sergio J. Reyes FL PE 47311. The SRWMD permitted stormwater report for the master stormwater management facility was obtained from the SRWMD, and this report, signed and sealed by Claudia S. Vega FL PE 51532, provides calculations for the 100 year critical storm events for the existing master stormwater management facility. As indicated by the City and SRWMD information, the existing master stormwater management facility modified the existing flood plain. As a result of this modification, the Foundation Park site is no longer within flood plain. The modified flood plain limits can be seen on the Existing Condition Map, sheet C0.01, within the Foundation Park, Phase II development plan set.

In accordance with Section 6.9.4(C)(7)(a), I certify that any proposed fill and the proposed structures for Foundation Park, Phase II will not increase the water surface elevation of the base flood plain by more than one foot at any point within the City based on review of the City approved plans and the SRWMD permitted stormwater report.



MEMORANDUM

To: Justin Tabor, AICP
From: Caeli Tolar, PLA
Date: 10/10/16
RE: Foundation Park Phase 2 – Tree Mitigation Payment

Good morning Justin,

As discussed during our recent phone conversation, I have done some research to determine a mitigation cost per replacement tree for Foundation Park Phase 2. As outlined in City of Alachua Code Sec. 6.2.1(D)(7):

- (a) *The City may allow off-site mitigation for required tree replacement that cannot be accommodated through on-site mitigation. Trees authorized for off-site mitigation shall be planted in City-owned properties and parks, City rights-of-way, and preservation or conservation areas owned by the City. The City may also plant trees within the medians and rights-of-way of State and County roads where an interlocal agreement authorizes such plantings.*
- (b) *The City will establish a separate fund within the City's chart of accounts to be used exclusively for off-site tree mitigation payments. Funds withdrawn from this account shall be spent solely for the planting and maintenance of new trees in accordance with this section.*
- (c) *The off-site mitigation formula shall be equal to the cost of the replacement tree, plus installation (labor and equipment), plus maintenance for one year, plus fund administration. This formula will be multiplied by the number of trees to be planted. The fee for off-site tree mitigation shall be adopted by the City Commission through resolution.*
- (d) *Fees for off-site mitigation shall be paid to the City prior to the issuance of any tree removal permit or building permit for new construction with an approved site plan or plat. Receipts for payment will be specifically marked for the off-site mitigation account.*

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

Description of Project Mitigation

Within this project, there are several trees proposed to be removed along County Road 2054 along the northern perimeter of the site. The majority of the trees to be removed are undesirable species such as Laurel Oaks and Water Oaks. These trees present potential long-term safety and maintenance issues as they mature. Additionally, these trees present conflicts with proposed utilities along the northern portion of the site that are necessary to serve the proposed buildings. Therefore, all existing trees along the northern perimeter of the site are proposed for removal.

Thirty-one replacement trees have been proposed within Pod B and fourteen replacement trees have been provided within Pod C. After the placement of these mitigation trees, there is still a deficit of mitigation trees required for both Pods B & C totaling 178 trees. Due to the locations of proposed structures, parking, and code-required tree plantings, there is inadequate space on the site at the completion of Pod C's construction to provide all 178 additional replacement trees for mitigation. Therefore, we are proposing a mitigation payment in lieu of on-site planting.

Determination of Replacement Tree Cost

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

ornamental/understory trees, which, as outlined in Sec. 6.2.2(D)(8)(b)(iii), should be a minimum of 1 ½" caliper. Based on Florida Grades and Standards, we determined that a 15 gallon replacement tree can satisfy both the 8' minimum height and 1 ½" minimum caliper requirements.

To establish this number, we have taken the average, installed cost for 15 gallon trees provided to us on each of three recent and comparable projects:

Project #1:
15 gal. \$65

Project #2:
15 gal. \$74

Project #3:
15 gal. \$80

Overall Average:
15 gal. \$73

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

Therefore: \$73 + and additional 24% = \$90.52 per tree (installed + establishment/maintenance cost). The City of Alachua also requires an additional 10% fund administration as per Sec. 6.2.1(D)(7)(c), so our estimation of the cost per replacement tree is **\$99.58 per tree**.

Mitigation Calculations

Heritage Trees (>30", at Inch-For Inch Replacement)

Pod B

Total Mitigation Inches Required = 223"

223" ÷ 1 ½" caliper per tree = 149 trees

Pod C

Total Mitigation Inches Required = 27"

27" / 1 ½" caliper per tree = 18 trees

Regulated Trees (<30", >10", at 1:1 Replacement)

Pod B

Total Regulated Trees Removed = 40 trees

Pod C

Total Regulated Trees Removed = 16 trees

Total Mitigation Payment

Pod B

149 trees + 40 trees = 189 trees – 31 proposed mitigation trees = 158 trees

Pod C

18 trees + 16 trees = 34 trees – 14 proposed mitigation trees = 20 trees

Pod B = 158 replacement trees x \$99.58 per tree = \$15,733.64

Pod C = 22 replacement trees x \$99.58 per tree = \$ 1,991.60

Total Mitigation Payment Required = \$17,725.24



Florida Department of Transportation

RICK SCOTT
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JIM BOXOLD
SECRETARY

PROGRAM MANAGEMENT MEMORANDUM 15-01
PROJECT MANAGEMENT MEMORANDUM NO. 15-01
DCE MEMORANDUM NO. 04-15
DME MEMORANDUM NO. 15-01

DATE: February 13, 2015

TO: Directors of Transportation Development, Directors of Transportation Operations, District Design Engineers, District Construction Engineers, District Maintenance Engineers, and District Program Management Engineers/Administrators

FROM: David A. Sadler, P.E., Director, Office of Construction
Tim Lattner, P.E., Director, Office of Maintenance
Trey Tillander, P.E., Manager, Office of Program Management
Bob Crim, P.E., Manager, Production Support Office
Kendra Sheffield, Manager, Work Program Development

COPIES: Brian Blanchard, Tom Byron, Duane Brautigam, Greg Davis, Daniel Scheer, Rudy Powell, Jeff Caster

SUBJECT: Implementation of Landscape Contracts

BACKGROUND

In 2013, the Executive Team established a new policy through Engineer and Operations (E&O) Memo 13-1 to program stand alone landscape projects using maintenance contract language and Phase 52 funds. This will allow landscape contracts to remain open throughout the plant establishment period and is expected to improve the Department's ability to enforce contract deliverables throughout the entire establishment period. All costs during the establishment period are incorporated as part of the capital cost of the plant material and will function as a warranty against loss.

REQUIREMENTS

Landscaping Included as Part of the Roadway Construction Project:

Landscape installations totaling the lesser of \$100,000 or 10% of the preliminary cost estimate may continue to be included in a roadway construction project (including Design-Build roadway construction projects), as incidental landscape work.

There is no establishment period included in the specifications governing these roadway construction projects. Districts should determine who will be responsible for establishment and maintenance. If the party responsible for the landscape maintenance is someone other than the Department (i.e., Local Agency, etc.) a Maintenance Memorandum of Agreement must be fully executed during the project design and no later than the project letting.

Stand-alone Landscaping Projects:

The stand-alone landscaping projects will be programmed as either dependent or independent stand-alone projects for all fiscal years. Stand-alone landscaping projects will be advertised as Maintenance contracts and include Maintenance specifications which contain contract terms establishing an installation period and defined milestones for an establishment period of two years. No more than seventy-six percent of the contract amount will be paid prior to the start of the establishment period after which monthly payments to the contractor will be issued only upon satisfactory performance. The landscape installation Maintenance specification has been created to support this change (see Specification at: <http://www.dot.state.fl.us/specificationsoffice/Maintenance/Jan15/default.shtm>).

Dependent Stand-alone Landscaping Projects:

Landscaping associated with a roadway construction project will be programmed as a stand-alone landscape project in **the year in which roadway construction is anticipated for completion** and will be scheduled immediately following roadway construction. If the roadway construction project is federally funded, the landscaping work may also be eligible for the same federal funds.

Independent Stand-alone Landscaping Projects:

Landscaping not associated with a roadway construction project will be programmed as stand-alone landscape project in the year in which the landscape project is ready for production. Independent stand-alone landscaping projects will be state funded and let in the District Office.

Performance Bond:

The performance bond required in the Maintenance specifications, SP0030500 Award of Contract, is an annual renewable bond so that the contractor does not have to obtain a bond for 2+ years for the full contract value. The performance bond covers the installation period and the establishment period or the total contract time allowed.

Example: If the contract time is 930 days (2.55 years) with a hypothetical value of \$5 million, take the \$5 million and divide by the 2.55 years to arrive at the annual bond amount of \$1,960,784. Therefore, the first 12 months of the contract will require a performance bond for \$1,960,784; for the second 12 months, a performance bond for \$1,960,784; and for the final 7 months a performance bond for \$1,078,431 (which is the remaining contract amount $\$1,960,784 \times 2 = \$3,921,568$ minus $\$5,000,000 = \$1,078,431$).

Pay Items:

These contracts will be lump sum, and therefore there would only be one pay item (999-2). Seventy-six percent (76%) of the total contract value is payable upon completion of the planting, with the other twenty four-percent (24%) being paid monthly over the two year establishment period. The contractor is required to submit a schedule of values just as they would on a lump sum contract. Failure to perform will be a reduction in payment and not treated as retainage.

Contract Time:

Stand-alone landscaping contracts are to be designated in the AASHTO Projects (formerly Trns•port) Preconstruction system as Calendar Day Contracts. A Calendar Day Contract can be designated by selecting the “Time” tab on the “Proposal Summary” page and then selecting “CD-Calendar Days” on the “Type of Days” drop-down menu.

Incidental Work:

The intent is that these are landscape contracts, and will only include items of work that are necessary for the installation of the landscaping. Any items incidental to the landscaping would be exactly that, “incidental,” and included in the lump sum landscape pay item. It is important to minimize the amount of work required which is not directly related to the installation of landscape plantings. For dependent landscape projects, all of the site work and any associated hardscape should be included in the highway construction contract. For independent landscape projects, it may be necessary to include some incidental items of work, but if this work amounts to a large portion of the contract work, consideration should be given to letting a separate construction project to accomplish the site work and non-landscape planting work necessary for the project.

Funding:

A Federal funding process for stand-alone landscaping has not been developed. Independent landscaping work by itself is no longer eligible for federal funds. For landscaping to be federally funded, it has to be part of the overall highway construction work authorized by FHWA. Going forward, FHWA has agreed to fund landscaping work that is a component of a highway construction project as a separate contract following the completion of the highway construction contract; with both contracts fulfilling the overall construction of the federally funded project. These are referred to as dependent stand-alone landscape projects.

Coordination:

The District Landscape Architects should be a common participant in all of these projects. For the stand-alone landscape packages, the preparer of the specifications package will need to coordinate closely with Maintenance staff and District contracting staff.

The District Landscape Architect is to be involved throughout all phases of landscape projects. Involvement of the District Landscape Architect during roadway and landscape design, construction and maintenance is necessary to fully comply with the Department Environmental Policy and Highway Beautification Policy.

Contract Administration:

The contract administration of the stand-alone landscape projects needs to be determined by each Director of Transportation Operations. The administration of stand-alone landscape projects can be performed by District Maintenance staff, District Construction staff, or a combination of these.

IMPLEMENTATION

This joint bulletin/memo is effective immediately and supersedes Estimates Bulletin 13-10, Project Management Memo 13-02, DCE Memorandum 13-21 and DMDH Memorandum 13-03.

The stand-alone Landscaping Specification is currently on Specs-on-the-Web as a Maintenance Specification (SS5800000) for use by the District Offices to execute a contract for all landscaping projects that meet the criteria described above.

The appropriate (Federal Aid or Non-Federal Aid) Construction landscaping Special Provision (SP5800000 Landscaping) will be used for any landscaping work that is to remain in the roadway construction contract starting with July 2015 lettings.

CONTACT

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State Transportation Landscape Architect
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605 Suwannee Street, MS 40
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Phone (850)-414-4627
kendra.sheffield@dot.state.fl.us

DFB/DAS/TRL/VYT/KHS/dls

This instrument prepared by or under the
direction of and to be returned to:

Marian Rush
P.O. Box 9
Alachua, Florida, 32616

Tax Parcel No: 03191-010-001
Section 13, Township 8 South, Range 18

EASEMENT

THIS EASEMENT, made this 9th day of November, 2016, by
UNIVERSITY OF FLORIDA FOUNDATION, INC., GRANTORS, whose mailing address is P.O.
Box 14425, Gainesville, Florida 32604, and the City of Alachua, GRANTEE, whose post office
address is P.O. Box 9, Alachua, Florida 32616.

WITNESSETH:

That the said GRANTOR, pursuant to and in accordance with Section 38-32 of the City of
Alachua Code and other good and valuable consideration, has given and granted, and by these
presents does give and grant unto the GRANTEE, its successors and assigns, a perpetual easement
for the purpose of constructing, operating and maintaining municipal public utility facilities including,
but not limited to, electric, water, wastewater, reclaimed water utility facilities and related
appurtenances over, under, upon and through the following described property in Alachua County,
Florida, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The rights herein granted to GRANTEE by GRANTOR specifically include: (a) the right to
construct, locate, operate, inspect, patrol, alter, improve, repair, rebuild, relocate and remove said
facilities; (b) the right of ingress and egress to and from the Easement Area at all times; (c) the right
to upgrade the quantity and type of facilities; (d) the right to clear the Easement area and keep it
cleared of trees, limbs, undergrowth and other obstructions which, in the opinion of GRANTEE,
endanger or interfere with the safe and efficient installation, operation or maintenance of said
facilities; (e) the right to trim and cut and keep trimmed and cut any trees and undergrowth on
GRANTOR's land adjacent to but outside the Easement Area which, in the opinion of GRANTEE,
endanger or interfere with the safe and efficient installation, operation or maintenance of said
facilities; and, (f) all other rights and privileges reasonably necessary for GRANTEE's safe and
efficient installation, operation and maintenance of said facilities.

GRANTOR hereby covenants and agrees that, except as expressly provided herein, no buildings, structures or obstacles shall be located, constructed, growing, excavated or created within the Easement Area. All openings and excavations created by GRANTEE for the purpose of examining, repairing, replacing, altering or extending the facilities will be properly filled by GRANTEE, the surface restored and the Easement area left in good and safe condition. Moveable fences and shrubs are permitted on the Easement area provided they are placed so as to allow ready access to GRANTEE's facilities and provide a working space of not less than six feet (6') from fire hydrants and manhole centers, ten feet (10') from the opening side of any pad mounted transformer, three feet (3') from water meter and valve box centers and four feet (4') from the other three sides of any pad mounted transformer. GRANTOR assumes all risk of loss to any object placed in the easement area. Further, there must be unobstructed access to fire hydrants from the roadway or closest paved surface.

GRANTOR agrees not to call upon GRANTEE to relocate its facilities unless it is determined jointly by GRANTOR and GRANTEE that such relocation is necessary for the future orderly development of the premises and such development is in physical conflict with GRANTEE's facilities. In such event, said facilities will be relocated to another mutually agreed upon Easement Area within GRANTOR's premises, provided that GRANTOR executes and delivers to GRANTEE, at no cost to the GRANTEE, an acceptable and recordable easement to accommodate the relocated facilities. The cost of such relocation will be borne solely by GRANTOR unless otherwise agreed in writing by GRANTEE.

GRANTEE shall have quiet and peaceful possession, use and enjoyment of this easement. GRANTOR shall not utilize or permit to be utilized the Easement area in any way that will interfere with GRANTEE's rights, facilities and safe operation and maintenance.

GRANTOR hereby warrants and covenants that GRANTOR is the owner of fee simple title to the premises on which the above described Easement is located and has full right and lawful authority to grant and convey this easement.

TO HAVE AND TO HOLD the same unto the said GRANTEE, its successors and assigns forever.

Signed and delivered
in our presence as witnesses:

UNIVERSITY OF FLORIDA
FOUNDATION, INC.

Tony Burningham
Witness Signature

By: D. Christie

Print Name: Tony Burningham

Print Name: David M. Christie

Elizabeth Duckenough
Witness Signature

Title: Treasurer

Print Name: Elizabeth Duckenough

Reviewed
Juan A. Delgado
UFF Legal Counsel

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 9th day of November,
2016, by David M. Christie, Treasurer, who is/are personally known to me or
produced _____ as identification.

Tony Burningham
Signature of Notary
Print Name: Tony J. Burningham
Notary Public, State of Florida
My Commission Expires: 9/29/2017



TONYA J. BURNINGHAM
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF058316
Expires 9/29/2017



DESCRIPTION

DATE: October 06, 2016

PROJECT NAME: Foundation Park

PROJECT NO: 16-0111.02

DESCRIPTION FOR #1

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054; THENCE NORTH $82^{\circ}35'58''$ WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 239.57 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH $82^{\circ}35'58''$ WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 36.95 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH $07^{\circ}24'02''$ WEST, A DISTANCE OF 13.23 FEET; THENCE SOUTH $82^{\circ}35'58''$ EAST, A DISTANCE OF 36.95 FEET; THENCE NORTH $07^{\circ}24'02''$ EAST, A DISTANCE OF 13.23 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 489 SQUARE FEET, MORE OR LESS.

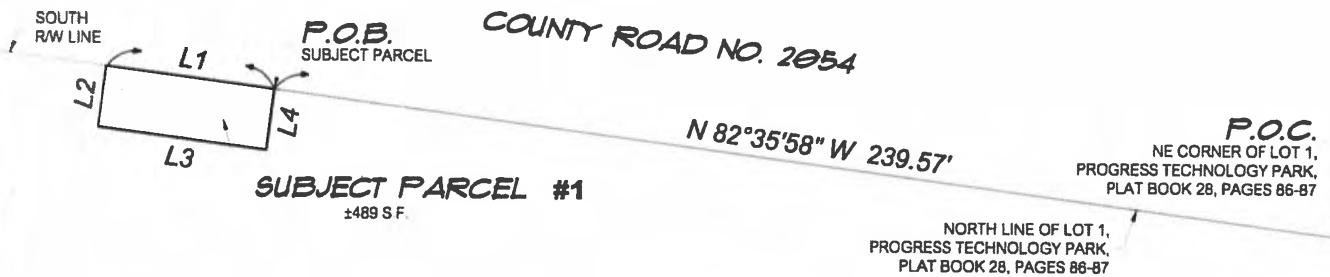
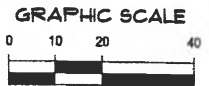
**ALL AS SHOWN ON THE MAP ATTACHED
HEREWITH AND MADE A PART HEREOF**

EXHIBIT A
PAGE 2 of 8

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



TAX PARCEL: 03191-010-001
OWNER: UNIVERSITY OF FLORIDA FOUNDATION, INC

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 82°35'58" W	36.95'
L2	S 7°24'02" W	13.23'
L3	S 82°35'58" E	36.95'
L4	N 7°24'02" E	13.23'

TAX PARCEL: 03191-001-000
OWNER: BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT OF WAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE
PLAT OF PROGRESS TECHNOLOGY PARK, PLAT BOOK
28, PAGES 86-87 OF THE PUBLIC RECORDS OF
ALACHUA COUNTY, FLORIDA.

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO

CITY OF ALACHUA

10 of 1

This map prepared by
Certificate of Authorization No. L.B. 5075

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

THOMAS R. BON

Professional Surveyor & Mapper Fla. License No. 6547

DATE
10/06/2016
TECHNICIAN
CS

CHECKED BY
TRB

PROJECT NUMBER
16-0111.01

SCALE
1" = 40'

NEPP SCALE
BARS ONE HALF INCH
ON ORIGINAL DRAWING
IF NOT ONE HALF INCH
ON THIS SHEET, SUBJECT
SCALED AS SHOWN

CHW
Professional Consultants

132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com

1988 FLORIDA
LB-5075



DESCRIPTION

DATE: October 06, 2016

PROJECT NAME: Foundation Park

PROJECT NO: 16-0111.02

DESCRIPTION FOR #2

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054; THENCE NORTH 82°35'58" WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 438.02 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 82°35'58" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 36.95 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 07°24'02" WEST, A DISTANCE OF 13.23 FEET; THENCE SOUTH 82°35'58" EAST, A DISTANCE OF 36.95 FEET; THENCE NORTH 07°24'02" EAST, A DISTANCE OF 13.23 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 489 SQUARE FEET, MORE OR LESS.

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

GRAPHIC SCALE

SOUTH
R/W LINE

L1

P.O.B.

SUBJECT PARCEL

L2

L3

L4

SUBJECT PARCEL # 2

±489 S.F.

COUNTY ROAD NO. 2054

N 82°35'58" W 438.02'

P.O.C.

NE CORNER OF LOT 1,
PROGRESS TECHNOLOGY PARK,
PLAT BOOK 28, PAGES 86-87NORTH LINE OF LOT 1,
PROGRESS TECHNOLOGY PARK,
PLAT BOOK 28, PAGES 86-87TAX PARCEL: 03191-010-001
OWNER: UNIVERSITY OF FLORIDA FOUNDATION, INCTAX PARCEL: 03191-001-000
OWNER: BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 82°35'58" W	36.95'
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L4	N 7°24'02" E	13.23'

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
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P.O.B. = POINT OF BEGINNING
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1.) BEARINGS SHOWN HEREON ARE BASED ON THE
PLAT OF PROGRESS TECHNOLOGY PARK, PLAT BOOK
28, PAGES 86-87 OF THE PUBLIC RECORDS OF
ALACHUA COUNTY, FLORIDA.

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO

CITY OF ALACHUA

SHEET NO.
1 OF 1

This map prepared by

THOMAS R. BON

Certificate of Authorization No. L.B. 5075

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

Professional Surveyor & Mapper Fla. License No. 8547

DATE:
10/05/2016TECHNICIAN:
CSCHECKED BY:
TRBPROJECT NUMBER:
16-0111.01

SCALE: 1" = 80'

VERIFIED BY:
BAR (ORIGINAL DRAWING)
OR ORIGINAL DRAWINGIF FACT ONE HALF INCH
ON THIS SHEET, ADJUST
SIZES ACCORDINGLY

Professional Consultants

132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1978 / (352) 331-2476
www.chw-inc.comSINCE 1988 FLORIDA
LB-5075



JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

DESCRIPTION

DATE: October 12, 2016

PROJECT NAME: Foundation Park

PROJECT NO: 16-0111.03

DESCRIPTION FOR #3

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054; THENCE NORTH 82°35'58" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 298.65 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 7°24'02" WEST, A DISTANCE OF 43.75 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 12°29'02" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 77°30'58" WEST, A DISTANCE OF 45.58 FEET; THENCE NORTH 84°24'38" WEST, A DISTANCE OF 13.31 FEET; THENCE SOUTH 5°35'22" WEST, A DISTANCE OF 297.22 FEET; THENCE NORTH 84°24'33" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 5°35'22" EAST, A DISTANCE OF 297.22 FEET; THENCE NORTH 84°24'38" WEST, A DISTANCE OF 12.90 FEET; THENCE SOUTH 88°41'30" WEST, A DISTANCE OF 45.59 FEET; THENCE NORTH 1°18'30" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 88°41'30" EAST, A DISTANCE OF 46.79 FEET; THENCE SOUTH 84°24'38" EAST, A DISTANCE OF 43.61 FEET; THENCE SOUTH 77°30'58" EAST, A DISTANCE OF 46.78 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 7,153 SQUARE FEET, MORE OR LESS.

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 12°29'02" W	20.00'
L2	N 77°30'58" W	45.58'
L3	N 84°24'38" W	13.31'
L4	N 84°24'33" W	15.00'
L5	N 84°24'38" W	12.90'
L6	S 88°41'30" W	45.59'
L7	N 1°18'30" W	20.00'
L8	N 88°41'30" E	46.79'
L9	S 84°24'38" E	43.61'
L10	S 77°30'58" E	46.78'

GRAPHIC SCALE



POINT OF COMMENCEMENT

NE CORNER OF LOT 1, PROGRESS
TECHNOLOGY PARK, PLAT BOOK
28, PAGE 86-87

COUNTY ROAD NO. 2054

S. R/W LINE

N LINE OF LOT 1, PROGRESS
TECHNOLOGY PARK, PLAT
BOOK 28, PAGE 86-87

SUBJECT PARCEL #3

± 7,153 S.F.

N 82°35'58" W 298.65'

S 7°24'02" W 43.75'

POINT OF BEGINNING

PUE #4 - ± 7,153 S.F.

LOT 1

PROGRESS TECHNOLOGY PARK,
PLAT BOOK 28, PAGE 86-87

TAX PARCEL 03191-001-000
OWNER: BOARD OF TRUSTEES OF
THE INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA

TAX PARCEL 03191-011-001
OWNER: ALACHUA FOUNDATION
PARK HOLDING COMPANY, LLC

SECTION 13-8-18

SECTION 24-8-18

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.U.E. = PUBLIC UTILITIES EASEMENT
R.W. = RIGHT OF WAY

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON THE
PLAT OF PROGRESS TECHNOLOGY PARK, PLAT BOOK
28, PAGES 86-87 OF THE PUBLIC RECORDS OF
ALACHUA COUNTY, FLORIDA.

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO

CITY OF ALACHUA

1 OF 1

This map prepared by

THOMAS R. BON 10/17/16

Certificate of Authorization No. L.S. 5075

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

Thomas R. Bon
Professional Surveyor & Mapper For License No. 6547

DATE
10/12/2016
TECHNICIAN
JTT
CHECKED BY
TRB
PROJECT NUMBER
16-0111.03

SCALE
1" = 120'
NEUTRAL SCALE
BUT A ONE HALF INCH
ON CLOSING, DRAWING
IF NOT LATE THAN INCH
ON THE SHEET, SCALE
REALLY ACCORDANCE

CHW
Professional Consultants

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(352) 331-1576 / (352) 331-2478
www.chw-inc.com
INC. 1988 FLORIDA
LB 5075



JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

DESCRIPTION

DATE: October 12, 2016
PROJECT NAME: Foundation Park
PROJECT NO: 16-0111.03
DESCRIPTION FOR #4

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THERE OF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NW 119TH TERRACE (RIGHT OF WAY WIDTH VARIES) AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 2054; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID EAST RIGHT OF WAY LINE AND THE WEST LINE OF AFOREMENTIONED LOT 1: (1) SOUTH 7°24'02" WEST, A DISTANCE OF 103.96 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 12°15'59" WEST, 72.95 FEET; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°43'54", AN ARC LENGTH OF 73.03 FEET; (3) THENCE SOUTH 17°07'56" WEST, A DISTANCE OF 6.83 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF LOT 1, SOUTH 72°52'04" EAST, A DISTANCE OF 5.00 FEET TO THE EAST LINE OF A 5' PUBLIC UTILITIES EASEMENT AS SHOWN ON THE SAID PLAT OF PROGRESS TECHNOLOGY PARK AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 72°52'04" EAST, A DISTANCE OF 27.58 FEET; THENCE SOUTH 17°07'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 72°52'04" WEST, A DISTANCE OF 27.58 FEET TO THE AFOREMENTIONED EAST LINE OF A 5' PUBLIC UTILITIES EASEMENT; THENCE NORTH 17°07'56" EAST ALONG SAID EAST LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 552 SQUARE FEET, MORE OR LESS.

**ALL AS SHOWN ON THE MAP ATTACHED
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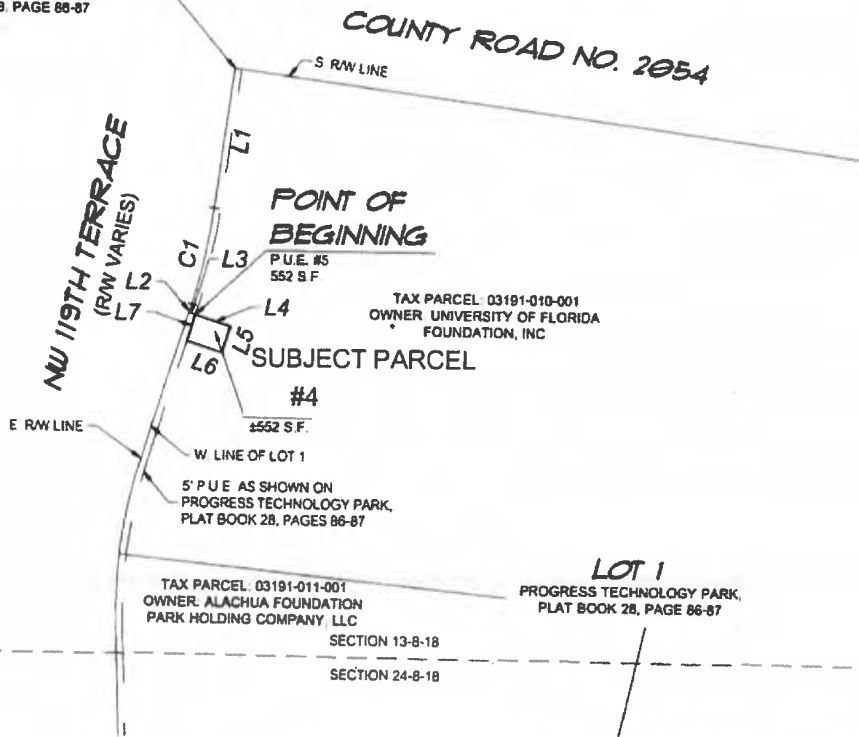
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
SKETCH - NOT A BOUNDARY SURVEY

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 7°24'02" W	103.96'
L2	S 17°07'56" W	6.83'
L3	S 72°52'04" E	5.00'
L4	S 72°52'04" E	27.58'
L5	S 17°07'56" W	20.00'
L6	N 72°52'04" W	27.58'
L7	N 17°07'56" E	20.00'



CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	73.03'	430.00'	9°43'54"	36.61'	72.95'	S 12°15'59" W

POINT OF COMMENCEMENT
NW CORNER OF LOT 1,
PROGRESS TECHNOLOGY PARK,
PLAT BOOK 28, PAGE 86-87



LEGEND:

O R B = OFFICIAL RECORDS BOOK
S F = SQUARE FEET
P U E = PUBLIC UTILITIES EASEMENT
R W = RIGHT OF WAY

SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE
PLAT OF PROGRESS TECHNOLOGY PARK, PLAT BOOK
28, PAGES 86-87 OF THE PUBLIC RECORDS OF
ALACHUA COUNTY, FLORIDA

DESCRIPTION:
(SEE ATTACHED)

CERTIFIED TO

CITY OF ALACHUA

10 of 1

This map prepared by
Certificate of Authorization No. 1 B 5073
NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

THOMAS R. BON 10/17/16

Thomas R. Bon
Professional Surveyor & Mapper File License No. 8547

DATE
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TECHNICIAN
JTT
CHECKED BY
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PROJECT NUMBER
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SCALE 1" = 120'
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ON ORIGINAL DRAWING
IF NOT ONE HALF INCH
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www.chw-inc.com
BOL 1888 FLORIDA
LB 0075



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

G.B. WILSON, J.D.
COMPLIANCE & RISK MANAGEMENT DIRECTOR

Name: Rodolfo Valladares, Public Services Director
Department: Public Services

☒ Approved ☐ Returned

University of Florida Foundation PUE (4 separate legal description in one document).
This document has been drafted, reviewed and approved as to form by C&RM on
10-25-16.

COMMENT: None

G. Wilson

Compliance & Risk Management Director

October 25, 2016

Date

This instrument prepared by or under the direction of and to be returned to:

Marian Rush
P.O. Box 9
Alachua, Florida, 32616

Tax Parcel No: 03191-010-001
Section 13, Township 8 South, Range 18

RECORDED ELECTRONICALLY

County Alachua
Instrument # 3028473
Date 11/22/16 Time 3:10
OR Book 4477 Page 190

EASEMENT

THIS EASEMENT, made this 9th day of November, 2016, by UNIVERSITY OF FLORIDA FOUNDATION, INC., GRANTORS, whose mailing address is P.O. Box 14425, Gainesville, Florida 32604, and the City of Alachua, GRANTEE, whose post office address is P.O. Box 9, Alachua, Florida 32616.

WITNESSETH:

That the said GRANTOR, pursuant to and in accordance with Section 38-32 of the City of Alachua Code and other good and valuable consideration, has given and granted, and by these presents does give and grant unto the GRANTEE, its successors and assigns, a perpetual easement for the purpose of constructing, operating and maintaining municipal public utility facilities including, but not limited to, electric, water, wastewater, reclaimed water utility facilities and related appurtenances over, under, upon and through the following described property in Alachua County, Florida, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The rights herein granted to GRANTEE by GRANTOR specifically include: (a) the right to construct, locate, operate, inspect, patrol, alter, improve, repair, rebuild, relocate and remove said facilities; (b) the right of ingress and egress to and from the Easement Area at all times; (c) the right to upgrade the quantity and type of facilities; (d) the right to clear the Easement area and keep it cleared of trees, limbs, undergrowth and other obstructions which, in the opinion of GRANTEE, endanger or interfere with the safe and efficient installation, operation or maintenance of said facilities; (e) the right to trim and cut and keep trimmed and cut any trees and undergrowth on GRANTOR's land adjacent to but outside the Easement Area which, in the opinion of GRANTEE, endanger or interfere with the safe and efficient installation, operation or maintenance of said facilities; and, (f) all other rights and privileges reasonably necessary for GRANTEE's safe and efficient installation, operation and maintenance of said facilities.

GRANTOR hereby covenants and agrees that, except as expressly provided herein, no buildings, structures or obstacles shall be located, constructed, growing, excavated or created within the Easement Area. All openings and excavations created by GRANTEE for the purpose of examining, repairing, replacing, altering or extending the facilities will be properly filled by GRANTEE, the surface restored and the Easement area left in good and safe condition. Moveable fences and shrubs are permitted on the Easement area provided they are placed so as to allow ready access to GRANTEE's facilities and provide a working space of not less than six feet (6') from fire hydrants and manhole centers, ten feet (10') from the opening side of any pad mounted transformer, three feet (3') from water meter and valve box centers and four feet (4') from the other three sides of any pad mounted transformer. GRANTOR assumes all risk of loss to any object placed in the easement area. Further, there must be unobstructed access to fire hydrants from the roadway or closest paved surface.

GRANTOR agrees not to call upon GRANTEE to relocate its facilities unless it is determined jointly by GRANTOR and GRANTEE that such relocation is necessary for the future orderly development of the premises and such development is in physical conflict with GRANTEE's facilities. In such event, said facilities will be relocated to another mutually agreed upon Easement Area within GRANTOR's premises, provided that GRANTOR executes and delivers to GRANTEE, at no cost to the GRANTEE, an acceptable and recordable easement to accommodate the relocated facilities. The cost of such relocation will be borne solely by GRANTOR unless otherwise agreed in writing by GRANTEE.

GRANTEE shall have quiet and peaceful possession, use and enjoyment of this easement. GRANTOR shall not utilize or permit to be utilized the Easement area in any way that will interfere with GRANTEE's rights, facilities and safe operation and maintenance.

GRANTOR hereby warrants and covenants that GRANTOR is the owner of fee simple title to the premises on which the above described Easement is located and has full right and lawful authority to grant and convey this easement.

TO HAVE AND TO HOLD the same unto the said GRANTEE, its successors and assigns forever.

Signed and delivered
in our presence as witnesses:

UNIVERSITY OF FLORIDA
FOUNDATION, INC.

Tonya Burningham
Witness Signature

By: DWJL

Print Name: Tonya Burningham

Print Name: David M. Christie

Elizabeth Duxkenow
Witness Signature

Title: Treasurer

Print Name: Elizabeth Duxkenow

Reviewed
Alexander D. [Signature]
UFF Legal Counsel

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 9th day of November,
2016, by David M. Christie, Treasurer, who is/are personally known to me or
produced _____ as identification.

Tonya Burningham
Signature of Notary
Print Name: Tonya J. Burningham
Notary Public, State of Florida
My Commission Expires: 9/29/2017



TONYA J. BURNINGHAM
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF058316
Expires 9/29/2017



DESCRIPTION

DATE: October 06, 2016
PROJECT NAME: Foundation Park
PROJECT NO: 16-0111.02
DESCRIPTION FOR #1

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054; THENCE NORTH $82^{\circ}35'58''$ WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 239.57 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH $82^{\circ}35'58''$ WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 36.95 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH $07^{\circ}24'02''$ WEST, A DISTANCE OF 13.23 FEET; THENCE SOUTH $82^{\circ}35'58''$ EAST, A DISTANCE OF 36.95 FEET; THENCE NORTH $07^{\circ}24'02''$ EAST, A DISTANCE OF 13.23 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 489 SQUARE FEET, MORE OR LESS.

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

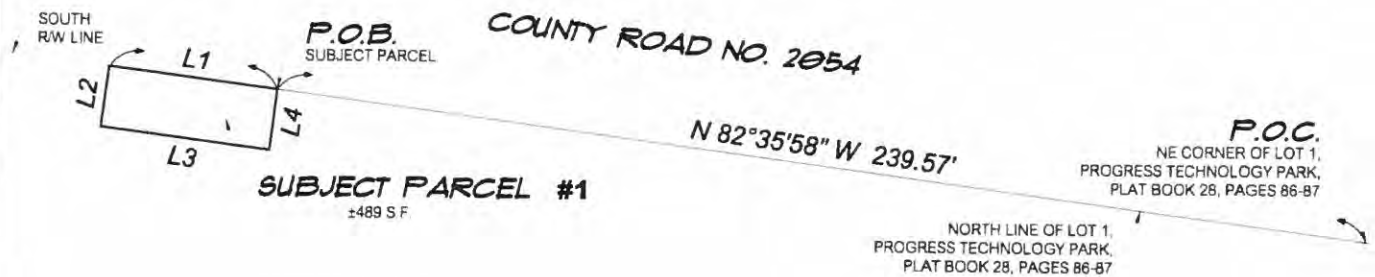
EXHIBIT A
PAGE 2 of 8

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

GRAPHIC SCALE



TAX PARCEL: 03191-010-001
OWNER: UNIVERSITY OF FLORIDA FOUNDATION, INC

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 82°35'58" W	36.95'
L2	S 7°24'02" W	13.23'
L3	S 82°35'58" E	36.95'
L4	N 7°24'02" E	13.23'

TAX PARCEL: 03191-001-000
OWNER: BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST FUND
OF THE STATE OF FLORIDA

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT OF WAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON THE
PLAT OF PROGRESS TECHNOLOGY PARK, PLAT BOOK
28, PAGES 86-87 OF THE PUBLIC RECORDS OF
ALACHUA COUNTY, FLORIDA

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO

CITY OF ALACHUA

1 OF 1

This map prepared by

THOMAS R. BON

Certificate of Authorization No. L.B. 5075

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

Professional Surveyor & Mapper Fla. License No. 6547

DATE
10/08/2016

TECHNICIAN
CS

CHECKED BY
TRB

PROJECT NUMBER
16-0111.01

1" = 40'

CHW
Professional Consulting, Inc.

132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1975 / (352) 331-2476
www.chw-inc.com

FLORIDA
L.B. 5075

DESCRIPTION

DATE: October 06, 2016
PROJECT NAME: Foundation Park
PROJECT NO: 16-0111.02
DESCRIPTION FOR #2

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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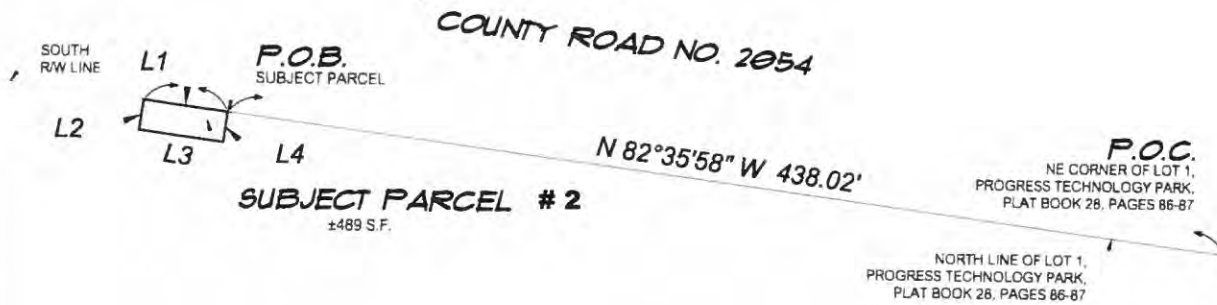
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SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

GRAPHIC SCALE

0 20 40 80



TAX PARCEL: 03191-010-001
OWNER: UNIVERSITY OF FLORIDA FOUNDATION, INC

LINE DATA TABLE

LINE	DIRECTION	LENGTH
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DESCRIPTION:

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CERTIFIED TO:

CITY OF ALACHUA

1 OF 1

This map prepared by:

THOMAS R. BON

Certificate of Authorization No. L.B. 3075

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LICENSED SURVEYOR AND MAPPER

Professional Surveyor & Mapper Fla. License No. 8547

DATE
10/05/2016

TECHNICIAN
CS

CHECKED BY
TRB

PROJECT NUMBER
16-0111.01

1" = 80'

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FLORIDA
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WWW.CHW-INC.COM

DESCRIPTION

DATE: October 12, 2016
PROJECT NAME: Foundation Park
PROJECT NO: 16-0111.03
DESCRIPTION FOR #3

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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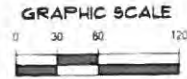
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Page 6 of 8

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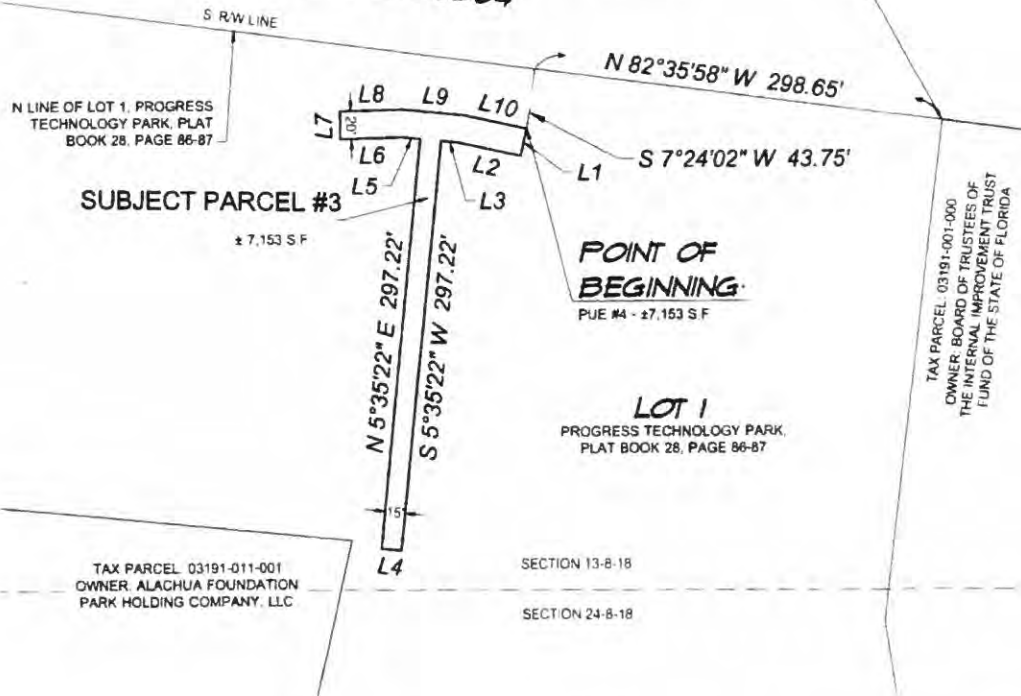
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L6	S 88°41'30" W	45.59'
L7	N 1°18'30" W	20.00'
L8	N 88°41'30" E	46.79'
L9	S 84°24'38" E	43.61'
L10	S 77°30'58" E	46.78'



POINT OF
COMMENCEMENT

NE CORNER OF LOT 1, PROGRESS
TECHNOLOGY PARK, PLAT BOOK
28, PAGE 86-87

COUNTY ROAD NO. 2054



LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.U.E. = PUBLIC UTILITIES EASEMENT
R.W. = RIGHT OF WAY

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON THE
PLAT OF PROGRESS TECHNOLOGY PARK, PLAT BOOK
28, PAGES 86-87 OF THE PUBLIC RECORDS OF
ALACHUA COUNTY, FLORIDA

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

CITY OF ALACHUA

10/17/16

This map prepared by

THOMAS R. BON 10/17/16

Certificate of Authorization No. L.B. 5075

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

Thomas R. Bon
Professional Surveyor & Mapper License No. 6547

DATE

10/12/2016

TECHNICIAN

JTT

CHECKED BY

TRB

PROJECT NUMBER

16-0111.03

SCALE

1" = 120'

NEED TO BE

SEAL & SIGNATURE

ON ORIGINAL DRAWING

IF PREPARED BY

ANOTHER SURVEYOR

ON THIS SHEET, ALL

SCALE ACCORDING

CHW
Professional Consultants

132 NW 78th Ave
Gainesville, Florida 32607
(352) 331-1978 / (352) 331-2478
www.chw-inc.com

ALL 1980 FLORIDA
L.B. 5075



JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

DESCRIPTION

DATE: October 12, 2016
PROJECT NAME: Foundation Park
PROJECT NO: 16-0111.03
DESCRIPTION FOR #4

A PARCEL OF LAND BEING A PORTION OF LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THERE OF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1, BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF NW 119TH TERRACE (RIGHT OF WAY WIDTH VARIES) AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 2054; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID EAST RIGHT OF WAY LINE AND THE WEST LINE OF AFOREMENTIONED LOT 1: (1) SOUTH 7°24'02" WEST, A DISTANCE OF 103.96 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 12°15'59" WEST, 72.95 FEET; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°43'54", AN ARC LENGTH OF 73.03 FEET; (3) THENCE SOUTH 17°07'56" WEST, A DISTANCE OF 6.83 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF LOT 1, SOUTH 72°52'04" EAST, A DISTANCE OF 5.00 FEET TO THE EAST LINE OF A 5' PUBLIC UTILITIES EASEMENT AS SHOWN ON THE SAID PLAT OF PROGRESS TECHNOLOGY PARK AND THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 72°52'04" EAST, A DISTANCE OF 27.58 FEET; THENCE SOUTH 17°07'56" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 72°52'04" WEST, A DISTANCE OF 27.58 FEET TO THE AFOREMENTIONED EAST LINE OF A 5' PUBLIC UTILITIES EASEMENT; THENCE NORTH 17°07'56" EAST ALONG SAID EAST LINE, A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 552 SQUARE FEET, MORE OR LESS.

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

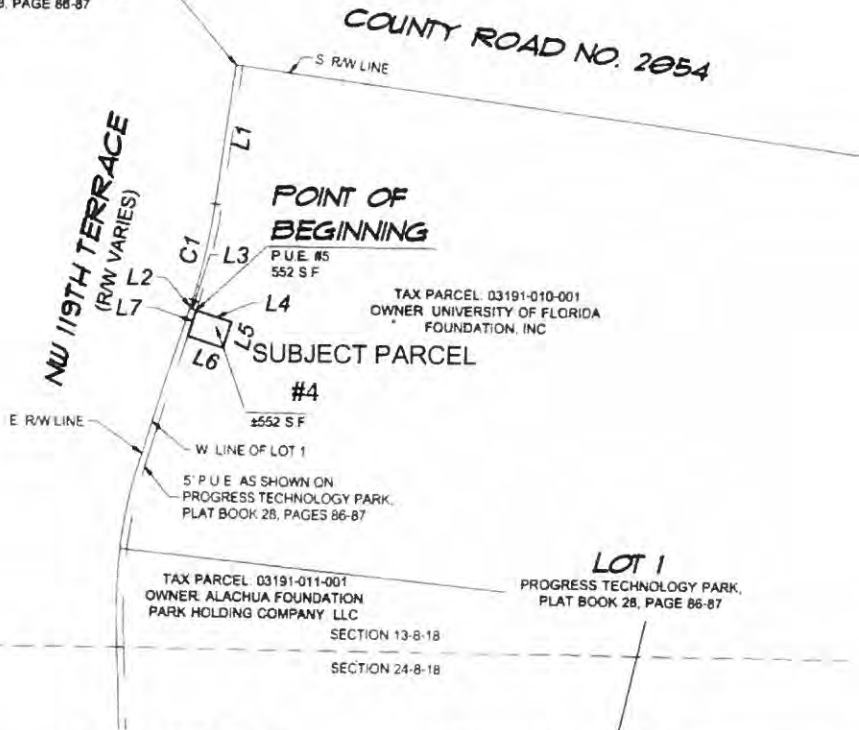
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
SKETCH - NOT A BOUNDARY SURVEY

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 7°24'02" W	103.96'
L2	S 17°07'56" W	6.83'
L3	S 72°52'04" E	5.00'
L4	S 72°52'04" E	27.58'
L5	S 17°07'56" W	20.00'
L6	N 72°52'04" W	27.58'
L7	N 17°07'56" E	20.00'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING
C1	73.03'	430.00'	9°43'54"	36.61'	S 12°15'59" W



POINT OF COMMENCEMENT
NW CORNER OF LOT 1,
PROGRESS TECHNOLOGY PARK,
PLAT BOOK 28, PAGE 86-87



LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.U.E. = PUBLIC UTILITIES EASEMENT
R.W. = RIGHT OF WAY

SURVEYOR'S NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF PROGRESS TECHNOLOGY PARK, PLAT BOOK 28, PAGES 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

DESCRIPTION:

(SEE ATTACHED)

CITY OF ALACHUA	
132 NW 76th Drive Gainesville, Florida 32607 (352) 331-1976 / (352) 331-2478 www.chw-inc.com REG. 1588 FLORIDA LB 5075	

SHEET 1 OF 1	This map prepared by THOMAS R. BON 10/17/16
	Certificate of Authorization No. L.B. 5673
	NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER Professional Surveyor & Mapper License No. 5547

DATE 10/12/2015 TECHNICIAN JTT CHECKED BY TRB PROJECT NUMBER 16-0111.03	SCALE 1" = 120' PLAT BOOK 28 PAGE 86-87 PLAT BOOK 28, PAGE 86-87
--	--

Prepared by and return to:
Darryl J. Tompkins, P.A.
Post Office Box 519
Alachua, Florida 32616

Doc Stamp-Deed: \$0.70



Tax Parcel No.: 03191-010-002

NON-EXCLUSIVE GRANT OF DRAINAGE EASEMENT

THIS NON-EXCLUSIVE GRANT OF DRAINAGE EASEMENT, made this 15th day of November, 2016, by and between **THE DISTRICT BOARD OF TRUSTEES OF SANTA FE COLLEGE, FLORIDA**, whose address is 3000 NW 83rd Street, Gainesville, Florida 32606 (the "Grantor"), and **UNIVERSITY OF FLORIDA FOUNDATION, INC.**, a Florida not for profit corporation, whose address is 1938 W. University Avenue, Gainesville, Florida 32603 (the "Grantee").

WITNESSETH that Grantor, for and in consideration of the sum of Ten and 00/100 dollars (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successors and assigns forever, a non-exclusive drainage easement with the right, privilege, and authority to said Grantee, its successors and assigns, to construct, operate, lay, maintain, improve, and/or repair, below the surface of the ground, facilities and associated equipment for stormwater drainage facilities in order to connect to a stormwater management facility owned by the City of Alachua and located west of Grantor's property, no above ground structures shall be permitted (collectively the "Improvements"), under the following described land situate in Alachua County, Florida, to wit (the "Easement Property"):

See EXHIBIT "A" attached hereto and incorporated herein.

TOGETHER with the right of said Grantee, its successors and assigns, of ingress and egress to and over said Easement Property, and for doing anything necessary or useful or convenient, or removing at any time any and all of said Improvements under or in said Easement Property, together also with the right and easements, privileges and appurtenances in and to said land which may be required for the enjoyment of the rights herein granted. Grantee shall provide Grantor with a complete set of plans at least fourteen (14) days prior to commencing any construction within the Easement Property which plans are subject to Grantor's prior approval which shall not be unreasonably withheld. In addition, Grantee agrees to provide Grantor with at least five (5) days written notice prior to commencing any construction within the Easement Property other than routine maintenance.

The lands which this Easement is intended to benefit (the dominant estate) is described in EXHIBIT "B" attached hereto. The land which this Easement is intended to burden (the servient estate) is presently owned by Grantor.

The Easement granted herein is an Easement appurtenant to and shall run with the land in favor of Grantee and Grantees' heirs, successors and assigns, and it shall be binding upon Grantor and Grantor's heirs, successors and assigns. The Easement is perpetual and will inure to the benefit of all present and future owners of the dominant estate unless and until terminated by mutual agreement by the then owners of the fee simple of both the servient and dominant estates by an instrument in writing and recorded in the Official Records of Alachua County, Florida.

GRANTOR represents and warrants that it is the true owner of record of the Easement Property and that it has full power and authority to grant to Grantee the rights granted hereunder.

GRANTOR and its successors, heirs and/or assigns retain the right and may continue to use the Easement Property for any lawful purposes that do not directly interfere with Grantee's rights granted hereunder.

MANNER OF PERFORMING WORK Whenever Grantee shall enter upon the Easement Property pursuant to this Easement for the purposes of performing any construction, maintenance, repairs or replacements, such work shall be performed expeditiously and in a good and workmanlike manner and in accordance with all applicable laws, codes, statutes, permits and regulations of governmental authorities having jurisdiction thereof. Upon any event at any time Grantee enters upon the Easement Property to construct, install, maintain or repair any of the Improvements, the area affected thereby shall be promptly returned to the same condition as it existed prior to such work. If Grantee fails for any reason to restore said area in accordance herewith, then Grantor shall have the right to perform any and all work necessary to restore the areas to their prior condition and Grantee shall reimburse the Grantor for all costs associated with such restoration. Such work shall be carried out in such manner so as to (i) minimize interference with the normal business operations conducted on the Grantor's property; (ii) not block vehicular or pedestrian ingress and/or egress to parking, pedestrian walkways and other improvements located on the Grantor's Property; (iii) not render any portion of the Grantor's property necessary for the operation of the business conducted thereon unusable; and (iv) all work performed by Grantee shall be contained within the Easement Property, or within any temporary construction easement as may exist from time to time.

INDEMNITY Grantee shall defend, indemnify, and hold Grantor harmless of and from any and all losses, damages, claims, or expenses, including reasonable attorneys' fees, arising out of any claim asserted by any person for loss of, or damage or injury to, person or property caused by any act, fault or omission of Grantee or its officers, employees, agents, contractors or invitees in connection with its use or activities on or about the Easement Property.

MAINTENANCE OF EASEMENT PROPERTY At all times, Grantee and its successors and assigns forever shall maintain and otherwise keep the Easement Property in a first class condition, free from trash and debris and make any and all repairs to the Improvements as the same may require.

[Signatures on following Pages]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name the day and year first above written.

**Signed and Sealed in Our
Presence as Witnesses:**

GRANTOR:

**The District Board of Trustees of
Santa Fe College, Florida**

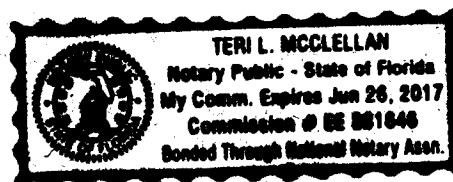
Sign *Patti Locascio*
Print PATTI LOCASCIO
Sign *Tina Crosby*
Print TINA CROSBY

By: *Caridad E. Lee*
Print: Caridad E. Lee
Title: Board Chair

**STATE OF FLORIDA
COUNTY OF Alachua**

The foregoing instrument was acknowledged before me this 15 day of November 2016 by Caridad E. Lee, the Board Chair of The District Board of Trustees of Santa Fe College, Florida, on behalf of the Board. He/She is (check one) ☒ personally known to me or _____ has produced _____ as identification.

Teri L. McClellan
Print Teri L. McClellan
Notary Public, State and County aforesaid
Commission No.: EE 881646
My commission expires: 6/26/2017



Signed and Sealed in Our
Presence as Witnesses:

GRANTEE:

University of Florida Foundation, Inc., a
Florida corporation not for profit

Sign Tonya J. Burningham
Print Tonya J. Burningham

By: David M. Christie
Print: David M. Christie
Title: Treasurer

Sign Elizabeth Quackenbush
Print Elizabeth Quackenbush

Reviewed

[Signature]
UFF Legal Counsel

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 9th day of Nov., 2016 by David M. Christie as Treasurer of the University of Florida Foundation, Inc., a Florida corporation not for profit, on behalf of the Corporation. He is (check one) ☒ personally known to me or _____ has produced _____ as identification.



TONYA J. BURNINGHAM
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF058316
Expires 9/29/2017

Tonya J. Burningham
Print Tonya J. Burningham
Notary Public, State and County aforesaid
Commission No.: FF058316
My commission expires: 9/29/2017

EXHIBIT "A"

DATE: September 30, 2016

PROJECT NAME: Foundation Park

PROJECT NO: 16-0111.02

DESCRIPTION FOR: 20'-Wide Drainage Easement

A 20-FOOT WIDE STRIP OF LAND BEING A PORTION OF LOT 2, PROGRESS TECHNOLOGY PARK, A PLAT THERE OF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 2, LYING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054 (66-FOOT RIGHT OF WAY) AND THE WEST RIGHT OF WAY LINE OF NORTHWEST 119TH TERRACE (RIGHT OF WAY WIDTH VARIES); THENCE SOUTH 7°24'02" WEST ALONG SAID WEST RIGHT OF WAY LINE AND THE EAST LINE OF SAID LOT 2, A DISTANCE OF 22.86 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 7°24'02" WEST, ALONG SAID WEST RIGHT OF WAY LINE AND SAID EAST LINE OF LOT 2, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID EAST LINE OF LOT 2 AND SAID WEST RIGHT OF WAY LINE, NORTH 82°50'31" WEST, A DISTANCE OF 234.98 FEET TO THE WEST LINE OF SAID LOT 2 AND THE EAST LINE OF THE STORM WATER MANAGEMENT FACILITY AS SHOWN ON AFOREMENTIONED PLAT OF PROGRESS TECHNOLOGY PARK; THENCE NORTH 34°23'07" EAST ALONG SAID WEST LINE AND SAID EAST LINE, A DISTANCE OF 22.49 FEET; THENCE DEPARTING SAID WEST LINE AND SAID EAST LINE, SOUTH 82°50'31" EAST, A DISTANCE OF 224.78 FEET TO THE **POINT OF BEGINNING**.

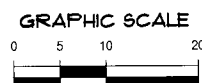
THE ABOVE DESCRIBED PARCEL CONTAINS 4,598 SQUARE FEET, MORE OR LESS.

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

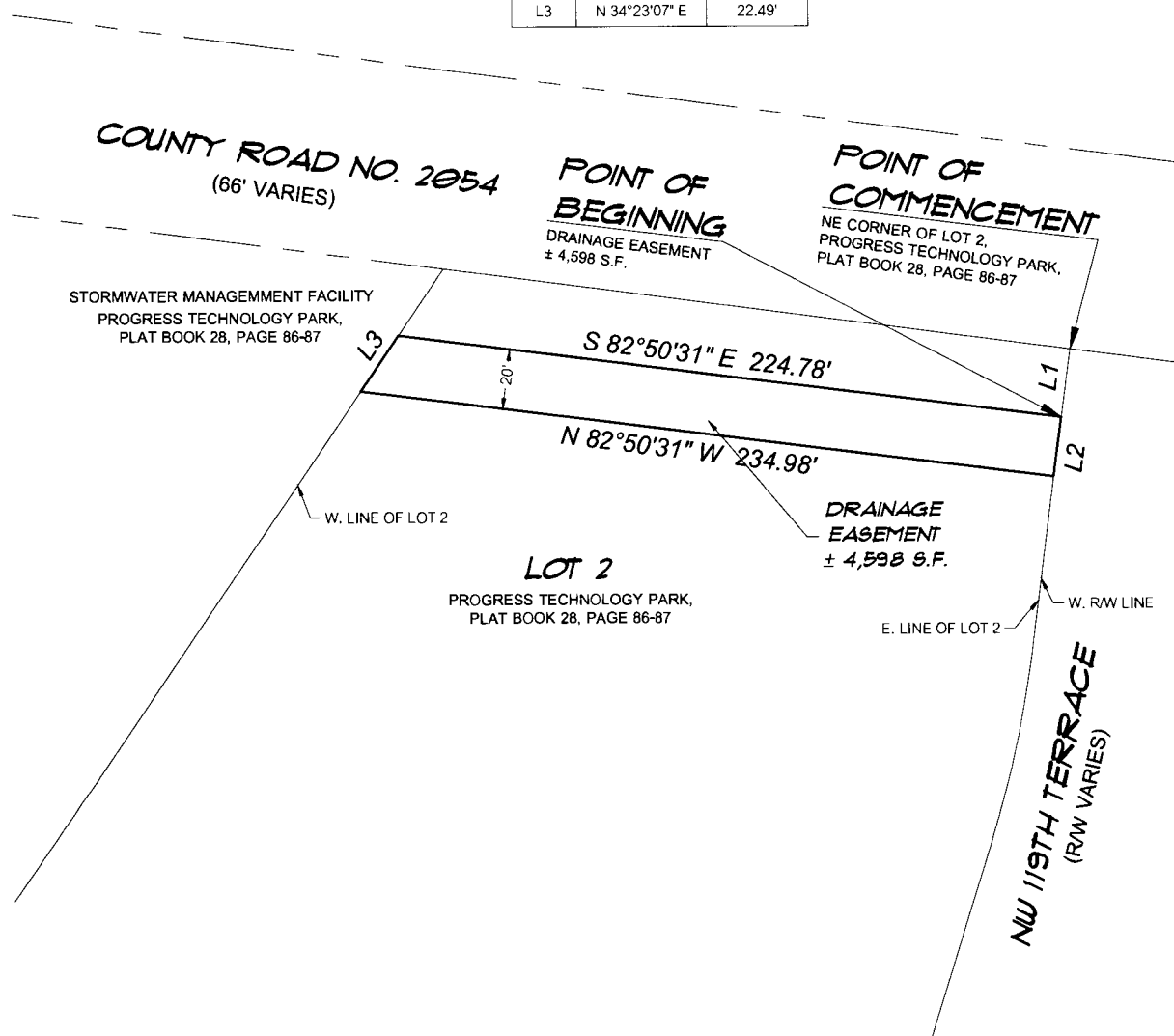
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 7°24'02" W	22.86'
L2	S 7°24'02" W	20.00'
L3	N 34°23'07" E	22.49'



LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT OF WAY

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON THE
PLAT OF PROGRESS TECHNOLOGY PARK, PLAT BOOK
28, PAGES 86-87 OF THE PUBLIC RECORDS OF
ALACHUA COUNTY, FLORIDA.

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

CITY OF ALACHUA

SHEET NO.
1 OF 1

This map prepared by:

AARON H. HICKMAN

Certificate of Authorization No. L.B. 5075

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

Professional Surveyor & Mapper Fla. license No. 6791

DATE:

9-30-2016

TECHNICIAN:

JTT

CHECKED BY:

AHH

PROJECT NUMBER:

16-0111.01

SCALE

1" = 20'

VERIFY SCALE
BAR IS ONE HALF INCH
ON ORIGINAL DRAWING
IF NOT ONE HALF INCH
ON THIS SHEET ADJUST
SCALES ACCORDINGLY

CHW
Professional Consultants

132 NW 79th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-lac.com

est. 1988 **FLORIDA**
LB-5075

EXHIBIT "B"**DATE:** October 6, 2016**PROJECT NAME:** Foundation Park**PROJECT NO:** 16-0111.01**DESCRIPTION FOR:** Tax Parcel 03191-010-001

University of Florida Foundation Property:

A PORTION OF A PARCEL OF LAND BEING FORMERLY KNOWN AS LOT 1, PROGRESS TECHNOLOGY PARK, A PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 86-87 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN SECTION 13 AND 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 6°38'36" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 363.83 FEET; THENCE SOUTH 9°25'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 405.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 AND TO A POINT ON A CURVE LYING ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 (200-FOOT RIGHT OF WAY) BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 2191.78 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 89°59'03" WEST, 468.69 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THE SOUTH LINE OF SAID LOT 1 AND ALONG SAID NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 12°16'32", AN ARC LENGTH OF 469.59 FEET TO SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4343, PAGE 2222 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES ALONG THE BOUNDARY OF SAID LANDS: (1) NORTH 5°35'16" EAST, A DISTANCE OF 286.19 FEET; (2) THENCE NORTH 77°10'09" WEST, A DISTANCE OF 50.95 FEET; (3) THENCE NORTH 12°49'51" EAST, A DISTANCE OF 168.13 FEET; (4) THENCE NORTH 84°24'33" WEST, A DISTANCE OF 394.02 FEET TO A POINT ON A CURVE LYING ON THE EAST RIGHT OF WAY LINE OF NORTHWESTERLY 119TH TERRACE (RIGHT OF WAY VARIES), AND LYING ON THE WEST LINE OF AFOREMENTIONED LOT 1, SAID CURVE IS CONCAVE EASTERLY, HAVING A RADIUS OF 370.42 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 11°31'19" EAST, 72.38 FEET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF LOT 1: (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°12'49", AN ARC LENGTH OF 72.50 FEET; (2) THENCE NORTH 17°07'56" EAST, A DISTANCE OF 119.59 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 430.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 12°15'59" EAST, 72.95 FEET; (3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°43'54", AN ARC LENGTH OF 73.03 FEET; (4) THENCE NORTH 7°24'02" EAST, A DISTANCE OF 103.96 FEET TO NORTHWEST CORNER OF AFOREMENTIONED LOT 1, LYING ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 2054 (66-FOOT RIGHT OF WAY); THENCE SOUTH 82°35'58" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 748.69 FEET TO **THE POINT OF BEGINNING.**

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Not For Profit Corporation

UNIVERSITY OF FLORIDA FOUNDATION, INC.

Filing Information

Document Number	706676
FEI/EIN Number	59-0974739
Date Filed	01/09/1964
State	FL
Status	ACTIVE
Last Event	AMENDED AND RESTATED ARTICLES
Event Date Filed	05/02/2016
Event Effective Date	NONE

Principal Address

UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Changed: 01/18/2005

Mailing Address

UNIVERSITY OF FLORIDA FOUNDATION, INC.
P O BOX 14425
GAINESVILLE, FL 32604

Changed: 02/06/2001

Registered Agent Name & Address

GOFFMAN, SUSAN G
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Name Changed: 02/20/2014

Address Changed: 03/24/2015

Officer/Director Detail

Name & Address

Title Secretary

Rice, Karen
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Executive Vice President

MITCHELL, THOMAS J
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Vice Chair

McCague, Beth
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Chair

Hawkins, Scott G
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Treasurer

Christie, David M
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Title Associate Vice President

Nias, Danita
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Annual Reports

Report Year	Filed Date
2015	03/24/2015
2015	10/23/2015
2016	01/06/2016

Document Images

[05/02/2016 -- Amended and Restated Articles](#)

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[01/06/2016 -- ANNUAL REPORT](#)

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[10/23/2015 -- AMENDED ANNUAL REPORT](#)

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[03/24/2015 -- ANNUAL REPORT](#)[View image in PDF format](#)[02/20/2014 -- Reg. Agent Change](#)[View image in PDF format](#)[01/23/2014 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/22/2013 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/20/2012 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/14/2011 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/05/2010 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/20/2009 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/06/2009 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/17/2008 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/22/2007 -- ANNUAL REPORT](#)[View image in PDF format](#)[03/13/2006 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/18/2005 -- ANNUAL REPORT](#)[View image in PDF format](#)[12/17/2004 -- Amended and Restated Articles](#)[View image in PDF format](#)[01/26/2004 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/27/2003 -- ANNUAL REPORT](#)[View image in PDF format](#)[05/24/2002 -- ANNUAL REPORT](#)[View image in PDF format](#)[02/06/2001 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/18/2000 -- ANNUAL REPORT](#)[View image in PDF format](#)[03/01/1999 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/27/1998 -- ANNUAL REPORT](#)[View image in PDF format](#)[10/09/1997 -- AMENDED AND RESTATED ARTICLE](#)[View image in PDF format](#)[05/01/1997 -- ANNUAL REPORT](#)[View image in PDF format](#)[02/15/1996 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/27/1995 -- ANNUAL REPORT](#)[View image in PDF format](#)

Detail by Entity Name

Florida Limited Liability Company

ALACHUA FOUNDATION PARK HOLDING COMPANY, LLC

Filing Information

Document Number	L14000166879
FEI/EIN Number	<u>47-3462545</u>
Date Filed	10/27/2014
Effective Date	10/20/2014
State	FL
Status	ACTIVE

Principal Address

3917 NW 97TH BOULEVARD
GAINESVILLE, FL 32606

Mailing Address

3917 NW 97TH BOULEVARD
GAINESVILLE, FL 32606

Registered Agent Name & Address

CASON, MATT
3917 NW 97TH BOULEVARD
GAINESVILLE, FL 32606

Name Changed: 04/26/2018

Authorized Person(s) Detail

Name & Address

Title MGR

CRAWFORD, BRIAN
3917 NW 97TH BOULEVARD
GAINESVILLE, FL 32606

Annual Reports

Report Year	Filed Date
2016	04/15/2016
2017	04/27/2017
2018	04/26/2018

Document Images

04/26/2018 -- ANNUAL REPORT	View image in PDF format
04/27/2017 -- ANNUAL REPORT	View image in PDF format
04/15/2016 -- ANNUAL REPORT	View image in PDF format
03/19/2015 -- ANNUAL REPORT	View image in PDF format
10/27/2014 -- Florida Limited Liability	View image in PDF format



COUNTYWIDE WETLAND PROTECTION CODE SELF-CERTIFICATION FORM

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

PART 1. APPLICANT INFORMATION	
Owner Name: Alachua Foundation Park Holding Company, LLC & UF Foundation, Inc.	Applicant/Agent Name: Daniel Young, P.E.
Phone: (352)333-3233	Company: CHW
Email:	Phone: (352) 331-1976
	Email: daniel@chw-inc.com
PART 2. PROPERTY INFORMATION	
Tax Parcel Numbers: 03191-010-001 & 03191-011-001	Address: TBD
City: Alachua	Zip: 32615
PART 3. SELF-CERTIFICATION	
I, <u>Daniel Young, P.E.</u> owner of the property or authorized agent for the owner, self-certify that the proposed activity complies with the surface water, wetland and buffer protection requirements found in Chapter 77, Article II of the Alachua County Code based on the following (select all that apply):	
1. ☒	There are no wetlands, other surface waters, or buffers on or adjacent to the property (if you select this option, proceed to Acknowledgment and submit your self-certification)
2. ☐	There are wetlands, other surface waters, or buffers present on or adjacent to the property, but <u>the proposed activity is outside</u> of protected wetlands, surface waters and buffers (complete <u>Part 4, Project Information</u>)
3. ☐	There are wetlands, or other surface waters, or buffers present on or adjacent to the property, and there is work proposed in wetlands, other surface waters or buffers, but the proposed activity is exempt by Section 77.21(a) as follows (complete <u>Part 4, Project Information</u>)
4. ☐	There are wetlands, other surface waters, or buffers present on or adjacent to the property, but the proposed activity is exempt by Section 77.21(b) as an Urban Redevelopment Project (complete <u>Part 5, Urban Redevelopment Projects</u>).

PART 4. PROJECT INFORMATION

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

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

Please answer the following:

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

☐ Yes☐ No

Please note: wetland boundaries not delineated by a qualified professional are likely to be inaccurate. You may submit a Verification Request Form to verify compliance with protection requirements.

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

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

Date Activity is proposed to commence _____ to be completed _____

PART 5. URBAN REDEVELOPMENT PROJECTS

Please submit the following:

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

ACKNOWLEDGMENT

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

Daniel Young

Typed/Printed Name

Signature

11/2/2018

Date

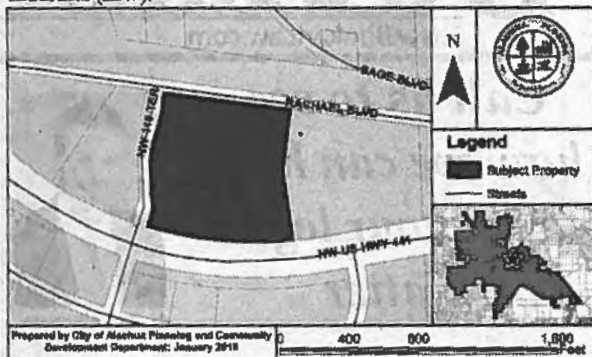
IMPORTANT: Applications for activities that do not comply with protection requirements found in Chapter 77, Article II nor any of the listed exemptions in Section 77.21, and are requesting to impact wetland and/or surface waters or their buffers must submit an **Application Form**. Final Alachua County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



City of ALACHUA

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 April 16, 2019, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Daniel Young, P.E., LEED AP, of CHW, applicant and agent for Alachua Foundation Park Holding Company, LLC, and the University of Florida Foundation, Inc., property owners, for consideration of a Site Plan for the construction of three (3) $\pm 42,466$ square foot buildings, with associated paving, grading, drainage, and infrastructure improvements, on a ± 14.53 acre subject property, located northeast of the intersection of NW US Highway 441, southeast of the intersection of County Road 2054 (also known as Rachael Boulevard) and NW 119th Terrace, east of NW 119th Terrace and the Santa Fe College Perry Center, and west of the State of Florida Building; Tax Parcel Numbers 03191-010-001 and 03191-011-001; FLUM: Industrial; Zoning: Light & Warehouse Industrial (ILW).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

AFFIDAVIT FOR POSTED LAND USE SIGN

I Greg Wadzinski, POSTED THE LAND USE
SIGN ON 3/28/19 FOR THE Foundation Park Phase 2 Site Plan (PZB Hearing)
(name) (date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.


(signature)

5
(number of signs)

IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

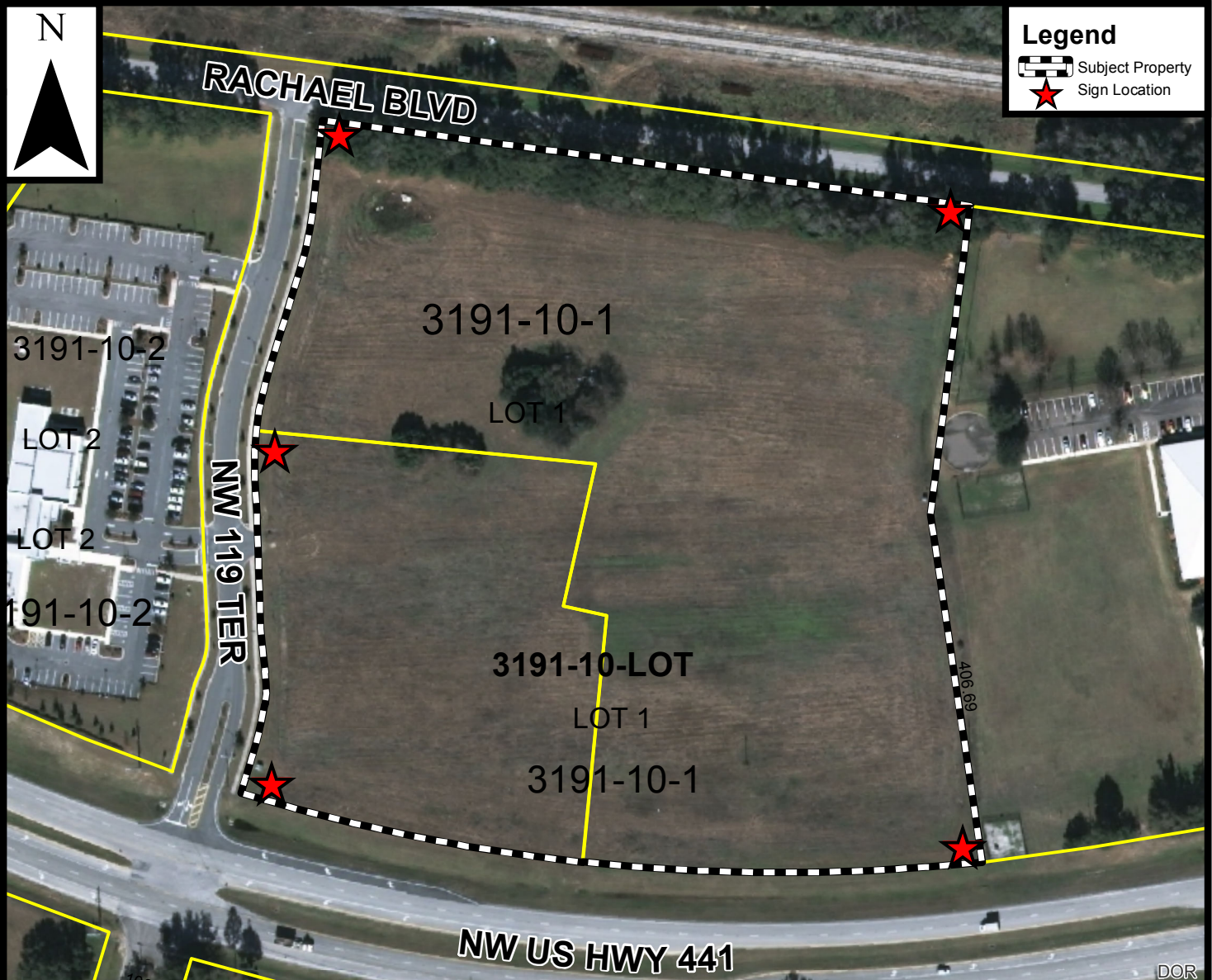
Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals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

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

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



Foundation Park, Phase 2 Site Plan





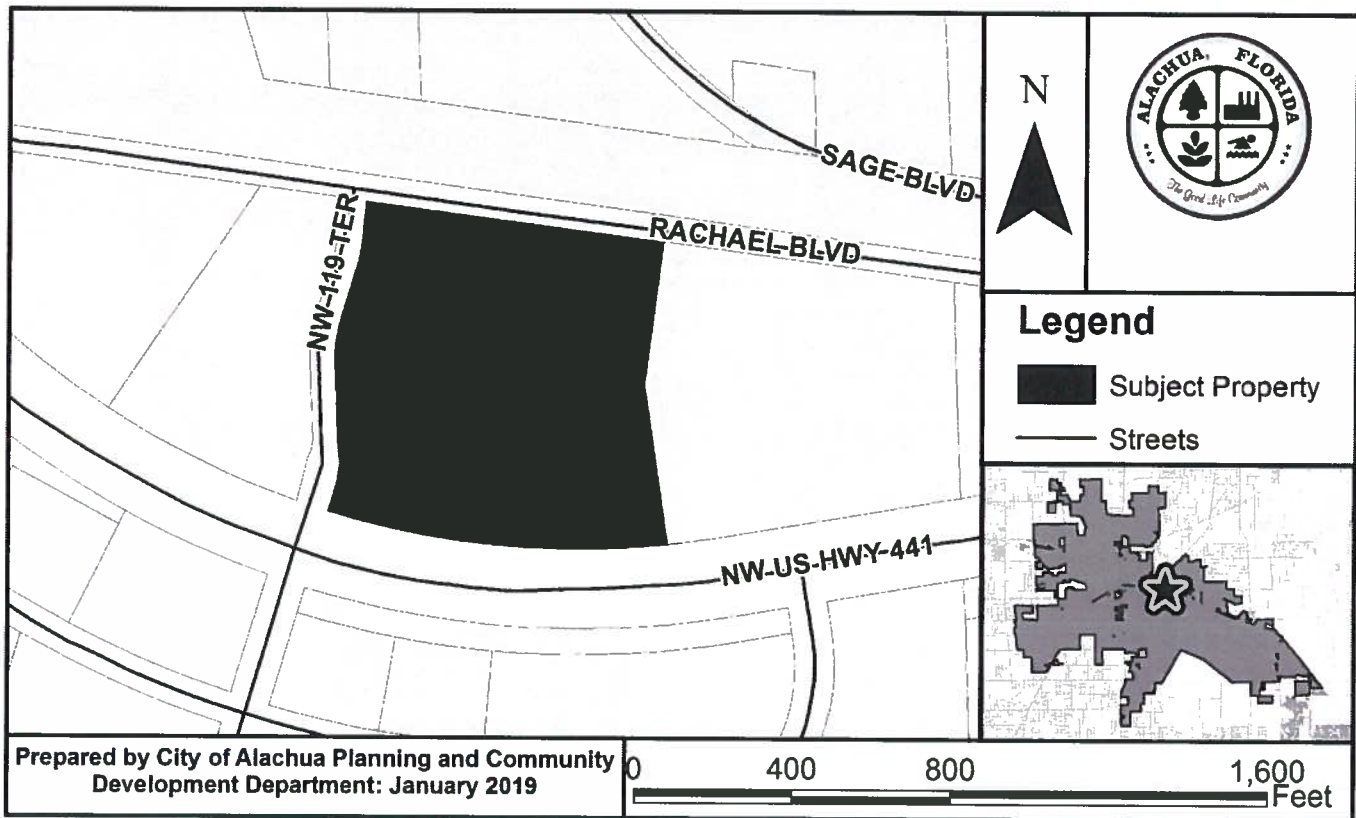
City of
ALACHUA

THE GOOD LIFE COMMUNITY

Mailed on 4/1/2019
(KC)

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

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

03956-010-028
PONCE INLET INVESTMENTS LLC
15105 NW 94TH AVE
ALACHUA, FL 32615

03191-010-002
DISTRICT BOARD OF TRUSTEES OF
3000 NW 83RD ST
GAINESVILLE, FL 32606

03189-004-000
COURTNEY CLIFTON
PO BOX 1454
ALACHUA, FL 32616-1454

03956-010-021
TOMPKINS, DARRY J & CINDY P
PO BOX 519
ALACHUA, FL 32616

03189-200-000
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4423

03189-006-000
MARKHAM, BRENN A
11707 SAGE BLVD
ALACHUA, FL 32615-5737

03191-011-001
ALACHUA FOUNDATION PARK HOLDING COMPANY LLC
3917 NW 97TH BLVD
GAINESVILLE, FL 32606

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4423

03956-010-027
SHOPPES AT PROGRESS CENTER LLC
3600 NW 43RD ST STE E-2
GAINESVILLE, FL 32606

03956-010-038
PROGRESS CENTER PROPERTY OWNERS ASSOCIATION
PO BOX 969
ALACHUA, FL 32616

03191-001-000
BOARD OF TRUSTEES OF THE, INTE
3900 COMMON WEALTH BLVD
TALLAHASSEE, FL 32399-6575

03189-006-001
MARKHAM BRENN A
11707 SAGE BLVD
ALACHUA, FL 32615-5737

03189-001-000
TEMPLE OF THE UNIVERSE INC
15808 NW 90TH ST
ALACHUA, FL 32615

03197-000-000
GARDNER & GARDNER
11660 SAGE BLVD
ALACHUA, FL 32615

03191-010-001
U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

03191-010-000
U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-2425

03956-010-036
SNH MEDICAL OFFICE PROPERTIES
100 N TAMPA ST, STE 1850
TAMPA, FL 33602

03956-010-024
TOMPKINS, DARRYL J
PO BOX 519
ALACHUA, FL 32616

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President, TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
PO Box 1156
Alachua, FL 32616

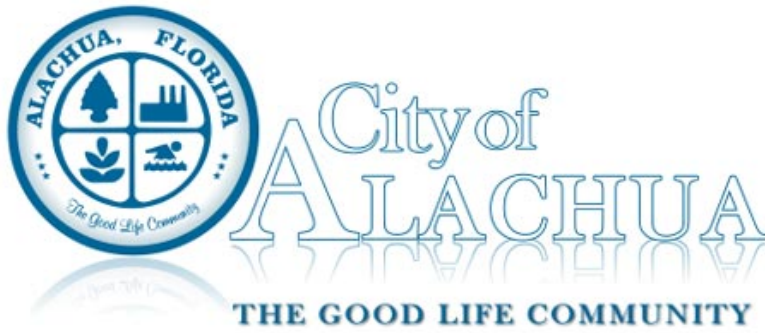
Lynn Coullias
7406 NW 126th Avenue
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615



Board/Committee Agenda Item

MEETING DATE: 4/16/2019

SUBJECT: Site Plan - San Felasco Tech City Phase 2: A request by Clay Sweger, AICP, LEED AP, of EDA Engineers – Surveyors – Planners, Inc., applicant and agent for The Laser Investment Group, LLC, property owner, for consideration of a Site Plan to construct three (3) buildings – consisting of two (2) ±30,100 square foot buildings and one (1) ±6,000 square foot building – with associated paving, grading, drainage, and infrastructure improvements, on a ±55.36 acre subject property, consisting of a ±12.06 acre project area, located in the 12000 block of NW US Highway 441; Tax Parcel Number 05962-002-000; FLUM: Commercial and Industrial; Zoning: Commercial Intensive (CI) and Light & Warehouse Industrial (ILW) (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the six (6) conditions provided in Exhibit “A” and located on page 23 of the April 16, 2019 Staff Report to the Planning & Zoning Board upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff’s recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the six (6) conditions provided in Exhibit “A” and located on page 23 of the April 16, 2019 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Clay Sweger, AICP, LEED AP, of EDA Engineers – Surveyors – Planners, Inc., applicant and agent for The Laser Investment Group, LLC, property owner, for consideration of a Site Plan to construct three (3) buildings – consisting of two (2) ±30,100 square foot buildings and one (1) ±6,000 square foot building – with associated paving, grading, drainage, and infrastructure improvements.

Phase 1 of San Felasco Tech City was approved in July 2018 and is nearing completion of construction. The two (2) buildings approved in Phase 1 are similar in both size and design to those proposed in Phase 2. The development approved in Phase 1 provides an ingress/egress connection to US Highway 441 and construction of two stormwater management facilities. The internal circulation network for Phase 2 will connect to the Phase 1 network, and will utilize the Phase 1 ingress/egress to US Highway 441. The larger of the two stormwater management facilities, located to the north of Phase 2, will be expanded as part of the proposed Phase 2 development.

The subject property is ±55.36 acres in area; the project area consists of ±12.06 acres of the subject property. The subject property is located in the 12000 Block of NW US Highway 441, to the east of NW 89th Street, and northwest of Phoenix Commercial Park.

THE PLANNING & ZONING BOARD SHALL CONSIDER THE FOLLOWING: (2) ±30,100 square foot buildings and one (1) ±6,000 square foot building – with associated paving, grading, drainage, and infrastructure improvements.

The Phase 2 development proposes two (2) ±30,100 square foot buildings and one (1) ±6,000 square foot building. It is expected that the two (2) larger buildings (“Buildings C and D”) will be comprised of light manufacturing uses (offices, laboratories and spaces supporting offices and laboratories, as well as warehousing areas). The smaller building is expected to be utilized as an office building.

ATTACHMENTS:

Description

- ▢ Staff Report & Staff Supporting Materials
- ▢ Site Plan: San Felasco Tech City Phase 2 (Part 1 of 3)
- ▢ Site Plan: San Felasco Tech City Phase 2 (Part 2 of 3)
- ▢ Site Plan: San Felasco Tech City Phase 2 (Part 3 of 3)
- ▢ Application & Supporting Materials
- ▢ Public Notice Materials for 04/16/19 PZB Hearing



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

April 16, 2019

SUBJECT:	A request for the approval of a Site Plan to construct three (3) buildings – consisting of two (2) ±30,100 square foot buildings and one (1) ±6,000 square foot building – with associated paving, grading, drainage, and infrastructure improvements
APPLICANT/AGENT:	Clay Sweger, AICP, LEED AP, EDA Engineers – Surveyors – Planners, Inc.
PROPERTY OWNER:	The Laser Investment Group, LLC
LOCATION:	12000 Block of NW US Highway 441, east of NW 89 th Street
PARCEL ID NUMBER:	05962-002-000
FLUM DESIGNATION:	Commercial and Industrial
ZONING:	Commercial Intensive (CI) & Light & Warehouse Industrial (ILW)
OVERLAY:	N/A
ACREAGE:	±55.36 acres (overall site); ±12.06 (project area)
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the six (6) conditions provided in Exhibit “A” and located on page 23 of the April 16, 2019 Staff Report to the Planning & Zoning Board.
RECOMMENDED MOTION:	<i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the six (6) conditions provided in Exhibit “A” and located on page 23 of the April 16, 2019 Staff Report to the Planning & Zoning Board.</i>

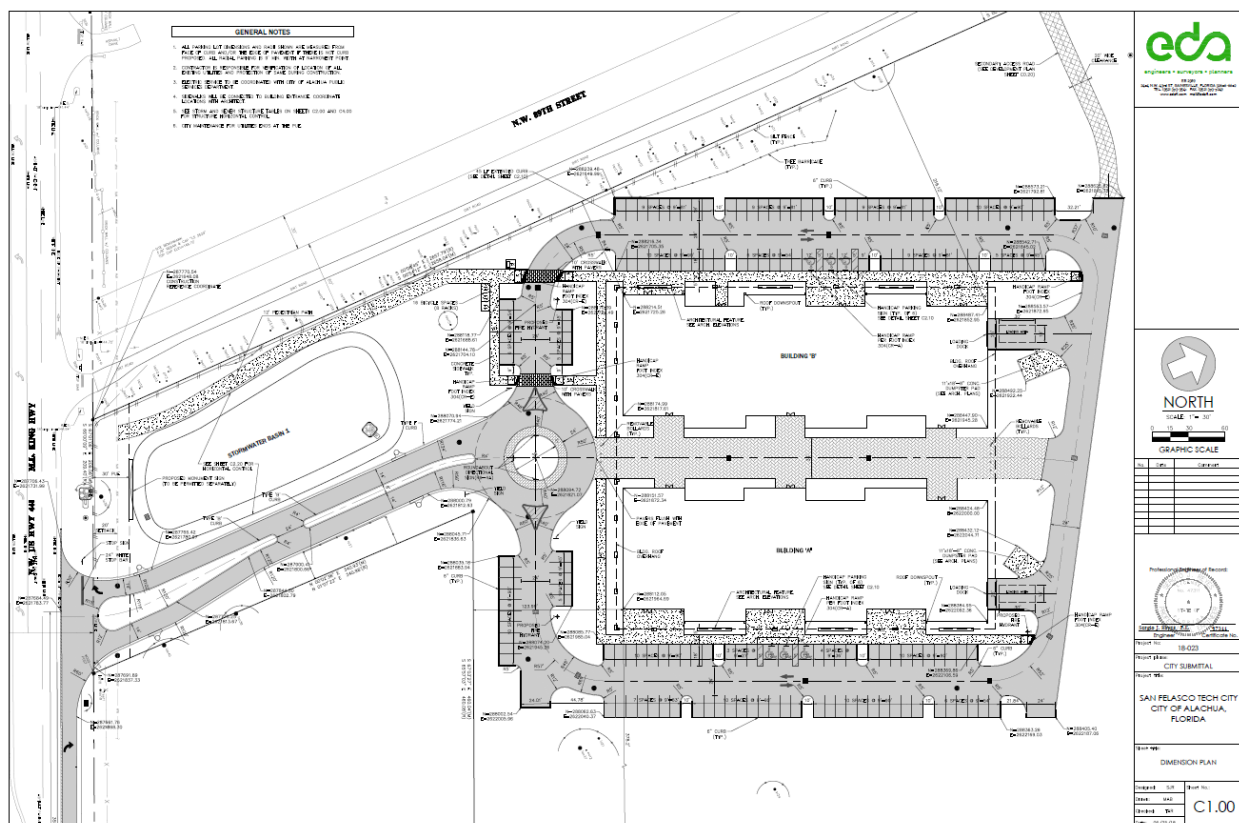
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The subject property is ±55.36 acres in area; the project area consists of ±12.06 acres of the subject property. The subject property is located in the 12000 Block of NW US Highway 441, to the east of NW 89th Street, and northwest of Phoenix Commercial Park.

Illustration 1. San Felasco Tech City Phase 1 Dimension Plan (Sheet C1.00)



PHASE 1 PROJECT AREA

PROPOSED OVERPASS BRIDGING

PHASE 2 PROJECT AREA

BUILDING W

BUILDING V

BUILDING U

STORMWATER BASIN 1

STORMWATER BASIN 2

EXISTING PHASE 1

COMMERCIAL / INDUSTRIAL ZONING

INDUSTRIAL LIGHT MANUFACTURE ZONING

PHOENIX INDUSTRIAL PARK

05962-002-000

NORTH
SCALE 1" = 100'
GRAPHIC SCALE

No.	Date	Description

Professional Engineer of Record

SAN FELASCO TECH CITY
PHASE 2
CITY OF ALACHUA,
FLORIDA

Sheet No. 05962-002-000
Project Name SAN FELASCO TECH CITY
Project No. 18-142
Project Date 07/2018
City Submittal

San Felasco
OVERALL DEVELOPMENT PLAN

Prepared	Drawn	Check	Scale	Plot No.
JLB	JLB	JLB	1"=100'	C010

GENERAL NOTES

1. ALL PORTIONS OF BUILDING AND LAND SHOWN ARE LOCATED WITHIN THE CITY OF SAN PABLO, CALIFORNIA, AND ARE SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER APPLICABLE REGULATIONS.
2. THE PROPOSED BUILDING IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER APPLICABLE REGULATIONS.
3. THE PROPOSED BUILDING IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER APPLICABLE REGULATIONS.
4. THE PROPOSED BUILDING IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER APPLICABLE REGULATIONS.
5. THE PROPOSED BUILDING IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER APPLICABLE REGULATIONS.
6. THE PROPOSED BUILDING IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER APPLICABLE REGULATIONS.

TABLE OF DIMENSIONS

SECTION	LENGTH	WIDTH	AREA
1	100.00	100.00	10,000.00
2	100.00	100.00	10,000.00
3	100.00	100.00	10,000.00
4	100.00	100.00	10,000.00
5	100.00	100.00	10,000.00
6	100.00	100.00	10,000.00
7	100.00	100.00	10,000.00
8	100.00	100.00	10,000.00
9	100.00	100.00	10,000.00
10	100.00	100.00	10,000.00

The Phase 2 development proposes two (2) ±30,100 square foot buildings and one (1) ±6,000 square foot building. It is expected that the two (2) larger buildings (“Buildings C and D”) will be comprised of light manufacturing uses (offices, laboratories and spaces supporting offices and laboratories, as well as warehousing areas). The smaller building is expected to be utilized as an office building.

SURROUNDING USES

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

Map 1. Vicinity Map

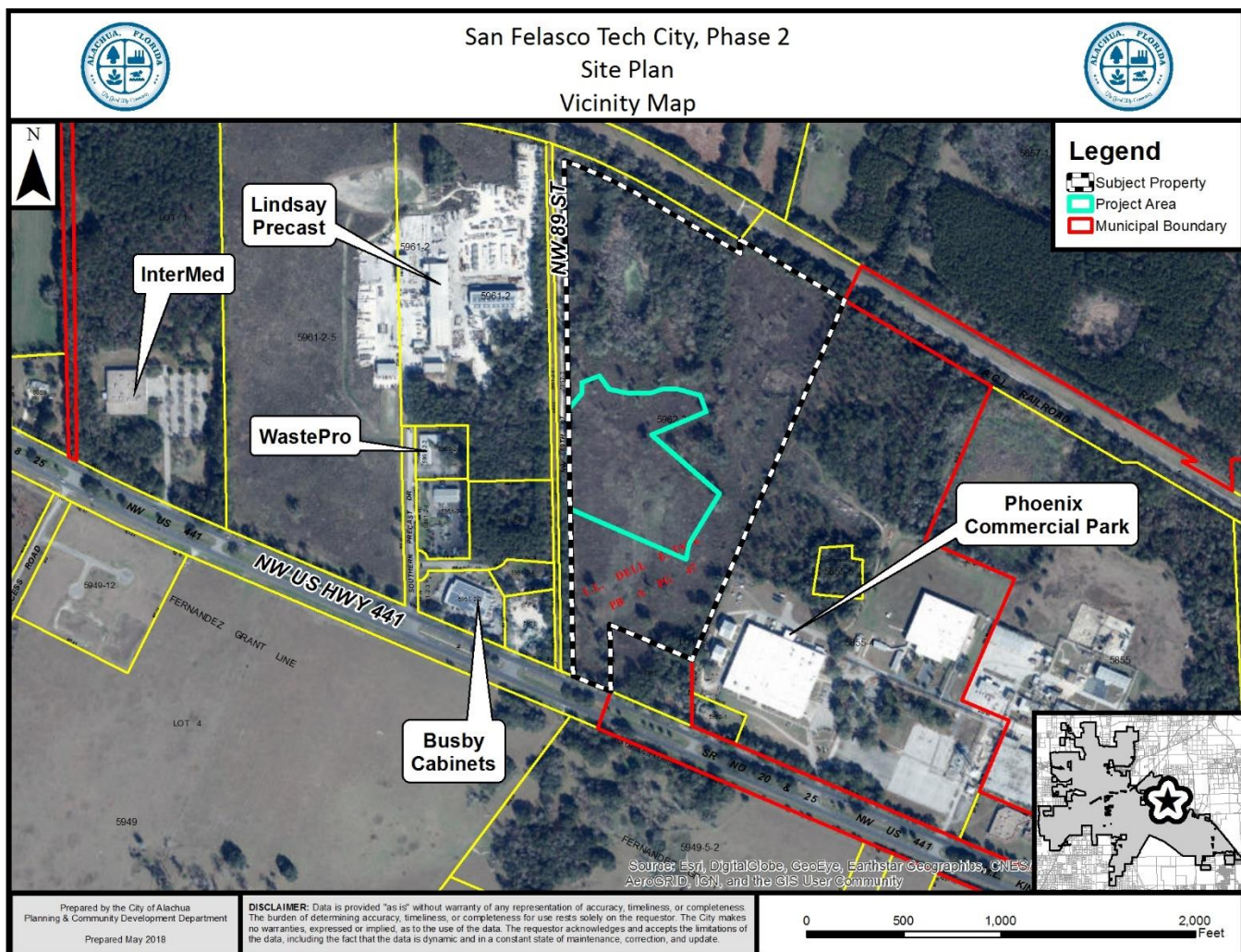
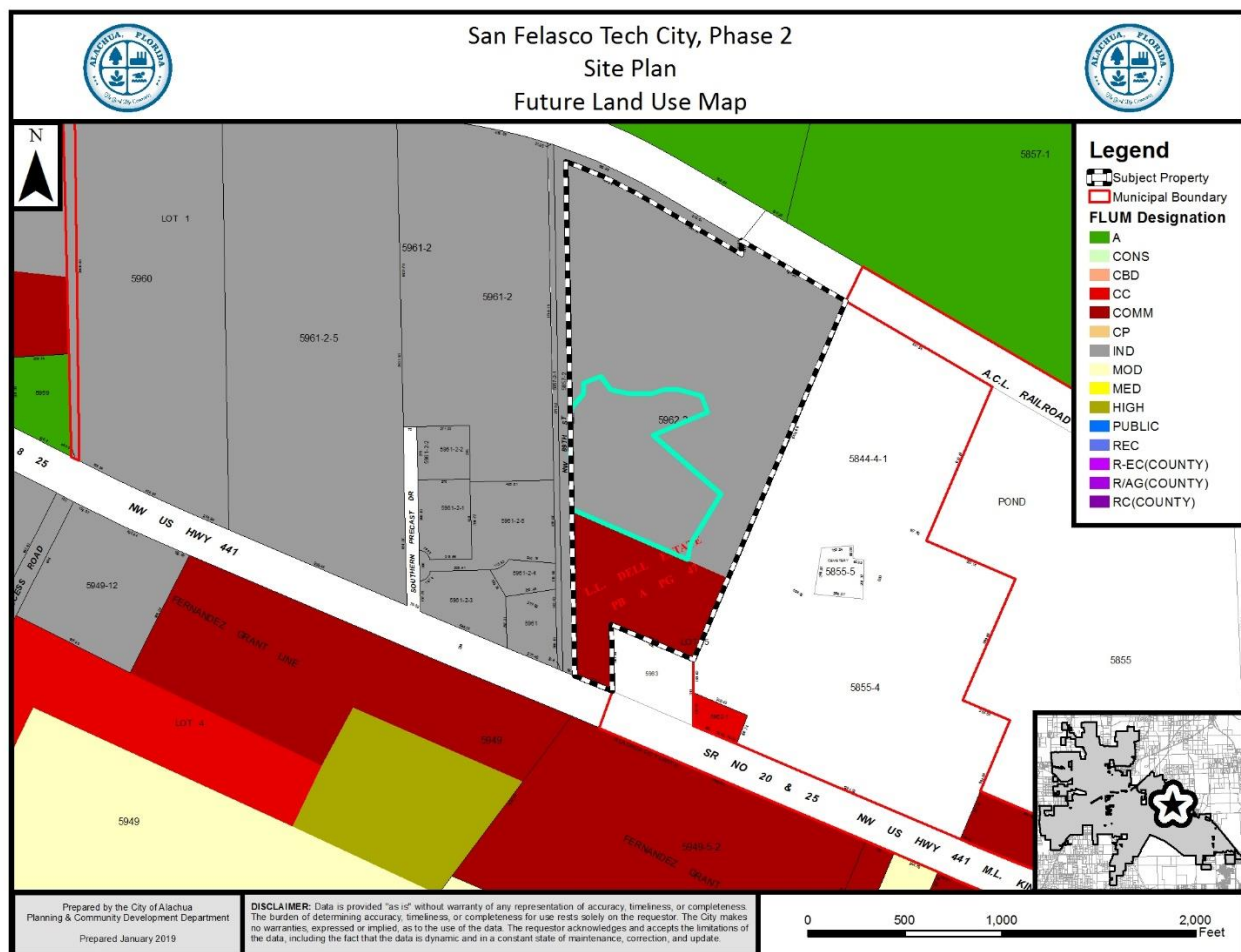


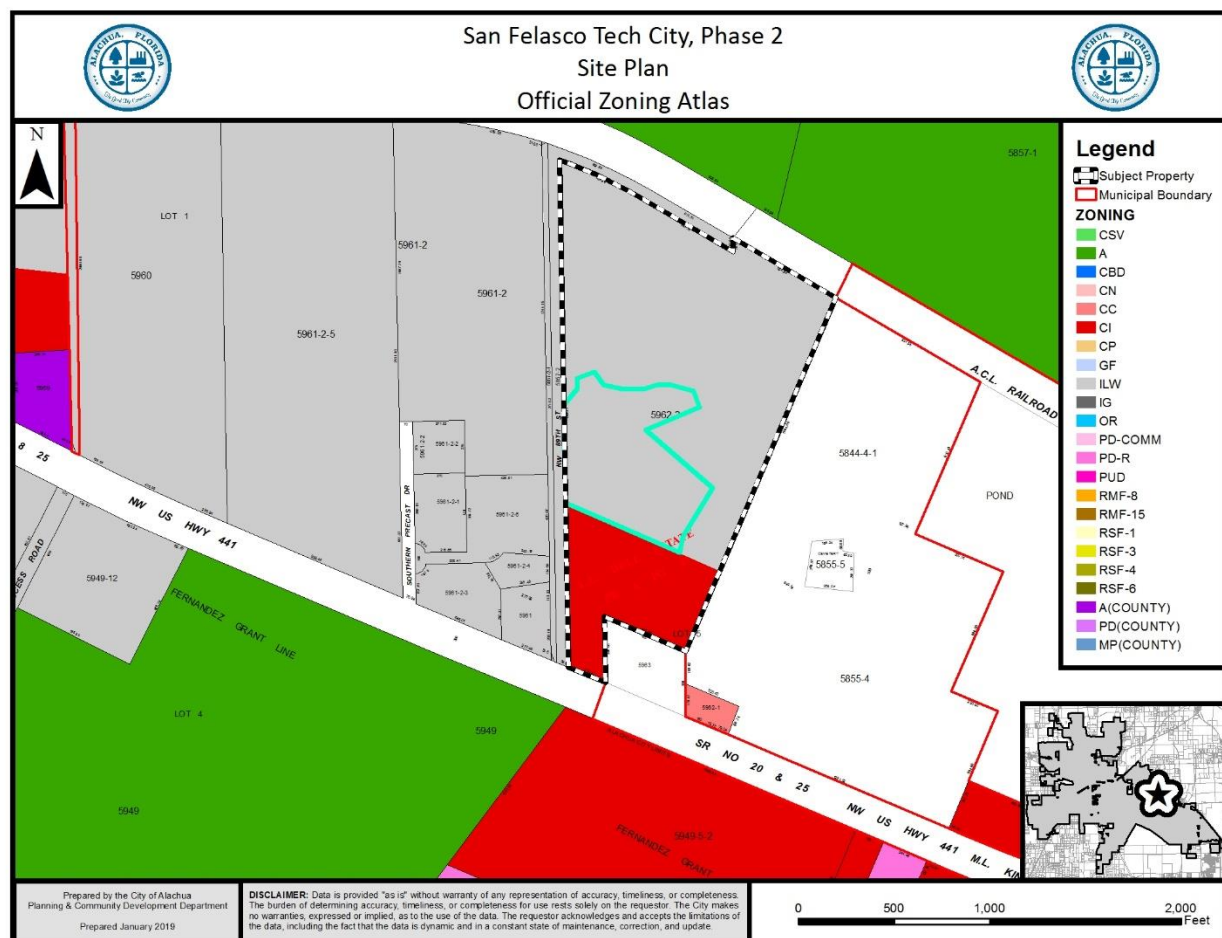
Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Industrial	Light & Warehouse Industrial (ILW)
South	NW US Highway 441; Vacant Lands	Commercial; High Density Residential	Commercial Intensive (CI); Agriculture (A)
East	Vacant Lands	Commercial; Industrial	Commercial Intensive (CI); Light & Warehouse Industrial (ILW)
West	Lindsay Precast; Waste Pro; Busby Cabinets	Industrial	Light & Warehouse Industrial (ILW)

Map 2. Future Land Use Map



Map 3. Official Zoning Atlas



NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on November 20, 2018, at First Baptist Church of Alachua, located at 14005 NW 146th Avenue, Alachua, FL. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by one (1) person. A summary of discussion which occurred at the meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

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

Objective 1.3: Commercial

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

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

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

Objective 1.5: Industrial

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

Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

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

Type of flex	Size of building	Manufacturing	Warehousing	Building Area Coverage
Research and Development	150,000 sq.ft. maximum	75% of total area maximum (may include labs and offices)	No Maximum	50% maximum

Evaluation and Findings of Consistency with Goal 1, Objectives 1.3 & 1.5, and Policies 1.3.b & 1.5.a: The proposed ±6,000 square foot office building will be located within a portion of the subject property which has a Commercial FLUM Designation. The Commercial FLUM Designation permits offices and business parks. The two (2) ±30,100 square foot buildings will be located in a portion of the subject property which has an Industrial FLUM Designation. The Industrial FLUM Designation permits research and development uses. The proposed buildings will be consistent with the provisions of Policy 1.5.a.3., which states that buildings used for research and development cannot exceed 150,000 square feet in area.

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

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

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

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

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

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

Evaluation and Findings of Consistency with Objective 2.5 and Policy 2.5.a: The site plan indicates that following completion of the development, the subject property will exceed the minimum 10% open space requirement.

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

Evaluation and Findings of Consistency with Objective 5.1: The applicant has submitted an Environmental Resource Assessment of the subject property, prepared by Peter M. Wallace, Ecosystem Research Corporation, dated January 29, 2019, which provides an assessment of on-site environmental features. In addition, on-site environmental conditions and site suitability are reviewed within this Staff Report.

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

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

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

Policy 9.1: Any new development within a Commercial or Industrial Future Land Use Map Designation within the corporate limits, where potable water

and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Evaluation and Findings of Consistency with Policy 9.1: The proposed development is located within the City's potable water and wastewater service areas. The proposed development will connect to potable water and wastewater facilities.

Transportation Element

Objective 1.1: Level of Service

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

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

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

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

Policy 1.3.f: The City shall establish bicycle parking facility standards based on type of use within developments.

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

Evaluation and Findings of Consistency with Objective 1.1 and Policies 1.3.a, 1.3.d, 1.3.f, and 1.3.g: The site plan complies with the applicable standards of Section 6.1, Off-street parking and loading standards, of the City's Land Development Regulations.

Required landscaping materials and pedestrian crossings and connections will be provided within parking areas. The site plan also provides all required bicycle parking facilities and the minimum number of required accessible parking spaces. Required landscaping materials and pedestrian crossings and connections will be provided within parking areas. The site plan also provides all required bicycle parking facilities and the minimum number of required accessible parking spaces.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.1.d:

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

Levels of Service

- a. **Quality:** Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b. **Quantity:** System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.
- c. **System capacity:** If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings of Consistency with Policy 1.1.d: An analysis of the development's impacts to sanitary sewer facilities is provided within this report. The development will not adversely affect the level of service for sanitary sewer facilities.

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

3. A gravity wastewater system, wastewater pumping station, or force main exists within $\frac{1}{4}$ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings of Consistency with Policy 1.2.a: The proposed development is located within the City's utility service area and will connect to the City's wastewater system.

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

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

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

Objective 3.1: Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

Evaluation and Findings of Consistency with Objective 3.1: Stormwater will be conveyed to a stormwater management facility located to the north of Phase 2. This stormwater management facility was permitted as part of Phase 1, and will be expanded as part of the proposed Phase 2 development. The applicant will be required to obtain an environmental resource permit from the Suwannee River Water Management District (SRWMD). Staff has proposed a condition requiring the applicant to obtain all other applicable local, state, and federal permits before the commencement of the development, which includes required permits from SRWMD.

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

3. A water main exists within $\frac{1}{4}$ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings of Consistency with Policy 4.1.b: The proposed development is located within the City's utility service area and will connect to the City's potable water system.

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

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant

expansion shall be planned in accordance with Florida Administrative Code.

3. System Capacity: If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings of Consistency with Objective 4.1.c: An analysis of the development's impacts to potable water facilities is provided within this report. The development will not adversely affect the level of service for potable water facilities.

Conservation & Open Space Element

Policy 1.2.a:

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

Policy 1.3.e:

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

Evaluation and Findings of Consistency with Policy 1.2.a and 1.3.e: The applicant has submitted an Environmental Resource Assessment of the subject property, prepared by Peter M. Wallace, Ecosystem Research Corporation, dated January 29, 2019, which provides an assessment of on-site environmental features. The Environmental Resource Assessment notes that due to the presence of gopher tortoise burrows that were documented in the June 3, 2018 Environmental Resource Assessment, gopher tortoise relocations were required to permit development of the Phase 1 area. During the 100% gopher tortoise survey of the Phase 1 area, which occurred in August – September 2018, three (3) inactive burrows were found in or around the Phase 2 project area. Therefore, prior to development of Phase 2, a 100% gopher tortoise burrow survey of the Phase 2 area will be required. Staff has proposed a condition which will require this survey to be performed prior to the development of the site. Please reference the Environmental Conditions Analysis provided within this report for further review of specific features and environmental features.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

Geographic Information Systems (GIS) data (National Wetlands Inventory) indicates that wetlands may exist on a portion of the subject property. The applicant has submitted an Environmental Resource Assessment of the subject property, prepared by Peter M. Wallace, Ecosystem Research Corporation, dated January 29, 2019, which provides an assessment of on-site environmental features. The report indicates the presence of wetland areas on the property. The boundary of the wetland was field delineated pursuant to Chapter 62-340, Florida Administrative Code.

Evaluation: Section 6.9.5 of the LDRs and Objective 1.10 of the Comprehensive Plan Conservation & Open Space Element (COSE) establish requirements for wetlands and wetland buffer areas. Wetland areas on the subject property have been field delineated in accordance with Chapter 62-340, Florida Administrative Code, which meets the requirements Policy 1.10.a of the COSE. In accordance with Policy 10.1.g, the development must maintain a 75 foot average, 50 foot minimum buffer around the wetland. The site plan depicts the boundary of these buffers. No development is proposed within either the average or minimum required wetland buffer. As such, the development will meet the requirements of Section 6.9.5 of the LDRs and Objective 1.10 of the COSE.

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.

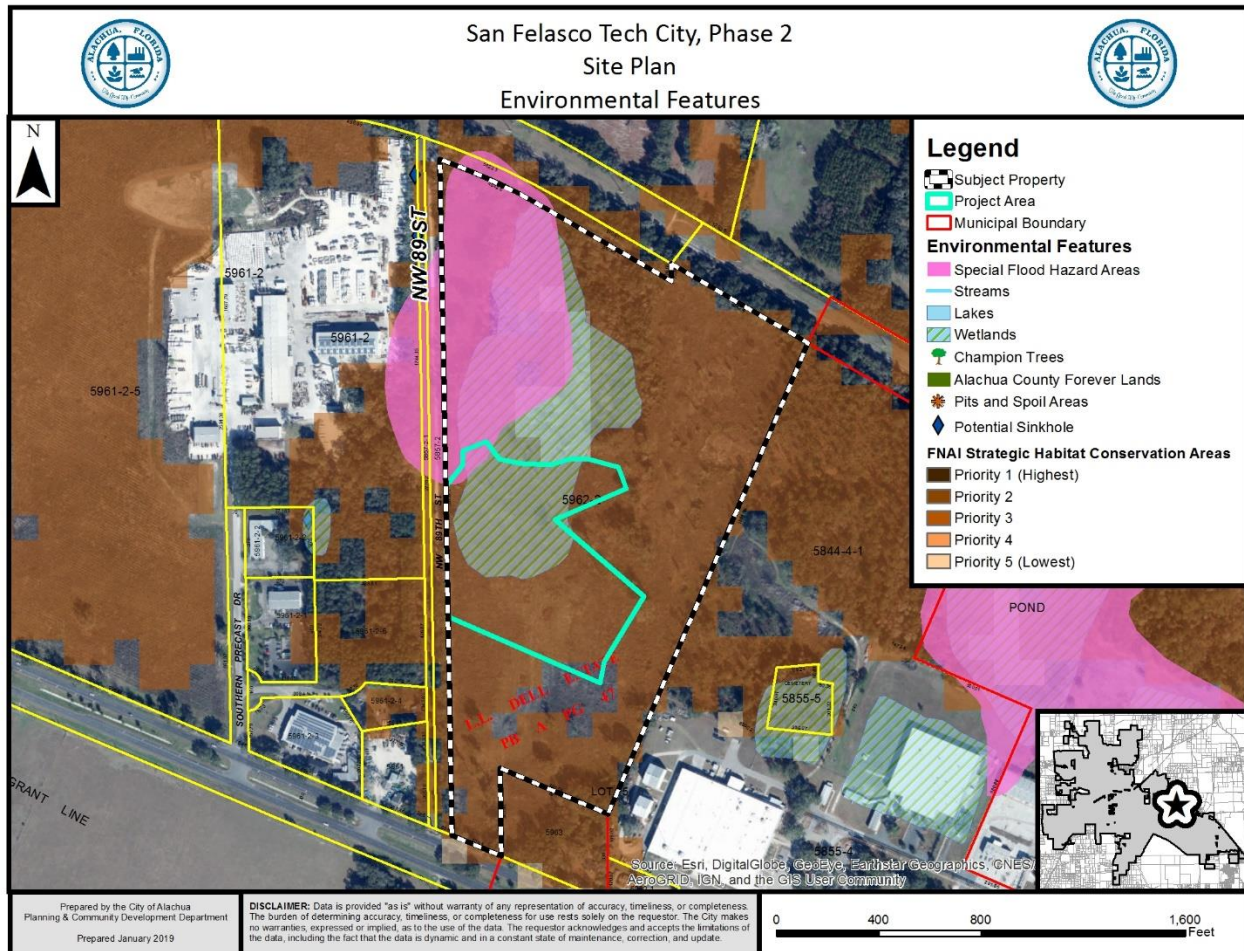
Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The applicant has submitted an Environmental Resource Assessment of the subject property, prepared by Peter M. Wallace, Ecosystem Research Corporation, dated January 29, 2019, which provides an assessment of on-site environmental features. The Environmental Resource Assessment notes that due to the presence of gopher tortoise burrows that were documented in the June 3, 2018 Environmental Resource Assessment, gopher tortoise relocations were required to permit development of the Phase 1 area. During the 100% gopher tortoise survey of the Phase 1 area, which occurred in August – September 2018, three (3) inactive burrows were found in or around the Phase 2 project area. Therefore, prior to development of Phase 2, a 100% gopher tortoise burrow survey of the Phase 2 area will be required.

Evaluation: As indicated as required by the Environmental Resource Assessment of the subject property, prepared by Peter M. Wallace, Ecosystem Research Corporation, dated January 29, 2019, Staff has proposed a condition which will require a 100% burrow survey to be performed prior to the development of the site. The proposed condition will further require the relocation of any protected species in accordance with State and Federal Law.

Map 4. Environmental Features



Soil Survey

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

There are four (4) soil types found on the subject property:

Fort Meade Fine Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Millhopper Sand (0% – 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

Monteocha Loamy Sand (0% – 2% slopes)

Hydrologic Soil Group: D

This nearly level, poorly drained soil is in wet ponds and shallow depressional areas in the flatwoods. Permeability is rapid in the surface layer, moderately rapid to rapid in the subsurface layer, and upper part of the subsoil, and moderately slow to moderate in the lower part. This soil has severe limitations for urban uses. Ponding and thick sandy texture severely restrict the soil for this use. Water is on or near the surface during much of the time.

Tavares Sand (0% - 5% slopes)

Hydrologic Soil Group: A

This soil type is moderately well drained and permeability is rapid to very rapid at the surface. This soil has slight limitations for small commercial buildings and local roads and streets.

Evaluation: The area of the property proposed for development is primarily located within an area identified as Fort Meade Fine Sand. A portion of Stormwater Management Facility #2 will be located within an area identified as Tavares Sand. These soil types do not pose any significant limitations for development, therefore, there are no issues related to soil suitability.

Flood Potential

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, and Panel 0143E of the FEMA FIRM Series, dated November 2, 2018, indicates that the subject property is in Flood Zone A (areas determined to be subject to flooding by the 1% annual chance flood [100-year flood], with no Base Flood Elevation [BFE] determined) and in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation: Since all proposed development is located within the portion of the property in Flood Zone X (areas determined to be outside of the 500-year floodplain), there are no issues related to flood potential.

Karst-Sensitive Features

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

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

Wellfield Protection Zones

The City's Comprehensive Plan establishes wellfield protection standards in Objective 7.2 of the Future Land Use Element.

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

Historic Structures/Markers and Historic Features

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

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

(1) *Consistency with Comprehensive Plan*

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

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

(2) *Use Allowed in Zone District*

The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.

Evaluation & Findings: The proposed ±6,000 square foot office building will be located within a portion of the subject property which is zoned Commercial Intensive (CI). Table 4.1-1 of the City's LDRs establishes the allowable uses within each zoning district, and indicates various office types, including but not limited to business services, financial services, professional services, and sales offices, are permitted in the CI zoning district. The two (2) ±30,100 square foot buildings will be located in a portion of the subject property which is zoned Light & Warehouse Industrial (ILW). The ILW zoning district permits research and development uses, which are part of the "light manufacturing" use type, as defined in Article 10 of the LDRs. Table 4.1-1 indicates that light manufacturing is permitted in the ILW zoning district.

(3) *Zone District Use-Specific Standards*

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

Evaluation & Findings: There are no Use-Specific Standards for the office use types which are anticipated to occupy the ±6,000 square foot office building. In addition, there are no Use-Specific Standards for the light manufacturing use type.

(4) *Development and Design Standards*

The development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 6: *Development Standards*.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1*, Off Street Parking & Loading Standards, *Section 6.2*, Tree Protection/Landscape/Xeriscape Standards, *Section 6.3*, Fencing Standards, *Section 6.4*, Exterior Lighting Standards, *Section 6.7*, Open Space Standards, and *Section 6.9*, Environmental Protection Standards.

(5) *Subdivision Standards*

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

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

(6) Complies with All Other Relevant Laws and Ordinances

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

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

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
3/4 (106)	US 441 (from NW 126 th Ave. to SR 235)	4/D	Principle Arterial	Urban	D

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

Table 3. Trip Generation¹

Land Use	AADT (Enter/Exit) ²	AM Peak Hour (Enter/Exit) ²	PM Peak Hour (Enter/Exit) ²
Business Park (ITE Code 770)	412 (206 / 206)	93 (79 / 14)	83 (22 / 61)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: AADT – 12.44 trips per 1,000 square feet x 66,200 square feet (50% entering/50% exiting); AM Peak Hour – 1.40 trips per 1,000 square feet x 66,200 square feet (85% entering/15% exiting); PM Peak Hour – 1.26 trips per 1,000 square feet x 66,200 square feet (26% entering/74% exiting).

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

Traffic System Category	US 441 Segment 3/4 ¹
Average Annual Daily Trips	
Maximum Service Volume ²	45,700
Existing Traffic ³	18,579
Reserved Trips ⁴	1,764
Available Capacity ⁴	25,357
Increase/Decrease in Daily Trips Generated by Development	412
Residual Capacity After Development's Impacts⁵	24,945

1 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
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 March 2019 Development Monitoring Report.
5 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

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

Traffic System Category	US 441 Segment 3/4 ¹
PM Peak Hour Trips	
Maximum Service Volume ²	4,110
Existing Traffic ³	1,765
Reserved Trips ⁴	253
Available Capacity ⁴	2,092
Increase/Decrease in PM Peak Hour Trips Generated by Development	83
Residual Capacity After Development's Impacts⁵	2,009
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. 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 March 2019 Development Monitoring Report. ⁵ The application is for a Final Development Order. Facility capacity and concurrency will be reserved.	

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

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,236,000
Reserved Capacity ²	56,110
Available Capacity	1,007,890
Projected Potable Water Demand from Application ³	8,750
Residual Capacity	999,140
Percentage of Permitted Design Capacity Utilized	56.56%
Sources: ¹ City of Alachua Public Services Department, March 2018. ² City of Alachua March 2019 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 57,000 square feet;; 100 gallons per day per loading dock.	

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	687,000
Reserved Capacity ²	52,082
Available Capacity	760,918
Projected Sanitary Sewer Demand from Application ³	8,750
Residual Capacity	752,168
Percentage of Permitted Design Capacity Utilized	49.86%
Sources: ¹ City of Alachua Public Services Department, March 2018. ² City of Alachua March 2019 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 57,000 square feet;; 100 gallons per day per loading dock.	

Evaluation: The subject property is located outside of the wastewater service area, and will continue to use a septic system for wastewater. As such, the development will have no impact upon sanitary sewer facilities.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	39,744	7,253.28
Reserved Capacity ²	5,328.52	972.45
Demand Generated by Application ³	794.4	144.98
New River Solid Waste Facility Capacity ⁴	50 years	
Sources:		
¹ University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida (2017); Policy 2.1.a, CFNGAR Element (Formula: 9,936 persons x 0.73 tons per person per year).		
² City of Alachua March 2019 Development Monitoring Report.		
³ Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996		
⁴ New River Solid Waste Facility, April 2018.		

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

Recreation Facilities

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
SAN FELASCO TECH CITY PHASE 2
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant acknowledges and agrees that all potable water and sanitary sewer infrastructure line extensions necessary to serve the development, including but not limited to the water and wastewater extensions shown in this Site Plan and on the plans for off-site infrastructure extensions, prepared by EDA Engineers – Surveyors – Planners, Inc., shall be constructed, inspected, and deemed by the Public Services Department to have been constructed in accordance with the plans for such extensions prior to scheduling a final inspection for any building permit(s) associated with the development.
2. The applicant acknowledges and agrees that the subject property is located in the Alachua East Wastewater Collection Infrastructure Improvement Area (the “Area”), as designated within Chapter 38, Article VI. of the City of Alachua Code of Ordinances, Subpart A, and as such, is subject to all of the terms and conditions of Chapter 38, Article VI., including but not limited to the fees for the improvements to the wastewater collection system within the Area. The fee shall be paid at the time the development connects to the wastewater collection system. No final inspection will be conducted or wastewater services provided until the fees have been paid to the City. The applicant further acknowledges and agrees that, in accordance with Section 38-203 of the City of Alachua Code of Ordinances, fees for improvements within the Area shall be in addition to, and not in lieu of, any and all other fees and charges assessed by the City, including, but not limited to, capital facilities charges and meter installation charges.
3. The applicant agrees it shall perform a 100% gopher tortoise burrow survey prior to any development occurring within the Phase 2 project area, in accordance with the findings of the Environmental Resource Assessment performed by Ecosystem Research Corporation, dated January 29, 2019. Any protected species found on the subject property shall be relocated in accordance with State and Federal Law.
4. The applicant agrees it shall comply with all comments issued by the Public Services Department as provided in a memorandum from Rodolfo Valladares, P.E., Public Services Director, dated March 27, 2019 and found in Exhibit “B” – Supporting Application Materials Submitted by City Staff to the Planning & Zoning Board. The applicant shall obtain a confirmation from the Public Services Department that all comments have been addressed prior to applying for a building permit.
5. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
6. The applicant agrees that Conditions 1 – 5 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 6 as stated herein.

**EXHIBIT “B”
TO
SAN FELASCO TECH CITY PHASE 2
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

March 27, 2019

Also sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Planning & Zoning Board (PZB) Public Hearing: San Felasco Tech City Phase 2 Site Plan

Dear Mr. Sweger:

On March 26, 2019, the City of Alachua received your revised application and materials for the San Felasco Tech City Phase 2 Site Plan. 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 **April 16, 2019** PZB meeting, therefore, the above referenced materials must be submitted to the City no later than **Tuesday, April 2, 2019**. Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than **Monday, April 1, 2019**. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than **Monday, April 15, 2019**). 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, x107 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager (*by electronic mail*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Mitch Glaeser, The Laser Investment Group, LLC (*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

March 27, 2018

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

Re: San Felasco Tech City Phase 2 - Development Plan Engineering Review 4

Dear Mr. Tabor:

As you requested, we have reviewed the latest San Felasco Tech City Phase 2 Development Plan submittal for the above referenced project. The review was completed with the latest resubmitted plans from **eda** dated 3-26-19. These latest plans have addressed all of our comments, and we find the project approvable from an engineering review standpoint.

If we can provide any other services related to this project please let me know.

Sincerely,

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

Cc: Sergio Reyes, eda



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: March 27, 2019

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

RE: Construction Plan – San Felasco Tech City Phase 2

Public Services have reviewed the San Felasco Tech City Phase 2 (March 14th Submittal) Construction Plan and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<u>Sheets C201, Typical and C005, Abbreviations</u> Add the following to legend sheet C005: • WM • WW • FL Note that C005 defines SS, sanitary sewer, which is very similar to “WW”. Suggest deleting “SS”. [Approved as Noted]
2.	<u>Sheet C301, Note</u> • Purpose of MH-16 & MH-19 appear to be to facilitate future connection. If so, add note indicating such. • Leader near MH-19 with text “8-inch DI Stub.... For future fire line extension”. Reposition leader so it calls out a fire line. [Approved as Noted]
3.	<u>Sheet C305, Restraint</u> • Fire Hydrant (Perpendicular/Parallel to Main) Detail Add the following note: “Note 3: Provide restraint by means of anchoring fittings.” [Approved as Noted]

NO.	COMMENTS
4.	<u>Sheet C005, Abbreviations:</u> Add the following abbreviations: • STCO = Stormwater Cleanout (C400, typ.) • MH = Manhole, (C101, typ.) [Approved as Noted]
END OF COMMENTS	

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

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Planner

Tom Ridgik – Engineering Supervisor

Harry Dillard – Lead Engineering Technician

March 26, 2019

Justin Tabor, AICP
Planner
City of Alachua Planning & Community Development
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

**Re: Response to Review of Revised Application Materials:
San Felasco Tech City Phase 2 Site Plan**

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on March 20, 2019 are below.

2. Section 6.1, Off-Street Parking and Loading Standards and other Traffic Circulation Comments

e. Parking calculations should also calculate the maximum number permitted per Section 6.1.4(B)(5).

Remaining Issue: Verify maximum number of parking spaces are correctly rounded. The maximum number parking of parking spaces for the light industrial/office portion of Buildings C and D should be 91 spaces, and the light industrial/warehousing portion should be 6 spaces (total maximum of 217 spaces).

RESPONSE: Maximum parking calculations have been corrected. Please see revised Parking Calculations table on sheet C000.

4. Concurrency Impact Analysis

a. Given Staff's understanding of the project, the ITE codes used to evaluate project trip generation may not be the most closely associated with the actual proposed use... ITE Codes 750 – Office Park – 760 – Research & Development Center – and 770 – Business Park – may more closely align with the proposed office use (Code 770 may be inclusive of all proposed uses for the project).

Remaining Issues: Trip distribution rates were revised on Sheet C001 and the Trip Generation Table included within the application materials, but were not revised in the Concurrency Impact Analysis. Please ensure the Concurrency Impact Analysis is also updated so trip generation data throughout application materials is consistent.

RESPONSE: Trip distribution rates have been corrected. Please see revised Concurrency Impact Analysis.

7. Engineering Review Comments

a. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., in a letter dated March 7, 2019.

Comment: Please see response from A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated March 19, 2019.

RESPONSE: All comments provided by JBrown Professional Group have been addressed. Please see comment responses below.

Comments from 3/7/19 Letter

3. The "office building" is subject to the standards provided in Section 6.8.2.

d. The HVAC compressor is shown to the west of the building. Provide a note on the plans that the screening requirements provided in Section 6.8.3(A)(3) will be met.

Remaining Issues: Comment not addressed.

RESPONSE: A note has been added for the HVAC compressor to be screened per Section 6.8.3(A)(3). Please see revised sheet C101.

7. Confirm Buildings C and D are correctly labelled on all civil sheets.

Remaining Issues: Confirm buildings are correctly labelled on Sheets C420 and C430.

RESPONSE: Buildings C and D are now correctly labelled on all sheets. Please see revised sheet C420 and C430.

Sheet C000

1. The Parking Calculations Table indicates 18 bicycle spaces are provided, but the plans include 20 spaces. The Table should be corrected.

RESPONSE: The Parking Calculations table has been updated. Please see revised sheet C000.

Sheet C201

1. It was difficult to review the previous comments on this sheet because the new sheet was plotted without existing elevation contours, existing spot elevations, and proposed spot elevations. This sheet should be re-plotted with these items turned on.

RESPONSE: All existing contours and spot elevations are now shown again. Please see revised sheet C201.

2. S-36 in the Stormwater Structure Table includes an extra invert and should be corrected.

RESPONSE: The extra invert was the invert for the existing structure and has now been removed. Please see revised sheet C201.

3. The Stormwater Cleanout Schedule includes STCO-12 & STCO-18 which does not have completed top elevations.

RESPONSE: The top elevations for STCO-12 and STCO-18 have been added. Please see revised sheet C201.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 20, 2019

Also sent by electronic mail to csweager@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Review of Revised Application Materials, Dated March 14, 2019:
San Felasco Tech City Phase 2 Site Plan

Dear Mr. Sweger:

On March 14, 2019, the City of Alachua received your revised application and materials for the San Felasco Tech City Phase 2 Site Plan. The revised application and materials were submitted to address the comments issued in a letter dated March 7, 2019, as well as those comments discussed at the project's Development Review Team (DRT) Meeting on February 5, 2019.

The revised application and materials have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, additional revisions must be made to the application before the application may be scheduled for a hearing before the Planning & Zoning Board.

Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed in by **5:00 PM on Tuesday, March 26, 2019**. A digital copy of all materials in PDF format, either submitted on a CD or by emailing a Cloud / FTP link to planning@cityofalachua.com, must be provided by this date.

Please address the following (comment numbers are as provided in the 3/14/19 letter):

Comments from 2/5/19 DRT & Letter

2. Section 6.1. Off-Street Parking and Loading Standards and other Traffic Circulation Comments

- e. Parking calculations should also calculate the maximum number permitted per Section 6.1.4(B)(5).

Remaining Issue: Verify maximum number of parking spaces are correctly rounded. The maximum number parking of parking spaces for the light industrial/office portion of Buildings C and D should be 91 spaces, and the light industrial/warehousing portion should be 6 spaces (total maximum of 217 spaces).

4. Concurrency Impact Analysis

- a. Given Staff's understanding of the project, the ITE codes used to evaluate project trip generation may not be the most closely associated with the actual proposed use... ITE Codes 750 – Office

Park – 760 – Research & Development Center – and 770 – Business Park – may more closely align with the proposed office use (Code 770 may be inclusive of all proposed uses for the project).

Remaining Issues: Trip distribution rates were revised on Sheet C001 and the Trip Generation Table included within the application materials, but were not revised in the Concurrency Impact Analysis. Please ensure the Concurrency Impact Analysis is also updated so trip generation data throughout application materials is consistent.

7. **Engineering Review Comments**

- a. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., in a letter dated March 7, 2019.

Comment: Please see response from A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated March 19, 2019.

Comments from 3/7/19 Letter

3. The "office building" is subject to the standards provided in Section 6.8.2.
 - d. The HVAC compressor is shown to the west of the building. Provide a note on the plans that the screening requirements provided in Section 6.8.3(A)(3) will be met.

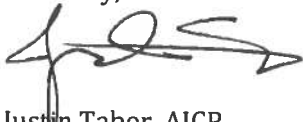
Remaining Issues: Comment not addressed.

7. Confirm Buildings C and D are correctly labelled on all civil sheets.

Remaining Issues: Confirm buildings are correctly labelled on Sheets C420 and C430.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

Attachments: Letter from A.J. "Jay" Brown, Jr., P.E., of JBrown Professional Group Inc., dated March 19, 2019

- c: Adam Boukari, City Manager (*by electronic mail*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Mitch Glaeser, The Laser Investment Group, LLC (*by electronic mail*)
Project File



JBrown Professional Group

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

March 19, 2019

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

Re: San Felasco Tech City Phase 2 - Development Plan Engineering Review 3

Dear Mr. Tabor:

As you requested, we have reviewed the San Felasco Tech City Phase 2 Development Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by eda and dated 3-14-19. We focused our review on the previously provided comments. Most of the comments were addressed, yet several remain and are provided below.

Sheet C000

1. The Parking Calculations Table indicates 18 bicycle spaces are provided, but the plans include 20 spaces. The Table should be corrected.

Sheet C101

1. All previous comments are satisfied.

Sheet C201

1. It was difficult to review the previous comments on this sheet because the new sheet was plotted without existing elevation contours, existing spot elevations, and proposed spot elevations. This sheet should be re-plotted with these items turned on.
2. S-36 in the Stormwater Structure Table includes an extra invert and should be corrected.
3. The Stormwater Cleanout Schedule includes STCO-12 & STCO-18 which does not have completed top elevations.

Sheet C205

1. All previous comments are satisfied.

Sincerely,

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

Cc: Sergio Reyes, eda

March 14, 2019

Justin Tabor, AICP
Planner
City of Alachua Planning & Community Development
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

**Re: Compliance Review
San Felasco Tech City Phase 2 Site Plan**

Dear Mr. Tabor:

The applicant's responses to the review comments issued on March 7, 2019 are below.

2. Section 6.1, Off-Street Parking and Loading Standards and other Traffic Circulation Comments

a. Bicycle parking not provided on plans in accordance with Section 6.1.4(D). Identify location and ensure the number of spaces and location comply with Section 6.1.4(D).

Remaining Issues: (a) Sheet C101 depicts 5 bicycle racks near Building D, however, the note states 8 bicycle parking spaces / 4 racks. (b) No bicycle parking provided for the 'office building'. Per 6.1.4(D), bicycle parking facilities shall be located within 50 linear feet of the building's front facade, and located near the building's main entrance where feasible. Two bicycle parking spaces are required for this building.

RESPONSE: A bicycle rack has been added to the proposed office building and the callout for the bicycle racks near Building D has been corrected. Please see revised sheet C101.

b. Crosswalks not provided to connect sidewalks / woonerf between Buildings A & B and Buildings C & D. Provide crosswalks meeting the criteria set forth in Section 6.1.10(A).

Remaining Issue: Per Section 6.1.10(A), crosswalks must be a minimum of 10 feet in width and must either be raised above the adjacent pavement, striped, or otherwise designated through the use of alternative materials. Crosswalks do not meet the minimum width requirement.

RESPONSE: All proposed crosswalks are now striped and 10' in width.

e. Parking calculations should also calculate the maximum number permitted per Section 6.1.4(B)(5).

Remaining Issue: Comment not addressed.

RESPONSE: Maximum parking calculations have been added to the Parking Calculations table. Please see revised sheet C001.

4. Section 6.4, Exterior Lighting Standards

a. Photometric statistics table indicates the maximum footcandles in parking lot areas is 7.9 footcandles. Per Section 6.4.4(C)(2), maximum footcandles in parking lot areas is 5 footcandles.

Remaining Issue: Photometric statistics table indicates the maximum footcandles in parking area is 5.6 footcandles, exceeding the maximum permitted in parking lot areas (5 footcandles).

RESPONSE: Light pole shifted to reduce light level below 5.0fc. See revised plan, issue date 3/13/19.

5. Concurrency Impact Analysis

a. Given Staff's understanding of the project, the ITE codes used to evaluate project trip generation may not be the most closely associated with the actual proposed use... ITE Codes 750 – Office Park – 760 – Research & Development Center – and 770 – Business Park – may more closely align with the proposed office use (Code 770 may be inclusive of all proposed uses for the project).

Remaining Issue: (a) Confirm the correct trip distribution rates are applied for AM and PM peak hour. The same revisions to distribution rates are applicable to Sheet C001. (b) Project trips should be rounded to the nearest whole number.

RESPONSE: The trip distribution rates have been corrected. Please see revised Trip Generation table on sheet C001.

7. Engineering Review Comments

a. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., in a letter dated March 7, 2019.

Remaining Issue: Please see response from A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated March 7, 2019.

RESPONSE: All comments provided by JBrown Professional Group, Inc. have been addressed – see responses below.

Additional Comments Based on Review of 2/21/19 Plans & Materials

1. The plans submitted on February 21, 2019 added a 6,000 square foot "office building". The current FLUM Designation and zoning of the project area is Industrial and Light & Warehouse Industrial (ILW), respectively. All uses within the proposed buildings must be consistent with the FLUM Designation and zoning of the property. Per Table 4.1-1, office use types are not permitted in the ILW zoning district.

RESPONSE: The proposed 6,000 SF office building is located within the Commercial Intensive zoning. Please see sheet C010 for reference.

2. Please note the Use-Specific Standards which are provided in Section 4.3. All proposed uses must comply with the Use-Specific Standards for the applicable use type.

RESPONSE: No proposed uses requiring Use-Specific Standards are proposed at this time.

3. The "office building" is subject to the standards provided in Section 6.8.2.

a. Per Section 6.8.2(A)(2)(a), 20% of ground floor façade areas facing a street must be glazed. Confirm minimum 20% glazing is provided for the west elevation. The ground floor façade area shall be calculated as provided in Section 6.8.2(A)(2)(a)(ii).

RESPONSE: See revised architectural plans.

b. The calculation of glazing for the west elevation on A201 is inconsistent with the glazing area depicted on the elevation (344 square feet calculated, 216 square feet depicted). Revise accordingly.

RESPONSE: See revised architectural plans.

c. Section 6.8.2(A)(2)(b) requires front facades and street facing facades to incorporate a wall offset (or permitted alternative) which is at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet. This is applicable to the west elevation and the north and/or east elevations (both the north and east elevations appear to potentially be the intended front façade). Please provide offsets or a permitted alternative for these building elevations as required by Section 6.8.2(A)(2)(b).

RESPONSE: See revised architectural plans.

d. The HVAC compressor is shown to the west of the building. Provide a note on the plans that the screening requirements provided in Section 6.8.3(A)(3) will be met.

RESPONSE: See revised architectural plans.

4. The applicant has proposed a new connection to NW 89th Street, which is an unimproved private road. It is Staff's understanding that the connection is intended to serve only for secondary emergency access. Therefore, providing a gate at this connection will eliminate the potential use of NW 89th Street by the general public. Coordinate with Alachua County Fire Rescue (ACFR) to ensure emergency access is provided in a form acceptable to ACFR. A manual gate with chain and lock with a Knox padlock or an electric gate with a Knox key switch will be required.

RESPONSE: A gate has been added to the connection to NW 89th Street with a callout to coordinate with ACFR for emergency access. Please see revised sheet C101.

5. Please clarify on the plans that the handicap spaces for the "office building" will restripe an area approved as part of Phase 1. Also, dimension the depth of the handicap spaces to demonstrate compliance with minimum depth requirements.

RESPONSE: The handicap spaces for this building are no longer proposed in the Phase 1 area. Please see revised sheet C101.

6. A fire line to the 'office building', wastewater line from the building, and FDC are not shown. In addition, the plans show a water line stubbing to the building, but the Phase 1 plans do not depict this stub (note the Phase 1 plans depict a wastewater stub). Please address.

RESPONSE: The waterline stubout was added to the Phase 1 plans as a revision in anticipation of the connection required for this building. Fireline and FDC are not required for the proposed office building.

7. Confirm Buildings C and D are correctly labelled on all civil sheets.

RESPONSE: Buildings are now correctly labeled on all plan sheets.

JBrown Comments

Sheet C000

1. The Project Area Impervious Area Calculations have not all been calculated correctly. Please revise the percentages.

RESPONSE: The percentages have been fixed and the table is now correct. Please see revised sheet C000.

Sheet C101

1. 18 bicycle spaces are shown to be provided but only 16 appear on the plan. Suggest adding a bicycle rack with the spaces at the proposed office building.

RESPONSE: A bicycle rack has been added to the proposed building. The callout for the area with 5 bicycle racks was incorrect and stated there were 4 racks, this has now been corrected as well. There are now a total of 10 racks (20 spaces) proposed.

Sheet C201

1. Provide callouts for the type of curbing to be used.

RESPONSE: Curbing callouts have been added. Please see sheet C101.

2. The top elevation of S-29 is higher than the driveway turnout elevations to the north and west and runoff may just run off the property and not into S-29. A similar condition occurs at S-32 as well. Suggest re-evaluating the grading in those intersections.

RESPONSE: The grading in these areas have been revised. Please see sheet C201. For clarification, stormwater running off of the pavement at these areas would sheet flow to the basin and would not impact the drainage design in any way.

3. Structure S-37 is shown on the Sheet C201; however no data is shown on the Stormwater Structure Schedule.

RESPONSE: Structure S-37 has been added to the schedule. Please see revised sheet C201.

4. Structure S-29 has a top elevation of 149.55 in the Stormwater Structure Table; however the plan view shows the top elevation to be 149.54. Please revise to make the plan consistent.

RESPONSE: The top elevation of structure S-29 has been revised. Please see sheet C201.

5. We still have concerns regarding the grading SW of New Building C.

RESPONSE: Buildings C and D have been shifted to the north to provide more distance between the building and the proposed sidewalks. Please see revised sheet C201.

Sheet C205

1. Provide detail for Woonerf hardscape section.

RESPONSE: Please refer to 'Brick Sidewalk Details' on the bottom right of sheet C205.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 7, 2019

Also sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Review of Revised Application Materials, Dated February 21, 2019: San Felasco Tech City Phase 2 Site Plan

Dear Mr. Sweger:

On February 21, 2019, the City of Alachua received your revised application and materials for the San Felasco Tech City Phase 2 Site Plan. The revised application and materials were submitted to address the comments issued in a letter dated February 5, 2019, as discussed during the project's Development Review Team (DRT) Meeting which was also held on February 5, 2019.

The revised application and materials have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, additional revisions must be made to the application before the application may be scheduled for a hearing before the Planning & Zoning Board.

Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed in by **5:00 PM on Thursday, March 14, 2019**. A total of four (4) copies of the **complete** application package (i.e., all application materials and attachments) and a digital copy of all materials in PDF format, either submitted on a CD or by emailing a Cloud / FTP link to planning@cityofalachua.com, must be provided by this date.

Please address the following (comment numbers are as provided in the 2/5/19 letter):

2. Section 6.1, Off-Street Parking and Loading Standards and other Traffic Circulation Comments
 - a. Bicycle parking not provided on plans in accordance with Section 6.1.4(D). Identify location and ensure the number of spaces and location comply with Section 6.1.4(D).

Remaining Issues: (a) Sheet C101 depicts 5 bicycle racks near Building D, however, the note states 8 bicycle parking spaces / 4 racks. (b) No bicycle parking provided for the 'office building'. Per 6.1.4(D), bicycle parking facilities shall be located within 50 linear feet of the building's front facade, and located near the building's main entrance where feasible. Two bicycle parking spaces are required for this building.
 - b. Crosswalks not provided to connect sidewalks / woonerf between Buildings A & B and Buildings C & D. Provide crosswalks meeting the criteria set forth in Section 6.1.10(A).

Remaining Issue: Per Section 6.1.10(A), crosswalks must be a minimum of 10 feet in width and must either be raised above the adjacent pavement, striped, or otherwise designated through the use of alternative materials. Crosswalks do not meet the minimum width requirement.

- e. Parking calculations should also calculate the maximum number permitted per Section 6.1.4(B)(5).

Remaining Issue: Comment not addressed.

4. Section 6.4, Exterior Lighting Standards

- a. Photometric statistics table indicates the maximum footcandles in parking lot areas is 7.9 footcandles. Per Section 6.4.4(C)(2), maximum footcandles in parking lot areas is 5 footcandles.

Remaining Issue: Photometric statistics table indicates the maximum footcandles in parking area is 5.6 footcandles, exceeding the maximum permitted in parking lot areas (5 footcandles).

5. Concurrency Impact Analysis

- a. Given Staff's understanding of the project, the ITE codes used to evaluate project trip generation may not be the most closely associated with the actual proposed use... ITE Codes 750 – Office Park – 760 – Research & Development Center – and 770 – Business Park – may more closely align with the proposed office use (Code 770 may be inclusive of all proposed uses for the project).

Remaining Issues: (a) Confirm the correct trip distribution rates are applied for AM and PM peak hour. The same revisions to distribution rates are applicable to Sheet C001. (b) Project trips should be rounded to the nearest whole number.

7. Engineering Review Comments

- a. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., in a letter dated March 7, 2019.

Comment: Please see response from A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., as provided in a letter dated March 7, 2019.

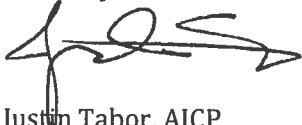
Additional Comments Based on Review of 2/21/19 Plans & Materials

1. The plans submitted on February 21, 2019 added a 6,000 square foot "office building". The current FLUM Designation and zoning of the project area is Industrial and Light & Warehouse Industrial (ILW), respectively. All uses within the proposed buildings must be consistent with the FLUM Designation and zoning of the property. Per Table 4.1-1, office use types are not permitted in the ILW zoning district.
2. Please note the Use-Specific Standards which are provided in Section 4.3. All proposed uses must comply with the Use-Specific Standards for the applicable use type.
3. The "office building" is subject to the standards provided in Section 6.8.2.
 - a. Per Section 6.8.2(A)(2)(a), 20% of ground floor façade areas facing a street must be glazed. Confirm minimum 20% glazing is provided for the west elevation. The ground floor façade area shall be calculated as provided in Section 6.8.2(A)(2)(a)(ii).
 - b. The calculation of glazing for the west elevation on A201 is inconsistent with the glazing area depicted on the elevation (344 square feet calculated, 216 square feet depicted). Revise accordingly.

- c. Section 6.8.2(A)(2)(b) requires front facades and street facing facades to incorporate a wall offset (or permitted alternative) which is at least two feet in depth (projections or recesses) a minimum of every 30 feet. Each required offset shall have a minimum width of ten feet. This is applicable to the west elevation and the north and/or east elevations (both the north and east elevations appear to potentially be the intended front façade). Please provide offsets or a permitted alternative for these building elevations as required by Section 6.8.2(A)(2)(b).
 - d. The HVAC compressor is shown to the west of the building. Provide a note on the plans that the screening requirements provided in Section 6.8.3(A)(3) will be met.
4. The applicant has proposed a new connection to NW 89th Street, which is an unimproved private road. It is Staff's understanding that the connection is intended to serve only for secondary emergency access. Therefore, providing a gate at this connection will eliminate the potential use of NW 89th Street by the general public. Coordinate with Alachua County Fire Rescue (ACFR) to ensure emergency access is provided in a form acceptable to ACFR. A manual gate with chain and lock with a Knox padlock or an electric gate with a Knox key switch will be required.
 5. Please clarify on the plans that the handicap spaces for the "office building" will restripe an area approved as part of Phase 1. Also, dimension the depth of the handicap spaces to demonstrate compliance with minimum depth requirements.
 6. A fire line to the 'office building', wastewater line from the building, and FDC are not shown. In addition, the plans show a water line stubbing to the building, but the Phase 1 plans do not depict this stub (note the Phase 1 plans depict a wastewater stub). Please address.
 7. Confirm Buildings C and D are correctly labelled on all civil sheets.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

Attachments: Letter from A.J. "Jay" Brown, Jr., P.E., of JBrown Professional Group Inc., dated March 7, 2019

- c: Adam Boukari, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Mitch Glaeser, The Laser Investment Group, LLC *(by electronic mail)*
Project File



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

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

March 7th, 2019

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

Re: San Felasco Tech City Phase 2 - Development Plan Engineering Review 2

Dear Mr. Tabor:

As you requested, we have reviewed the San Felasco Tech City Phase 2 Development Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by eda and dated 2-21-19. We generated a few comments and recommendations that are outlined below.

Sheet C000

1. The Project Area Impervious Area Calculations have not all been calculated correctly. Please revise the percentages.

Sheet C015

1. All previous comments are satisfied.

Sheet C101

1. 18 bicycle spaces are shown to be provided but only 16 appear on the plan. Suggest adding a bicycle rack with the spaces at the proposed office building.

Sheet C201

1. Provide callouts for the type of curbing to be used.
2. The top elevation of S-29 is higher than the driveway turnout elevations to the north and west and runoff may just run off the property and not into S-29. A similar condition occurs at S-32 as well. Suggest re-evaluating the grading in those intersections.
3. Structure S-37 is shown on the Sheet C201; however no data is shown on the Stormwater Structure Schedule.
4. Structure S-29 has a top elevation of 149.55 in the Stormwater Structure Table; however the plan view shows the top elevation to be 149.54. Please revise to make the plan consistent.
5. We still have concerns regarding the grading SW of New Building C.

Sheet C205

1. Provide detail for Woonerf hardscape section.

Sheet C210

1. All previous comments are satisfied.

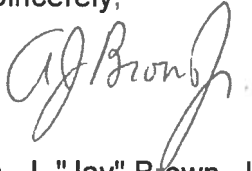
Sheet C301

1. All previous comments are satisfied.

Sheet C415

1. All previous comments are satisfied.

Sincerely,

A handwritten signature in black ink, appearing to read "AJ Brown Jr.", written in a cursive style.

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

Cc: Sergio Reyes, eda

February 21, 2019

Justin Tabor, AICP
Planner
City of Alachua Planning & Community Development
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616

**Re: Development Review Team (DRT) Summary for:
San Felasco Tech City Phase 2 Site Plan**

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on February 5, 2019 are below.

1. Article 4, Use Regulations

a. The proposed uses, as stated in the project description on Sheet C001 consists of "...two 30,100 s.f. buildings for office and storage warehouse use..." The current FLUM Designation and zoning of the project area is Industrial and Light & Warehouse Industrial, respectively. All uses within the proposed buildings shall be consistent with the FLUM Designation and zoning of the property.

RESPONSE: See revised project description on C001.

2. Cover Sheet...Section 6.1, Off-Street Parking and Loading Standards and other Traffic Circulation Comments

a. Bicycle parking not provided on plans in accordance with Section 6.1.4(D). Identify location and ensure the number of spaces and location comply with Section 6.1.4(D).

RESPONSE: Bicycle parking has been added to plans at southern end of Buildings C and D. Please see revised sheet C101.

b. Crosswalks not provided to connect sidewalks / woonerf between Buildings A & B and Buildings C & D. Provide sidewalks meeting the criteria set forth in Section 6.1.10(A).

RESPONSE: Crosswalks have been added. Please see revised sheet C101.

c. Dimension drive aisle width south of Buildings C and D to demonstrate minimum 24' width is provided per Table 6.1-3.

RESPONSE: Dimensions have been added to drive aisles. Please see revised sheet C101.

d. Dimension loading areas to demonstrate compliance with Section 6.1.5(D) (minimum 12' x 30' with 14' vertical clearance).

RESPONSE: Dimensions have been added to loading areas. Please see revised sheet C101.

e. Parking calculations should also calculate the maximum number permitted per Section 6.1.4(B)(5).

RESPONSE: See revised parking calculations on C001.

f. The office component of Building D requires a minimum of 32 parking spaces per Section 6.1.6(A) (10,400 square feet / 1 space / 330 square feet = 31.52).

RESPONSE: See revised parking calculations on C001.

g. Confirm total number of parking spaces provided (plans state 142 provided but a count of spaces returned 152 on the plans).

RESPONSE: See revised parking calculations on C001.

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

a. Please confirm the number of trees provided to meet each site landscaping standard as noted below:

- i. Front Canopy: 37 required, 33 provided;
- ii. Front Understory: 37 required, 19 provided;
- iii. East Side Canopy: 25 required, 21 provided;
- iv. East Side Understory: 18 required, 12 provided;
- v. Total Understory: 73 required; 62 provided.

RESPONSE: Tree counts have been updated per the new landscape code and site plan revisions.

b. In order to be eligible for tree credit for its preservation, the species of Tree #216 must be known and identified on the plans.

RESPONSE: Tree 216 has been identified in the updated tree chart.

c. Ensure tree protection detail addresses the required location of the barrier for heritage, champion and palm trees (at dripline per Section 6.2.1(D)(2)(a)).

RESPONSE: The tree protection detail has been updated to address these trees as requested.

d. Note the City of Alachua recently adopted amendments to the landscape code. This application is subject to the amended code, which affects the applicability of certain minimum code requirements, including but not limited to the following:

- i. Applicant may wish to recalculate tree credit per Table 6.2-3.

RESPONSE: Tree credits have been recalculated per the new code and site plan revisions.

ii. Recalculate required parking lot interior landscaping. One (1) additional tree required per amended code within "Parking Area "E"".

RESPONSE: All calculations have been updated per the new landscape code and site plan revisions.

iii. Per Section 6.2.1(G)(1), please address the following:

(a) Provide an aerial or ground photograph of any regulated, heritage, or champion trees to be preserved; and,

RESPONSE: Ground photographs have been provided of all trees proposed to remain.

(b) Mark and reasonably locate any nuisance trees or trees identified in the Florida Exotic Pest Plant Council's List of Invasive Species.

RESPONSE: Nuisance trees are located on the tree removal and preservation plan and are noted by species within the tree chart.

iv. Per Section 6.2.1(G)(1)(c), provide a note on the landscape plans that all vegetative materials identified in the Florida Exotic Pest Plant Council's List of Invasive Species shall be removed at the time of development.

RESPONSE: This note has been added as requested.

v. Address Section 6.2.2(C)(8), which requires a narrative explaining how Florida Friendly landscaping practices have been incorporated into the landscape plan.

RESPONSE: A narrative addressing Florida Friendly practices has been included in updated plans as requested.

4. Section 6.4, Exterior Lighting Standards

a. Photometric statistics table indicates the maximum footcandles in parking lot areas is 7.9 footcandles. Per Section 6.4.4(C)(2), maximum footcandles in parking lot areas is 5 footcandles.

RESPONSE: See revised photometric plan.

b. Photometric statistics table indicates the uniformity ratios in pedestrian breezeway is 10.4:1, in the north sidewalk is 15.2:1 and in the parking lot area is 13.2:1. Per Section 6.4.4(E), maximum to minimum is 10:1.

RESPONSE: See revised photometric plan.

5. Concurrency Impact Analysis

a. Given Staff's understanding of the project, the ITE codes used to evaluate project trip generation may not be the most closely associated with the actual proposed use. For example, the analysis uses ITE Code 110 – General Light Industrial. This use category does not include warehousing, however, the analysis indicates this portion of the proposed use will include warehousing. Additionally, this use category is described in the narrative of the

use in the ITE Trip Generation Manual, 10th Edition, as “a light industrial facility... devoted to a single use”. A more appropriate land use category may be Code 130 – Industrial Park, which is described as “contain[ing] a number of industrial or related facilities... characterized by a mix of manufacturing, service, and warehousing facilities...” Similarly, ITE Codes 750 – Office Park – 760 – Research & Development Center – and 770 – Business Park – may more closely align with the proposed office use (Code 770 may be inclusive of all proposed uses for the project).

RESPONSE: See revised trip generation table, using ITE Code 770.

b. A trip generation table was included separately from the analysis. There is an inconsistency in the square footage of general light industrial / warehousing use (ITE Code 110). Confirm correct square footage and revise calculations if needed.

RESPONSE: This table has been removed from the application package.

6. Miscellaneous / General Comments

a. Confirm Buildings C & D are correctly labelled on architectural plans. It appears the labels are inverted from those used on the civil sheets.

RESPONSE: The architectural plans were correct and the order of the buildings has been adjusted on the civil plans.

b. Sheet C001, Trip Generation: There is an inconsistency in the square footage of general light industrial / warehousing use (ITE Code 110). Confirm correct square footage and revise calculations if needed.

RESPONSE: See revised trip generation calculations on C001

c. The subject property is in the Alachua East Wastewater Collection Improvement Area. Please reference Chapter 38, Article VI, City of Alachua Code of Ordinances. Any questions concerning the Improvement Area and applicable regulations may be discussed with the Public Services Department.

RESPONSE: Noted.

7. Public Services / Engineering Review Comments

a. The applicant must address comments provided by the Public Services Department.

RESPONSE: No written comments received from Public Services.

b. The applicant must address the comments provided by A.J. “Jay” Brown, P.E., of JBrown Professional Group, Inc., in a letter dated January 31, 2019.

RESPONSE: Noted- see below.

ATTN: Mr. Brown

The shape of Stormwater Basin 2 has been revised but the area and volume calculations for the basin are the same. Therefore, the basin will look different than in previous submittals but the calculations have remained unchanged.

Sheet C0.00

1. It appears there are 152 parking spaces not 142 parking spaces provided. Correct the parking spaces provided to 152 spaces in the parking calculations table.

RESPONSE: See revised parking calculations on C001.

2. Correct the bike parking required and provided to 15 spaces instead of 14.

RESPONSE: See revised bicycle parking calculations on C001.

3. In the Trip Generation Table it is standard to identify trips in single digits. Recommend changing the trips in the Summary table, for example, to 395, 98, and 492 instead of using 2 significant digits. Eliminate trip counts with decimals throughout.

RESPONSE: See revised table on C001.

4. In the LOS Analysis it is standard practice to distribute the trip counts onto the roadway segment to identify the actual impact to the segment at the critical usage directionally, thereby reducing the LOS impact below the actual total trip generation. Re-evaluate whether or not the trip generation impact to this roadway segment should be less than 492 trips.

RESPONSE: See revised table on C001.

5. The Peak Hour projected trips should be 61 not 59, with 47 + 14 Am peak hour trips being generated. Also, with trip distribution this number could be reduced.

RESPONSE: See revised table on C001.

Sheet C015

1. The trees to be saved are not labeled and only show up as spots, and the trees to be removed do not match the legend callout.

RESPONSE: Tree labels are now correctly shown. Please see revised sheet C015

2. It appears that perhaps the large 36" and 55" Live Oak trees may be able to be saved, but it is somewhat difficult to tell exactly where they fall in relation to the proposed stormwater basin. If they are in good condition it may be a bonus to try and save those nice trees, if possible.

RESPONSE: Noted.

Sheet C101

1. Where are the 14 or 15 bike racks proposed?

RESPONSE: Bike racks have been added near the southern end of the proposed buildings. Please see revised sheet C101.

2. The disabled parking space signs should be placed in the sidewalk behind the curb cut ramp and not within the pavement.

RESPONSE: Disabled parking spaces have been relocated. Please see revised sheet C101.

Sheet C201

3. Road C is not graded except for a few spots at the intersection. There is no way to tell how to grade to S-32 for example. Need to add grading for Road C.

RESPONSE: Grading has been added for Road C. Please see revised sheet C201.

4. There are no callouts for the type of curbing or type of sidewalk proposed. Are the sidewalks step-up sidewalks or flush?

RESPONSE: Callouts have been added for curbing and sidewalk. Please see revised sheet C201.

5. There are very few spot elevations on the sidewalks and it is not clear if the sidewalks do not exceed 2.0% cross-slope. Suggest adding more elevation details on the sidewalks.

RESPONSE: Spot elevations have been added to clarify grading of sidewalks. Please see revised sheet C201.

6. The top elevation of S-29 is higher than the driveway turnout elevations to the north and west and runoff may just run off the property and not into S-29. A similar condition occurs at S-32 as well. Suggest re-evaluating the grading in those intersections.

RESPONSE: Noted. The site has been graded so that any runoff that does not reach the inlets will still be collected by the basin as designed.

7. No grading is provided for the dumpsters.

RESPONSE: Grading has been provided for the dumpster pads. Please see revised sheet C201.

8. At the south end of Bldg. D the sidewalk that touches the building column is 1.31 ft. above the building FFE. How will you protect the building from water infiltration issue on that side of the building? This area may need to be re-graded or additional grading and drainage inlets added to protect the building from flooding.

RESPONSE: The parking in this area has been shifted and regraded. Please see revised sheet C301.

9. Structure S-36 will be installed with a top of structure almost 7 ft. above grade. Do you intend for that structure to be sticking out of the ground? If not, provide a design for fill around the structure and storm sewer piping to provide minimum 1 ft. of cover over all storm piping.

RESPONSE: Layout has been changed and Structure S-36 will no longer be sticking out of the ground. Please see revised sheet C201.

10. The open area west of Building C between the parking area and Basin 2 is below the elevation of the basin top. Stormwater runoff from this area will not flow into the stormwater basin but will rather bypass the basin and discharge to the southwest once it reaches elevation 145 +/- . Does your stormwater management design anticipate this area being treated for stormwater management in Basin 2? If so, you may need to fill this area to minimum elevation 147 and higher to create positive drainage to the basin.

RESPONSE: The open area between the basin and the parking lot has been regraded. Please see revised sheet C201.

11. Do you intend for the basin top at 147.0 to be designed with a V top and not a flat berm of some width? We prefer a flat berm at the top of a basin for stability purposes. Consider adding a berm top.

RESPONSE: A 5' maintenance path has been added around the top of the basin. Please see revised sheet C201.

Sheet C205

1. The dumpster pad detail shows a pad dimension of 5 ft. This should be corrected.

RESPONSE: The dimension on the dumpster pad detail has been corrected. Please see revised sheet C205.

2. Will a detail be provided for the concrete / paver driveway between the buildings?

RESPONSE: The paver detail has been added to sheet C205.

Sheet C210

1. S-20 looks like invert elevation should be 137.0 or 137.50 and not 136.0. Correct invert and piping slope.

RESPONSE: Invert elevation for S-20 has been corrected. Please see revised sheet C210.

2. Add piping callout for S-21 to S-20.

RESPONSE: Pipe callout has been added. Please see revised sheet C210.

3. Suggest moving S-21 further inside the basin to assure the weir and skimmer will work at the elevation designed.

RESPONSE: S-21 has been moved further inside the basin. Please see revised sheet C210.

4. Recommend the basin include a top berm at elevation 147.0 of at least 5 ft. in width for stability of the top of bank, especially given the large back slope on the wetland side.

RESPONSE: A maintenance path has been included at the top of the basin. Please see revised sheet C210.

5. The basin back slopes are identified to be sodded on Sections A-A and B-B, but the stabilization for the basin side slopes and bottom are not identified. Suggest sodding the side slopes and seeding, fertilizing, and mulching the basin bottom.

RESPONSE: Entire basin area has now been specified to be sodded. Please see revised sheet C210.

6. In the S-21 detail suggest expanding the skimmer depth to be deeper than 3". Debris can get stuck and preclude stormwater flow with such a small depth. Consider 12" in depth for the skimmer from the structure face to allow better free flow of stormwater underneath the skimmer to the outfall weir.

RESPONSE: Skimmer has been increased to a depth of 12". Please see revised sheet C210.

7. The open area west of Building C between the parking area and Basin 2 is below the elevation of the basin top. Stormwater runoff from this area will not flow into the stormwater basin but will rather bypass the basin and discharge to the southwest once it reaches elevation 145 +/- . Does your stormwater management design anticipate this area being treated for stormwater management in Basin 2? If so, you may need to fill this area to minimum elevation 147 and higher to create positive drainage to the basin.

RESPONSE: The open area between the basin and parking lot has been regraded. Please see revised sheet C210.

8. Recommend changing the line type of the proposed contours in the open area near the pavement to the same line type as the contours that define the basin design. These proposed solid lines distinguish from the existing contours which are dashed and grayed out.

RESPONSE: Line type of proposed contours has been revised. Please see sheet C210.

Sheet C301

1. At water main and fire line connections, DIP and PVC "Connectors" are called out. This is not a fitting designation. Provide fitting callouts and suggest adding these connections to the fitting schedules.

RESPONSE: Correct fitting callouts have been added to the fitting schedules. Please see revised sheet C301.

2. What is planned for the area west of Building C? Not sure why an 8" main line and manhole are stubbed from MH -11 to MH-12. If a future building is planned, the type of stubs provided to building C in this phase would be adequate.

RESPONSE: Noted.

3. Two of the wastewater stubs for Building C are provided at an angle and not perpendicular to the building, which is more conventional and how it is stubbed for Building D. Consider revising the stubs to be perpendicular to the building.

RESPONSE: Angle of sanitary laterals has been revised. Please see sheet C301.

4. The fire line and water line stubs for future extension northwest of Building C terminate under the pavement, which is not an appropriate design condition. Extend the lines to beyond the edge of pavement and provide the blowoff assemblies in the open area.

RESPONSE: Stubout location has been adjusted and blowoffs are now called out. Please see revised sheet C301.

5. Correct the top elevation of WW MH-12.

RESPONSE: Top elevation of MH-12 has been corrected. Please see revised sheet C301.

6. Label the water and fire line type and sizes for the stubs to the buildings and to future development areas.

RESPONSE: Line type and size callouts have been added. Pipe information can also be found in the schedule. Please see revised sheet C301.

7. Why does the 8" fire line STUB near S-35 cross over the storm and wastewater line. It appears it could remain west of S-35 to the open area.

RESPONSE: Fire line has been reconfigured to reduce the number of pipe crossings in this area. Please see revised sheet C301.

8. The fire line stub to the east from the line described in No. 7. above is headed right at a 44" Live Oak. May want to consider shifting that future stub.

RESPONSE: Noted.

9. Why are the southern wastewater manholes labeled as S-15, S-17, and S-18? That is confusing, as the storm structures are labeled that way. Suggest revising them to sequential MH # designations like the other wastewater manholes in the project.

RESPONSE: Wastewater manhole names have been corrected. Please see revised sheet C301.

1. Raise elevation of MH-16 to approx. top elevation of 147.25.

RESPONSE: Top elevation of MH-16 has been raised. Please see revised sheet C415.

2. Profile scales are missing in lower right corner.

RESPONSE: Profile scales have been added. Please see revised sheet C415.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 5, 2019

Also sent by electronic mail to csweager@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Development Review Team (DRT) Summary for: San Felasco Tech City Phase 2 Site Plan

Dear Mr. Young:

The application referenced above has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Tuesday, February 12, 2019**. A total of four (4) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the Planning & Zoning Board (PZB). Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. You must provide 13 *double-sided, three-hole punched sets* of each application package, 13 sets of plans, and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. A PZB hearing date will be scheduled upon receiving your revised application and upon a confirmation that the comments below have been satisfactorily addressed.

Please address the following:

1. Article 4, Use Regulations
 - a. The proposed uses, as stated in the project description on Sheet C001 consists of "...two 30,100 s.f. buildings for office and storage warehouse use..." The current FLUM Designation and zoning of the project area is Industrial and Light & Warehouse Industrial, respectively. All uses within the proposed buildings shall be consistent with the FLUM Designation and zoning of the property.
2. Section 6.1, Off-Street Parking and Loading Standards and other Traffic Circulation Comments
 - a. Bicycle parking not provided on plans in accordance with Section 6.1.4(D). Identify location and ensure the number of spaces and location comply with Section 6.1.4(D).
 - b. Crosswalks not provided to connect sidewalks / woonerf between Buildings A & B and Buildings C & D. Provide sidewalks meeting the criteria set forth in Section 6.1.10(A).
 - c. Dimension drive aisle width south of Buildings C and D to demonstrate minimum 24' width is provided per Table 6.1-3.
 - d. Dimension loading areas to demonstrate compliance with Section 6.1.5(D) (minimum 12' x 30' with 14' vertical clearance).

- e. Parking calculations should also calculate the maximum number permitted per Section 6.1.4(B)(5).
- f. The office component of Building D requires a minimum of 32 parking spaces per Section 6.1.6(A) (10,400 square feet / 1 space / 330 square feet = 31.52).
- g. Confirm total number of parking spaces provided (plans state 142 provided but a count of spaces returned 152 on the plans).

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

- a. Please confirm the number of trees provided to meet each site landscaping standard as noted below:
 - i. Front Canopy: 37 required, 33 provided;
 - ii. Front Understory: 37 required, 19 provided;
 - iii. East Side Canopy: 25 required, 21 provided;
 - iv. East Side Understory: 18 required, **12 provided**;
 - v. Total Understory: 73 required; 62 provided.
- b. In order to be eligible for tree credit for its preservation, the species of Tree #216 must be known and identified on the plans.
- c. Ensure tree protection detail addresses the required location of the barrier for heritage, champion and palm trees (at dripline per Section 6.2.1(D)(2)(a)).
- d. Note the City of Alachua recently adopted amendments to the landscape code. This application is subject to the amended code, which affects the applicability of certain minimum code requirements, including but not limited to the following:
 - i. Applicant may wish to recalculate tree credit per Table 6.2-3.
 - ii. Recalculate required parking lot interior landscaping. One (1) additional tree required per amended code within "Parking Area "E"".
 - iii. Per Section 6.2.1(G)(1), please address the following:
 - (a) Provide an aerial or ground photograph of any regulated, heritage, or champion trees to be preserved; and,
 - (b) Mark and reasonably locate any nuisance trees or trees identified in the Florida Exotic Pest Plant Council's List of Invasive Species.
 - iv. Per Section 6.2.1(G)(1)(c), provide a note on the landscape plans that all vegetative materials identified in the Florida Exotic Pest Plant Council's List of Invasive Species shall be removed at the time of development.
 - v. Address Section 6.2.2(C)(8), which requires a narrative explaining how Florida Friendly landscaping practices have been incorporated into the landscape plan.

4. Section 6.4, Exterior Lighting Standards

- a. Photometric statistics table indicates the maximum footcandles in parking lot areas is 7.9 footcandles. Per Section 6.4.4(C)(2), maximum footcandles in parking lot areas is 5 footcandles.
- b. Photometric statistics table indicates the uniformity ratios in pedestrian breezeway is 10.4:1, in the north sidewalk is 15.2:1 and in the parking lot area is 13.2:1. Per Section 6.4.4(E), maximum to minimum is 10:1.

5. Concurrency Impact Analysis

- a. Given Staff's understanding of the project, the ITE codes used to evaluate project trip generation may not be the most closely associated with the actual proposed use. For example, the analysis uses ITE Code 110 – General Light Industrial. This use category does not include warehousing, however, the analysis indicates this portion of the proposed use will include warehousing. Additionally, this use category is described in the narrative of the use in the ITE Trip Generation Manual, 10th Edition, as "a light industrial facility... devoted to a single use". A more appropriate land use category may be Code 130 – Industrial Park, which is described as "contain[ing] a number of industrial or related facilities... characterized by a mix of manufacturing, service, and

warehousing facilities..." Similarly, ITE Codes 750 – Office Park – 760 – Research & Development Center – and 770 – Business Park – may more closely align with the proposed office use (Code 770 may be inclusive of all proposed uses for the project).

- b. A trip generation table was included separately from the analysis. There is an inconsistency in the square footage of general light industrial / warehousing use (ITE Code 110). Confirm correct square footage and revise calculations if needed.

6. Miscellaneous / General Comments

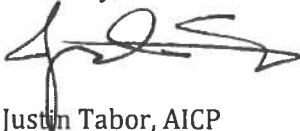
- a. Confirm Buildings C & D are correctly labelled on architectural plans. It appears the labels are inverted from those used on the civil sheets.
- b. Sheet C001, Trip Generation: There is an inconsistency in the square footage of general light industrial / warehousing use (ITE Code 110). Confirm correct square footage and revise calculations if needed.
- c. The subject property is in the Alachua East Wastewater Collection Improvement Area. Please reference Chapter 38, Article VI, City of Alachua Code of Ordinances. Any questions concerning the Improvement Area and applicable regulations may be discussed with the Public Services Department.

7. Public Services / Engineering Review Comments

- a. The applicant must address comments provided by the Public Services Department.
- b. The applicant must address the comments provided by A.J. "Jay" Brown, P.E., of JBrown Professional Group, Inc., in a letter dated January 31, 2019.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

Attachments: Letter from A.J. "Jay" Brown, Jr., P.E., of JBrown Professional Group Inc., dated January 31, 2019

- c: Adam Boukari, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Mitch Glaeser, The Laser Investment Group, LLC *(by electronic mail)*
Project File



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

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

January 31, 2019

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

Re: San Felasco Tech City Phase 2 - Development Plan Engineering Review

Dear Mr. Tabor:

As you requested, we have reviewed the San Felasco Tech City Phase 2 Development Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by eda and dated 1-17-2019. We generated quite a few comments and recommendations that are outlined below.

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Sheet C415

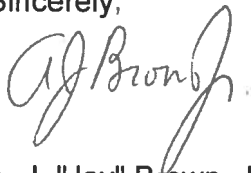
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Sincerely,



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

Cc: Sergio Reyes, eda

Development Review Team (DRT) Meeting
Project Name: San Felasco Tech City Phase 2 Site Plan
Meeting Date: February 5, 2019 (Applicant DRT)

Project Name: San Felasco Tech City Phase 2 Site Plan
Meeting Date: February 5, 2019 (Applicant DRT)

Meeting Date: February 5, 2019 (Applicant DRT)

Name

Email

Mailing Address

Phone

[illegible]

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: San Felasco Tech City

APPLICATION TYPE: Site Plan

PROPERTY OWNER: The Laser Investment Group, LLC

APPLICANT/AGENT: Clay Sweger, AICP, LEED AP, EDA Engineers – Surveyors – Planners, Inc.

DRT MEETING DATE: February 5, 2019

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Industrial

ZONING: Light & Warehouse Industrial (ILW)

OVERLAY: N/A

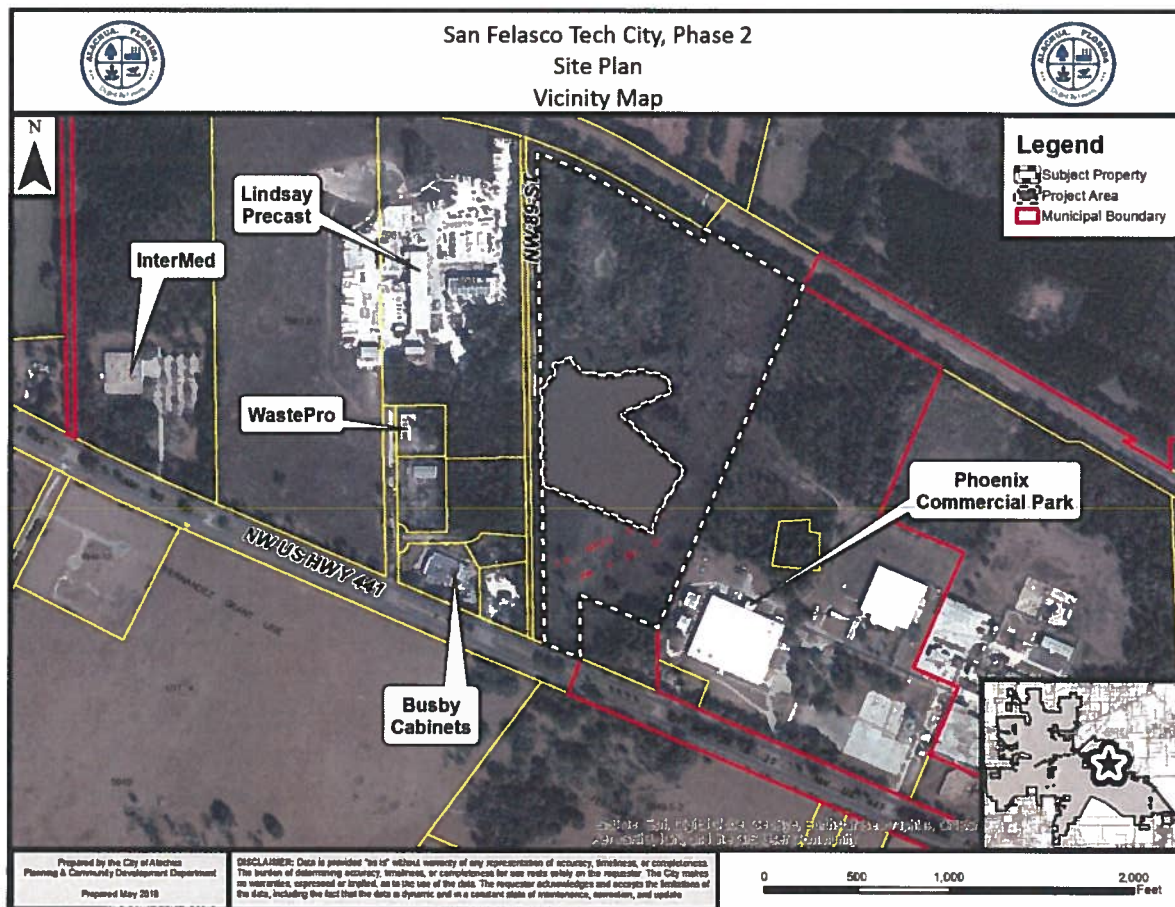
ACREAGE: ±55.36 acres

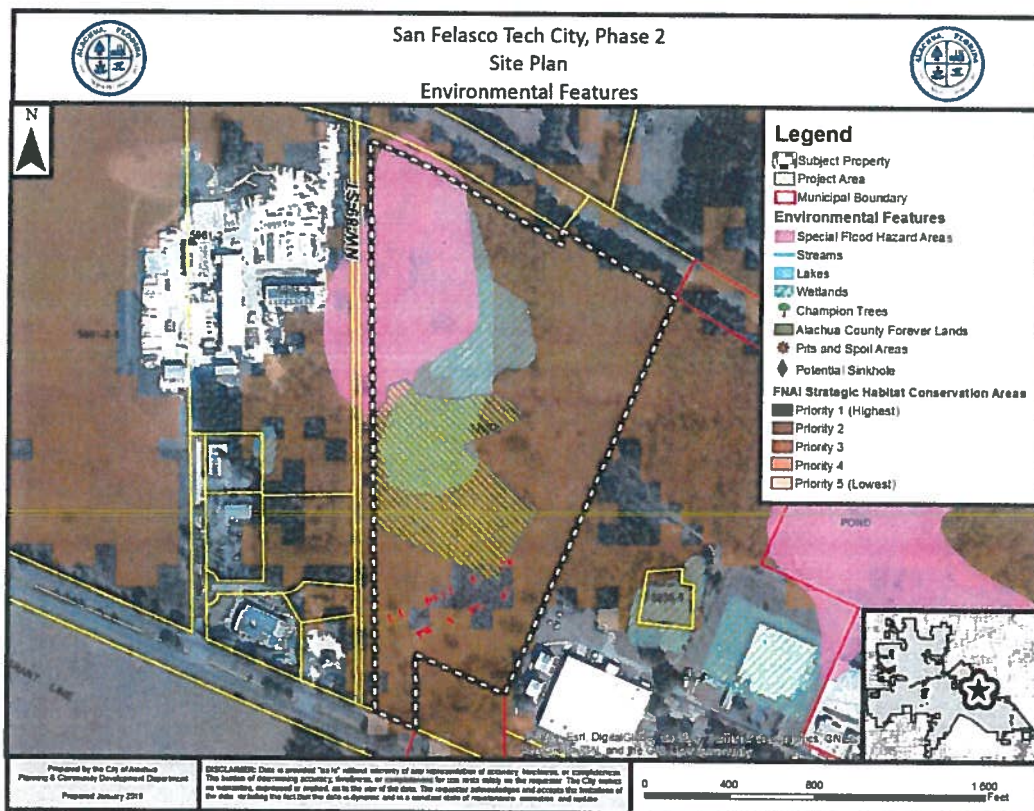
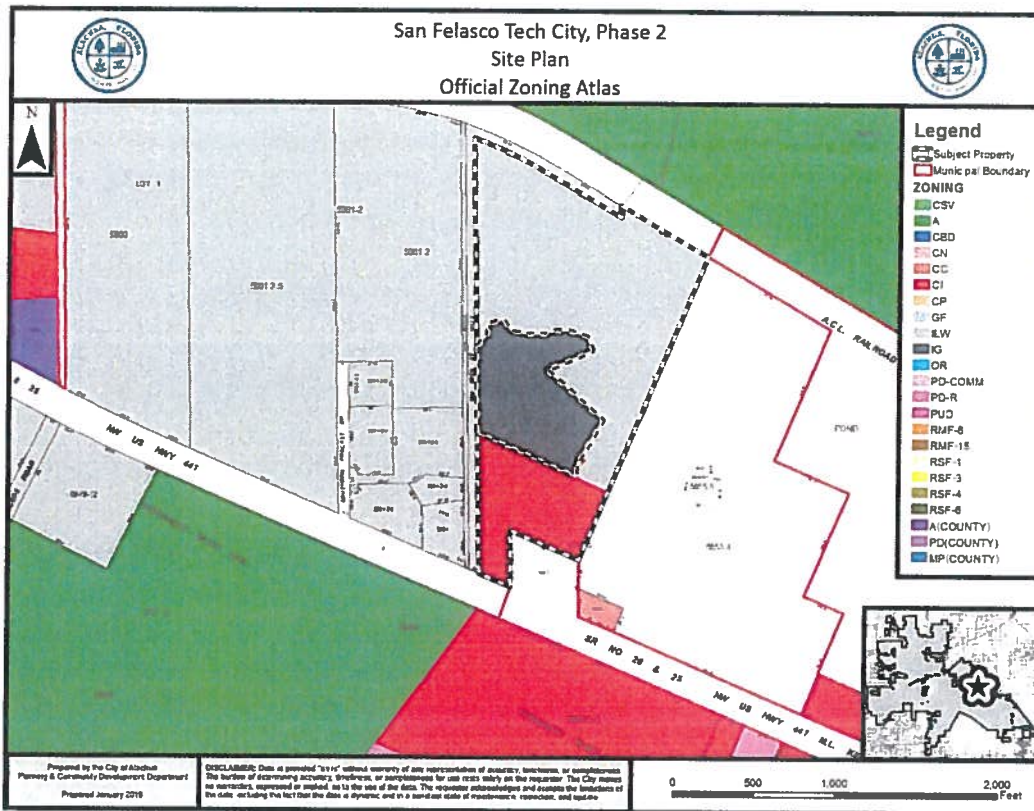
PROJECT AREA: ±12.06 acres

PARCEL: 05962-002-000

PROJECT SUMMARY: A request to construct a two (2) ±30,100 square foot buildings with a mix of proposes uses, with associated drainage, paving, grading and infrastructure improvements

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Tuesday, February 12, 2019.**





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. The proposed uses, as stated in the project description on Sheet C001 consists of "...two 30,100 s.f. buildings for office and storage warehouse use..." The current FLUM Designation and zoning of the project area is Industrial and Light & Warehouse Industrial, respectively. All uses within the proposed buildings shall be consistent with the FLUM Designation and zoning of the property.

2. Section 6.1, Off-Street Parking and Loading Standards and other Traffic Circulation Comments

- a. Bicycle parking not provided on plans in accordance with Section 6.1.4(D). Identify location and ensure the number of spaces and location comply with Section 6.1.4(D).
- b. Crosswalks not provided to connect sidewalks / woonerf between Buildings A & B and Buildings C & D. Provide sidewalks meeting the criteria set forth in Section 6.1.10(A).
- c. Dimension drive aisle width south of Buildings C and D to demonstrate minimum 24' width is provided per Table 6.1-3.
- d. Dimension loading areas to demonstrate compliance with Section 6.1.5(D) (minimum 12' x 30' with 14' vertical clearance).
- e. Parking calculations should also calculate the maximum number permitted per Section 6.1.4(B)(5).
- f. The office component of Building D requires a minimum of 32 parking spaces per Section 6.1.6(A) (10,400 square feet / 1 space / 330 square feet = 31.52).
- g. Confirm total number of parking spaces provided (plans state 142 provided but a count of spaces returned 152 on the plans).

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

- a. Please confirm the number of trees provided to meet each site landscaping standard as noted below:
 - i. Front Canopy: 37 required, 33 provided;
 - ii. Front Understory: 37 required, 19 provided;
 - iii. East Side Canopy: 25 required, 21 provided;
 - iv. East Side Understory: 18 required, **12 provided;**
 - v. Total Understory: 73 required; 62 provided.
- b. In order to be eligible for tree credit for its preservation, the species of Tree #216 must be known and identified on the plans.
- c. Ensure tree protection detail addresses the required location of the barrier for heritage, champion and palm trees (at dripline per Section 6.2.1(D)(2)(a)).
- d. Note the City of Alachua recently adopted amendments to the landscape code. This application is subject to the amended code, which affects the applicability of certain minimum code requirements, including but not limited to the following:
 - i. Applicant may wish to recalculate tree credit per Table 6.2-3.
 - ii. Recalculate required parking lot interior landscaping. One (1) additional tree required per amended code within "Parking Area "E"".
 - iii. Per Section 6.2.1(G)(1), please address the following:
 - (a) Provide an aerial or ground photograph of any regulated, heritage, or champion trees to be preserved; and,

- (b) Mark and reasonably locate any nuisance trees or trees identified in the Florida Exotic Pest Plant Council's List of Invasive Species.
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 - v. Address Section 6.2.2(C)(8), which requires a narrative explaining how Florida Friendly landscaping practices have been incorporated into the landscape plan.
4. Section 6.4, Exterior Lighting Standards
- a. Photometric statistics table indicates the maximum footcandles in parking lot areas is 7.9 footcandles. Per Section 6.4.4(C)(2), maximum footcandles in parking lot areas is 5 footcandles.
 - b. Photometric statistics table indicates the uniformity ratios in pedestrian breezeway is 10.4:1, in the north sidewalk is 15.2:1 and in the parking lot area is 13.2:1. Per Section 6.4.4(E), maximum to minimum is 10:1.
5. Concurrency Impact Analysis
- a. Given Staff's understanding of the project, the ITE codes used to evaluate project trip generation may not be the most closely associated with the actual proposed use. For example, the analysis uses ITE Code 110 – General Light Industrial. This use category does not include warehousing, however, the analysis indicates this portion of the proposed use will include warehousing. Additionally, this use category is described in the narrative of the use in the ITE Trip Generation Manual, 10th Edition, as “a light industrial facility... devoted to a single use”. A more appropriate land use category may be Code 130 – Industrial Park, which is described as “contain[ing] a number of industrial or related facilities... characterized by a mix of manufacturing, service, and warehousing facilities...” Similarly, ITE Codes 750 – Office Park – 760 – Research & Development Center – and 770 – Business Park – may more closely align with the proposed office use (Code 770 may be inclusive of all proposed uses for the project).
 - b. A trip generation table was included separately from the analysis. There is an inconsistency in the square footage of general light industrial / warehousing use (ITE Code 110). Confirm correct square footage and revise calculations if needed.
6. Miscellaneous / General Comments
- a. Confirm Buildings C & D are correctly labelled on architectural plans. It appears the labels are inverted from those used on the civil sheets.
 - b. Sheet C001, Trip Generation: There is an inconsistency in the square footage of general light industrial / warehousing use (ITE Code 110). Confirm correct square footage and revise calculations if needed.
 - c. The subject property is in the Alachua East Wastewater Collection Improvement Area. Please reference Chapter 38, Article VI, City of Alachua Code of Ordinances. Any questions concerning the Improvement Area and applicable regulations may be discussed with the Public Services Department.
7. Public Services / Engineering Review Comments
- a. The applicant must address comments provided by the Public Services Department.
 - b. The applicant must address the comments provided by A.J. “Jay” Brown, P.E., of JBrown Professional Group, Inc., in a letter dated January 31, 2019.



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

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

January 31, 2019

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

Re: San Felasco Tech City Phase 2 - Development Plan Engineering Review

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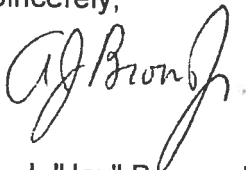
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A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

Cc: Sergio Reyes, eda

Development Review Team (DRT) Meeting

Project Name: San Felasco Tech City Phase 2 Site Plan

Meeting Date: February 4, 2019 (Staff DRT)

PLEASE PRINT CLEARLY

Name _____

Email

Mailing Address

Phone

[illegible]

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: San Felasco Tech City

APPLICATION TYPE: Site Plan

PROPERTY OWNER: The Laser Investment Group, LLC

APPLICANT/AGENT: Clay Sweger, AICP, LEED AP, EDA Engineers – Surveyors – Planners, Inc.

DRT MEETING DATE: February 4, 2019

DRT MEETING TYPE: Staff

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ZONING: Light & Warehouse Industrial (ILW)

OVERLAY: N/A

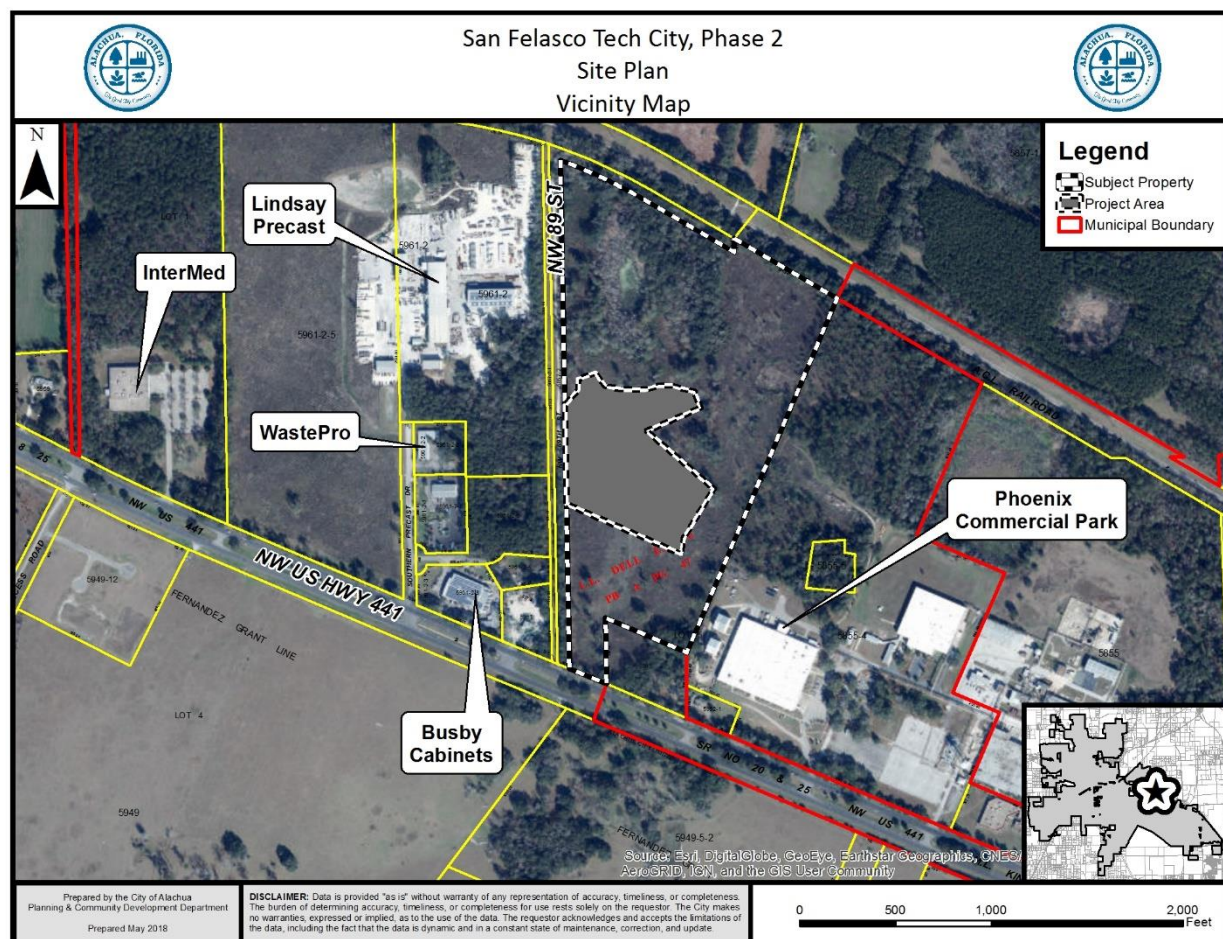
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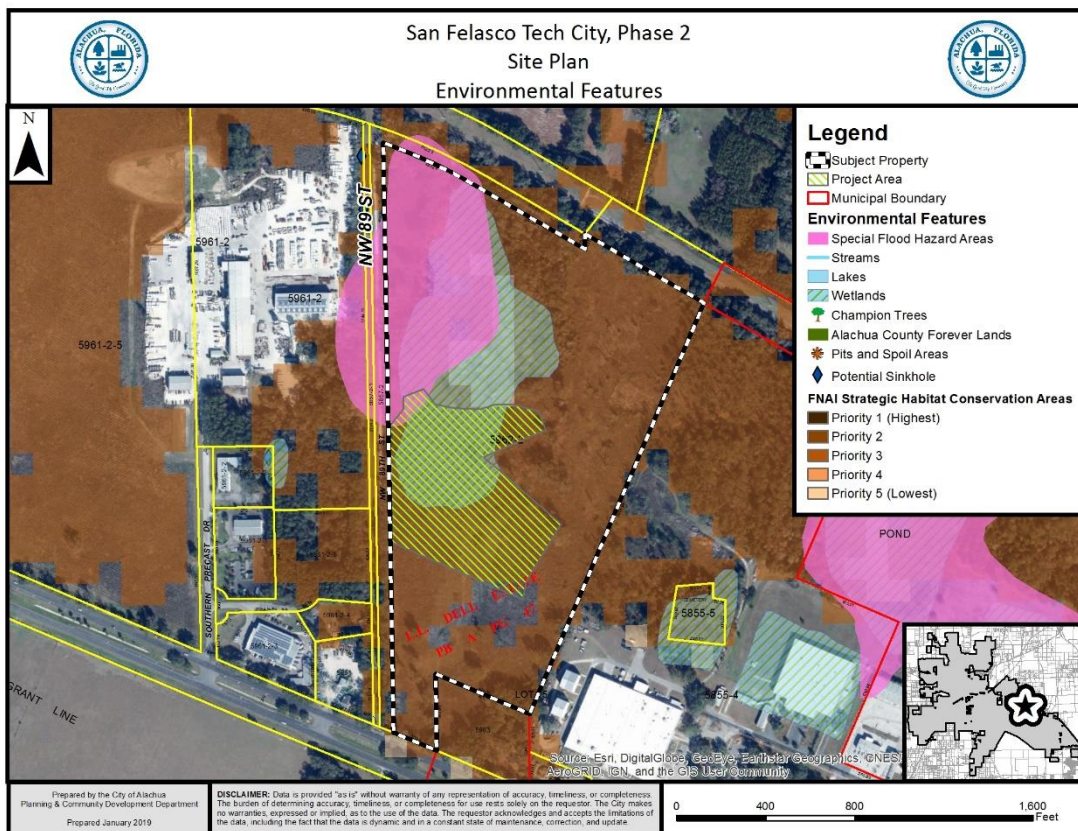
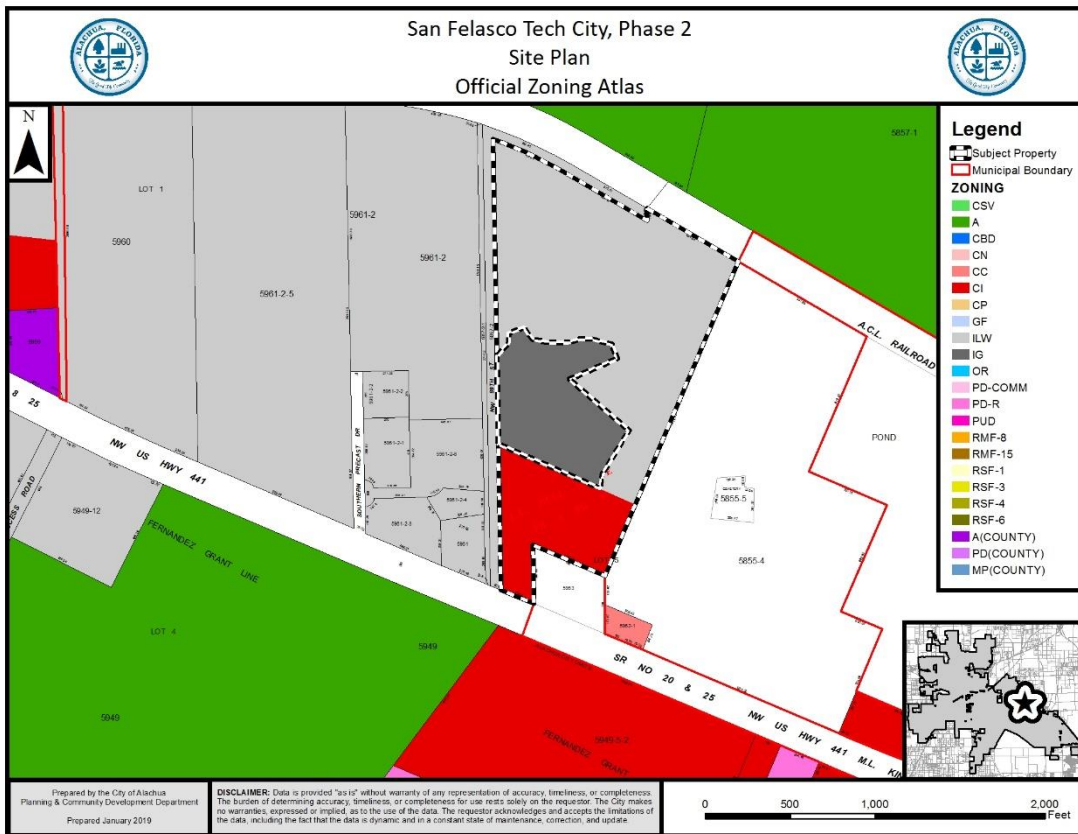
PROJECT AREA: ±12.06 acres

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4. Section 6.4, Exterior Lighting Standards
- a. Photometric statistics table indicates the maximum footcandles in parking lot areas is 7.9 footcandles. Per Section 6.4.4(C)(2), maximum footcandles in parking lot areas is 5 footcandles.
 - b. Photometric statistics table indicates the uniformity ratios in pedestrian breezeway is 10.4:1, in the north sidewalk is 15.2:1 and in the parking lot area is 13.2:1. Per Section 6.4.4(E), maximum to minimum is 10:1.
5. Concurrency Impact Analysis
- a. Given Staff's understanding of the project, the ITE codes used to evaluate project trip generation may not be the most closely associated with the actual proposed use. For example, the analysis uses ITE Code 110 – General Light Industrial. This use category does not include warehousing, however, the analysis indicates this portion of the proposed use will include warehousing. Additionally, this use category is described in the narrative of the use in the ITE Trip Generation Manual, 10th Edition, as “a light industrial facility... devoted to a single use”. A more appropriate land use category may be Code 130 – Industrial Park, which is described as “contain[ing] a number of industrial or related facilities... characterized by a mix of manufacturing, service, and warehousing facilities...” Similarly, ITE Codes 750 – Office Park – 760 – Research & Development Center – and 770 – Business Park – may more closely align with the proposed office use (Code 770 may be inclusive of all proposed uses for the project).
 - b. A trip generation table was included separately from the analysis. There is an inconsistency in the square footage of general light industrial / warehousing use (ITE Code 110). Confirm correct square footage and revise calculations if needed.
6. Miscellaneous / General Comments
- a. Confirm Buildings C & D are correctly labelled on architectural plans. It appears the labels are inverted from those used on the civil sheets.
 - b. Sheet C001, Trip Generation: There is an inconsistency in the square footage of general light industrial / warehousing use (ITE Code 110). Confirm correct square footage and revise calculations if needed.
 - c. The subject property is in the Alachua East Wastewater Collection Improvement Area. Please reference Chapter 38, Article VI, City of Alachua Code of Ordinances. Any questions concerning the Improvement Area and applicable regulations may be discussed with the Public Services Department.
7. Public Services / Engineering Review Comments
- a. The applicant must address comments provided by the Public Services Department.
 - b. The applicant must address the comments provided by A.J. “Jay” Brown, P.E., of JBrown Professional Group, Inc., in a letter dated January 31, 2019.

January 31, 2019

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

Re: San Felasco Tech City Phase 2 - Development Plan Engineering Review

Dear Mr. Tabor:

As you requested, we have reviewed the San Felasco Tech City Phase 2 Development Plan submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by eda and dated 1-17-2019. We generated quite a few comments and recommendations that are outlined below.

Sheet C0.00

1. It appears there are 152 parking spaces not 142 parking spaces provided. Correct the parking spaces provided to 152 spaces in the parking calculations table.
2. Correct the bike parking required and provided to 15 spaces instead of 14.
3. In the Trip Generation Table it is standard to identify trips in single digits. Recommend changing the trips in the Summary table, for example, to 395, 98, and 492 instead of using 2 significant digits. Eliminate trip counts with decimals throughout.
4. In the LOS Analysis it is standard practice to distribute the trip counts onto the roadway segment to identify the actual impact to the segment at the critical usage directionally, thereby reducing the LOS impact below the actual total trip generation. Re-evaluate whether or not the trip generation impact to this roadway segment should be less than 492 trips.
5. The Peak Hour projected trips should be 61 not 59, with 47 + 14 Am peak hour trips being generated. Also, with trip distribution this number could be reduced.

Sheet C015

1. The trees to be saved are not labeled and only show up as spots, and the trees to be removed do not match the legend callout.
2. It appears that perhaps the large 36" and 55" Live Oak trees may be able to be saved, but it is somewhat difficult to tell exactly where they fall in relation to the proposed stormwater basin. If they are in good condition it may be a bonus to try and save those nice trees, if possible.

Sheet C101

1. Where are the 14 or 15 bike racks proposed?
2. The disabled parking space signs should be placed in the sidewalk behind the curb cut ramp and not within the pavement.

Sheet C201

3. Road C is not graded except for a few spots at the intersection. There is no way to tell how to grade to S-32 for example. Need to add grading for Road C.
4. There are no callouts for the type of curbing or type of sidewalk proposed. Are the sidewalks step-up sidewalks or flush?
5. There are very few spot elevations on the sidewalks and it is not clear if the sidewalks do not exceed 2.0% cross-slope. Suggest adding more elevation details on the sidewalks.
6. The top elevation of S-29 is higher than the driveway turnout elevations to the north and west and runoff may just run off the property and not into S-29. A similar condition occurs at S-32 as well. Suggest re-evaluating the grading in those intersections.
7. No grading is provided for the dumpsters.
8. At the south end of Bldg. D the sidewalk that touches the building column is 1.31 ft. above the building FFE. How will you protect the building from water infiltration issue on that side of the building? This area may need to be re-graded or additional grading and drainage inlets added to protect the building from flooding.
9. Structure S-36 will be installed with a top of structure almost 7 ft. above grade. Do you intend for that structure to be sticking out of the ground? If not, provide a design for fill around the structure and storm sewer piping to provide minimum 1 ft. of cover over all storm piping.
10. The open area west of Building C between the parking area and Basin 2 is below the elevation of the basin top. Stormwater runoff from this area will not flow into the stormwater basin but will rather bypass the basin and discharge to the southwest once it reaches elevation 145 +/- . Does your stormwater management design anticipate this area being treated for stormwater management in Basin 2? If so, you may need to fill this area to minimum elevation 147 and higher to create positive drainage to the basin.
11. Do you intend for the basin top at 147.0 to be designed with a V top and not a flat berm of some width? We prefer a flat berm at the top of a basin for stability purposes. Consider adding a berm top.

Sheet C205

1. The dumpster pad detail shows a pad dimension of 5 ft. This should be corrected.
2. Will a detail be provided for the concrete / paver driveway between the buildings?

Sheet C210

1. S-20 looks like invert elevation should be 137.0 or 137.50 and not 136.0. Correct invert and piping slope.
2. Add piping callout for S-21 to S-20.
3. Suggest moving S-21 further inside the basin to assure the weir and skimmer will work at the elevation designed.
4. Recommend the basin include a top berm at elevation 147.0 of at least 5 ft. in width for stability of the top of bank, especially given the large back slope on the wetland side.
5. The basin back slopes are identified to be sodded on Sections A-A and B-B, but the stabilization for the basin side slopes and bottom are not identified. Suggest sodding the side slopes and seeding, fertilizing, and mulching the basin bottom.
6. In the S-21 detail suggest expanding the skimmer depth to be deeper than 3". Debris can get stuck and preclude stormwater flow with such a small depth. Consider 12" in depth for the skimmer from the structure face to allow better free flow of stormwater underneath the skimmer to the outfall weir.
7. The open area west of Building C between the parking area and Basin 2 is below the elevation of the basin top. Stormwater runoff from this area will not flow into the stormwater basin but will rather bypass the basin and discharge to the southwest once it reaches elevation 145 +/- . Does your stormwater management design anticipate this area being treated for stormwater management in Basin 2? If so, you may need to fill this area to minimum elevation 147 and higher to create positive drainage to the basin.
8. Recommend changing the line type of the proposed contours in the open area near the pavement to the same line type as the contours that define the basin design. These proposed solid lines distinguish from the existing contours which are dashed and grayed out.

Sheet C301

1. At water main and fire line connections, DIP and PVC "Connectors" are called out. This is not a fitting designation. Provide fitting callouts and suggest adding these connections to the fitting schedules.
2. What is planned for the area west of Building C? Not sure why an 8" main line and manhole are stubbed from MH -11 to MH-12. If a future building is planned, the type of stubs provided to building C in this phase would be adequate.
3. Two of the wastewater stubs for Building C are provided at an angle and not perpendicular to the building, which is more conventional and how it is stubbed for Building D. Consider revising the stubs to be perpendicular to the building.
4. The fire line and water line stubs for future extension northwest of Building C terminate under the pavement, which is not an appropriate design condition. Extend the lines to beyond the edge of pavement and provide the blowoff assemblies in the open area.
5. Correct the top elevation of WW MH-12.
6. Label the water and fire line type and sizes for the stubs to the buildings and to future development areas.

7. Why does the 8" fire line STUB near S-35 cross over the storm and wastewater line. It appears it could remain west of S-35 to the open area.
8. The fire line stub to the east from the line described in No. 7. above is headed right at a 44" Live Oak. May want to consider shifting that future stub.
9. Why are the southern wastewater manholes labeled as S-15, S-17, and S-18? That is confusing, as the storm structures are labeled that way. Suggest revising them to sequential MH # designations like the other wastewater manholes in the project.

Sheet C415

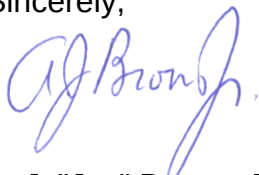
1. Raise elevation of MH-16 to approx. top elevation of 147.25.
2. Profile scales are missing in lower right corner.

We did not review the stormwater management calculations for this project. That would involve considerable more review time and typically we have not done that since the SRWMD provides a complete review of the project for the ERP stormwater permit. If for any reason the City would like us to spend additional time to review the stormwater management report for this project, please let us know.

We also would like to thank eda for providing the word of the day during our review. This was the first time we have heard of the term Woonerf. Impressive use of Dutch terminology for the center drive aisle. We learn something new every day.

If the City or the applicant has any questions related to our comments, please feel free to contact me directly to discuss. I would be very happy to sit down with the design engineer and review our comments in person with him at our Gainesville office, if desired. If we can provide any other services related to this project please let me know.

Sincerely,

A handwritten signature in blue ink, appearing to read "AJ Brown Jr.", with a stylized flourish at the end.

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

Cc: Sergio Reyes, eda



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 23, 2019

Also sent by electronic mail to csweger@edaf.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Conditional Application Acceptance: San Felasco Tech City Phase 2 – Site Plan

Dear Mr. Sweger:

On December 27, 2018, the City of Alachua received your application for a Site Plan for San Felasco Tech City Phase 2. Buildings C & D are proposed to be approximately 30,000 square feet each. The Site Plan includes associated utility infrastructure and site improvements, and is located on a portion of Tax Parcel Number 05962-002-000.

Completeness review comments were issued on January 8, 2019. A revised application and materials were submitted for a completeness review on January 17, 2019.

The Planning Department has reviewed the revised application and materials for completeness, and finds the application to be complete, contingent upon receiving materials which address the comments below no later than **5:00 PM on Wednesday, January 30, 2019**.

Please note that the contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled separately from this letter. Failure to provide materials addressing the comments below may cause the project's DRT Meeting to be delayed.

Please address the following:

1. **Environmental Resource Assessment:** The Environmental Resource Assessment submitted with application materials is dated 6/3/2018 and considers the development plan proposed for Buildings A and B. Please address.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Mitch Glaeser, The Laser Investment Group, LLC *(by electronic mail)*
Project File

PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6120
Fax: (386) 418-6130

January 17, 2019

Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

**Re: Completeness Review
San Felasco Tech City Buildings C & D (Phase 2) – Site Plan Application**

Dear Mr. Tabor:

The applicant's responses to the completeness review comments issued on January 8, 2019 are below.

1. Concurrent Application Reviews: Please address Section 2.2.17 of the LDRs, which states, "[s]ite plans and major or minor subdivision plats shall not be processed concurrently with applications for text amendments (Section 2.4.1) or site-specific amendments to the Official Zoning Atlas (Section 2.4.2) or planned developments (Section 2.4.3)."

RESPONSE: The applicant requests that the rezoning and comprehensive plan amendments be placed on hold while this site plan is under review.

2. Site Plan Attachment #1.k.: Parking calculations.
Action Needed to Address Deficiency: Parking calculations on Sheet C0.00 do not address the proposed ±3,500 square foot building south of Buildings A & B.

RESPONSE: The building south of Buildings A&B has been removed from this phase.

3. Site Plan Attachment #1.l.: Landscape plans.
Action Needed to Address Deficiency: Landscape plans do not address the area where the proposed ±3,500 square foot building is located south of Buildings A & B. An existing tree in this area will require mitigation; additionally, compliance with the applicable portions of Section 6.2.2 must also be addressed.

RESPONSE: The building south of Buildings A&B has been removed from this phase.

4. Site Plan Attachment #1.l.: Architectural plans.
Action Needed to Address Deficiency: Architectural plans for the proposed ±3,500 square foot building south of Buildings A & B, demonstrating compliance with Section 6.8.2, have not been provided.

RESPONSE: The building south of Buildings A&B has been removed from this phase.

5. Site Plan Attachment #1.o.: Waste receptacle screening.
Action Needed to Address Deficiency: Provide notes or detail of waste receptacle screening demonstrating compliance with Section 6.2.3.

RESPONSE: The dumpster enclosure detail is included in the architectural plans on sheet A100.

6. Site Plan Attachment #3: Concurrency Impact Analysis.
Action Needed to Address Deficiency: The Concurrency Impact Analysis and project trip generation, distribution, and LOS data on Sheet C0.00 do not address the $\pm 3,500$ square foot building shown on the plans to the south of Buildings A & B.

RESPONSE: The building south of Buildings A&B has been removed from this phase.

7. Site Plan Attachment #7: Neighborhood Meeting Materials.
Action Needed to Address Deficiency: Submit a copy of the written notice sent to all property owners within 400 feet and to persons / organizations registered to receive such notice.

RESPONSE: See revised neighborhood meeting materials. A copy of the mailed notice is included.

8. Site Plan Attachment #11: Environmental Resource Permit or Letter of Exemption from Water Management District.
Action Needed to Address Deficiency: Provide a copy of ERP from SRWMD upon receipt from the water management district.

RESPONSE: Proof of submittal to the Water Management District is included with this application. A copy of the permit will be provided when available.

9. Site Plan Attachment #13: FDOT Permitting.
Action Needed to Address Deficiency: Submit copy of access management permit or application for said permit for the connection to US 441 / proposed modifications within US 441 ROW.

RESPONSE: The FDOT permit is currently in the review process and will be provided to the city when available. Please see attached documentation from the FDOT One Stop Permitting site.

10. Proposed Development / Project Description: Throughout application materials and plans, the project is referenced as "San Felasco Tech City Buildings C & D", however, the plans also depict a $\pm 3,500$ square foot building to the south of Buildings A & B.
- The proposed use of the $\pm 3,500$ square foot building is not indicated.
 - Ensure that throughout all application materials and on the plans the description / scope of the project is clarified.
 - Address where / how waste receptacles will be provided for this building.

RESPONSE: The building south of Buildings A&B has been removed from this phase.

11. Site Environmental Resource Assessment: The Environmental Resource Assessment submitted with application materials is dated 6/3/2018 and considers the development plan proposed for Buildings A and B. Please address.

RESPONSE: The Environmental Resource Assessment includes the entire parcel – inclusive of both phase 1 and phase 2 areas (and beyond). The subconsultant was not able to revise the report specifically to address this comment in time for the resubmittal.

12. Countywide Wetland Protection. Please complete Countywide Wetland Protection Code Self-Certification Form and submit to Alachua County Environmental Protection Department (please contact Alachua County EPD directly should you have any questions regarding this form). The form is accessible at:
<http://alachuacounty.us/Depts/epd/Pages/WetlandsProtection.aspx>.

RESPONSE: A self-certification form with supporting documentation was submitted to Alachua County on 1/15/19. See attached email from Mark Brown.



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 8, 2019

Also sent by electronic mail to csweager@edqfl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review: San Felasco Tech City Buildings C & D (Phase 2) – Site Plan Application

Dear Mr. Sweger:

On December 27, 2018, the City of Alachua received your application for a Site Plan for Buildings C and D of San Felasco Tech City. The plans also include a third building located south of Buildings A and B. Buildings C & D are proposed to be approximately 30,000 square feet each, with the third proposed building being comprised of approximately 3,500 square feet. The Site Plan includes associated utility infrastructure and site improvements, and is located on a portion of Tax Parcel Number 05962-002-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the following information is needed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Thursday, January 17, 2019**.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. **The time frame and cycle for review shall be based upon the date the application is determined to be complete.** If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled after the application is determined to be complete.

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

1. **Concurrent Application Reviews:** Please address Section 2.2.17 of the LDRs, which states, "[s]ite plans and major or minor subdivision plats shall not be processed concurrently with applications for text amendments (Section 2.4.1) or site-specific amendments to the Official Zoning Atlas (Section 2.4.2) or planned developments (Section 2.4.3)."

2. **Site Plan Attachment #1.k:** Parking calculations.
Action Needed to Address Deficiency: Parking calculations on Sheet C0.00 do not address the proposed ±3,500 square foot building south of Buildings A & B.
3. **Site Plan Attachment #1.l:** Landscape plans.
Action Needed to Address Deficiency: Landscape plans do not address the area where the proposed ±3,500 square foot building is located south of Buildings A & B. An existing tree in this area will require mitigation; additionally, compliance with the applicable portions of Section 6.2.2 must also be addressed.
4. **Site Plan Attachment #1.l:** Architectural plans.
Action Needed to Address Deficiency: Architectural plans for the proposed ±3,500 square foot building south of Buildings A & B, demonstrating compliance with Section 6.8.2, have not been provided.
5. **Site Plan Attachment #1.o:** Waste receptacle screening.
Action Needed to Address Deficiency: Provide notes or detail of waste receptacle screening demonstrating compliance with Section 6.2.3.
6. **Site Plan Attachment #3:** Concurrency Impact Analysis.
Action Needed to Address Deficiency: The Concurrency Impact Analysis and project trip generation, distribution, and LOS data on Sheet C0.00 do not address the ±3,500 square foot building shown on the plans to the south of Buildings A & B.
7. **Site Plan Attachment #7:** Neighborhood Meeting Materials.
Action Needed to Address Deficiency: Submit a copy of the written notice sent to all property owners within 400 feet and to persons / organizations registered to receive such notice.
8. **Site Plan Attachment #11:** Environmental Resource Permit or Letter of Exemption from Water Management District.
Action Needed to Address Deficiency: Provide a copy of ERP from SRWMD upon receipt from the water management district.
9. **Site Plan Attachment #13:** FDOT Permitting.
Action Needed to Address Deficiency: Submit copy of access management permit or application for said permit for the connection to US 441 / proposed modifications within US 441 ROW.

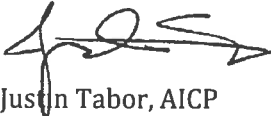
Additional Comments

10. **Proposed Development / Project Description:** Throughout application materials and plans, the project is referenced as "San Felasco Tech City Buildings C & D", however, the plans also depict a ±3,500 square foot building to the south of Buildings A & B.
 - a. The proposed use of the ±3,500 square foot building is not indicated.
 - b. Ensure that throughout all application materials and on the plans the description / scope of the project is clarified.
 - c. Address where / how waste receptacles will be provided for this building.
11. **Environmental Resource Assessment:** The Environmental Resource Assessment submitted with application materials is dated 6/3/2018 and considers the development plan proposed for Buildings A and B. Please address.

12. **Countywide Wetland Protection.** Please complete Countywide Wetland Protection Code Self-Certification Form and submit to Alachua County Environmental Protection Department (please contact Alachua County EPD directly should you have any questions regarding this form). The form is accessible at: <http://alachuacounty.us/Depts/epd/Pages/WetlandsProtection.aspx>.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Mitch Glaeser, The Laser Investment Group, LLC *(by electronic mail)*
Project File



December 27, 2018

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

**Re: San Felasco Tech City - Buildings C & D
Site Plan Submittal**

Dear Justin:

Attached is an application for a Site Plan to propose a non-residential development consisting of two approximately 30,000 SF buildings providing a mix of office and industrial uses located on 12 (+/-) acres of a portion of parcel number 05962-002-000. The proposed buildings are immediately north of the buildings proposed in Phase 1 and currently under construction. The proposed mix of uses will serve the US 441 corporate corridor within the City of Alachua.

The application includes the required materials outlined in the City's technical checklist for site plan submittals.

If you have any questions regarding the project, please feel free to contact my office at 352-373-3541.

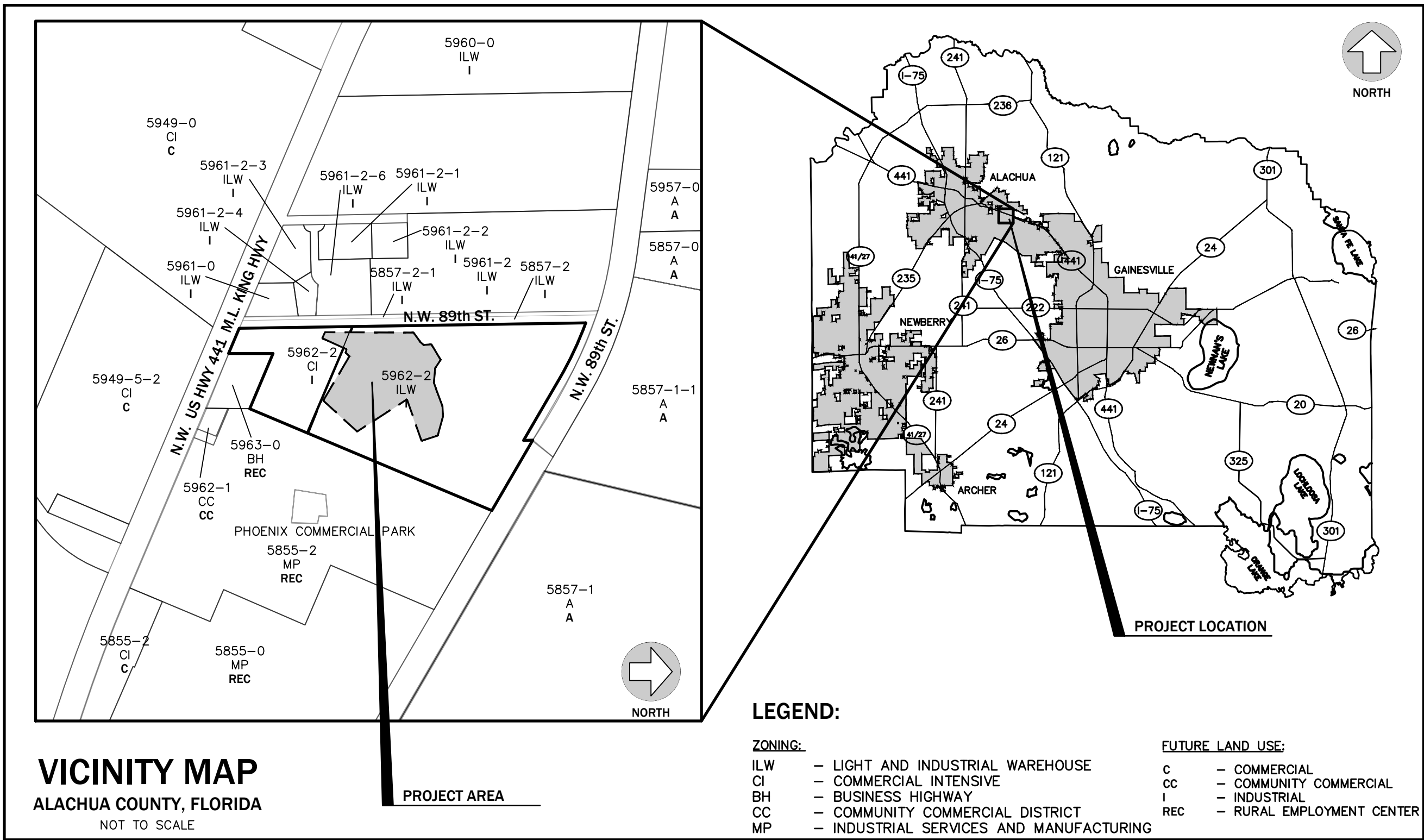
Regards,

Clay Sweger, AICP, LEED AP
Principal / Director of Planning

SAN FELASCO TECH CITY - PHASE 2

CITY OF ALACHUA, FLORIDA

DEVELOPMENT INFORMATION		
1.	PROJECT OWNER:	LASER INVESTMENT GROUP, LLC 3201 SW 42ND STR, SUITE 2 GAINESVILLE, FLORIDA 32608
2.	NAME OF PROJECT:	SAN FELASCO TECH CITY - PHASE 2
3.	PROJECT DESCRIPTION:	CONSTRUCTION OF A 6,000 S.F. OFFICE BUILDING AND TWO 30,100 S.F. BUILDINGS FOR R&D AND STORAGE WAREHOUSE USE, AND ASSOCIATED INFRASTRUCTURE IMPROVEMENTS
4.	PROJECT ADDRESS:	13025 AND 13051 NW US HWY 441
5.	TAX PARCEL NUMBER:	05962-002-000 (PORTION OF)
6.	SECTION/TOWNSHIP/RANGE:	SECTION 20, TOWNSHIP 08 SOUTH, RANGE 19 EAST
7.	ZONING:	COMMERCIAL INTENSIVE, LIGHT AND INDUSTRIAL WAREHOUSE
8.	FUTURE LAND USE DESIGNATION:	COMMERCIAL, INDUSTRIAL
9.	A FLOOD PLAIN IS LOCATED WITHIN THE PARCEL, BUT NO IMPACT IS PROPOSED WITH THIS PHASE OF THE PROJECT.	
10.	IRRIGATION SYSTEM IS PROVIDED FOR LANDSCAPED AREAS	
11.	THE PROJECT SITE WILL MEET ALL NPDES CRITERIA DURING AND AFTER CONSTRUCTION.	



LEGAL DESCRIPTION

LEGAL DESCRIPTION: (PER OFFICIAL RECORDS BOOK 3842, PAGE 1386)

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND IRON PIN MARKING THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE WEST A DISTANCE OF 1313.40 FEET TO A POINT; THENCE NORTH A DISTANCE OF 218.99 FEET TO A FOUND 3/4" IRON PIN MARKING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 441 (200 FOOT RIGHT-OF-WAY); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE; NORTH 72 DEG. 51 MIN. 49 SEC. WEST A DISTANCE OF 171.11 FEET TO A FOUND 5/8 INCH IRON PIN (FLORIDA D.O.T.) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; HAVING A DELTA OF 06 DEG. 52 MIN. 05 SEC., A RADIUS OF 11424.66 FEET AND A CHORD BEARING NORTH 89 DEG. 24 MIN. 13 SEC. WEST, 1368.62 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 1369.44 FEET TO A FOUND 6" X 6" CONCRETE MONUMENT (FLORIDA D.O.T.); THENCE NORTH 65 DEG. 59 MIN. 42 SEC. WEST A DISTANCE OF 1385.74 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524); THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 22 DEG. 09 MIN. 10 SEC. EAST A DISTANCE OF 159.44 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524); THENCE NORTH 66 DEG. 13 MIN. 12 SEC. WEST A DISTANCE OF 229.98 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524); THENCE NORTH 01 DEG. 33 MIN. 25 SEC. EAST A DISTANCE OF 169.02 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT (PLS #940) MARKING THE POINT OF BEGINNING; THENCE NORTH 23 DEG. 50 MIN. 23 SEC. EAST A DISTANCE OF 2014.63 FEET TO A SET 5/8 INCH REBAR AND CAP (#3524) MARKING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SEABOARD COAST LINE RAILROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SEABOARD COAST LINE RAILROAD, NORTH 58 DEG. 44 MIN. 53 SEC. WEST A DISTANCE OF 624.24 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524); THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00 DEG. 37 MIN. 49 SEC. EAST A DISTANCE OF 70.65 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524); THENCE NORTH 58 DEG. 44 MIN. 53 SEC. WEST A DISTANCE OF 547.93 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524) MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; HAVING A DELTA OF 10 DEG. 00 MIN. 21 SEC., A RADIUS OF 2712.57 FEET AND A CHORD BEARING NORTH 63 DEG. 45 MIN. 03 SEC. WEST, 473.11 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 473.71 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524); THENCE SOUTH 00 DEG. 08 MIN. 45 SEC. WEST A DISTANCE OF 2857.79 FEET TO A FOUND 5/8 INCH REBAR AND CAP (#3524) MARKING A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 441; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 66 DEG. 00 MIN. 09 SEC. EAST A DISTANCE OF 209.40 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 01 DEG. 07 MIN. 22 SEC. EAST A DISTANCE OF 340.98 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT; THENCE SOUTH 65 DEG. 57 MIN. 03 SEC. EAST A DISTANCE OF 460.08 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE AND UNRESTRICTED EASEMENT OVER, UNDER AND ACROSS THE FOLLOWING TWO PARCELS OF REAL PROPERTY.

EASEMENT PARCEL #1

COMMENCE AT THE HALF MILE CORNER OR THE NORTH LINE OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND RUN SOUTH 499.11 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN, SOUTH 81 DEG. 45' 10" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 2797.03 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS AT 2764.93 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 498.99 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF GENERAL ELECTRIC CO. PROPERTY, SAID POINT BEING THE P.O.B.; THENCE CONTINUE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY AN ARC DISTANCE OF 31.68 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 71 DEG. 08' 52" EAST 31.68 FEET TO THE P.O.B.; THENCE CONTINUE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 582.25 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 64 DEG. 45' 10" EAST 581.11 FEET TO THE P.T. OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE SOUTH 58 DEG. 43' 12" EAST 510.61 FEET; THENCE RUN SOUTH 00 DEG. 37' 54" EAST 70.68 FEET; THENCE RUN NORTH 58 DEG. 43' 12" WEST PARALLEL WITH AND 60 FEET FROM THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, 547.97 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS AT 2704.93 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 484.91 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 63 DEG. 51' 21" WEST 484.26 FEET; THENCE RUN SOUTH 08 DEG. 08' 45" WEST PARALLEL WITH AND 90 FEET EAST OF THE WEST LINE OF SAID G. E. PROPERTY 2659.10 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NO. 25); THENCE RUN NORTH 66 DEG. 00' 06" WEST ALONG SAID RIGHT-OF-WAY LINE 65.6 FEET; THENCE RUN NORTH 00 DEG. 08' 45" EAST 2718.2 FEET TO THE P.O.B. BEING AND LYING IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

EASEMENT PARCEL #1

COMMENCE AT THE HALF MILE CORNER OR THE NORTH LINE OR SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST AND RUN SOUTH 499.11 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN SOUTH 81 DEG. 45' 18" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 2797.03 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2764.93 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 498.99 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF GENERAL ELECTRIC CO. PROPERTY; THENCE CONTINUE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 31.68 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 71 DEG. 08' 52" EAST 31.68 FEET TO THE P.O.B.; THENCE CONTINUE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AN ARC DISTANCE OF 582.25 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 64 DEG. 45' 10" EAST 581.11 FEET TO THE P.T. OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE SOUTH 58 DEG. 43' 12" EAST 510.61 FEET; THENCE RUN SOUTH 00 DEG. 37' 54" EAST 70.68 FEET; THENCE RUN NORTH 58 DEG. 43' 12" WEST PARALLEL WITH AND 60 FEET FROM THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, 547.97 FEET TO THE P.C. OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS AT 2704.93 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 484.91 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 63 DEG. 51' 21" WEST 484.26 FEET; THENCE RUN SOUTH 08 DEG. 08' 45" WEST PARALLEL WITH AND 90 FEET EAST OF THE WEST LINE OF SAID G. E. PROPERTY 2659.10 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441 (STATE ROAD NO. 25); THENCE RUN NORTH 66 DEG. 00' 06" WEST ALONG SAID RIGHT-OF-WAY LINE 65.6 FEET; THENCE RUN NORTH 00 DEG. 08' 45" EAST 2718.2 FEET TO THE P.O.B. BEING AND LYING IN SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

PROJECT AREA IMPERVIOUS AREA CALCULATIONS				
#	DESCRIPTION	SQUARE FOOTAGE (S.F.)	ACREAGE (AC.)	PERCENTAGE (%)
1.	TOTAL PROJECT AREA:	554,717 S.F.	12.73 AC.	100.00%
2.	PROPOSED BUILDING COVERAGE:	66,200 S.F.	1.52 AC.	11.64%
3.	PAVEMENT AND SIDEWALK AREA:	109,062 S.F.	2.50 AC.	19.64%
4.	TOTAL IMPERVIOUS AREA:	175,226 S.F.	4.02 AC.	31.58%
5.	OPEN AREA:	379,491 S.F.	8.71 AC.	68.42%
6.	FLOOR TO AREA RATIO:	65,300 BUILDING AREA SF: 554,717 PROJECT AREA SF=0.12		

TOTAL SITE IMPERVIOUS AREA CALCULATIONS				
#	DESCRIPTION	SQUARE FOOTAGE (S.F.)	ACREAGE (AC.)	PERCENTAGE (%)
1.	TOTAL SITE AREA:	2,411,418 S.F.	55.36 AC.	100.00%
2.	TOTAL BUILDING COVERAGE:	126,400 S.F.	2.90 AC.	5.24%
3.	TOTAL PAVEMENT AND SIDEWALK AREA:	228,228 S.F.	5.24 AC.	9.47%
4.	TOTAL IMPERVIOUS AREA:	354,592 S.F.	8.14 AC.	14.70%

PARKING CALCULATIONS					
#	DESCRIPTION	CRITERIA	REQUIRED		PROVIDED
1.)	VEHICULAR PARKING		(MIN.)	(MAX.)	
	OFFICE BUILDING	1 PARKING SPACE PER 330 SF OFFICE X 6,000 S.F.	18	23	SEE TOTAL BELOW
	BUILDING C	1 PARKING SPACE PER 350 SF AREA OFFICES, LABORATORIES, AND SPACES SUPPORTING OFFICES AND LABORATORIES X 25,500 S.F.	73	91	SEE TOTAL BELOW
		1 PARKING SPACE PER 1,000 SF LIGHT MANUFACTURING X 4,600 S.F.	5	6	SEE TOTAL BELOW
	BUILDING D	1 PARKING SPACE PER 350 SF AREA OFFICES, LABORATORIES, AND SPACES SUPPORTING OFFICES AND LABORATORIES X 25,500 S.F.	73	91	SEE TOTAL BELOW
		1 PARKING SPACE PER 1,000 SF LIGHT MANUFACTURING X 4,600 S.F.	5	6	SEE TOTAL BELOW
		TOTAL	174	217	175 INCLUDING 8 HANDICAP SPACES
2.)	BICYCLE PARKING	10% OF REQUIRED NUMBER OF VEHICLE PARKING	174 SPACES X 0.10= 17 SPACES	N/A	20 SPACES & 10 RACKS
3.)	MOTORCYCLE PARKING	N/A	N/A	N/A	N/A

TRIP GENERATION							
SOURCE: ITE TRIP GENERATION, 10TH EDITION							
ITE 770 - BUSINESS PARK							
66,200	SF						
PERIOD		RATE	PER UNIT	TRIPS	TRIP DISTRIBUTION		PROJECTED TRIPS
AM		0.40	66.20	26	ENTER	EXIT	IN OUT
PM		0.42	66.20	28	0.46	0.54	13 15
AVG		12.44	66.20	824	0.50	0.50	412 412

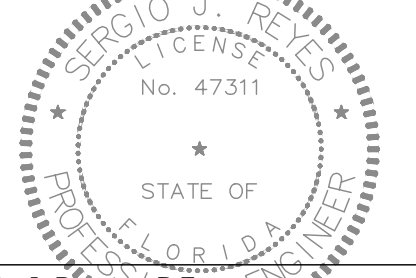
ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS							
SEGMENT ID:	SEGMENT LIMITS:	LOS-D	EXISTING	RES'VD	PROJECTED TRIPS	AVAILABLE	
U.S. HWY 441 (3/4)	FROM NW 126TH AVE TO SR 235	AADT	45,700	18,579	1,746	412	24,963
	PEAK HOUR	4,110	1,765	250	16	2,079	

SOURCE: CITY OF ALACHUA PLANNING DEPARTMENT AS OF MARCH 2019



No.	Date	Comment

Professional Engineer of Record:



Sergio J. Reyes, P.E. 47311
Engineer Certificate No.

Project No: 18-162

Project phase: CITY SUBMITTAL

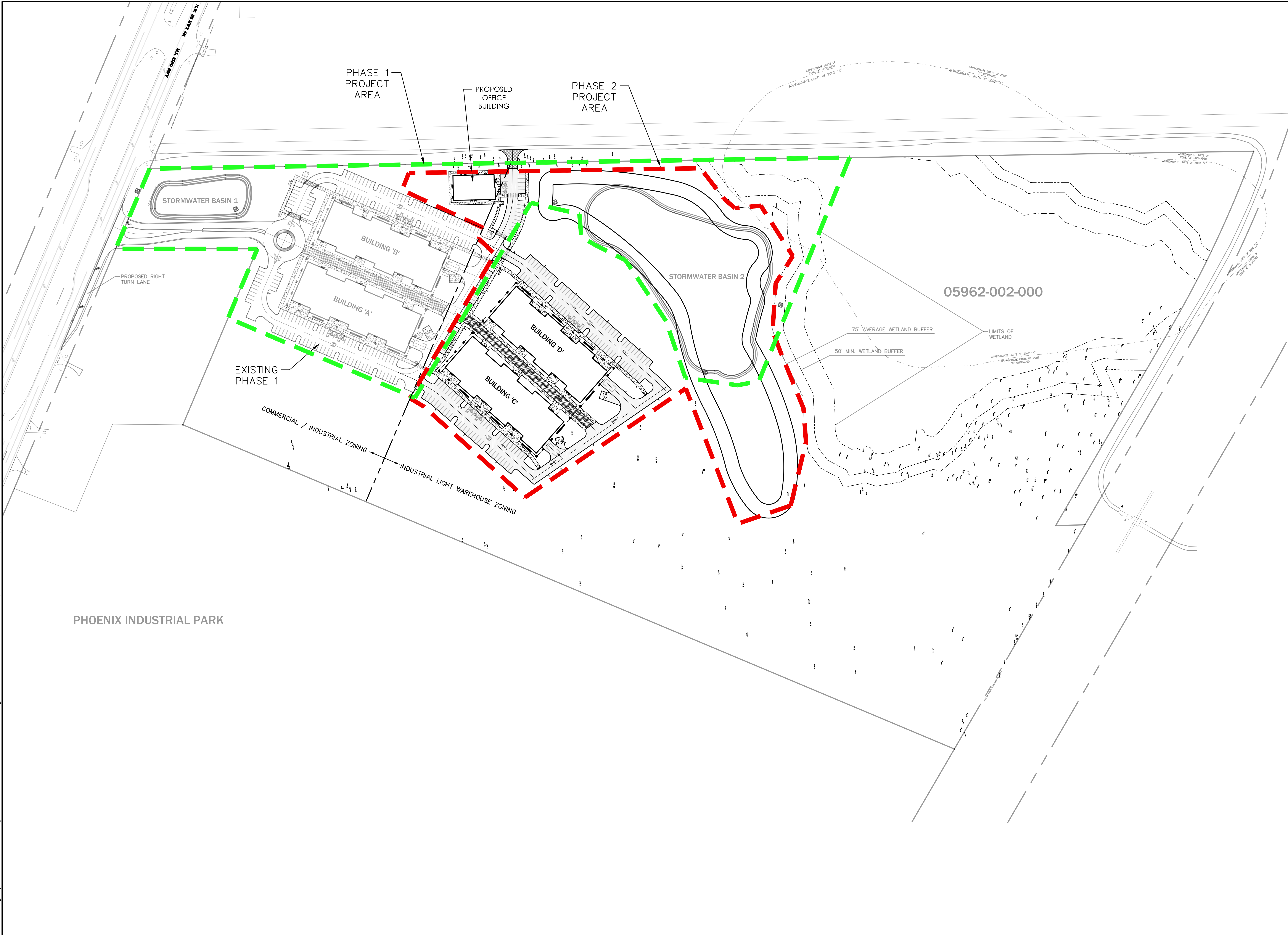
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Sheet title: COVER SHEET

Designed: DJM Sheet No.:
Drawn: JAB/MAB
Checked: SJR
Date: 03/26/19

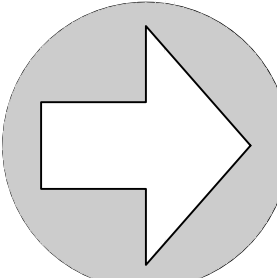
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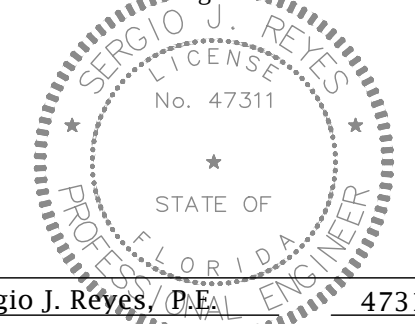
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NORTH
SCALE: 1" = 100'
0 50 100 200
GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:



Sergio J. Reyes, P.E. 47311
Engineer Certificate No.

Project No: 18-162

Project phase: CITY SUBMITTAL

Project title: SAN FELASCO TECH CITY
PHASE 2
CITY OF ALACHUA,
FLORIDA

Sheet title: OVERALL DEVELOPMENT PLAN

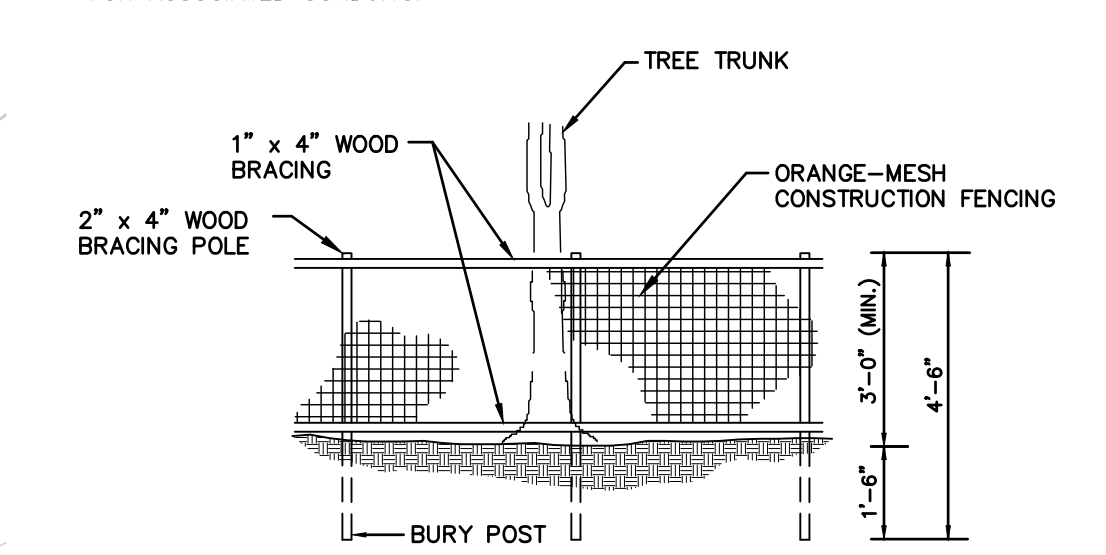
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Checked: SJR	
Date: 03/26/19	

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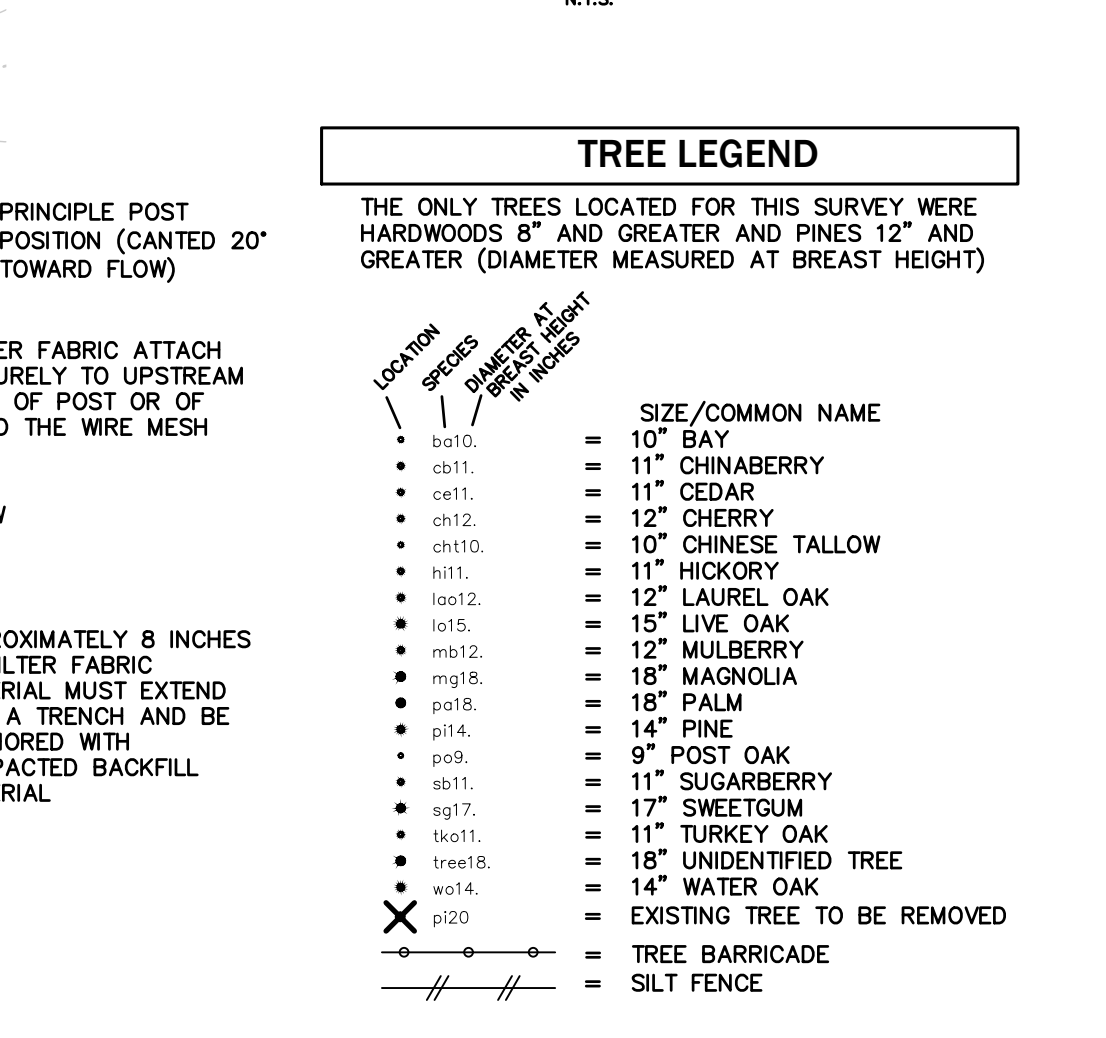
DEMOLITION NOTES

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.



- ### 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 3 FEET TALL, WITH CORNER POSTS OF 2" X 4" WOOD INSERTED AT LEAST ONE AND A HALF (1-1/2) FEET DEEP. THE TWO ROWS OF SIDE SLATS MUST BE 1" X 4" AND BE MARKED WITH PLASTIC RIBBONS OR MESH FENCING FOR VISIBILITY.
 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.

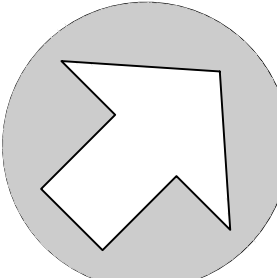
TREE BARRICADE FENCING DETAIL





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NORTH

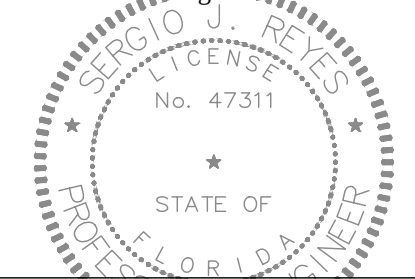
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GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:



Sergio J. Reyes, P.E. 47311
Engineer Certificate No.

Project No: 18-162

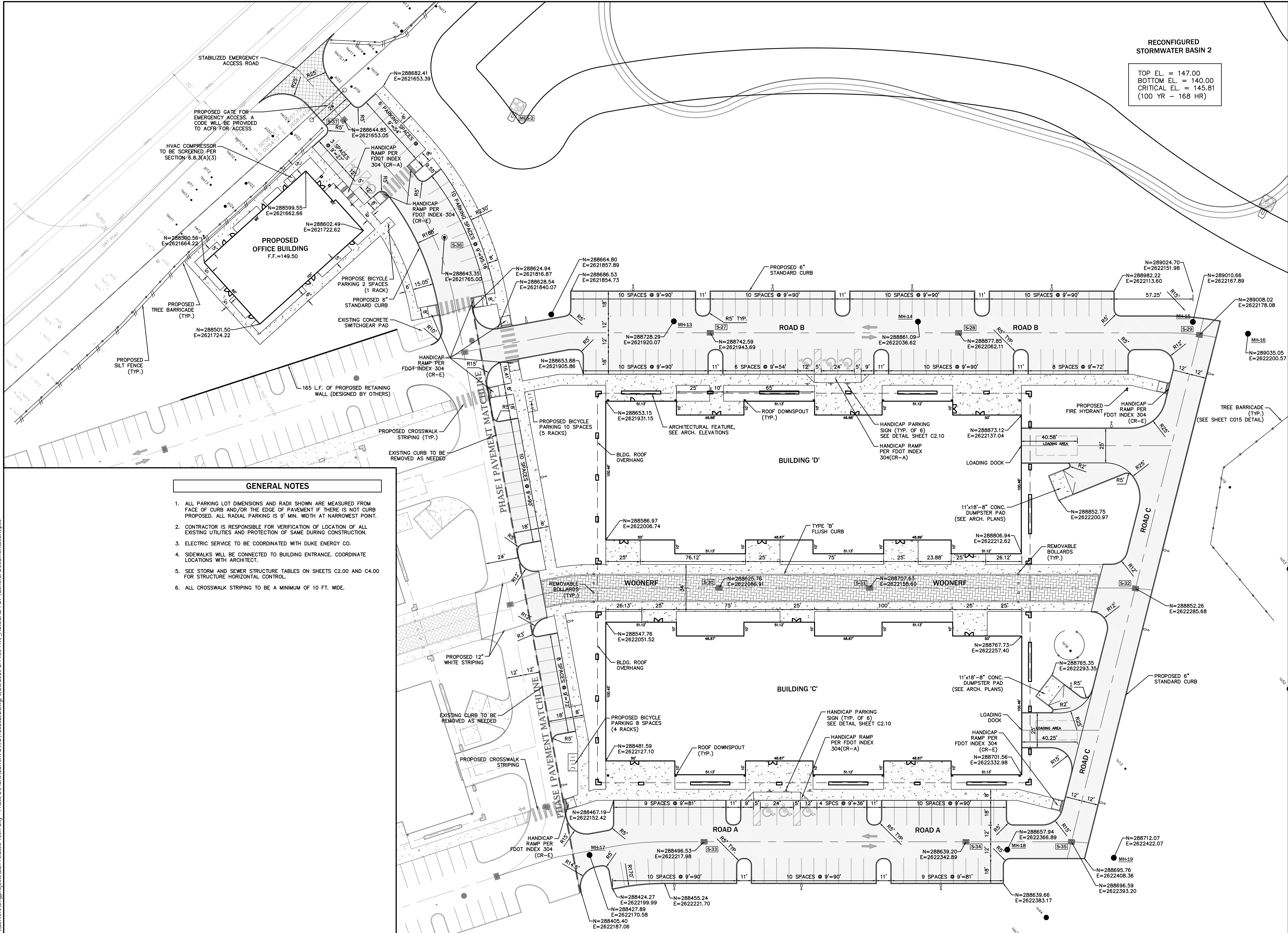
Project phase: CITY SUBMITTAL

Project title: SAN FELASCO TECH CITY PHASE 2 CITY OF ALACHUA, FLORIDA

Sheet title: TREE CLEARING PLAN

Designed: DJM	Sheet No:
Drawn: JAB/MAB	C015
Checked: SJR	
Date: 03/26/19	

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GENERAL NOTES

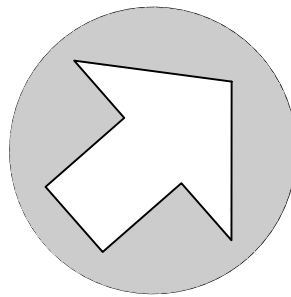
1. ALL PARKING LOT DIMENSIONS AND RADII SHOWN ARE MEASURED FROM FACE OF CURB AND/OR THE EDGE OF PAVEMENT IF THERE IS NOT CURB PROPOSED. ALL RADIAL PARKING IS 9' MIN. WIDTH AT NARROWEST POINT.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF LOCATION OF ALL EXISTING UTILITIES AND PROTECTION OF SAME DURING CONSTRUCTION.
3. ELECTRIC SERVICE TO BE COORDINATED WITH DUKE ENERGY CO.
4. SIDEWALKS WILL BE CONNECTED TO BUILDING ENTRANCE. COORDINATE LOCATIONS WITH ARCHITECT.
5. SEE STORM AND SEWER STRUCTURE TABLES ON SHEETS C2.00 AND C4.00 FOR STRUCTURE HORIZONTAL CONTROL.
6. ALL CROSSWALK STRIPING TO BE A MINIMUM OF 10 FT. WIDE.

RECONFIGURED
STORMWATER BASIN 2

TOP EL. = 147.00
BOTTOM EL. = 140.00
CRITICAL EL. = 145.81
(100 YR - 168 HR)

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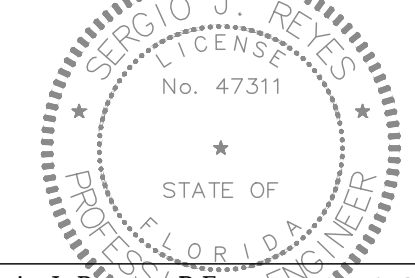
NORTH
SCALE: 1" = 30'

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GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:



Sergio J. Reyes, P.E. 47311
Engineer Certificate No.

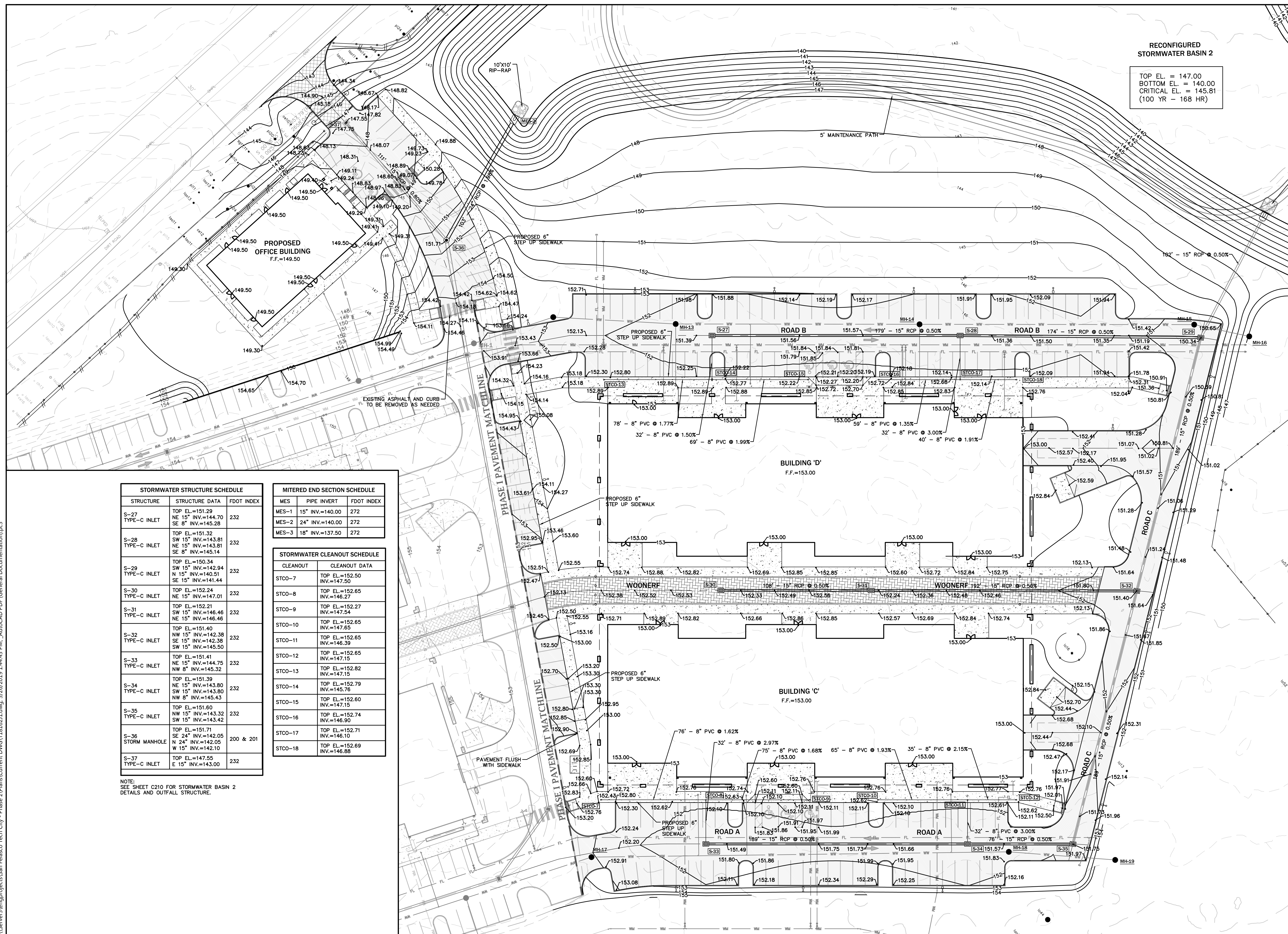
Project No: 18-162

Project phase: CITY SUBMITTAL

Project title: SAN FELASCO TECH CITY
PHASE 2
CITY OF ALACHUA,
FLORIDA

Sheet title: DIMENSION PLAN

Designed: DJM	Sheet No.:
Drawn: JAB/MAB	C101
Checked: SJR	
Date: 03/26/19	



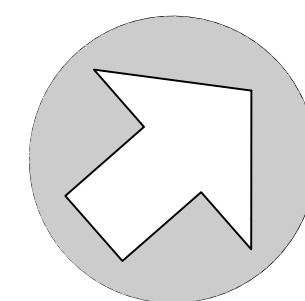
RECONFIGURED STORMWATER BASIN 2

TOP EL. = 147.00
BOTTOM EL. = 140.00
CRITICAL EL. = 145.81
(100 YR - 168 HR)



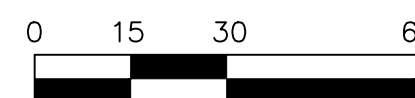
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NORTH

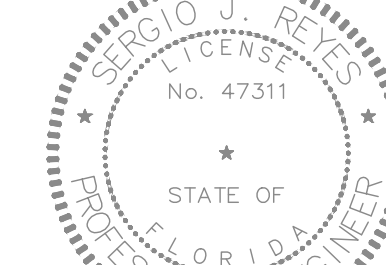
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GRAPHIC SCALE

[illegible]

Professional Engineer of Record:



Sergio J. Reyes, P.E. 47311
Engineer Certificate No.

Project No: 18-162

Project phase:

CITY SUBMITTAL

Project title:

SAN FELASCO TECH CITY
PHASE 2
CITY OF ALACHUA,
FLORIDA

Sheet title:

PAVING, GRADING, AND
DRAINAGE PLAN

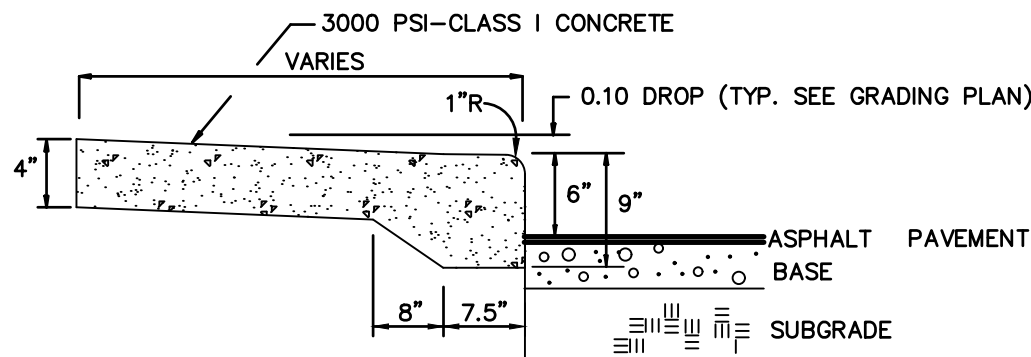
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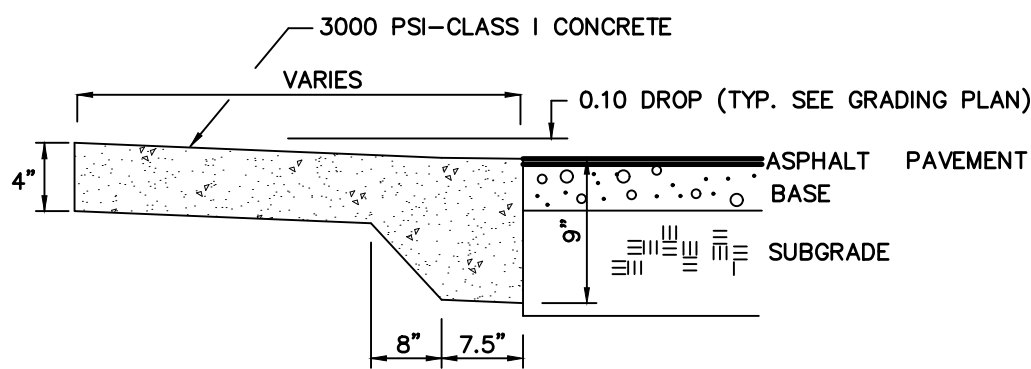
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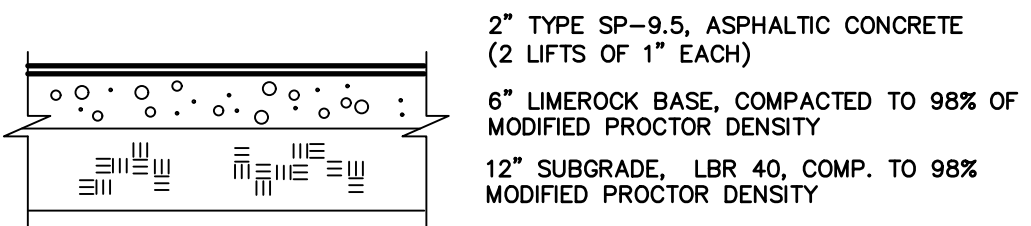
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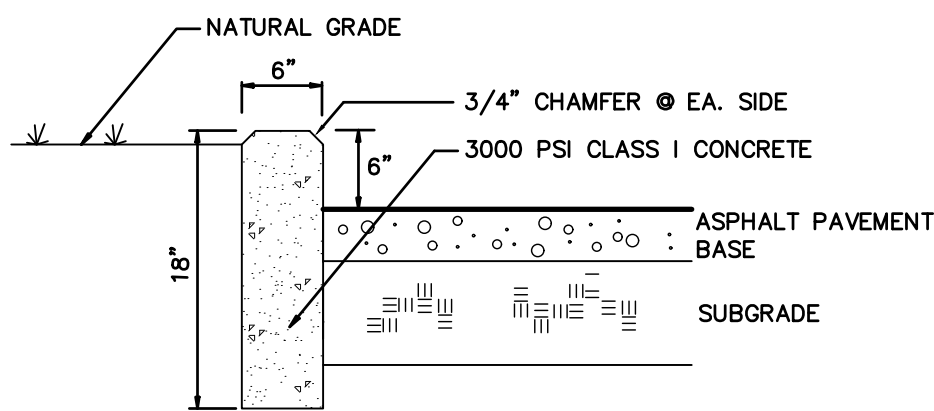
TYPICAL STEPUP SIDEWALK
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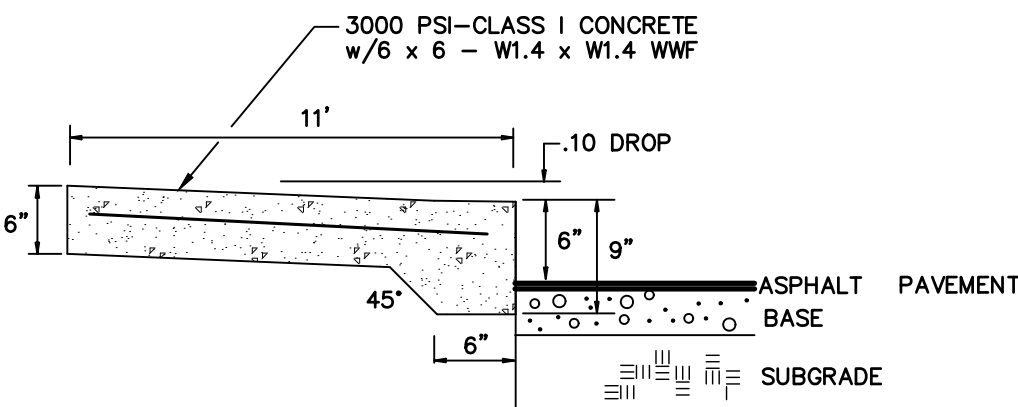
TYPICAL FLUSH SIDEWALK DETAIL
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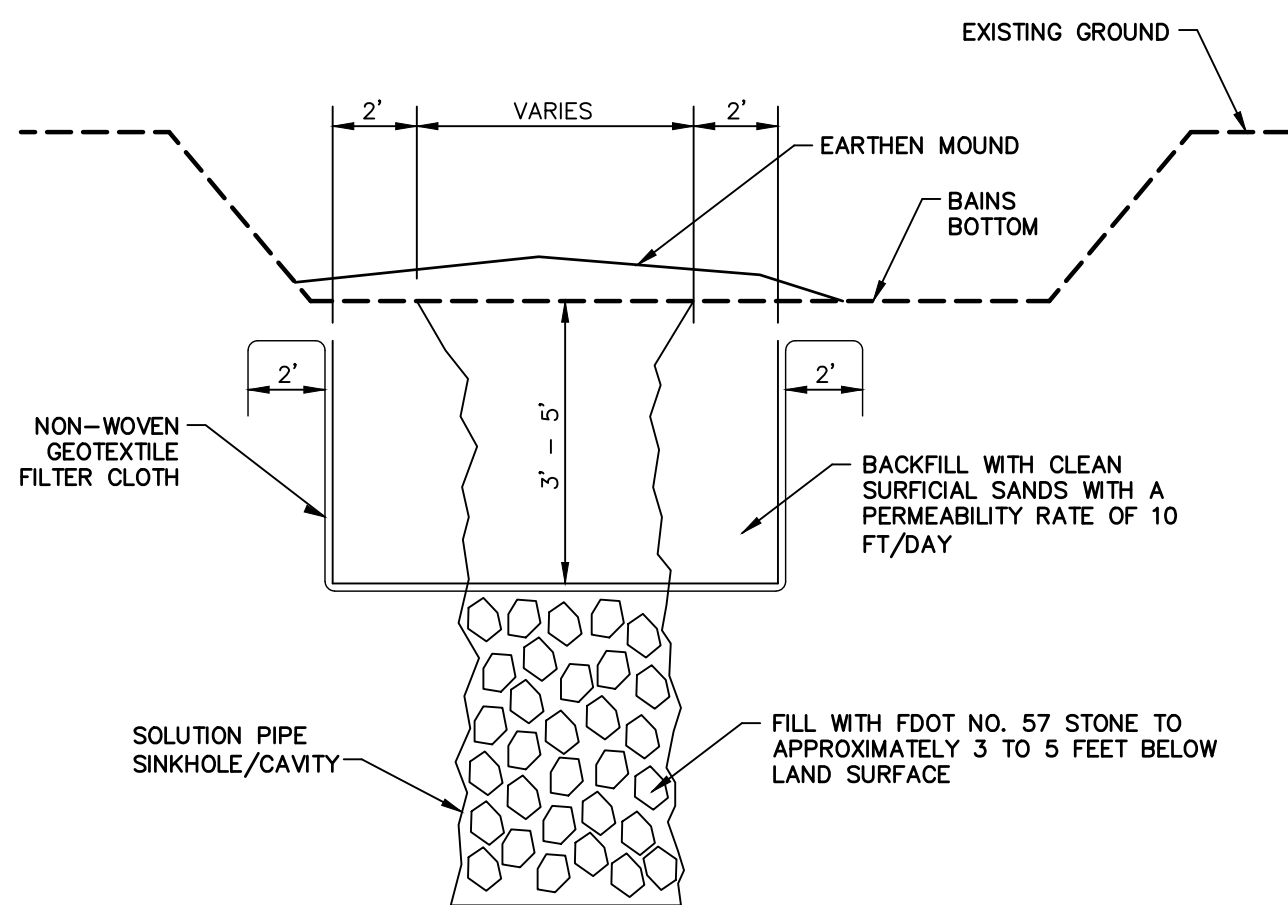
TYPICAL ASPHALT PAVEMENT DETAIL
N.T.S.



6\" STANDARD CURB DETAIL
N.T.S.

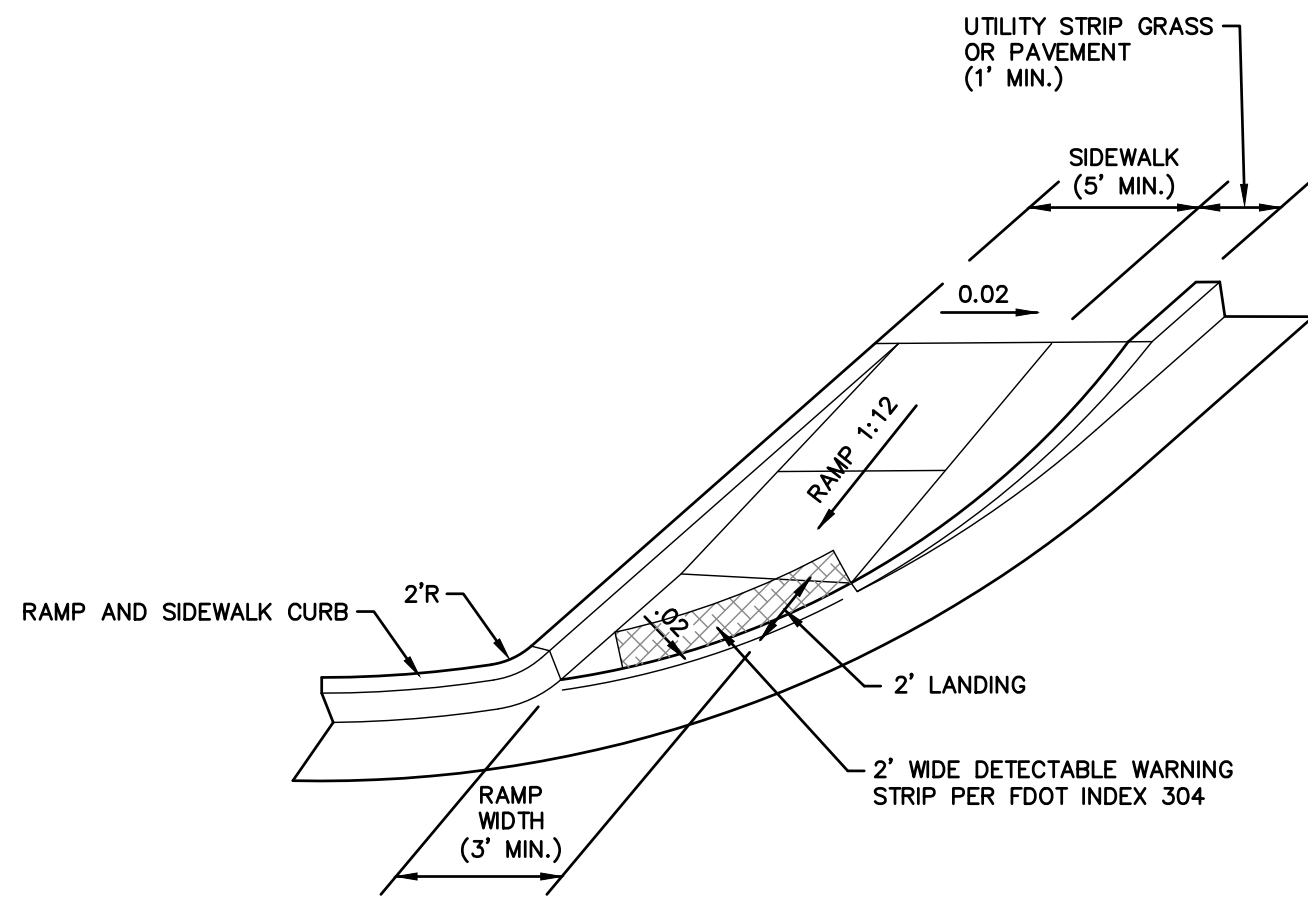


CONCRETE DUMPSTER PAD DETAIL
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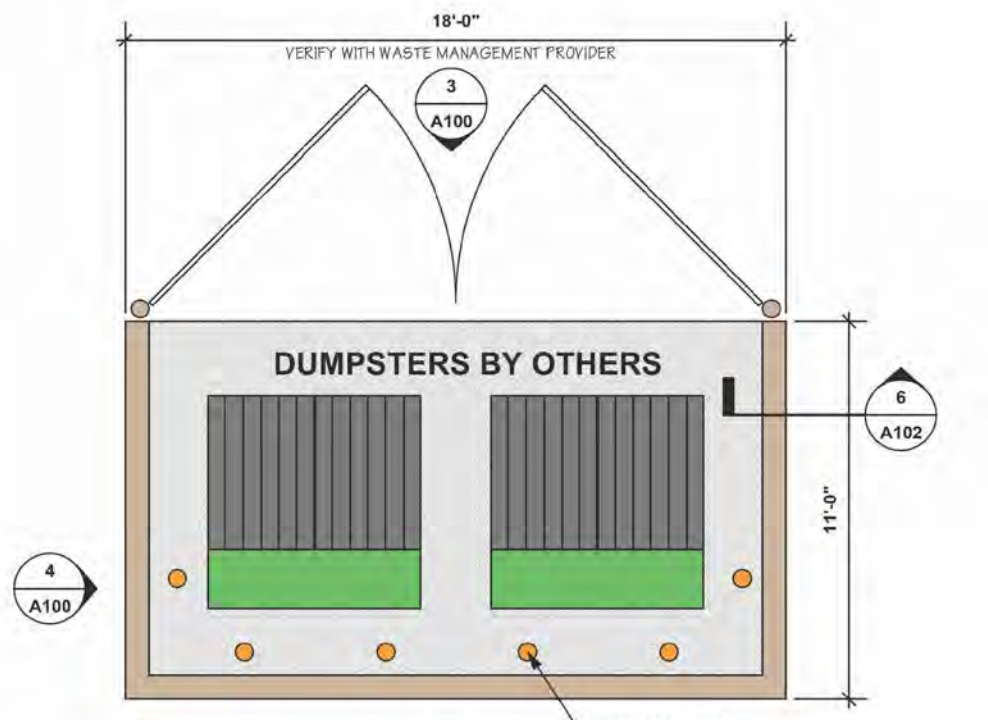


IF A SOLUTION PIPE SINKHOLE DOES FORM IN THE STORMWATER BASIN THEN THE SINKHOLE SHALL BE REPAIRED BY BACKFILLING WITH NO. 57 STONE TO APPROXIMATELY 3 TO 5 FEET BELOW LAND SURFACE. AN AREA AT LEAST 6' BEYOND THE EDGES OF THE CHIMNEY SHOULD BE EXCAVATED TO THE TOP OF THE GRAVEL. A NON-WOVEN GEOTEXTILE 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.

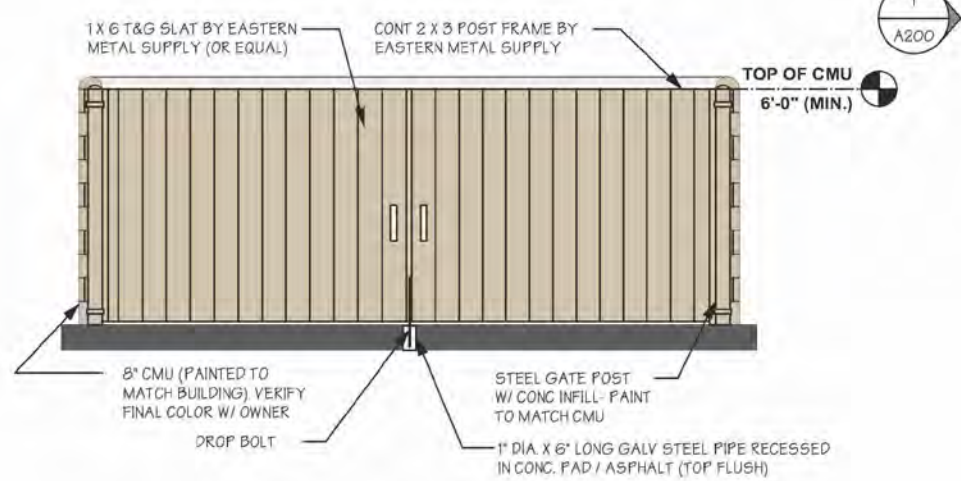
SOLUTION PIPE/CHIMNEY REPAIR DETAIL
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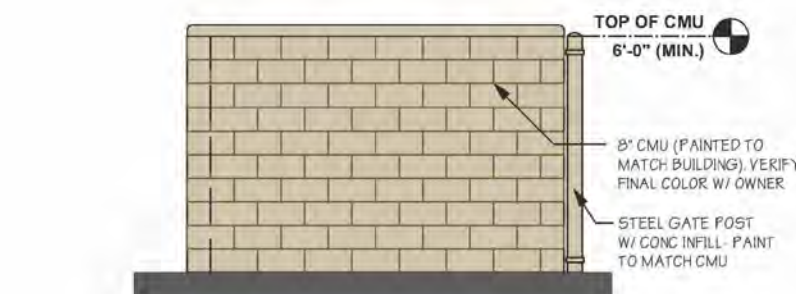
SIDEWALK CURB RAMPS-FDOT INDEX 304
N.T.S.



DUMPSTER ENCLOSURE PLAN
SCALE 1/4\"/>

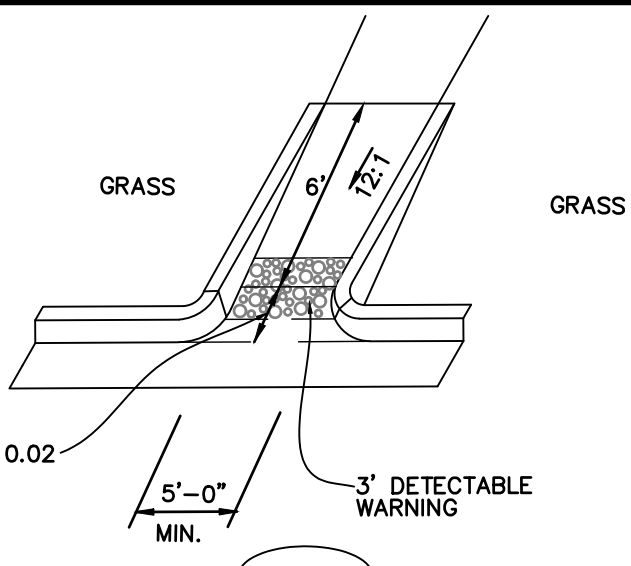


DUMPSTER ENCLOSURE ELEVATION
SCALE 1/4\"/>

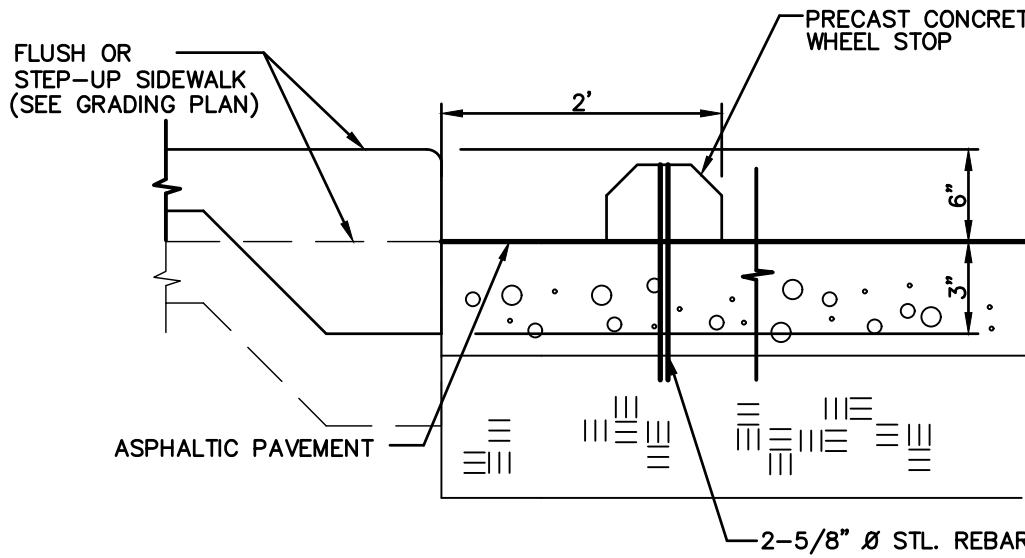


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SCALE 1/4\"/>

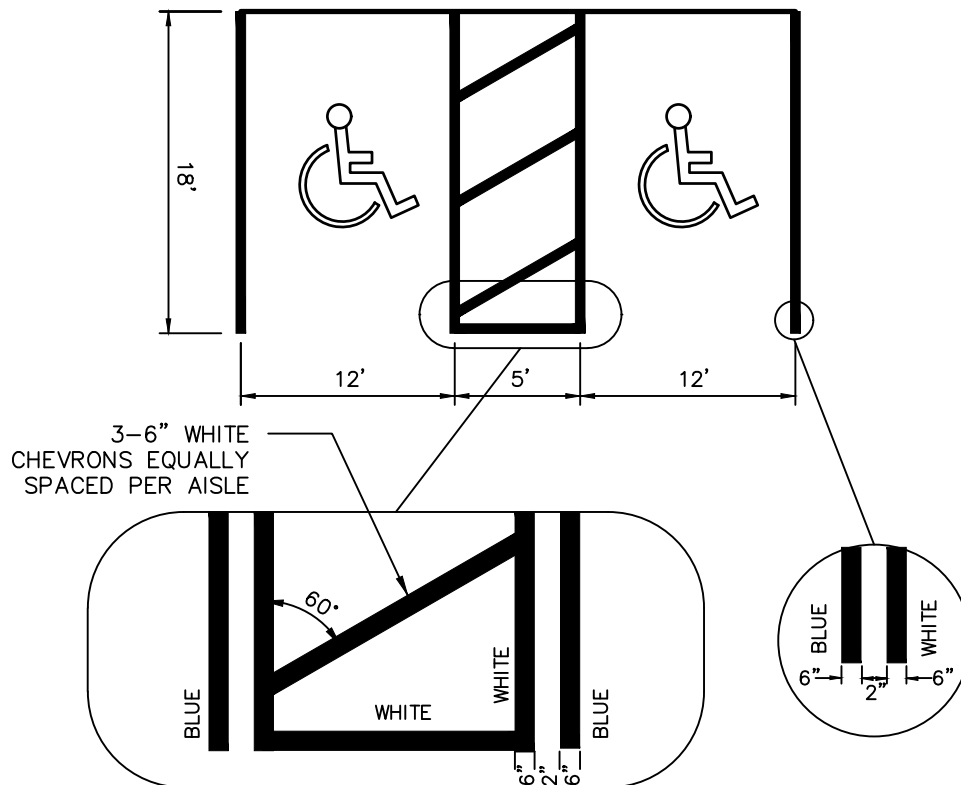
DUMPSTER SCREENING FENCE DETAIL (BY OTHERS)
N.T.S.



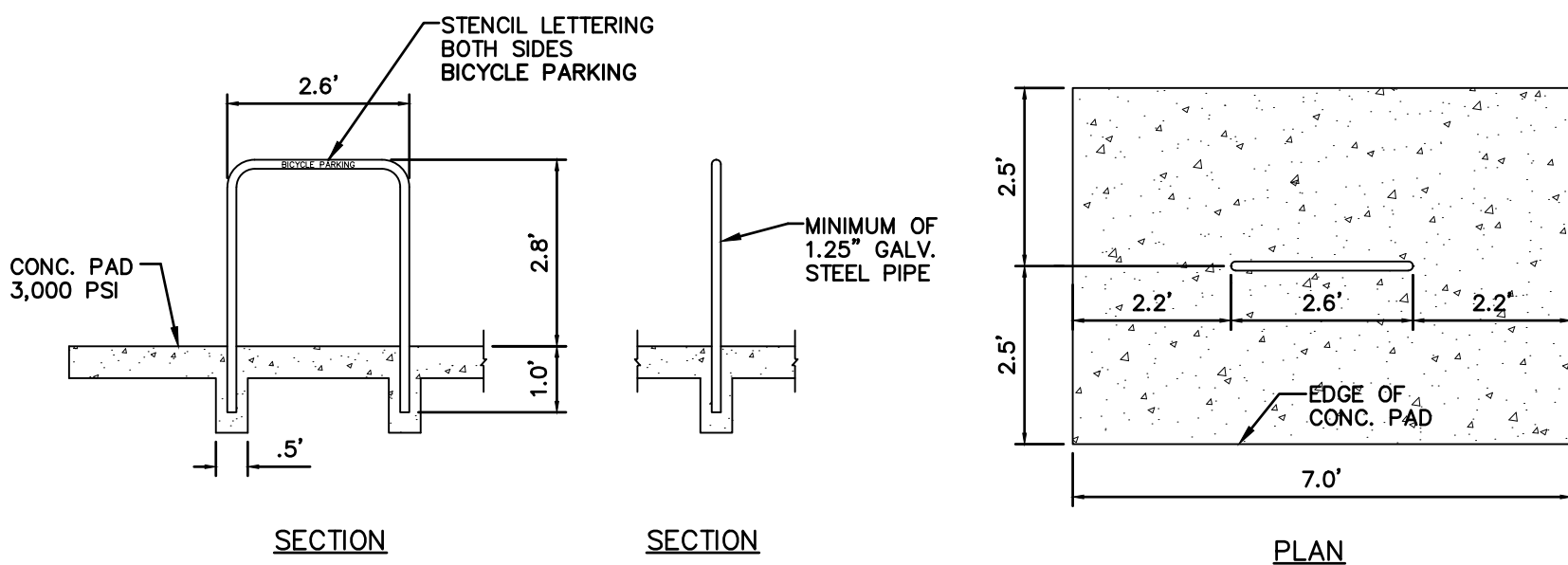
CURB RAMP (TYP.)
N.T.S.



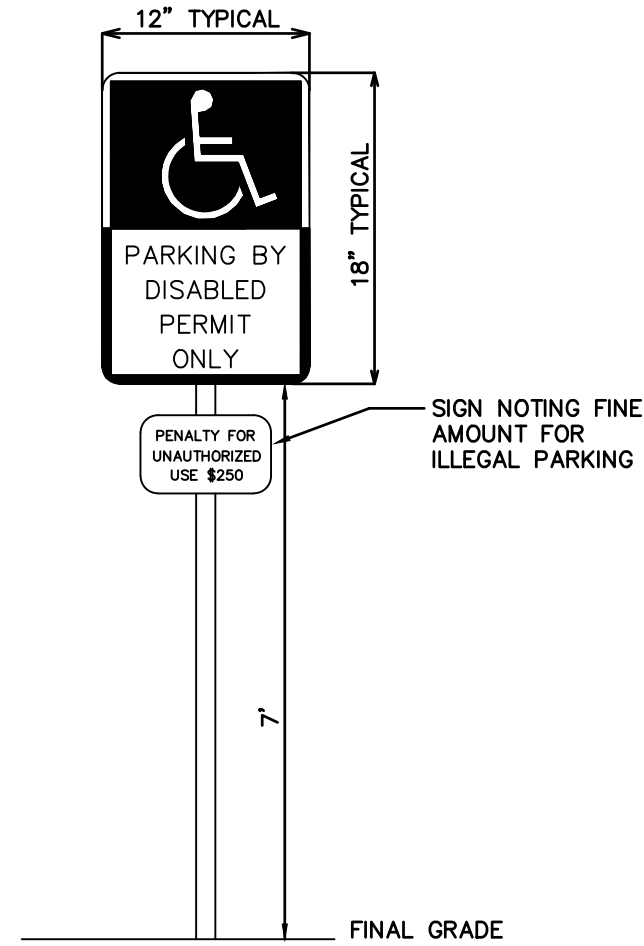
SIDEWALK W/ PREFAB WHEEL STOP
N.T.S.



HANDICAP STRIPING DETAIL
N.T.S.



BIKE RACK DETAIL
N.T.S.



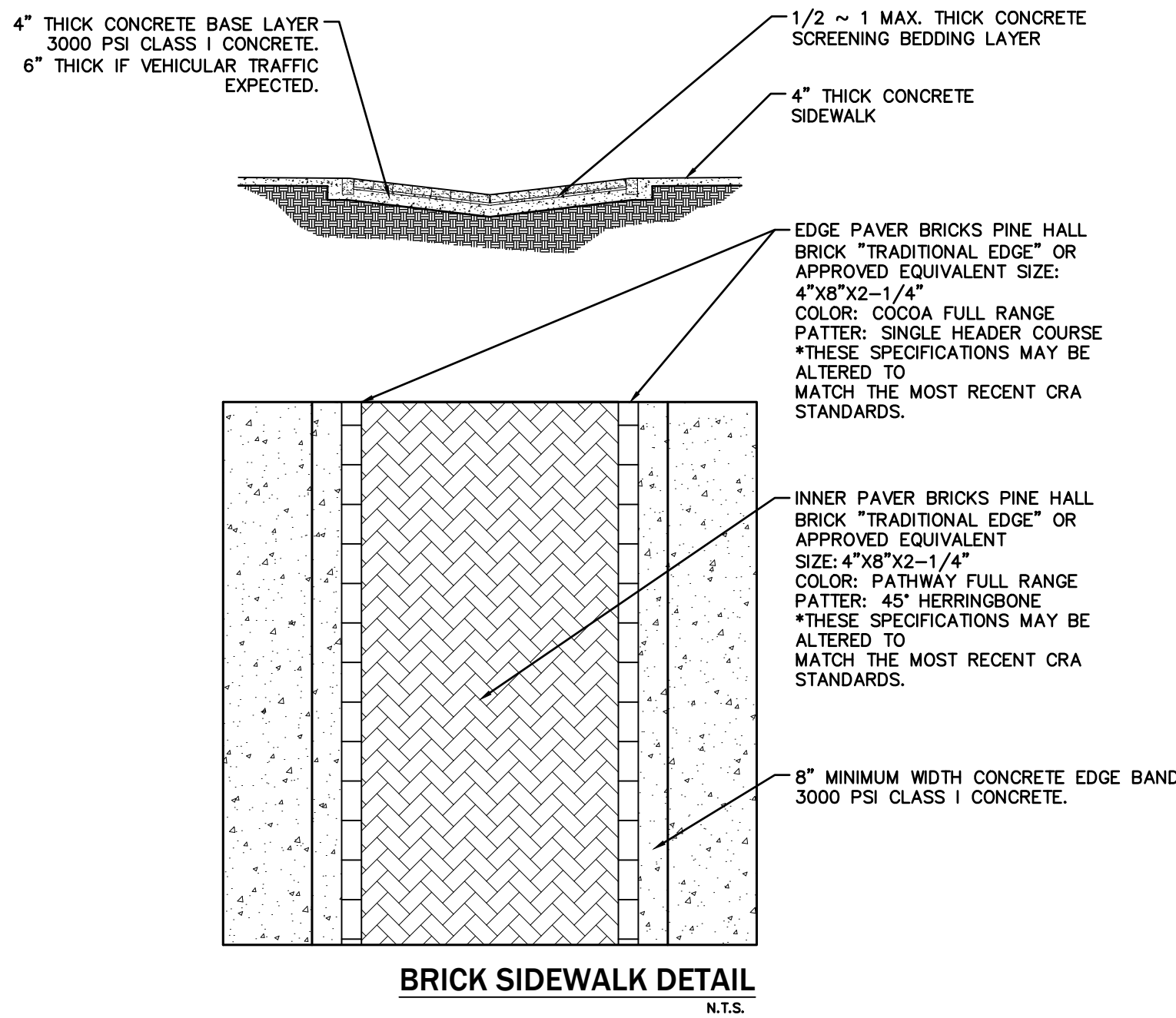
SIGN NOTES:

1. SIGN TO BE MADE OF 0.063" STEEL PAINTED WITH TRAFFIC PAINT
2. HANDICAP SIGN TO BE AS SHOWN ABOVE OR AS REQUIRED BY LOCAL CODE PAINT SIGN BLUE AND WHITE

HANDICAP PARKING SIGN DETAIL
N.T.S.

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. SOIL TESTING RESULTS SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION. TESTING RESULTS SHALL BE SUBMITTED FOR THE SUBGRADE AND BASE COURSE, IN ACCORDANCE WITH THE DESIGN SECTION. A MINIMUM OF 5 TEST LOCATIONS SHALL BE PROVIDED ONSITE. THE TESTING REPORT SHALL DENOTE THE TEST LOCATIONS. THE CONTRACTOR SHALL NOT PROCEED TO THE SUBSEQUENT PAVEMENT SECTION UNTIL TESTING RESULTS ARE APPROVED FOR PREVIOUS SECTION. ALL TESTING REQUIRED WITHIN THE COUNTY R/W SHALL BE COORDINATED WITH THE COUNTY INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING COST.
10. LANDSCAPING: FINAL GRADING IN OPEN AREAS AND LANDSCAPE ISLANDS SHALL BE COORDINATED WITH THE LANDSCAPE CONTRACTOR AND THE OWNER. THE CONTRACTOR SHALL ALSO COORDINATE THE PLACEMENT OF ANY IRRIGATION AND ELECTRICAL CONDUIT SLEEVES DURING CONSTRUCTION.
11. ROOF RUNOFF WILL BE DIRECTED TO THE STORMWATER SYSTEM IF A GUTTER COLLECTION SYSTEM IS NOT SHOWN IN THE PLANS. RUNOFF COLLECTION SHALL BE COORDINATED WITH THE ARCHITECT.
12. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS IS THE RESPONSIBILITY OF THE SITE WORK CONTRACTOR. SOIL IN AREAS TO BE LANDSCAPED SHALL BE UNCOMPACTED, SUITABLE FOR ROOT GROWTH WITH APPROPRIATE AMOUNTS OF ORGANIC MATTER, AND OF pH 5.5-6.5.
13. TREE BARRICADES MUST REMAIN IN PLACE AND IN THE DIMENSIONS SHOWN ON THE PLAN UNTIL LANDSCAPING BEGINS. SEE NOTE ON SHEET CO.20 AND THE DETAIL ON THE LANDSCAPE PLAN.



BRICK SIDEWALK DETAIL
N.T.S.

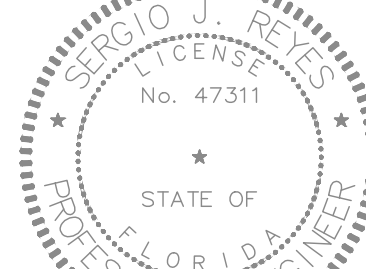


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2404 N.W. 43rd ST, GAINESVILLE, FLORIDA 32606-6602
TEL. (352) 373-3541 FAX (352) 373-7249
www.edafl.com mail@edafl.com

SCALES:
AS SHOWN

No.	Date	Comment

Professional Engineer of Record:



Sergio J. Reyes, P.E. 47311
Engineer Certificate No.

Project No: 18-162

Project phase: CITY SUBMITTAL

Project title:

SAN FELASCO TECH CITY
PHASE 2
CITY OF ALACHUA,
FLORIDA

Sheet title:

PAVING, GRADING, AND
DRAINAGE DETAILS

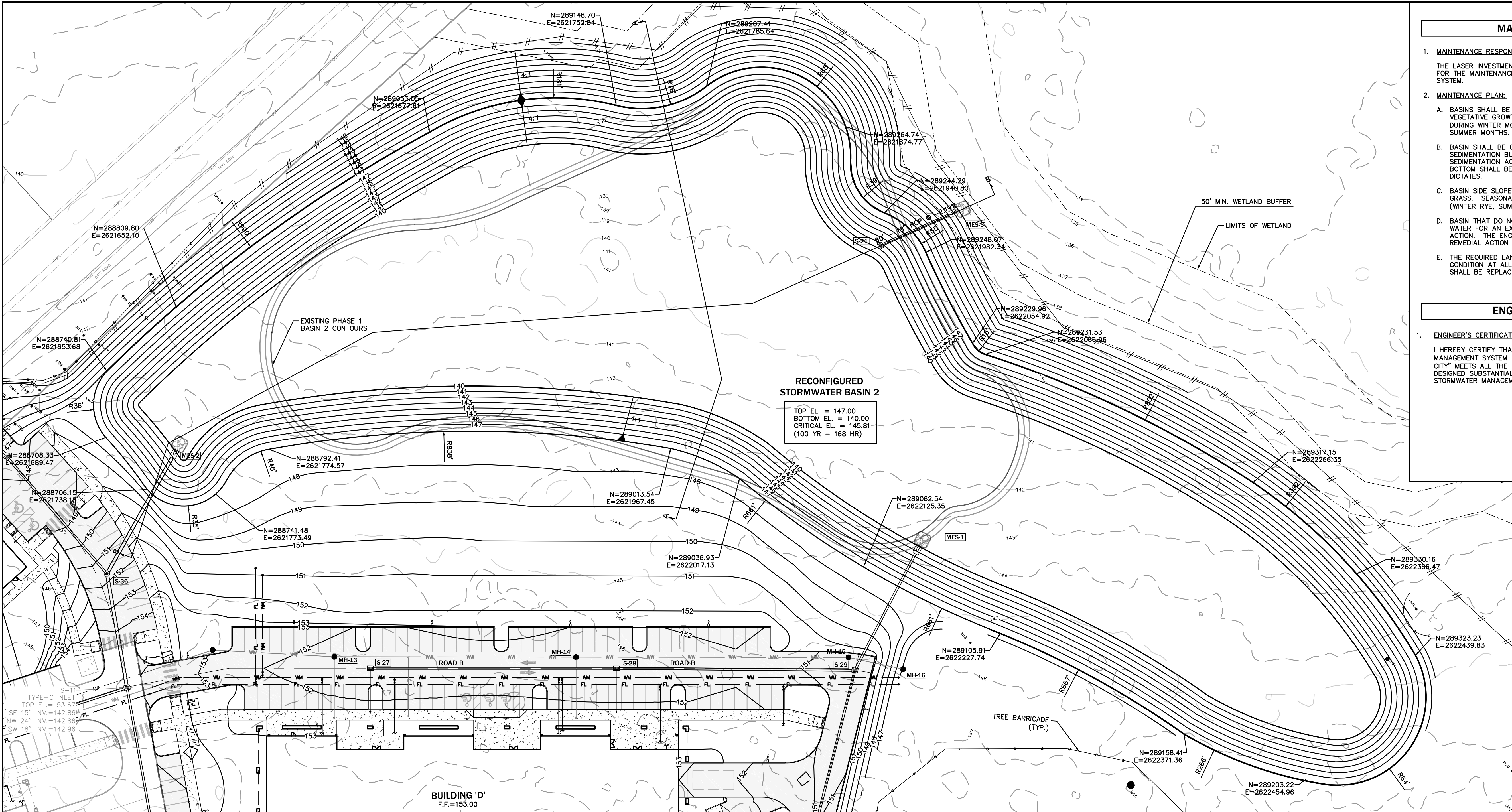
Designed: DJM Sheet No.:

Drawn: JAB/MAB

Checked: SJR

Date: 03/26/19

C205



MAINTENANCE NOTES

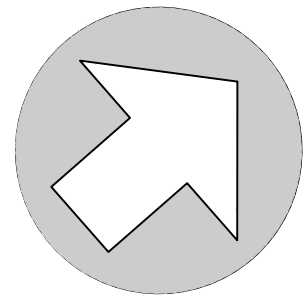
- MAINTENANCE RESPONSIBILITY:**
THE LASER INVESTMENT GROUP, LLC WILL BE THE ENTITY RESPONSIBLE FOR THE MAINTENANCE OF THE PROPOSED STORMWATER MANAGEMENT SYSTEM.
- MAINTENANCE PLAN:**
 - BASINS SHALL BE MOWED REGULARLY TO AVOID EXCESSIVE VEGETATIVE GROWTH. MOWING SCHEDULE SHOULD BE MONTHLY DURING WINTER MONTHS AND MORE FREQUENTLY (BIWEEKLY) DURING SUMMER MONTHS.
 - BASIN SHALL BE CLEANED OUT ANNUALLY OF ANY ACCUMULATED SEDIMENTATION BUILDUP. IF THE BASINS ARE SHOWING EXCESSIVE SEDIMENTATION ACCUMULATION AT THE BASIN BOTTOM, THE BASIN BOTTOM SHALL BE SCRAPED CLEAN MORE OFTEN AS THE CONDITION DICTATES.
 - BASIN SIDE SLOPES SHALL BE MAINTAINED WITH A GOOD STAND OF GRASS. SEASONAL GRASSES SHALL BE PLANTED TO AVOID EROSION (WINTER RYE, SUMMER MILLET).
 - BASIN THAT DO NOT DRAWDOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME MAY REQUIRE REMEDIAL ACTION. THE ENGINEER SHALL BE NOTIFIED TO HELP COORDINATE REMEDIAL ACTION IN THE EVENT THIS OCCURS.
 - THE REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A SOUND CONDITION AT ALL TIMES. ANY DEAD LANDSCAPING MATERIALS SHALL BE REPLACED IMMEDIATELY TO ASSURE PUBLIC SAFETY.

ENGINEER'S CERTIFICATION

1. **ENGINEER'S CERTIFICATION:**
I HEREBY CERTIFY THAT THE DESIGN OF THE STORMWATER MANAGEMENT SYSTEM FOR THE PROJECT KNOWN AS "SAN FELASCO TECH CITY" MEETS ALL THE REQUIREMENTS AND HAS BEEN DESIGNED SUBSTANTIALLY IN ACCORDANCE WITH THE CITY OF ALACHUA STORMWATER MANAGEMENT ORDINANCE.

SERGIO REYES, P.E.

MITERED END SECTION SCHEDULE		
MES	PIPE INVERT	FDOT INDEX
MES-1	15" INV.=140.00	272
MES-2	24" INV.=140.00	272
MES-3	18" INV.=137.50	272



NORTH

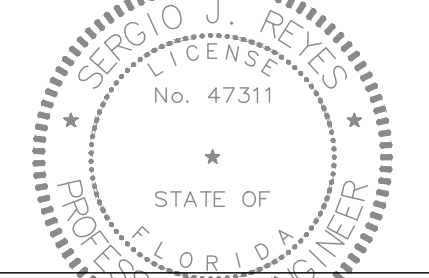
SCALE: 1" = 40'



GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:



Sergio J. Reyes, P.E. 47311
Engineer Certificate No.

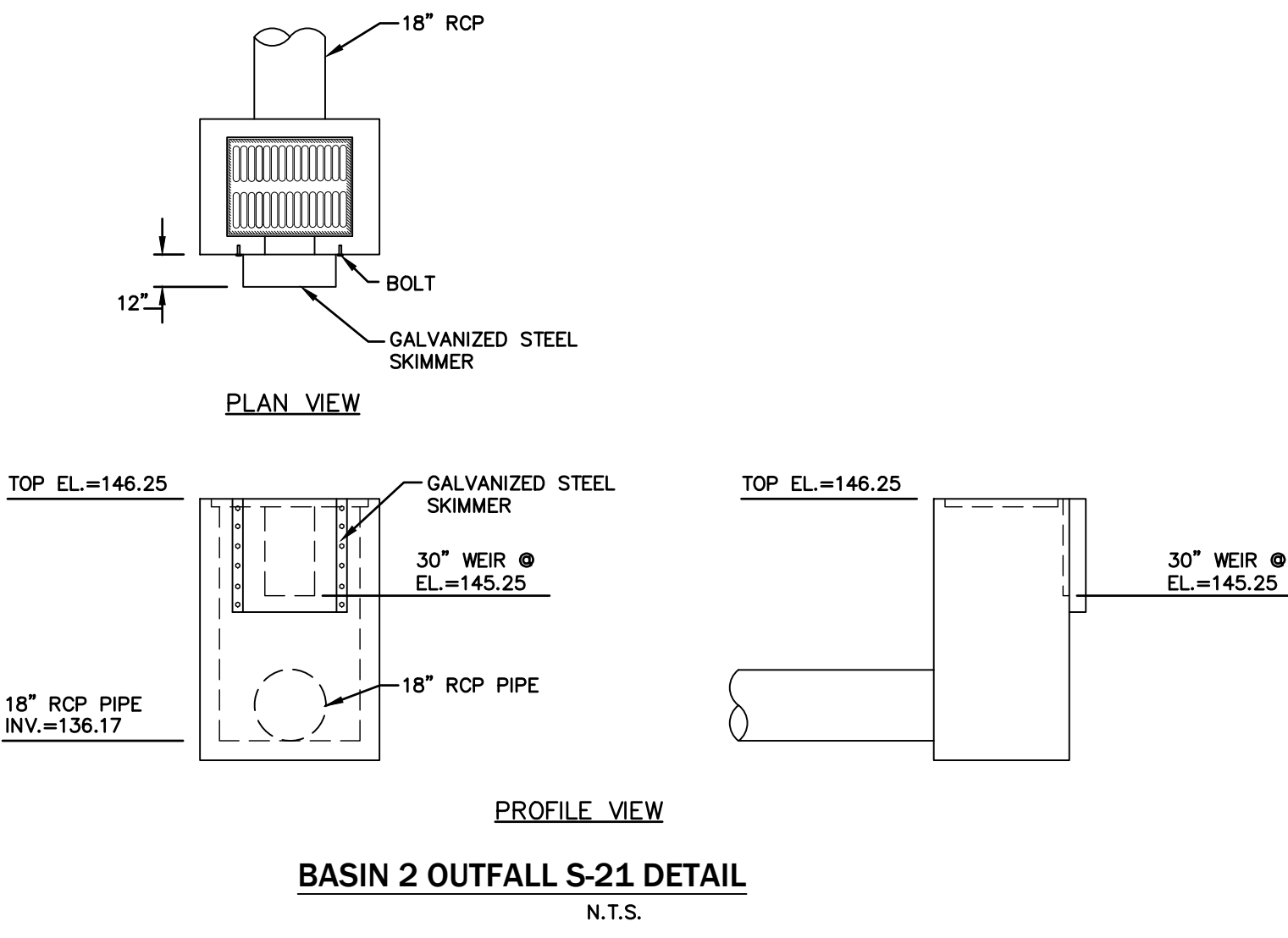
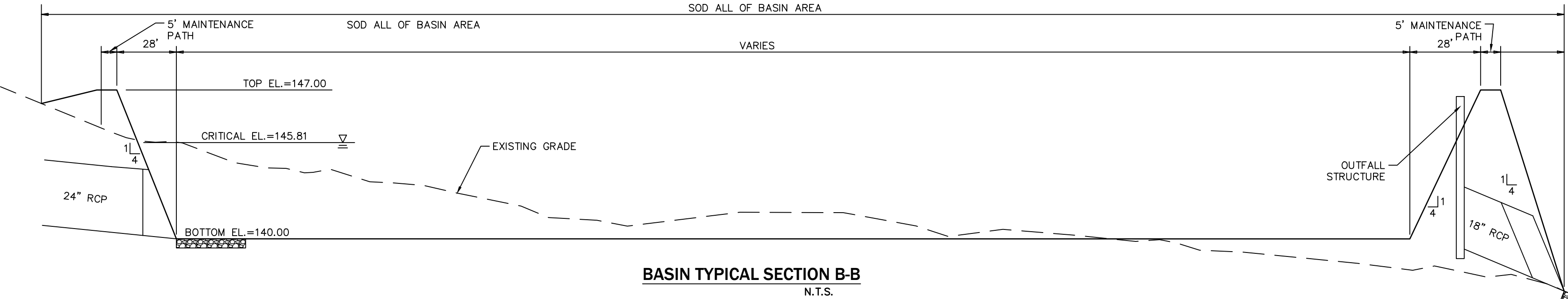
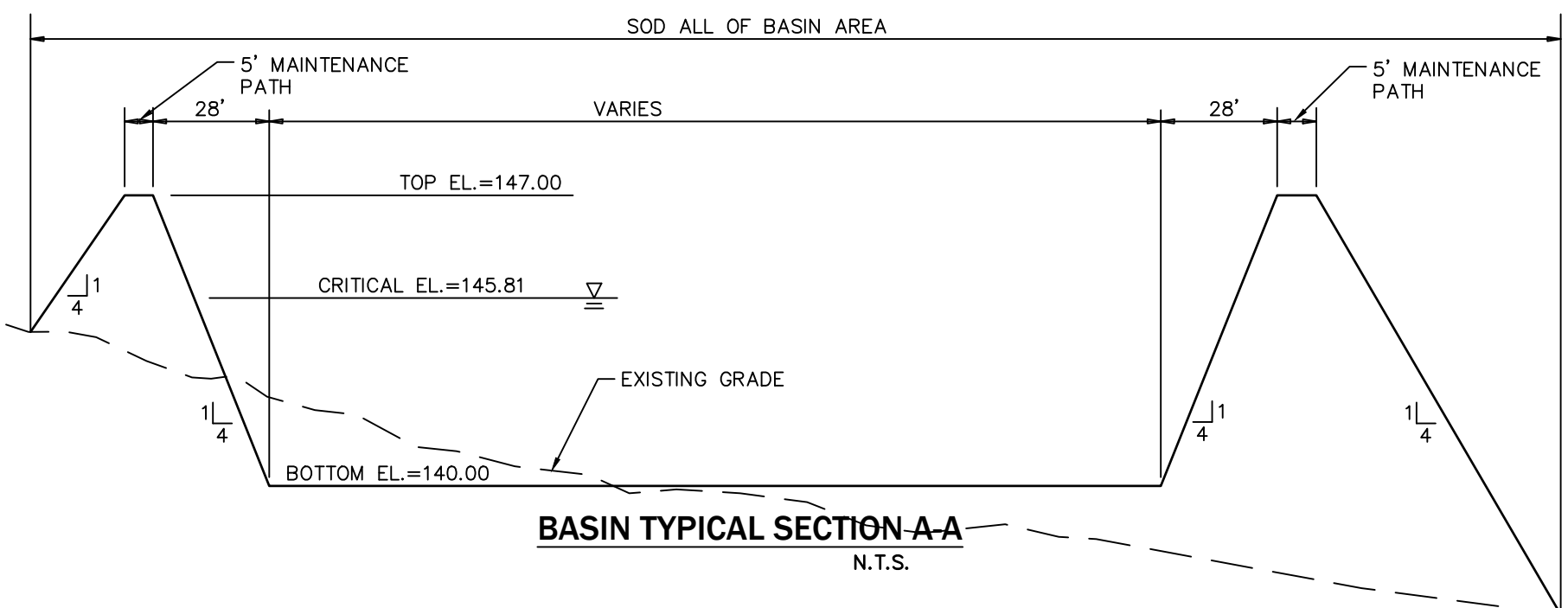
Project No: 18-162

Project phase: CITY SUBMITTAL

Project title:
**SAN FELASCO TECH CITY
PHASE 2
CITY OF ALACHUA,
FLORIDA**

Sheet title:
RECONFIGURED BASIN 2 DETAIL

Designed: DJM	Sheet No.:
Drawn: JAB/MAB	C210
Checked: SJR	
Date: 03/26/19	



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

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

I. PROJECT INFORMATION:

PROJECT: SAN FELASCO TECH CITY – BUILDING C AND D
COUNTY: ALACHUA FLORIDA
SECTION/TOWNSHIP/RANGE: S 20 , T 08 SOUTH, R 19 EAST
COUNTY PARCEL NO.: 059622-002-000
LATITUDE AND LONGITUDE:
STREET ADDRESS: 1300 BLOCK OF US HWY 441
PROJECT AREA: 12.06 Ac.
APPROXIMATE AREA TO BE DISTURBED BY CONSTRUCTION:12.06 Ac.

II. SITE DESCRIPTION:

- THE PROPOSED DEVELOPMENT WILL CONSIST OF THE CONSTRUCTION OF TWO 30,100 SF BUILDINGS WITH ASSOCIATED PAVING, DRAINAGE AND UTILITY IMPROVEMENTS.
THE PROPOSED STORMWATER SYSTEM IS A MODIFICATION TO AN EXISTING STORMWATER BASIN.
- THE SOIL CONDITIONS WERE INVESTIGATED AND SUMMARIZED IN THE SOILS REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES. THE PROPOSED DRAINAGE PLAN WILL CONSIST OF (3) DRAINAGE AREA(S). AREA (1): 3.00 ACRES OF RUNOFF WILL BE ATTENUATED BY BASIN No. 1 WHICH DISCHARGES INTO THE EXISTING STORMWATER SYSTEM ALONG THE RIGHT-OF-WAY OF US HWY 441. AREA (2) 22.80 ACRES OF RUNOFF WILL BE ATTENUATED BY BASIN No. 2 WHICH DISCHARGES INTO THE EXISTING WETLAND AT THE NORTHERN END OF THE PROJECT SITE. AREA (3): 13.56 ACRES OF RUNOFF WILL SHEET FLOW INTO THE EXISTING WETLAND AS IN EXISTING CONDITIONS.
- EXISTING AND FUTURE DRAINAGE PATTERNS ARE SHOWN ON THE DRAINAGE PLAN FOR PRE-DEVELOPMENT CONDITIONS AND POST-DEVELOPMENT CONDITIONS, OUTFALLS, AND STORMWATER BASINS ARE SHOWN IN THE DRAINAGE PLAN AND THE DETAIL PLAN.
- SEQUENCE OF CONSTRUCTION:
 - PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION BARRICADES SHALL BE INSTALLED AND ALL EXISTING DRAINAGE STRUCTURES SHALL BE PROTECTED IN ACCORDANCE WITH THE FDOT FLORIDA EROSION AND SEDIMENTATION CONTROL MANUAL.
 - THE CONSTRUCTION ENTRANCE(S) WILL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF SITE TRACKING OF SEDIMENTS.
 - THE SITE SHALL BE CLEARED AND GRUBBED OF UNDESIRABLE VEGETATION.
 - THE UNDERGROUND UTILITIES AND STORMWATER PIPING WILL BE INSTALLED AND CONNECTED TO EXISTING STRUCTURES.
 - THE SITE WILL BE ROUGHLY GRADED. IF SUITABLE, THE EXCAVATED MATERIAL MAY BE USED AS FILL FOR –SITE GRADING. THE ROADWAYS SHALL BE GRADED. (THE BASIN AREA SHALL BE STABILIZED AS SPECIFIED IN THE PLANS.)
 - ROADWAYS AND PARKING LOTS WILL BE COMPACTED AND A LIMEROCK BASE WILL BE ESTABLISHED FOLLOWED BY AN OVERLAY OF ASPHALTIC CONCRETE. BUILDINGS SHALL BE CONSTRUCTED.
 - UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.
 - EXISTING STORMWATER BASINS WILL BE SCRAPED CLEAN OF ACCUMULATED SEDIMENT.
 - ALL DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.

III. CONTROLS:

- THE CONTROLS SHALL BE IMPLEMENTED AND MAINTAINED DURING THE ENTIRE CONSTRUCTION OF THE PROJECT. IF SITE CONDITIONS ARE SUCH THAT ADDITIONAL CONTROL MEASURES ARE REQUIRED THAN WHAT IS SPECIFIED IN THE EROSION AND SEDIMENTATION CONTROL PLAN, THEN THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES NECESSARY.
- THE CONSTRUCTION ACCESS SHALL BE STABILIZED WITH GRAVEL AND TEMPORARY VEGETATION TO PREVENT SILT LEAVING THE SITE.
 - TREE BARRICADES SHALL BE IMPLEMENTED BEFORE CLEARING AND GRUBBING OF ANY OF THE WORK AREAS.
 - BEFORE CLEARING, SILT FENCES SHALL BE INSTALLED AROUND THE PERIMETER OF THE CONSTRUCTION AND AROUND THE WETLAND(S) AND/OR BASIN(S) AS SHOWN IN THE PLANS. ALL EXISTING STORM DRAINAGE SWALES AND INLETS SHALL BE PROTECTED PER THE FDOT FLORIDA EROSION AND SEDIMENTATION CONTROL MANUAL.
 - AFTER CLEARING BUT BEFORE EXCAVATION AND GRADING, TEMPORARY BERMS AND SWALES SHALL BE CONSTRUCTED AS REQUIRED TO DIVERT THE FLOW INTO THE CORRESPONDING STORMWATER BASIN.
 - THE BASIN (ALL BASIN) AREA(S) SHALL BE PROTECTED AS INDICATED ON THE PLANS.
 - THE STORMWATER BASIN(S) SHALL BE ROUGH GRADED TO WITHIN 6" OF THE DESIGNED BASIN BOTTOM. THE BASIN SIDE SLOPES SHALL BE STABILIZED AS SHOWN IN THE PLANS BY SEEDING, MULCHING AND/OR SODDING TO PREVENT EXCESSIVE EROSION.
 - DURING CONSTRUCTION OF PAVING AND BUILDINGS, EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED AS REQUIRED.
 - ALL DISTURBED AREAS WITHIN THE CONSTRUCTION SITE SHALL BE COMPLETELY LANDSCAPED AND/OR GRASSED. FINAL STABILIZATION (INCLUDING SEEDING, MULCHING, SODDING OR RIPRAP) SHALL BE INSTALLED AS REQUIRED. GRASS SEEDING RATES AND MIXTURES SHALL BE PER FDOT INDEX 104. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS AND PRIOR TO FINAL RELEASE.

IV. EROSION AND SEDIMENTATION CONTROLS:

STABILIZATION PRACTICES

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

SEDIMENTATION PRACTICES

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

V. STORMWATER MANAGEMENT:

- THE PROPOSED PROJECT OBTAINED AN ENVIRONMENTAL RESOURCE PERMIT FROM SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) FOR THE CONSTRUCTION AND OPERATION OF A STORMWATER TREATMENT SYSTEM AND CONTROLS. THE PROPOSED SYSTEM (AS SHOWN ON THE PLANS) INCLUDED THE USE OF THE BEST MANAGEMENT PRACTICES (BMP) CONSISTENT WITH THE APPLICABLE REQUIREMENTS OF RULE 400-42 OF THE DISTRICT. THE OWNER AND/OR THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER TREATMENT SYSTEM AND CONTROLS UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETED AND FINAL STABILIZATION HAS BEEN ACCOMPLISHED. HOWEVER, THE OWNER AND/OR AN ENTITY SIMILAR TO A HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM IN PERPETUITY, IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL RESOURCE PERMIT.
- TO TREAT AND CONTROL THE STORMWATER PRODUCED BY THE PROPOSED DEVELOPMENT, THE PROJECT REQUIRES THE INSTALLATION AND CONSTRUCTION OF THE FOLLOWING BMP'S: 2 DRY RETENTION BASINS WITH ALL GRADING ASSOCIATED WITH THE CONSTRUCTION. THE BASIN SYSTEM HAS BEEN DESIGNED TO CONTAIN AND ATTENUATE THE STORMS AND DISCHARGE AT PRE-DEVELOPMENT CONDITIONS, WHILE PROVIDING TREATMENT TO THE RUNOFF AS REQUIRED BY THE DISTRICT AND STATE RULES USING THE GUIDELINES CONTAINED IN THE SRWMD HANDBOOK.
- AREA 1 WILL HAVE A DRY RETENTION BASIN THAT DISCHARGES TO THE EXISTING STORMWATER SYSTEM ALONG THE RIGHT-OF-WAY OF US HWY 441. AREA 2 WILL HAVE A DRY RETENTION BASIN THAT DISCHARGES TO THE EXISTING WETLAND.

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS:

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

VII. APPROVED STATE OR LOCAL PLANS:

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

VIII. MAINTENANCE:

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

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

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

IX. INSPECTIONS:

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

X. NON-STORMWATER DISCHARGES:

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

XI. CONTRACTORS:

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

STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT FORM

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

PROJECT NAME: SAN FELASCO TECH CITY PHASE 2 FDEP NPDES STORMWATER IDENTIFICATION NO.: FLR10
OWNER: _____ CONTRACTOR: _____
CONSTRUCTION MANAGER: _____

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

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

CONTROL TYPE CODES

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

INSPECTOR INFORMATION:

Name Qualification Date

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

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

CERTIFICATION STATEMENT

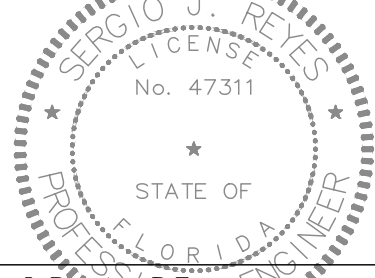
"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND AND SHALL COMPLY WITH THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER."

CONTRACTING FIRM: _____
ADDRESS: _____
CITY, STATE, ZIP CODE: _____
TELEPHONE: _____
FAX: _____
PROJECT NAME: SAN FELASCO TECH CITY – BUILDING C AND D
PROJECT ADDRESS: _____
PROJECT ADDRESS: _____
CITY, STATE, ZIP CODE: _____, FLORIDA.
NAME: _____ SIGNATURE: _____
DATE: _____

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No.	Date	Comment

Professional Engineer of Record:



Sergio J. Reyes, P.E. 47311
Engineer Certificate No.

Project No: 18-162

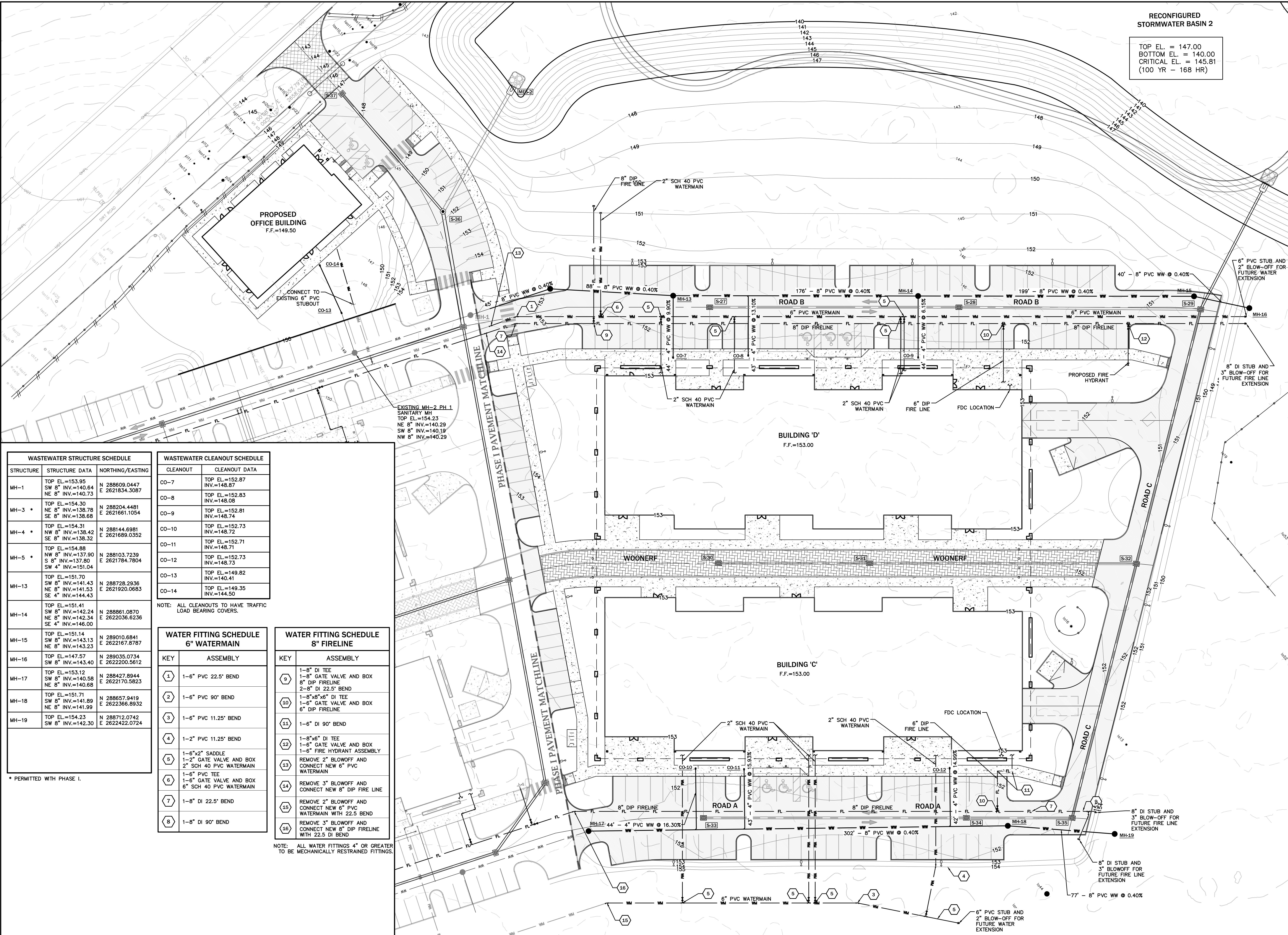
Project phase: CITY SUBMITTAL

Project title: SAN FELASCO TECH CITY PHASE 2 CITY OF ALACHUA, FLORIDA

Sheet title: STORMWATER POLLUTION PREVENTION PLAN

Designed: DJM	Sheet No.:
Drawn: JAB/MAB	C215
Checked: SJR	
Date: 03/26/19	

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RECONFIGURED
STORMWATER BASIN 2

TOP EL. = 147.00
BOTTOM EL. = 140.00
CRITICAL EL. = 145.81
(100 YR - 168 HR)

WASTEWATER STRUCTURE SCHEDULE		
STRUCTURE	STRUCTURE DATA	NORTHING/EASTING
MH-1	TOP EL.=153.95 SW 8" INV.=140.64 NE 8" INV.=140.73	N 288609.0447 E 2621834.3087
MH-3 *	TOP EL.=154.30 NE 8" INV.=138.78 SE 8" INV.=138.68	N 288204.4481 E 2621661.1054
MH-4 *	TOP EL.=154.31 NW 8" INV.=137.90 SE 8" INV.=138.32	N 288144.6981 E 2621689.0352
MH-5 *	TOP EL.=154.88 NW 8" INV.=137.90 S 8" INV.=137.80 SW 4" INV.=151.04	N 288103.7239 E 2621784.7804
MH-13	TOP EL.=151.70 SW 8" INV.=141.43 NE 8" INV.=141.53 SE 4" INV.=144.43	N 288728.2936 E 2621920.0683
MH-14	TOP EL.=151.41 SW 8" INV.=142.24 NE 8" INV.=142.34 SE 4" INV.=146.00	N 288861.0870 E 2622036.6236
MH-15	TOP EL.=151.14 SW 8" INV.=143.13 NE 8" INV.=143.23	N 289010.6841 E 2622167.8787
MH-16	TOP EL.=147.57 SW 8" INV.=143.40	N 289035.0734 E 2622200.5612
MH-17	TOP EL.=153.12 SW 8" INV.=140.58 NE 8" INV.=140.68	N 288427.8944 E 2622170.5823
MH-18	TOP EL.=151.71 SW 8" INV.=141.89 NE 8" INV.=141.99	N 288657.9419 E 2622366.8932
MH-19	TOP EL.=154.23 SW 8" INV.=142.30	N 288712.0742 E 2622422.0724

* PERMITTED WITH PHASE I.

WASTEWATER CLEANOUT SCHEDULE	
CLEANOUT	CLEANOUT DATA
CO-7	TOP EL.=152.87 INV.=148.87
CO-8	TOP EL.=152.83 INV.=148.08
CO-9	TOP EL.=152.81 INV.=148.74
CO-10	TOP EL.=152.73 INV.=148.72
CO-11	TOP EL.=152.71 INV.=148.71
CO-12	TOP EL.=152.73 INV.=148.73
CO-13	TOP EL.=149.82 INV.=140.41
CO-14	TOP EL.=149.35 INV.=144.50

NOTE: ALL CLEANOUTS TO HAVE TRAFFIC LOAD BEARING COVERS.

WATER FITTING SCHEDULE 6" WATERMAIN	
KEY	ASSEMBLY
1	1-6" PVC 22.5° BEND
2	1-6" PVC 90° BEND
3	1-6" PVC 11.25° BEND
4	1-2" PVC 11.25° BEND
5	1-6"x2" SADDLE 1-2" GATE VALVE AND BOX 2" SCH 40 PVC WATERMAIN
6	1-6" PVC TEE 1-6" GATE VALVE AND BOX 6" SCH 40 PVC WATERMAIN
7	1-8" DI 22.5° BEND
8	1-8" DI 90° BEND

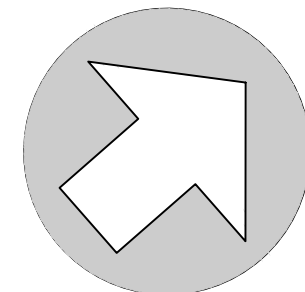
WATER FITTING SCHEDULE 8" FIRELINE	
KEY	ASSEMBLY
9	1-8" DI TEE 1-8" GATE VALVE AND BOX 8" DIP FIRELINE 2-8" DI 22.5° BEND
10	1-8"x8"x6" DI TEE 1-8" GATE VALVE AND BOX 8" DIP FIRELINE
11	1-6" DI 90° BEND
12	1-8"x6" DI TEE 1-6" GATE VALVE AND BOX 1-6" FIRE HYDRANT ASSEMBLY
13	REMOVE 2" BLOWOFF AND CONNECT NEW 6" PVC WATERMAIN
14	REMOVE 3" BLOWOFF AND CONNECT NEW 8" DIP FIRE LINE
15	REMOVE 2" BLOWOFF AND CONNECT NEW 6" PVC WATERMAIN WITH 22.5 BEND
16	REMOVE 3" BLOWOFF AND CONNECT NEW 8" DIP FIRELINE WITH 22.5 DI BEND

NOTE: ALL WATER FITTINGS 4" OR GREATER
TO BE MECHANICALLY RESTRAINED FITTINGS.



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NORTH

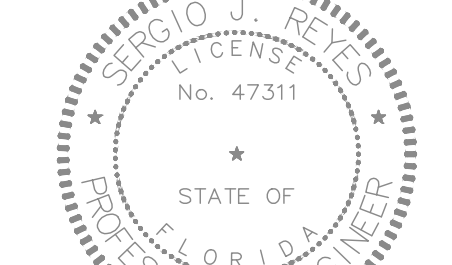
SCALE: 1" = 30'



GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:



Sergio J. Reyes, P.E. 47311
Engineer Certificate No.

Project No: 18-162

Project phase:

CITY SUBMITTAL

Project title:

SAN FELASCO TECH CITY
PHASE 2
CITY OF ALACHUA,
FLORIDA

Sheet title:

UTILITY PLAN

Designed: DJM

Drawn: JAB/MAB

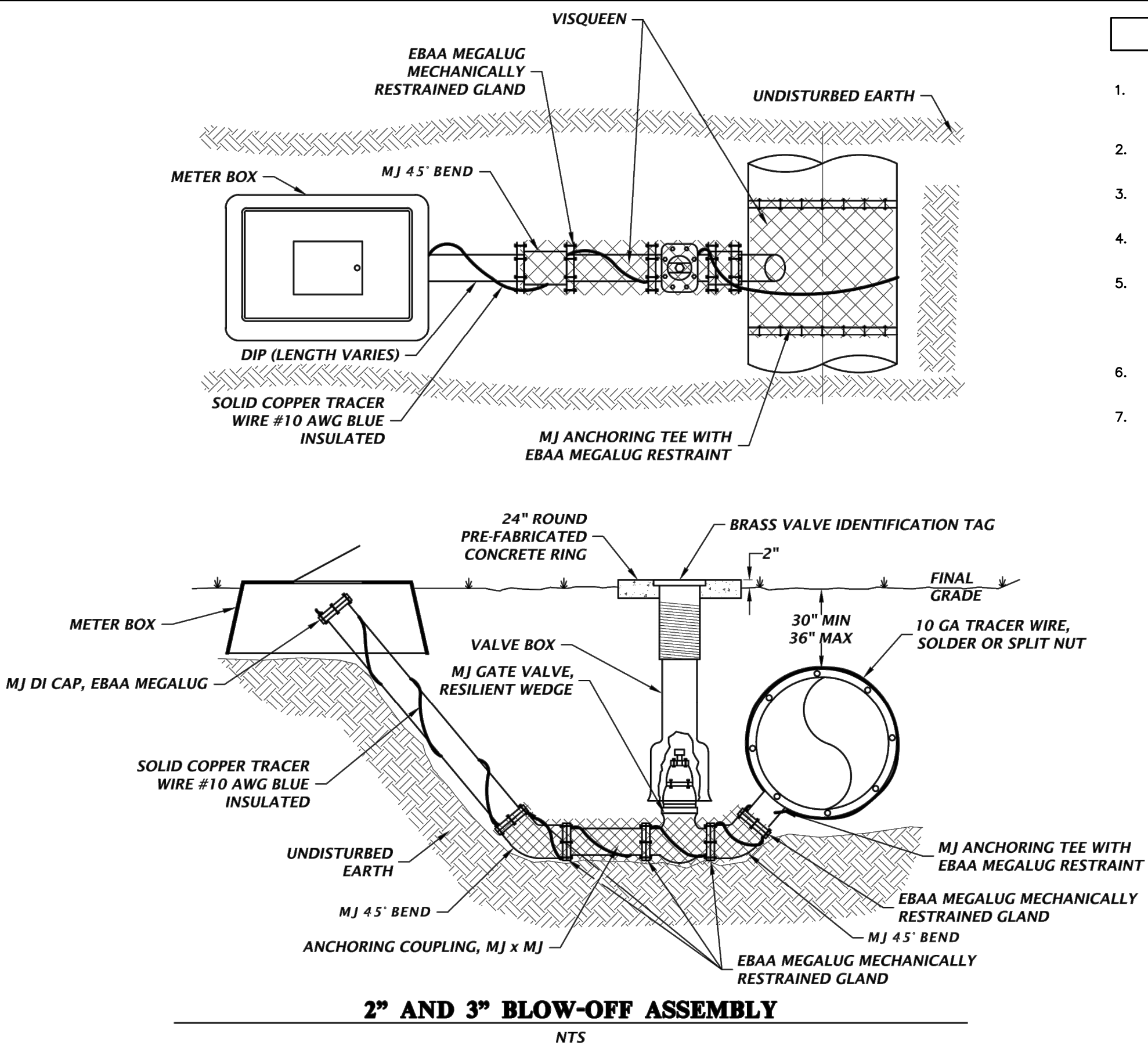
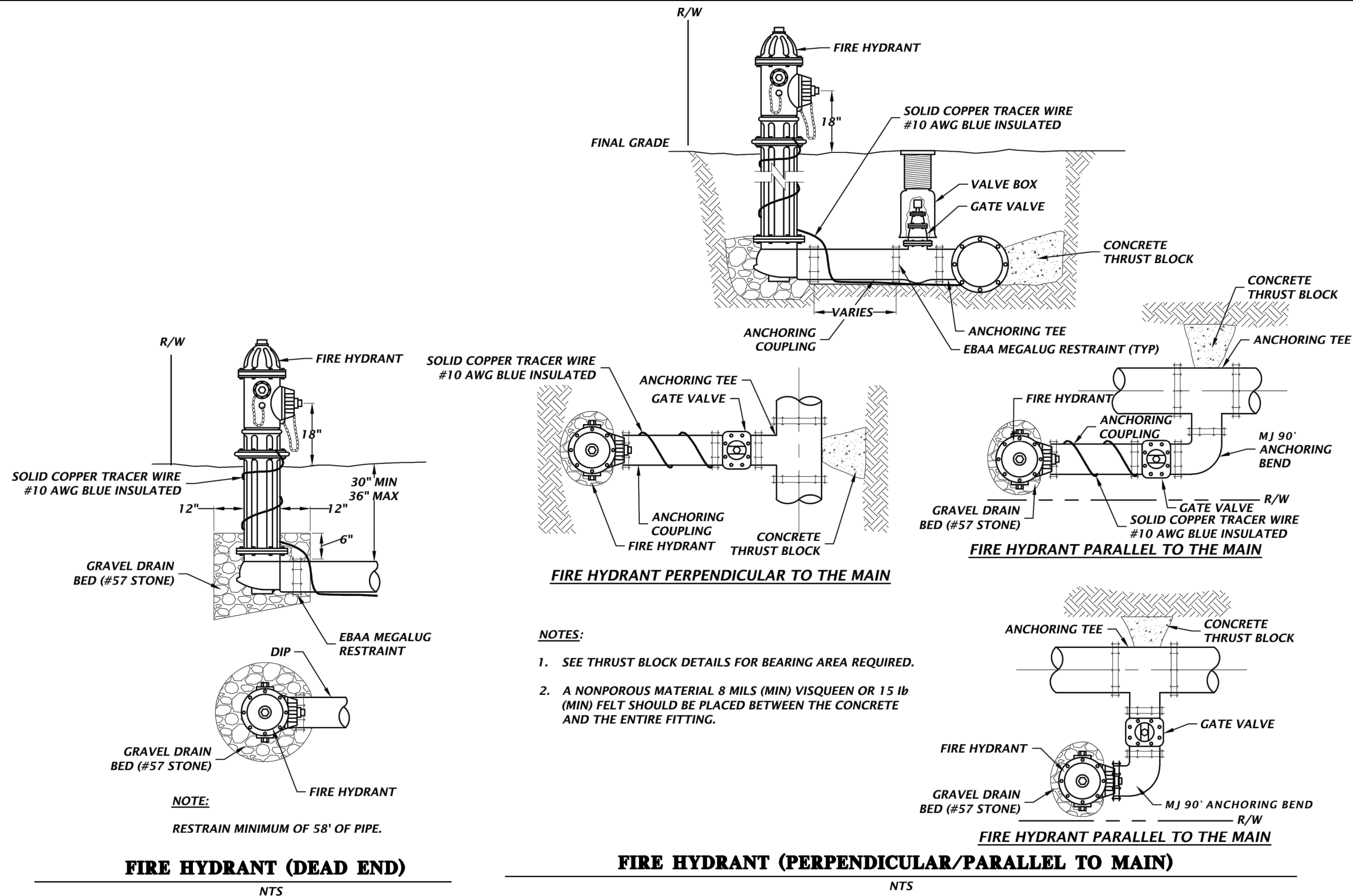
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Date: 03/26/19

Sheet No.:

C301

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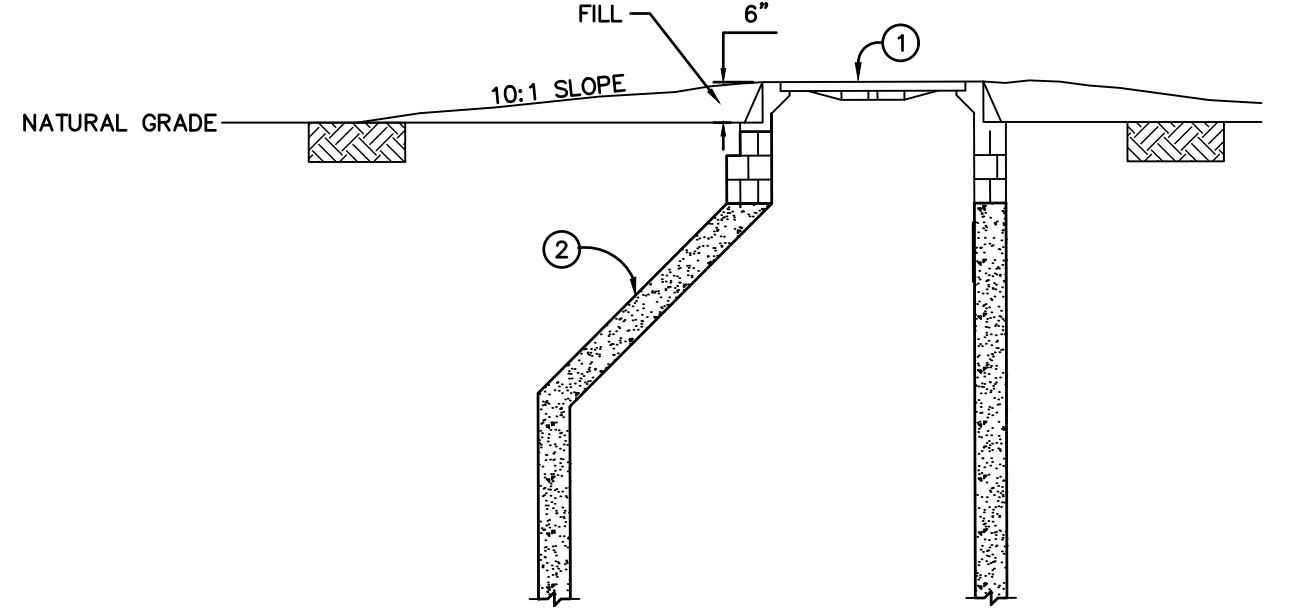
GENERAL UTILITY NOTES

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

MATERIALS	
ITEM	DESCRIPTION
1	FIRE HYDRANT
2	ANCHORING COUPLING
3	VALVE BOX
4	GATE VALVE
5	ANCHORING TEE
6	CONCRETE THRUST BLOCK (2500 psi)
7	GRAVEL DRAIN BED
8	TRACER WIRE
9	ANCHORING, 90° BEND, M.J.

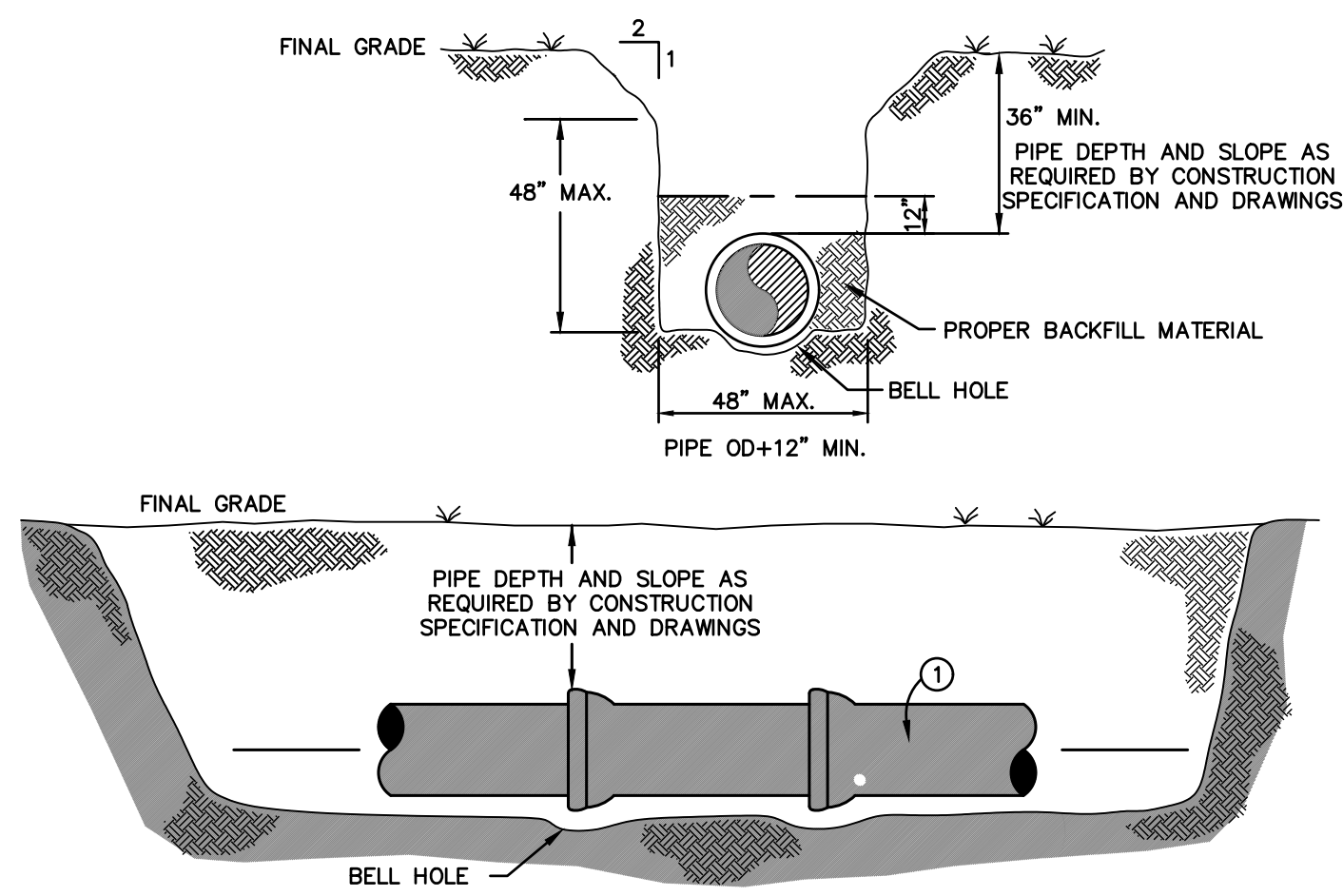
NOTES:

- A NONPOROUS MATERIAL 8 MILS (MIN.) VISQUEEN OR 15 lb FELT SHOULD BE PLACED BETWEEN THE CONCRETE AND ENTIRE FITTINGS



MATERIALS	
ITEM	DESCRIPTION
1	MANHOLE RING & COVER
2	ECCENTRIC CONE

NOTE: IN LOCATIONS WHERE STORMWATER INFILTRATION MAY BE POSSIBLE, A MANHOLE PAN WILL BE REQUIRED.



MATERIALS	
ITEM	DESCRIPTION
1	GRAVITY MAIN PIPE

- NOTES:**
- GRAVITY MAIN PIPE SHALL BE INSTALLED AT THE LINE AND GRADE AS SHOWN ON THE PROFILES.

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SCALES:
AS SHOWN

No.	Date	Comment

Professional Engineer of Record:
Sergio J. Reyes, P.E.
No. 47311
STATE OF FLORIDA
Engineer Certificate No. 47311

Project No: 18-162

Project phase: CITY SUBMITTAL

Project title:

SAN FELASCO TECH CITY
PHASE 2
CITY OF ALACHUA,
FLORIDA

Sheet title:

UTILITY DETAILS

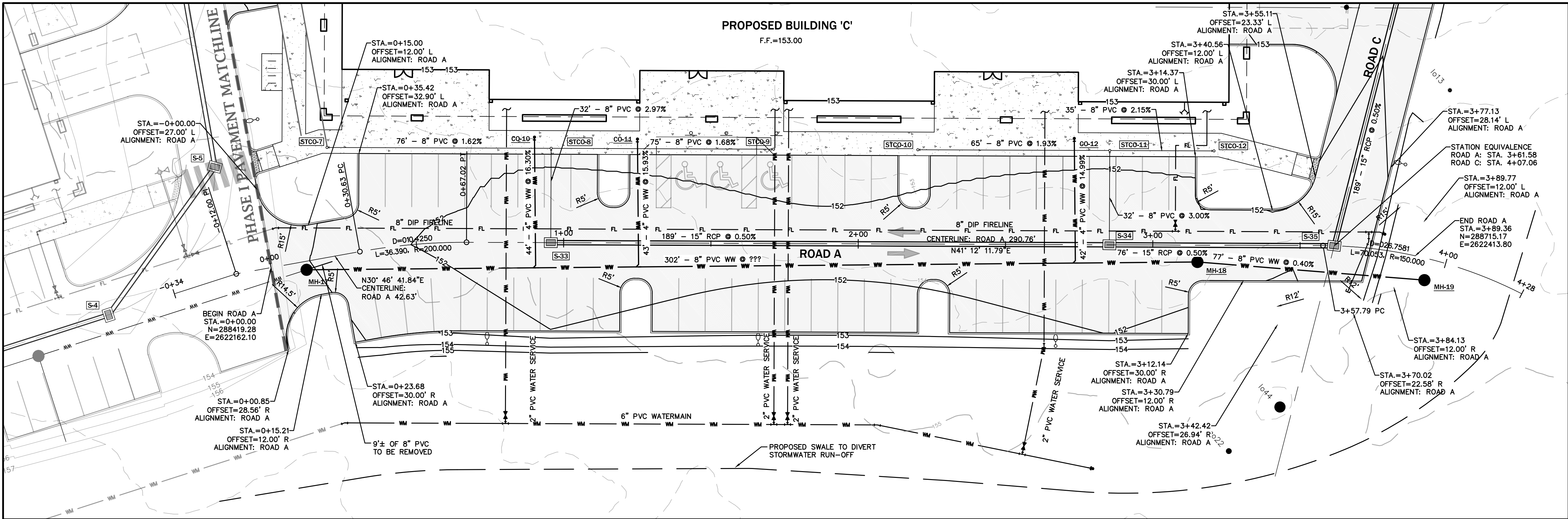
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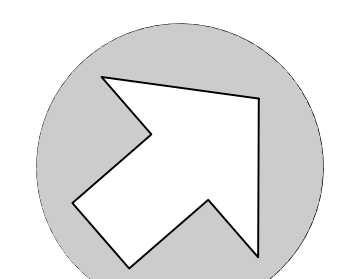
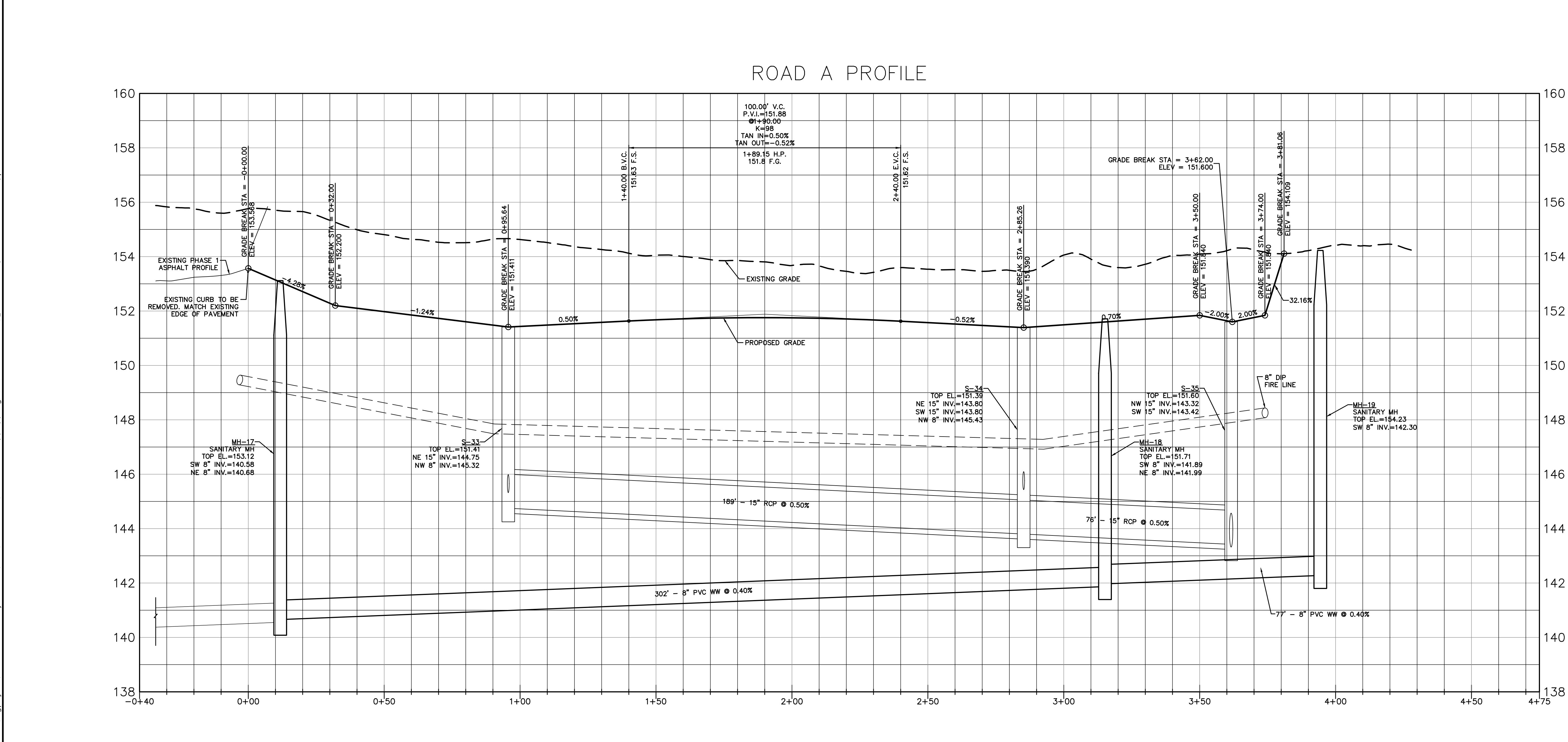
Date: 03/26/19

C305



WASTEWATER CLEANOUT SCHEDULE	
CLEANOUT	CLEANOUT DATA
CO-10	TOP EL.=152.73 INV.=148.72
CO-11	TOP EL.=152.71 INV.=148.71
CO-12	TOP EL.=152.73 INV.=148.73

STORMWATER CLEANOUT SCHEDULE	
CLEANOUT	CLEANOUT DATA
STCO-7	TOP EL.=152.50 INV.=147.50
STCO-8	TOP EL.=152.65 INV.=146.27
STCO-9	TOP EL.=152.27 INV.=147.54
STCO-10	TOP EL.=152.65 INV.=147.65
STCO-11	TOP EL.=152.65 INV.=146.39
STCO-12	TOP EL.=152.65 INV.=147.15



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

No.	Date	Comment

Professional Engineer of Record:
Sergio J. Reyes, P.E.
License No. 47311
State of Florida
Engineer Certificate No.

Project No: 18-162
Project phase: CITY SUBMITTAL

Project title:
**SAN FELASCO TECH CITY
PHASE 2
CITY OF ALACHUA,
FLORIDA**

Sheet title:
ROAD A PLAN & PROFILE

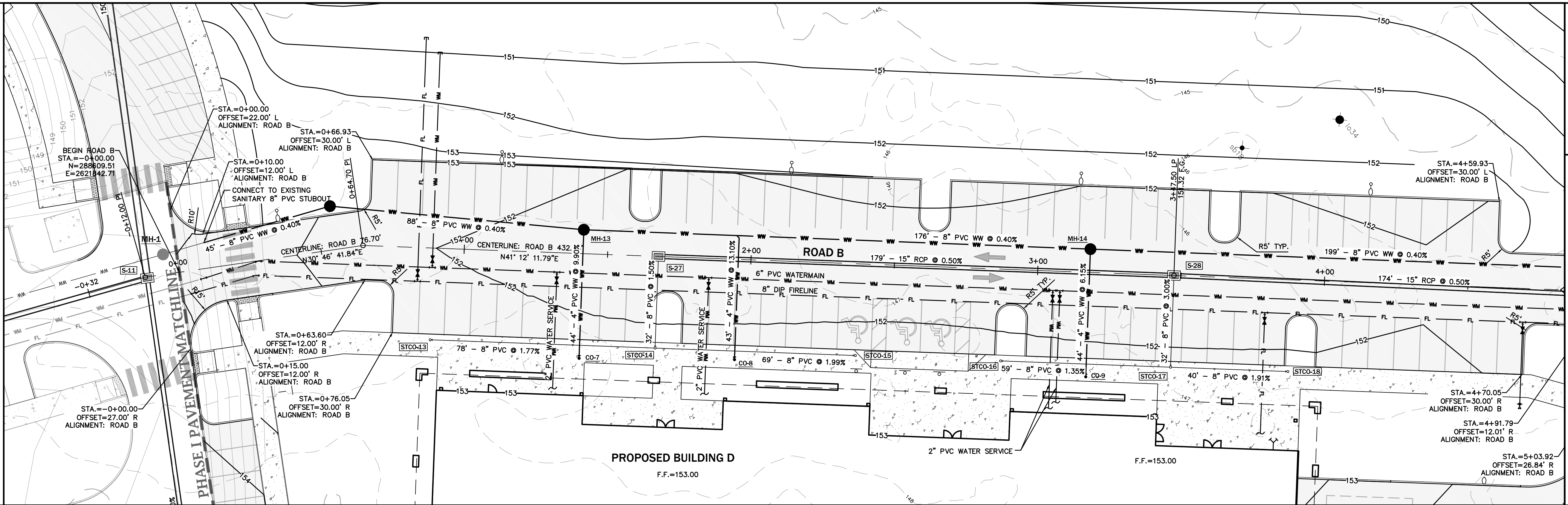
Designed: DJM
Drawn: JAB/MAB
Checked: SJR
Date: 03/26/19
Sheet No.:
C400

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

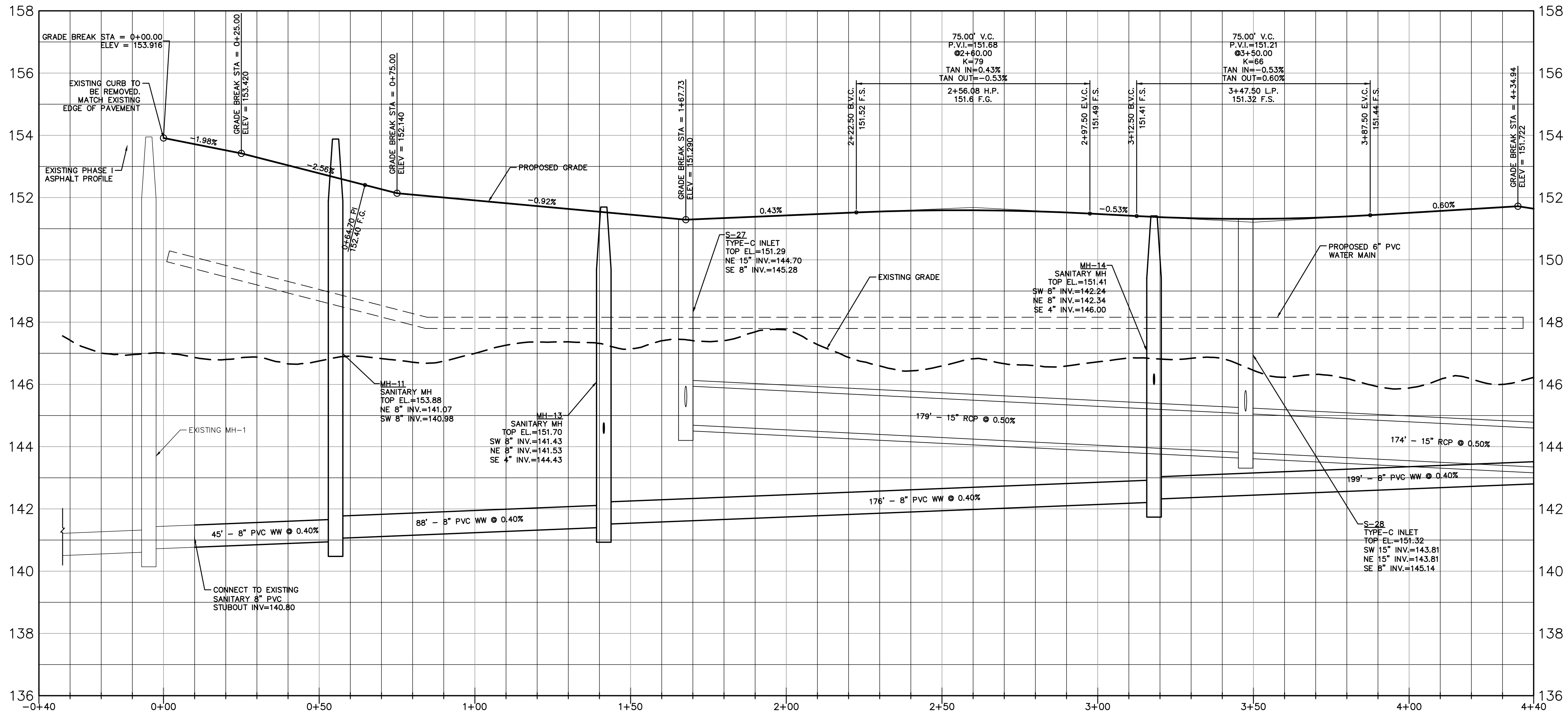
\\Server3\engprojects\San Felasco Tech City - Phase 2\Plans\Current\DWGVFG - ROAD B - (2) - (2).dwg, 3/26/2019 1:46:39 PM, AutoCAD PDF (General Documentation).pc3

WASTEWATER CLEANOUT SCHEDULE	
CLEANOUT	CLEANOUT DATA
CO-7	TOP EL.=152.87 INV.=148.87
CO-8	TOP EL.=152.83 INV.=148.08
CO-9	TOP EL.=152.81 INV.=148.74

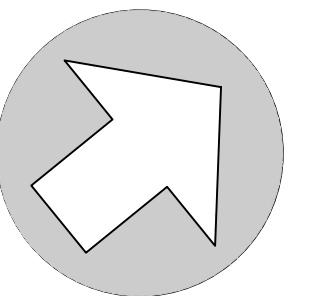
STORMWATER CLEANOUT SCHEDULE	
CLEANOUT	CLEANOUT DATA
STCO-13	TOP EL.=152.82 INV.=147.15
STCO-14	TOP EL.=152.79 INV.=145.76
STCO-15	TOP EL.=152.60 INV.=147.15
STCO-16	TOP EL.=152.74 INV.=146.90
STCO-17	TOP EL.=152.71 INV.=146.10
STCO-18	TOP EL.=152.69 INV.=146.88



ROAD B PROFILE

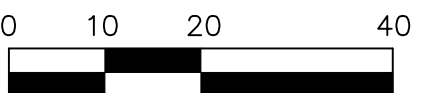


PROFILE SCALES:
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 2'



NORTH

SCALE: 1" = 20'



GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:



Sergio J. Reyes, P.E. 47311
Engineer Certificate No.

Project No: 18-162

Project phase: CITY SUBMITTAL

Project title:
**SAN FELASCO TECH CITY
PHASE 2
CITY OF ALACHUA,
FLORIDA**

Sheet title:

ROAD B PLAN & PROFILE - 1

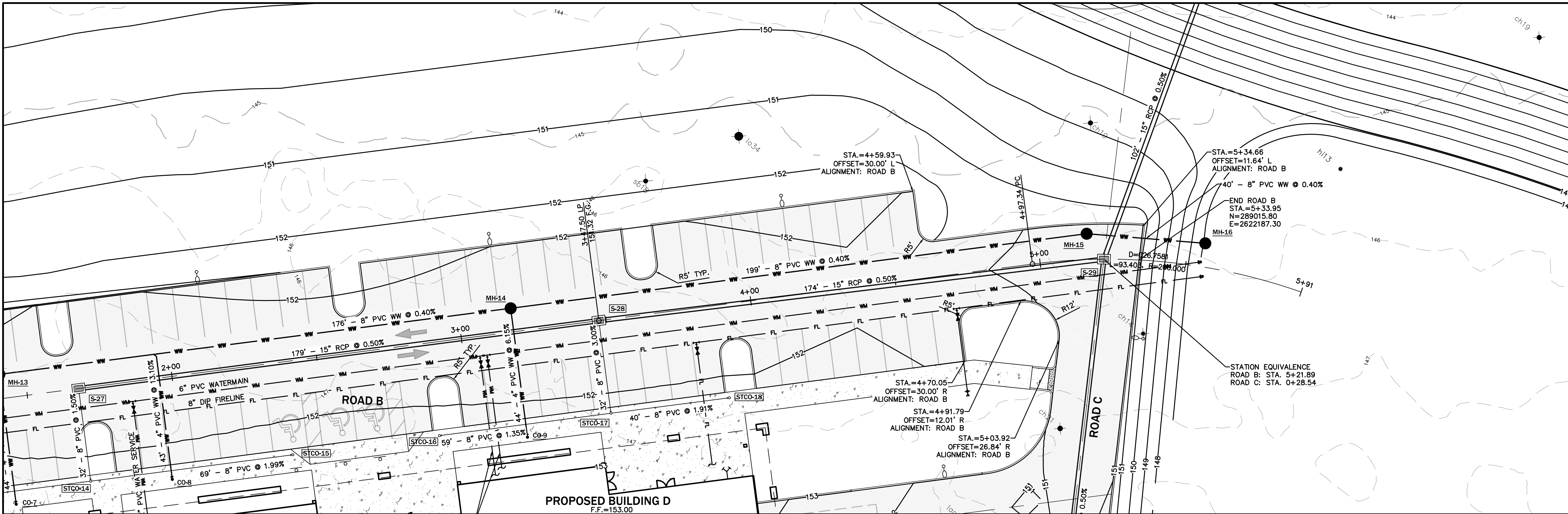
Designed: DJM Sheet No.:

Drawn: JAB/MAB

Checked: SJR

Date: 03/26/19

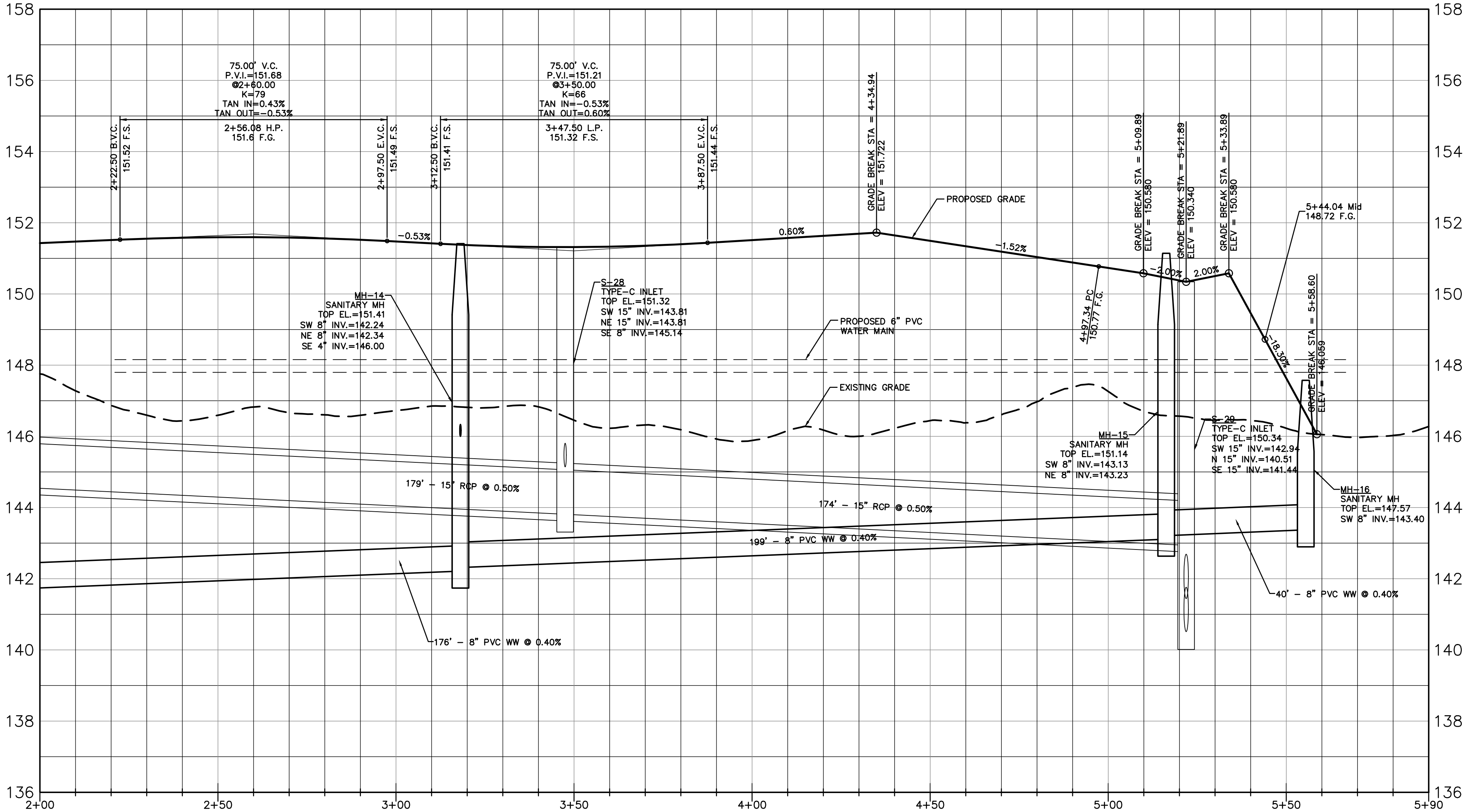
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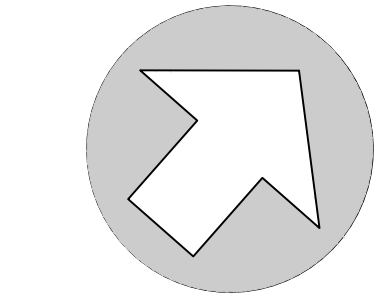
WASTEWATER CLEANOUT SCHEDULE	
CLEANOUT	CLEANOUT DATA
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CO-8	TOP EL.=152.83 INV.=148.08
CO-9	TOP EL.=152.81 INV.=148.74

STORMWATER CLEANOUT SCHEDULE	
CLEANOUT	CLEANOUT DATA
STCO-13	TOP EL.=152.82 INV.=147.15
STCO-14	TOP EL.=152.79 INV.=145.76
STCO-15	TOP EL.=152.60 INV.=147.15
STCO-16	TOP EL.=152.74 INV.=146.90
STCO-17	TOP EL.=152.71 INV.=146.10
STCO-18	TOP EL.=152.69 INV.=146.88

ROAD B PROFILE

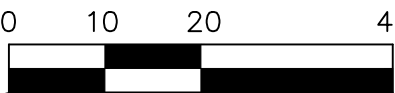


PROFILE SCALES:
HORIZONTAL: 1"= 20'
VERTICAL: 1"= 2'



NORTH

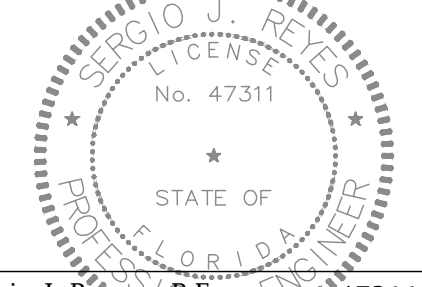
SCALE: 1" = 20'



GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:



Sergio J. Reyes, P.E. 47311
Engineer Certificate No.

Project No: 18-162

Project phase: CITY SUBMITTAL

Project title:
**SAN FELASCO TECH CITY
PHASE 2
CITY OF ALACHUA,
FLORIDA**

Sheet title:

ROAD B PLAN & PROFILE - 2

Designed: DJM

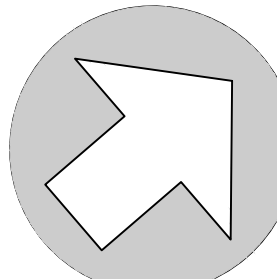
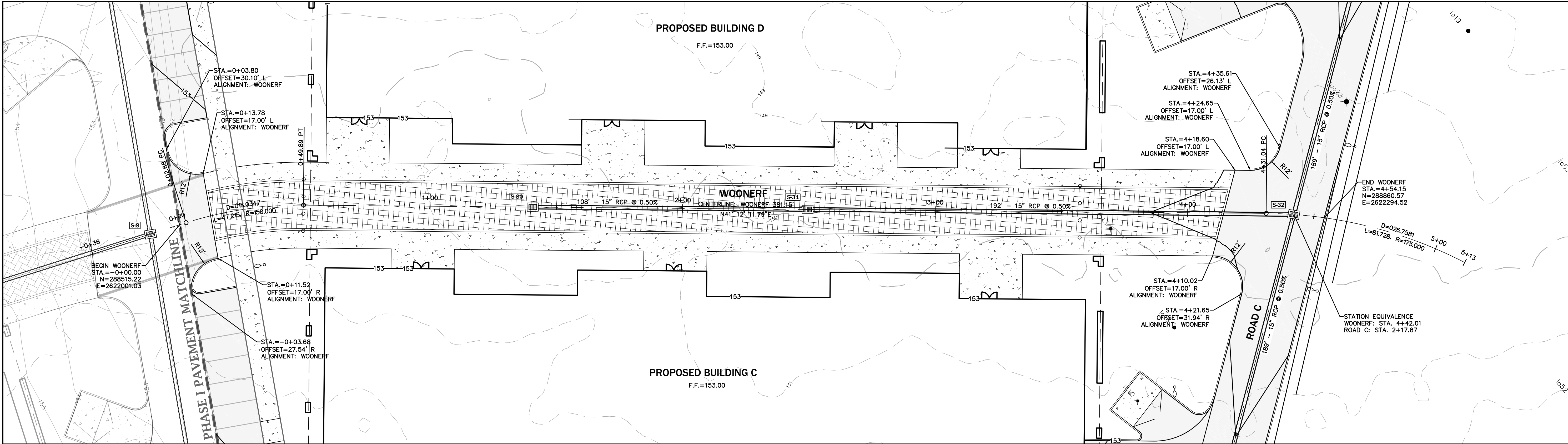
Drawn: JAB/MAB

Checked: SJR

Date: 03/26/19

Sheet No.:

C415



NORTH

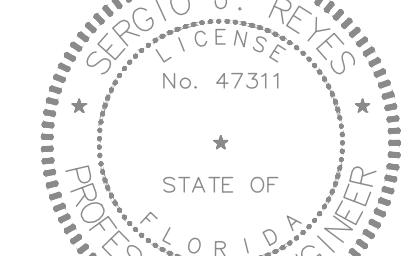
SCALE: 1" = 20'



GRAPHIC SCALE

No.	Date	Comment

Professional Engineer of Record:



Sergio J. Reyes, P.E. 47311
Engineer Certificate No.

Project No: 18-162

Project phase: CITY SUBMITTAL

Project title:

SAN FELASCO TECH CITY
PHASE 2
CITY OF ALACHUA,
FLORIDA

Sheet title:

INTERNAL DRIVE PLAN & PROFILE

Designed: DJM Sheet No:

Drawn: JAB/MAB

Checked: SJR

Date: 03/26/19

C430

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

BOUNDARY AND TOPOGRAPHIC SURVEY

IN
SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
FOR
MITCH GLAESER

LEGAL DESCRIPTION: (PER OFFICIAL RECORDS BOOK 3842, PAGE 1386)

A parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida and being more particularly described as follows:

[illegible]

Together with a perpetual, non-exclusive and unrestricted easement over, under and across the following two parcels of real property.

Easement Parcel #1

Commence at the Half Mile Southerly on the North line of Section 19, Township 8 South, Range 19 East, and run North 49.91 feet to the Southerly right-of-way line of the Seaboard Coastline Railroad; thence run, South 81 deg. 00' 00" East, 100 feet to the intersection of the line of said railroad with the line of the railroad right-of-way line to the southwest and having a radius at 2764.93 feet; thence run Southeasterly along said Southerly right-of-way line on arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property, said monument being 100 feet from the West line of said General Electric Co. property; thence run, North 00 deg. 00' 00" East, 32.8 feet to the West line of said General Electric Co. property; thence run, North 00 deg. 00' 00" East, 32.8 feet to the southwest corner of said property, being a concrete monument; thence run North 00 deg. 08' 45" East along the West line of said property 2715.11 feet to the P.C.B., being and lying in the

Easement Parcel #2

Commence at the Half Mile Southerner on the North line of Section 19, Township 8 South, Range 19 East and run North 49°11' feet to the Southerly right-of-way line of the Seaboard Coastline Railroad; thence run South 81° deg. 45' 10" East along said Southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2764.93 feet; thence run Southeasterly along said Southerly right-of-way line an arc distance of 484.91 feet and a chord bearing and distance of North 64° 52' East 316.8 feet to the P.O.B.; thence continue Southeasterly along said Southerly right-of-way line an arc distance of 31.68 feet and a chord bearing and distance of South 71° deg. 06' 52" East 31.68 feet to the P.O.B.; thence continue Southeasterly along said Southerly right-of-way line an arc distance of 582.25 feet and a chord bearing and distance of South 64° deg. 45' 10" East 581.17 feet to the P.T. of said curve; thence continue along said right-of-way line South 58° deg. 43' 00" East 118.25 feet to the intersection of the Highway No. 25; thence run North 65° deg. 00' 06" West parallel with and 60 feet from the Southerly right-of-way line of said railroad, 547.97 feet to the P.C. of a curve concave to the Southwest and having a radius of 2704.93 feet; thence run Northwesterly along said curve an arc distance of 484.91 feet and a chord bearing and distance of North 63° deg. 51' 21" East 48.26 feet; thence run South 00° deg. 08' 45" West parallel with and 90 feet East of the West line of said G. E. Property 2659.10 feet to the intersection of the Highway No. 25; thence run North 65° deg. 00' 06" West 100 feet to the intersection of said right-of-way line 65.6 feet from the north end 08° deg. 08' East 278.2 feet to the P.O.B. Being and lying in Section 20, Township 8 South, Range 19 East, Alachua County, Florida.

NOTES:

- 1) THE ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM. ELEVATIONS SHOWN HEREON WERE BASED ON AN ELEVATION OF 157.834 FEET (NGVD 1929 DATUM) ON FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "BM4", BEING A CONCRETE MONUMENT WITH BRASS DISC STAMPED "262006 BM-26-97-A-0" AT THE APPROXIMATE SOUTH RIGHT-OF-WAY LINE OF US 441 AND 4+/- 1,200 SOUTHEAST OF THE CENTERLINE OF SW 80TH ST. FOR THE PURPOSES OF THIS SURVEY, THIS ELEVATION WAS CONVERTED TO 157.04 FEET (NAVD 1988 DATUM) WITH CORPSSON v6.0.1, U.S. ARMY CORPS OF ENGINEERS.
- 2) BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES (NORTH AMERICAN DATUM OF 1983, FLORIDA NORTH ZONE) WITH A MEASURED BEARING OF SOUTH 67°01'06" EAST ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO.8-20 & 25, U.S. HIGHWAY NO. 441.
- 3) ALL TREES 10" IN DIAMETER AND GREATER WERE LOCATED AS A PART OF THIS SURVEY. THE SCIENTIFIC NAME OF SHOWN HEREON IS THE NAME OF THE TREE. THIS SURVEYOR, BUT THIS SURVEYOR DOES NOT PURPORT TO BE A CERTIFIED ARBORIST. THE LOCATION OF THE TREES SHOWN HEREON IS THE APPROXIMATE CENTER OF THE TREE AT GROUND LEVEL AND THE DIAMETER WAS MEASURED AT BREAST HEIGHT - THE EXTENT OF THE TREE CANOPY OR ROOT SYSTEM WAS NOT DETERMINED BY THIS SURVEYOR. IF THE LOCATION OF TREES IN RELATION TO NEARBY PROPERTY LINES IS CRITICAL, A MORE DETAILED SURVEY MAY BE REQUIRED.
- 4) THIS SURVEY CONSISTS OF 12 SHEETS AND IS NOT VALID WITHOUT ALL SHEETS.
- 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) THE WETLAND FLAGS SHOWN HEREON WERE PLACED BY PETE WALLACE OF ECOSYSTEM RESEARCH CORPORATION (386-462-5005) ON OR AROUND FEBRUARY 10, 2018. THIS SURVEYOR IS NOT A WETLANDS DELINEATOR.
- 7) PARCELS 1 AND 2 SHOWN HEREON WERE DEDICATED BY EASEMENT AND ROADWAY AGREEMENT RECORDED IN O.R. 1558, PAGE 1383 AND ACKNOWLEDGED BY AGREEMENTS RECORDED IN O.R. 4290, PAGE 2224, O.R. 4290, PAGE 2229, AND O.R. 4290, PAGE 2234 ALL OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- 8) ALL TREES IN THE HATCHED AREAS SHOWN HEREON WERE LOCATED AT THE TIME OF THIS SURVEY. TREES SOUTH OF THE SURVEY LIMITS WERE NOT VERIFIED AND MAY HAVE BEEN REMOVED AS THERE WAS CONSTRUCTION UNDER WAY AT THE TIME OF SURVEY.
- 9) BOUNDARY AND/OR TOPOGRAPHIC INFORMATION WAS NOT UPDATED AT THE TIME OF THIS SURVEY.

UTILITY LOCATION NOTE:

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN WERE BASED ON ABOVE GROUND FIXTURES, UTILITY COMPANY MAPS AVAILABLE TO THE SURVEYOR, AND ELECTRONIC DETECTION METHODS. UNLESS NOTED OTHERWISE ON THE GRAPHIC PORTION OF THIS SURVEY, NO UTILITIES WERE UNCOVERED TO VERIFY THEIR LOCATION.

NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED BY THE SURVEYOR THAT THE LOCATIONS SHOWN REPRESENT THE ACTUAL LOCATIONS OF THOSE UTILITIES, THE UTILITY TYPE, OR THAT NO OTHER UTILITIES EXIST ON THE SITE.

PRIOR TO THE DESIGN OF UTILITY CONNECTIONS, THE PROPOSED CONNECTION POINTS SHOULD BE EXCAVATED AS NECESSARY TO CONFIRM THEIR EXACT LOCATION, DEPTH AND CHARACTERISTICS.

IN ACCORDANCE WITH FLORIDA STATUTE CHAPTER 556, PRIOR TO ANY EXCAVATION, THE EXCAVATOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA AT 1-800-432-4770.

LEGEND OF SYMBOLS & ABBREVIATIONS:

cmp = CORRUGATED METAL PIPE
 CONC = CONCRETE
 D = DELTA (CENTRAL) ANGLE
 R = RADIUS
 A = ARC
 T = TANGENT
 CB = CHORD BEARING
 CD = CHORD DISTANCE
 CD = DUCTILE IRON PIPE
 CJB = ELECTRICAL JUNCTION BOX
 ELEV = ELEVATION
 F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 FOCJB = FIBER OPTIC CABLE JUNCTION BOX
 ID = IDENTIFICATION
 INV = INVERT
 (M) = MEASURED DIMENSION
 (R) = RECORD DIMENSION
 M.E.S. = MITERED END SECTION
 No. = NUMBER
 O.R. = OFFICIAL RECORDS BOOK
 PCS = PAGES
 PVC = POLY-VINYL CHLORIDE
 RCP = REINFORCED CONCRETE PIPE
 R/W = RIGHT OF WAY
 SECTION 20--19 = SECTION 20, TOWNSHIP 8 SOUTH, RANGE 19 EAST
 ANCH = GUY ANCHOR
 ◊ FOCMBK = FIBER OPTIC CABLE MARKER
 ● = FOUND REBAR & CAP (size, ID)
 ◊ MBX = MAIL BOX
 ◊ PP = POWER POLE
 ◊ REFL = REFLECTOR
 ◊ TP = TELEPHONE POLE
 ◊ TELPD = TELEPHONE PEDESTAL
 ◊ TELMK = TELEPHONE LINE MARKER
 ◊ TELTV = CABLE TELEVISION PEDESTAL
 ◊ WFLD = WETLANDS FLAG (ID)
 eo = ELEVATION CONTOUR LINE
 —X—X— = FENCE LINE
 —OH— = OVERHEAD POWER LINE
 —OHTEL— = OVERHEAD TELEPHONE LINE
 —FOG— = FIBER OPTIC CABLE LINE
 —FWM— = SANITARY SEWER FORCE MAIN
 —USE— = UNDERGROUND ELECTRIC LINE
 —GAS— = UNDERGROUND GAS LINE
 —UGTEL— = UNDERGROUND TELEPHONE LINE
 —UGTELTV— = UNDERGROUND CABLE TELEVISION LINE
 —RWL— = UNDERGROUND RECLAIMED WATER LINE
 —UL— = UNDERGROUND WATER LINE
 SIZE (ID) = SIZE (ID) OF MATERIAL AS PROVIDED BY UTILITY COMPANY
 — = SPOT ELEVATION
 98.95 X = APPROXIMATE LIMITS OF TREE LOCATIONS FOR THIS SURVEY

TREE LEGEND:

ONLY TREES WITH A DIAMETER 10" AND
GREATER WERE LOCATED FOR THIS SURVEY.
(DIAMETER MEASURED 4.5' ABOVE GRADE)

LOG-10 **SIZES**

● = 25' **SIZE / COMMON NAME Genus species**

● = 26' " BLACK CHERRY *Prunus serotina*

● = 27' " LAUREL OAK *Quercus hemisphaerica*

● = 28' " LIVE OAK *Quercus virginiana*

● = 29' " PALM Sabal palmetto

● = 30' " PINE *Pinus sp.*

● = 31' " UNIDENTIFIED TREE

● = 32' " WATER OAK *Quercus nigra*

● = 33' " MIMOSA *Albizia julibrissin*

● = 34' " SUGARBERRY *Cordia alliodora*

● = 35' " SWEETGUM *Liquidambar styraciflua*

 = APPROXIMATE LIMITS OF TREE LOCATIONS FOR THIS SURVEY

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN
ZONE(S) 'A' & X (UNSHADED) AS DESIGNATED ON THE FLOOD
INSURANCE RATE MAP NUMBER 1200010450; COMMUN-
ITY NUMBER: 120664; PANEL: 01-040 01-050; EFFECTIVE DATE:
06/16/06. SAID MAP DESCRIBES ZONE(S) 'A'.
AS BEING "SPECIAL FLOOD HAZARDOUS AREAS (SFHA) SUBJECT TO FLOODING BY
A 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE 'X' (UNSH-
ADED) ARE BEING DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODING AREA.

ed40 years
meda engineers-surveyors-planners, inc.

LB 2389
2404 N.W. 43rd ST. GAINESVILLE, FLORIDA 32606-6602
TEL. (352) 373-3641 FAX (352) 373-7249
E-MAIL: mail@ed40.com

data engineers—surveyors—planners, inc.
Corporate Authorization No. LB 2389
BY: ALEJANDRO PEREZ P.S.M. 6839

THE ORIGINAL SIGNATURE AND THE RAISED SEAL
USED SURVEYOR AND MAPPER. COPYRIGHT © 2018

Field	Survey Date	Density Completed	Revised
9/6 7/20/28	9/19/18	UN/20/18	0/17/18

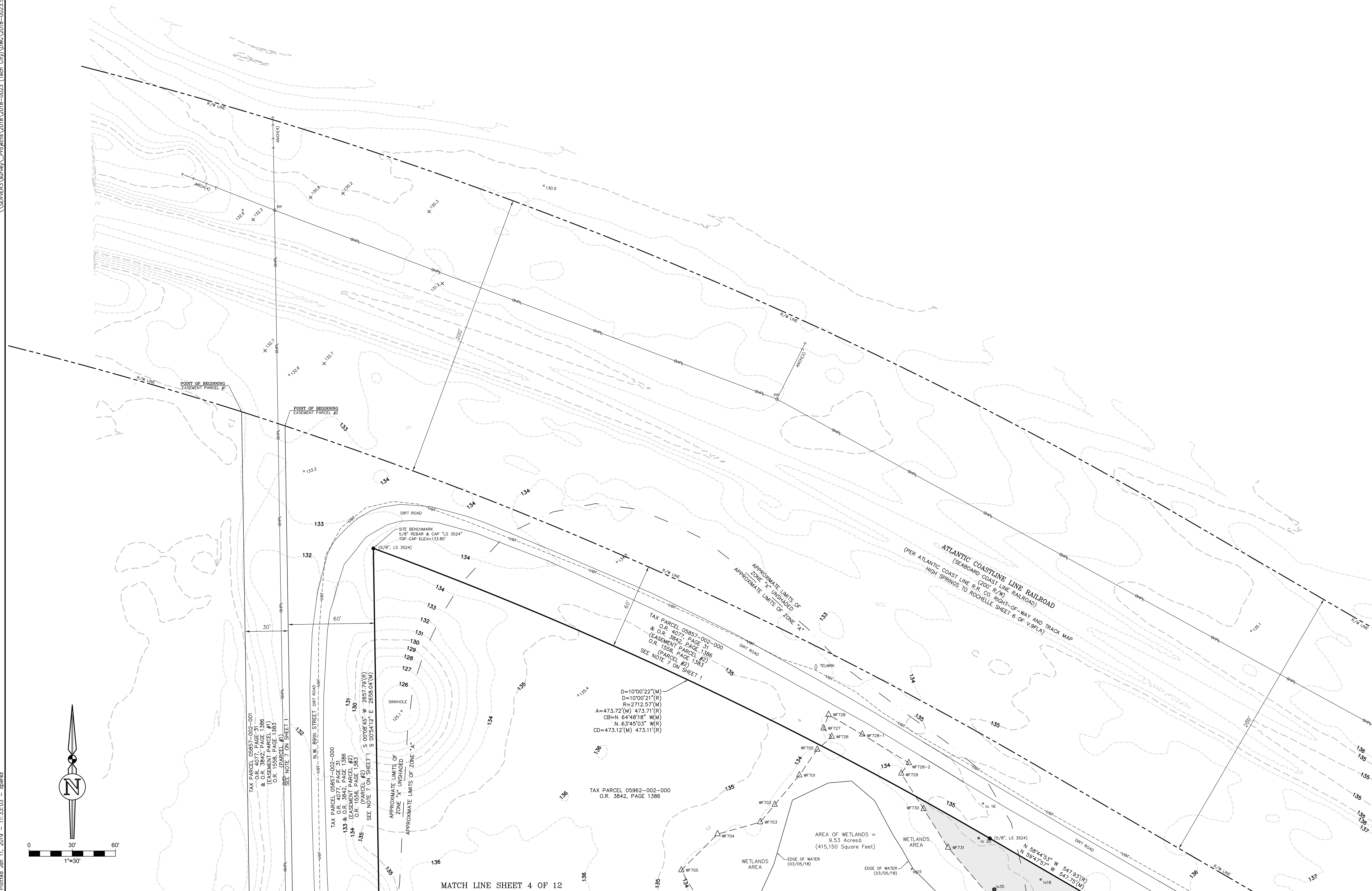
PREPARED FOR: 1) THE LASER INVESTMENT TITLE INSURANCE COMPANY
2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3) JAMES F. GRAY, P.A.
4) FLORIDA CREDIT UNION

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (7), FLORIDA STATUTES.

THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF: 9/20/19

Sheet No.:

V-001



MATCH LINE SHEET 3 OF 12

V-002

9/78	4/19/78	4/20/78	01/11/79
Feedback	Survey Date	Drawing Completed	Revised
Page			

PREPARED FOR: 1) THE LASER INVESTMENT GROUP, I.L.C.
2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3) JAMES F. GRAY, P.A.
4) FLORIDA CREDIT UNION

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 50-17, FLORIDA

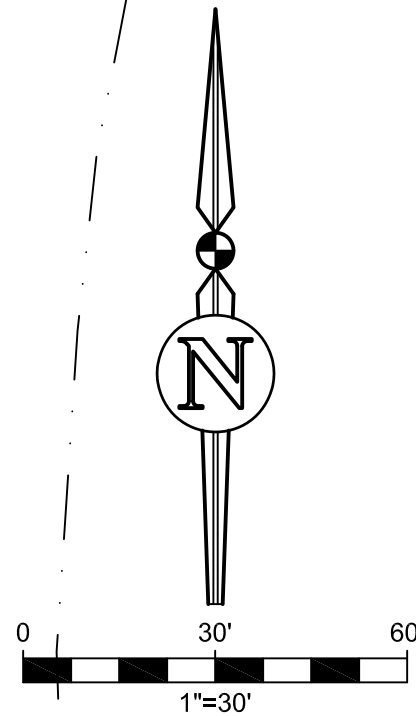
Project No.	2018-0023 S00	eda engineers-surveyors-planners, inc.
Drawn	AL/AP	Corporate Authorization No. LB 2389
Check	A/D	BY: ALEJANDRO PEREZ P.S.M. 6835
		SEE SHEET 1 OF 12 FOR ORIGINAL SIGNATURE AND RAISED SEAL

eds 40 years
eda engineers-surveyors-planners, inc.
LB 2389
2406 N.W. 127th ST GAINESVILLE, FLORIDA 32606-6402

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN
FLOOD INSURANCE(S) A & X (UNSHARED), AS DESIGNATED ON THE FLOOD
INSURANCE RATE MAP NUMBER 1206664-01450 & COMMUNITY
NUMBER: 120664; PANEL: 01450 01450; EFFECTIVE DATE:
06/16/06. SAID MAP DESCRIBES ZONE(S) "A"
AS BEING "SPECIAL FLOOD HAZARD AREAS (SPRING) SUBJECT TO INUNDATION BY THE

[illegible]



APPROXIMATE LIMITS OF
ZONE "A" UNSHADED
APPROXIMATE LIMITS OF ZONE "X"

TAX PARCEL 05857-002-001
O.R. 4077, PAGE 31
& O.R. 3842, PAGE 1386
(EASEMENT PARCEL #2)
O.R. 1558, PAGE 1383
(PARCEL #1)
SEE NOTE 7 ON SHEET 1

TAX PARCEL 05857-002-000
O.R. 4077, PAGE 31
& O.R. 3842, PAGE 1386
(EASEMENT PARCEL #2)
O.R. 1558, PAGE 1383
(PARCEL #2)
SEE NOTE 7 ON SHEET 1

S 00°08'45" W 2657.79'(R)
S 00°34'12" E 2658.04'(M)

TAX PARCEL 05962-002-000
O.R. 3842, PAGE 1386

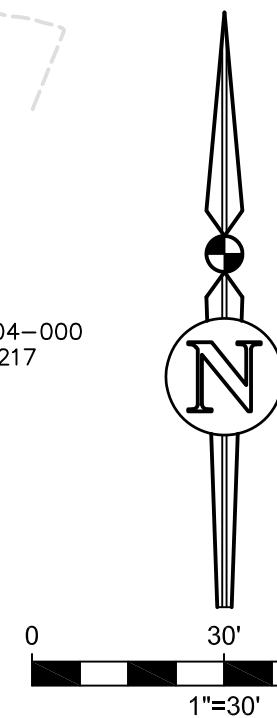
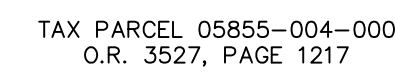
MATCH LINE SHEET 2 OF 12

MATCH LINE SHEET 6 OF 12

SHEET 4 OF 12

MATCH LINE SHEET 5 OF 12

FLOOD INSURANCE RATE MAP STATEMENT THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) A & X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 120864-L NUMBER: 120864-L ; PANEL: 01450 ; EFFECTIVE DATE: 08/16/06 ; SAID MAP DESCRIBES ZONE(S) AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X" (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."		eda engineers-surveyors-planners, inc. 204 N.W. 42nd St. Suite 402 Fort Lauderdale, FL 33309 TEL: 954.379.7541 FAX: 954.379.7549 E-MAIL: mallek@eda.com	
Project No. 2018-0023 S00 Drawn AL/AP Check AL/P		Prepared for: 1) THE LASER INVESTMENT GROUP, LLC 2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY 3) JAMES F. GRAY, P.A. 4) FLORIDA CREDIT UNION	
THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2017), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 07/10/19		Survey Date 04/19/18 Drawing Completed 01/11/19 Revised	
Sheet No.: V-004		978 Feedback 7/2/19 Page	



MATCH LINE SHEET 7 OF 12

GSA 40 years

eda engineers-surveyors-planners, inc.

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2404 N.W. 43rd ST. GAINESVILLE, FLORIDA 32606-6602
TEL. (352) 373-3541 FAX. (352) 373-7249
E-MAIL: mail@edaff.com

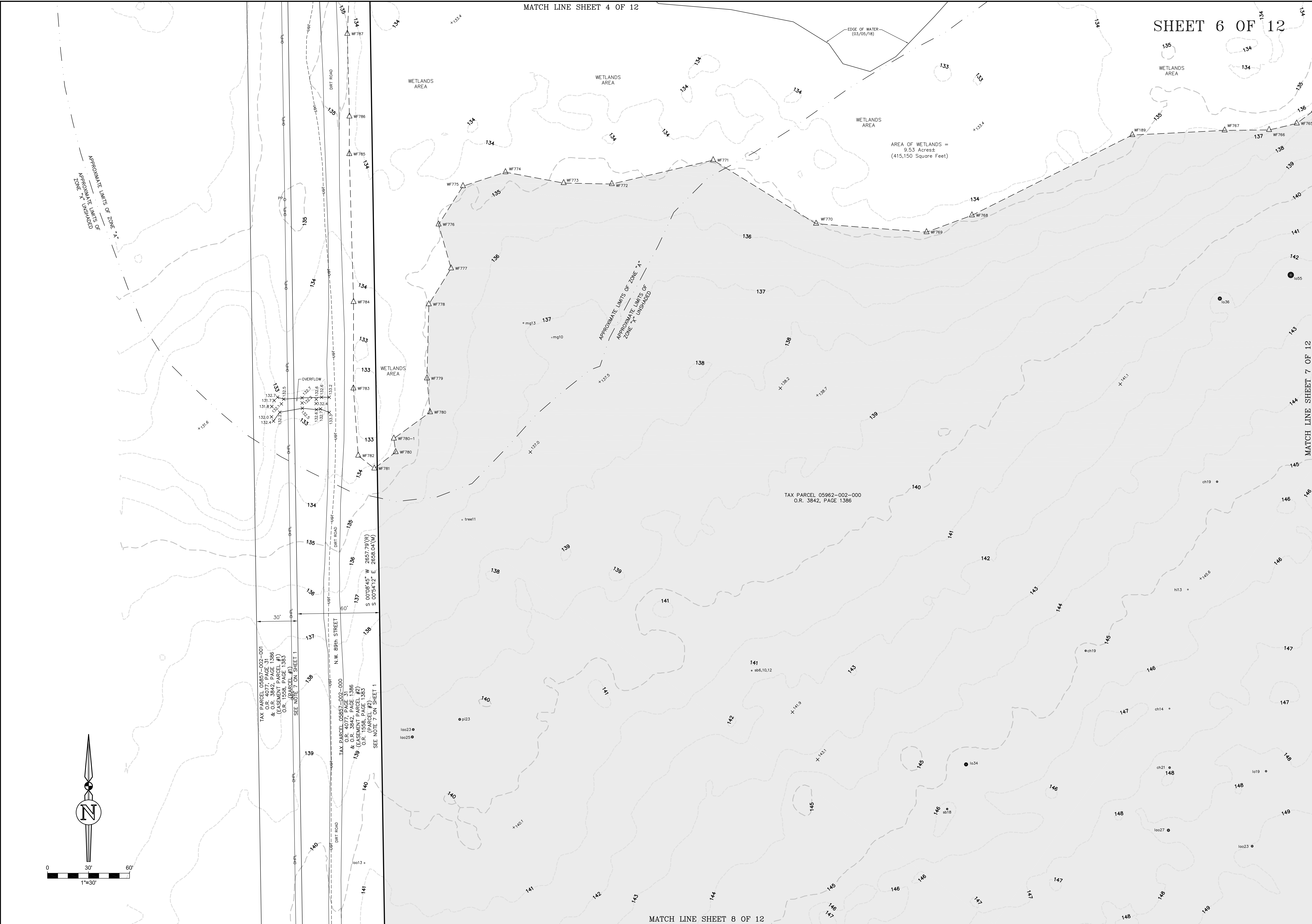
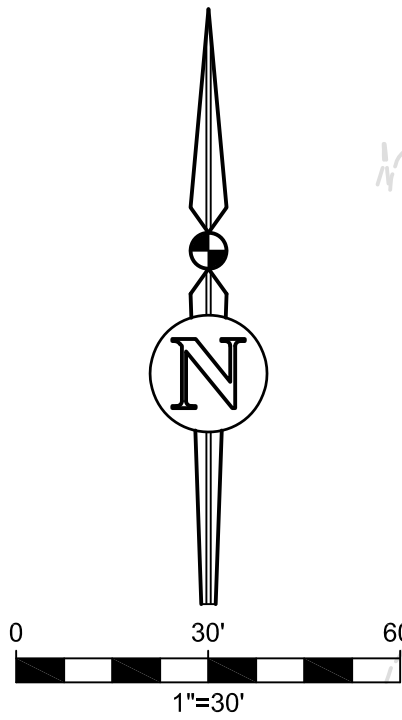
Project No. 2018-0023 S00	eda engineers-surveyors-planners, inc. Corporate Authorization No. LB 2389
------------------------------	---

Drawn	AL/AP	BY: ALEJANDRO PEREZ SEE SHEET 1 OF 12 FOR ORIGINAL SIGNATURE AND RAISED SEAL	P.S.M.	68353
Check	A.P.			

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2011

9786	4-24 7-2-29	Survey Date	04/19/18	04/20/18	01/11/19
				Outgoing Completed	Received
PREPARED FOR: 1) THE LAKER INVESTMENT GROUP, L.L.C. 2) JAMES F. GRAY, P.A. TITLE INSURANCE COMPANY 3) JAMES F. GRAY, P.A. 4) FLORIDA CREDIT UNION					
THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS, CHAPTER 100, FLORIDA STATUTES, ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022 OF THE FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF: 01/10/19					

V-005



SHEET 6 OF 12

978
Feedback

72-79
Page

04/19/18
Survey Date

04/20/18
Drawing Completed

01/11/19
Revised

Sheet No.:
V-006

PREPARED FOR: 1) THE LASER INVESTMENT GROUP, LLC.
2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3) JAMES F. GRAY, P.A.
4) FLORIDA CREDIT UNION
THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2017), FLORIDA STATUTES.
THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF: 07/02/19

Project No:
2018-0023 S00

Drawn:
AL/AP

Check:
A/P

By:
ALEXANDRO PEREZ

Separate Authorization No. L5 2389

P.S.M. 6839

eda engineers-surveyors-planners, inc.

204 NW 42nd ST GAINESVILLE FL 32609-3646-6602

TEL 352 372-5451 FAX 352 372-7449

E-MAIL: malik@eda.com

FLOOD INSURANCE RATE MAP STATEMENT
THE REAL PROPERTY SHOWN HEREON LIES WITHIN
ZONE(S) A & X (UNSHADED) AS DESIGNATED ON THE FLOOD
INSURANCE RATE MAP NUMBER 120864-1 ; COMMUNITY
NUMBER: 120864-1 ; PANEL: 01450 ; EFFECTIVE DATE:
08/16/08 ; SAID MAP DESCRIBES ZONE(S)
AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE
1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X" (UNSHADED)
AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

4
07/11/19
ADDED TREES FOR NORTHERN PORTION

3
09/29/18
ADDED CERTIFICATION

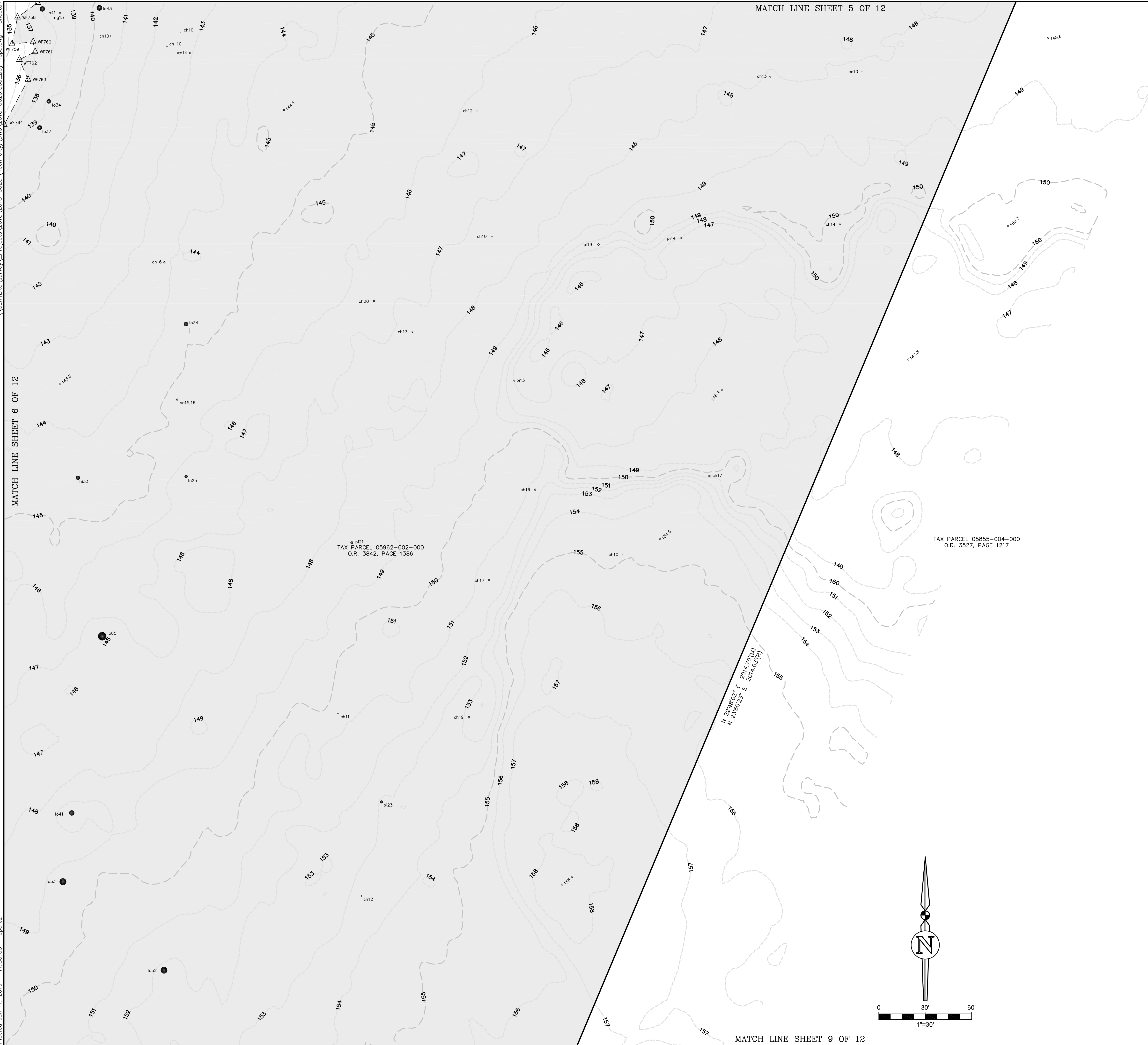
2
09/20/18
REVISED LEGAL DESCRIPTION

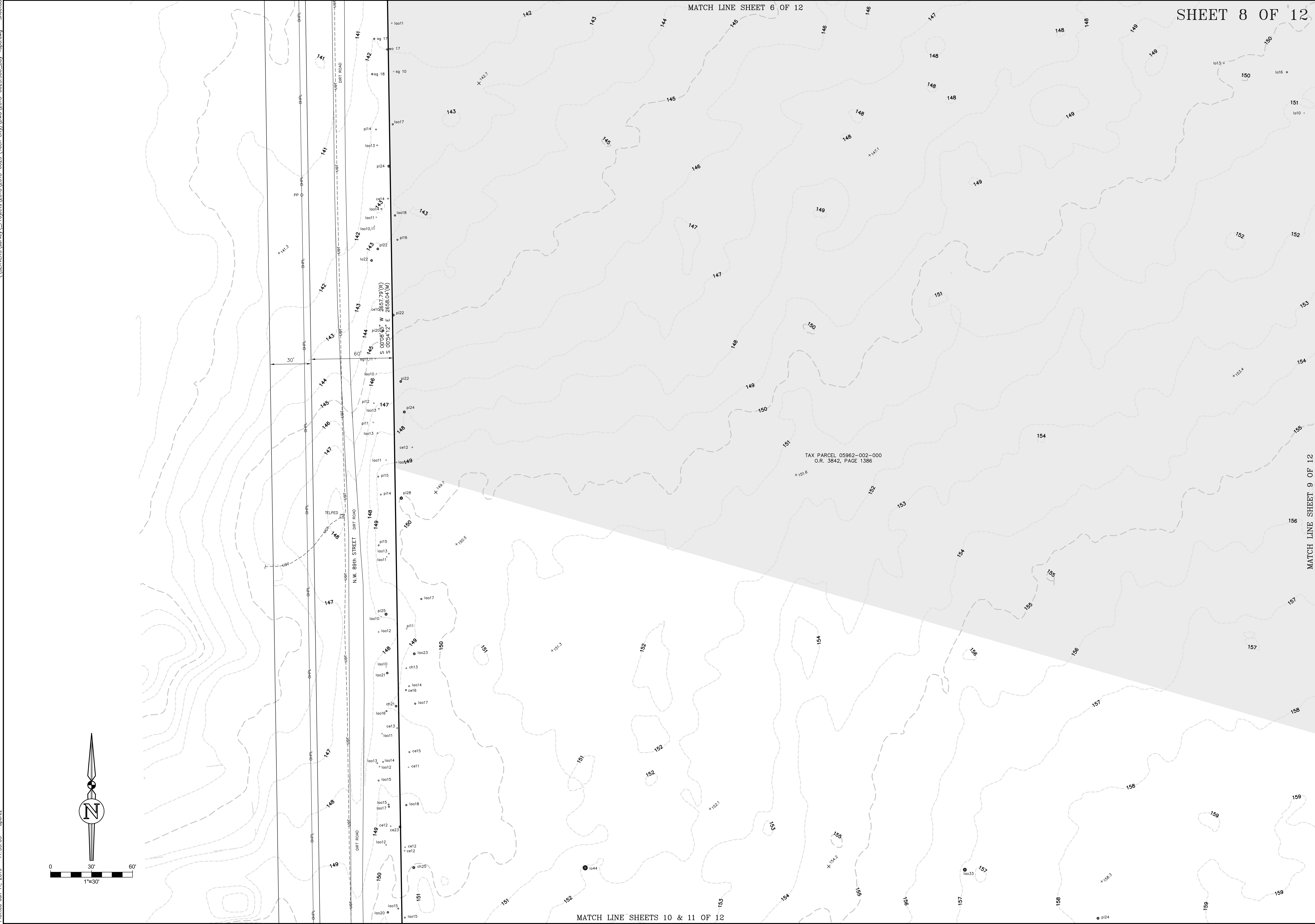
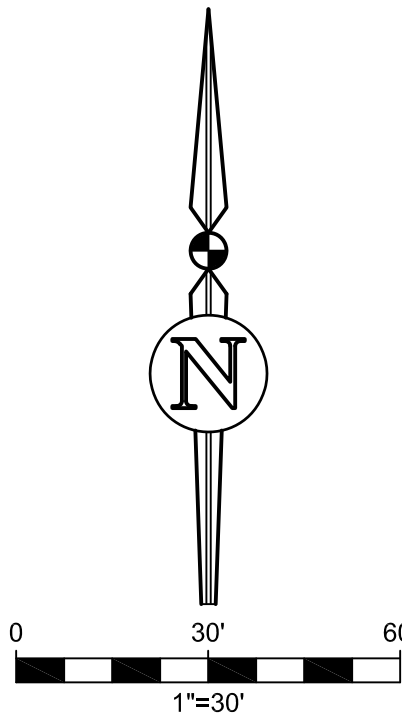
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06/11/18
REVISED BOUNDARY DIMENSIONS / ADDED CERTIFICATIONS

No

Date

Comment

[illegible]



Sheet No.:
V-008

978
Feedback

7279
Page

04/19/18
Survey Date

04/20/18
Drawing Completed

01/11/19
Revised

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3) JAMES F. GRAY, P.A.
4) FLORIDA CREDIT UNION

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 17-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2017), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 07/02/19.

Project No.
2018-0023 S00

Drawn
AL/AP

Check
A.P.

By
ALEXANDRO PEREZ

Separate Authorization No. LB 2389

BL

eda engineers-surveyors-planners, inc.

LB 2389

FLORIDA-3664-662

TEL 1931 972-541 FAX 1931 373-749

E-MAIL: malik@edapl.com

FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN ZONE(S) A & X (UNSHADED) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 120864-1 ; COMMUNITY NUMBER: 120864-1 ; PANEL: 01450 01450 ; EFFECTIVE DATE: 06/16/08 ; SAID MAP DESCRIBES ZONE(S) AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X" (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

4

07/17/19

ADDED TREES FOR NORTHERN PORTION

3

09/29/18

ADDED CERTIFICATION

2

09/20/18

REVISED LEGAL DESCRIPTION

1

06/11/18

REVISED BOUNDARY DIMENSIONS / ADDED CERTIFICATIONS

No

Date

Comment

MATCH LINE SHEET 9 OF 12

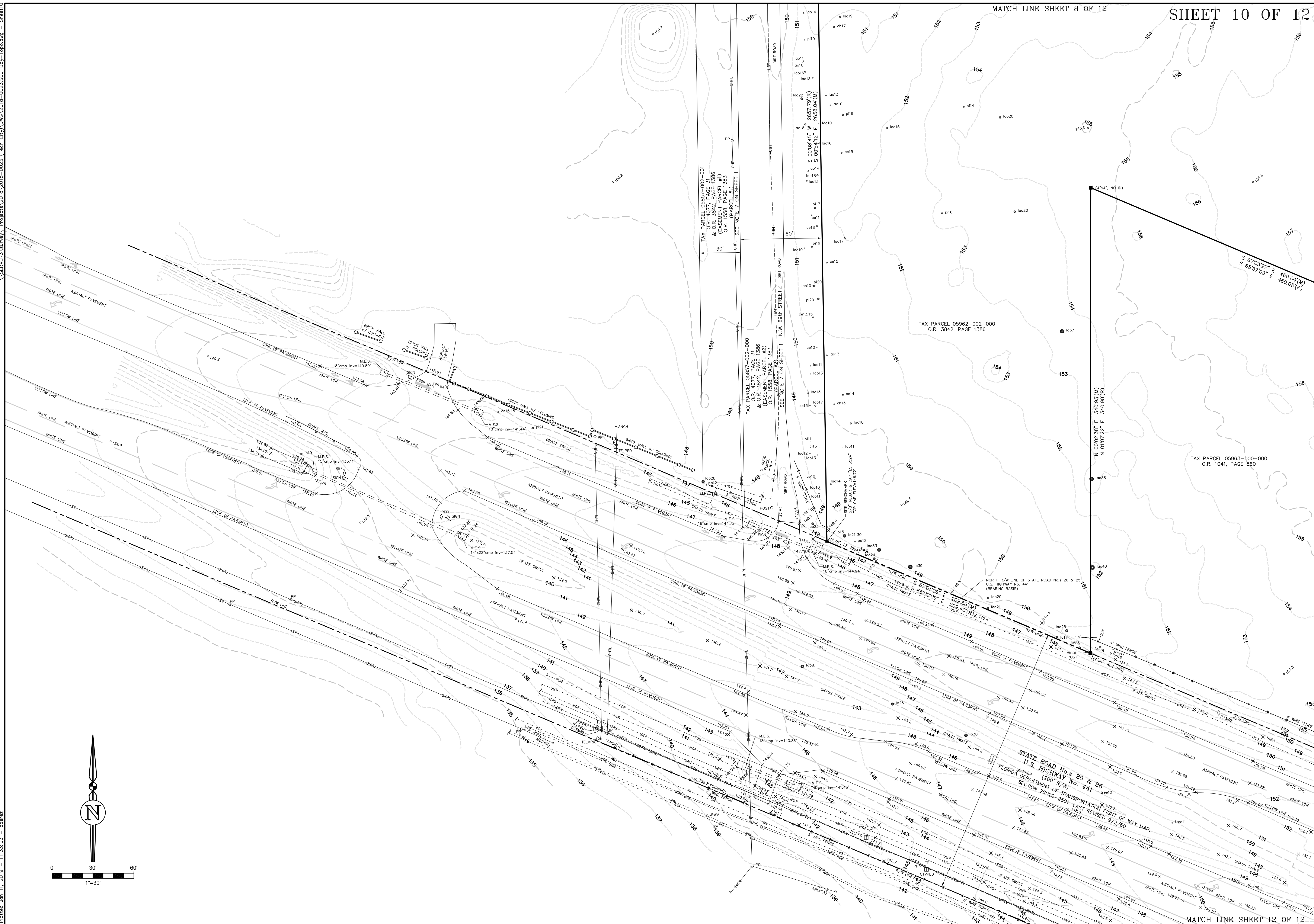
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LB 2389

FLORIDA-3664-662

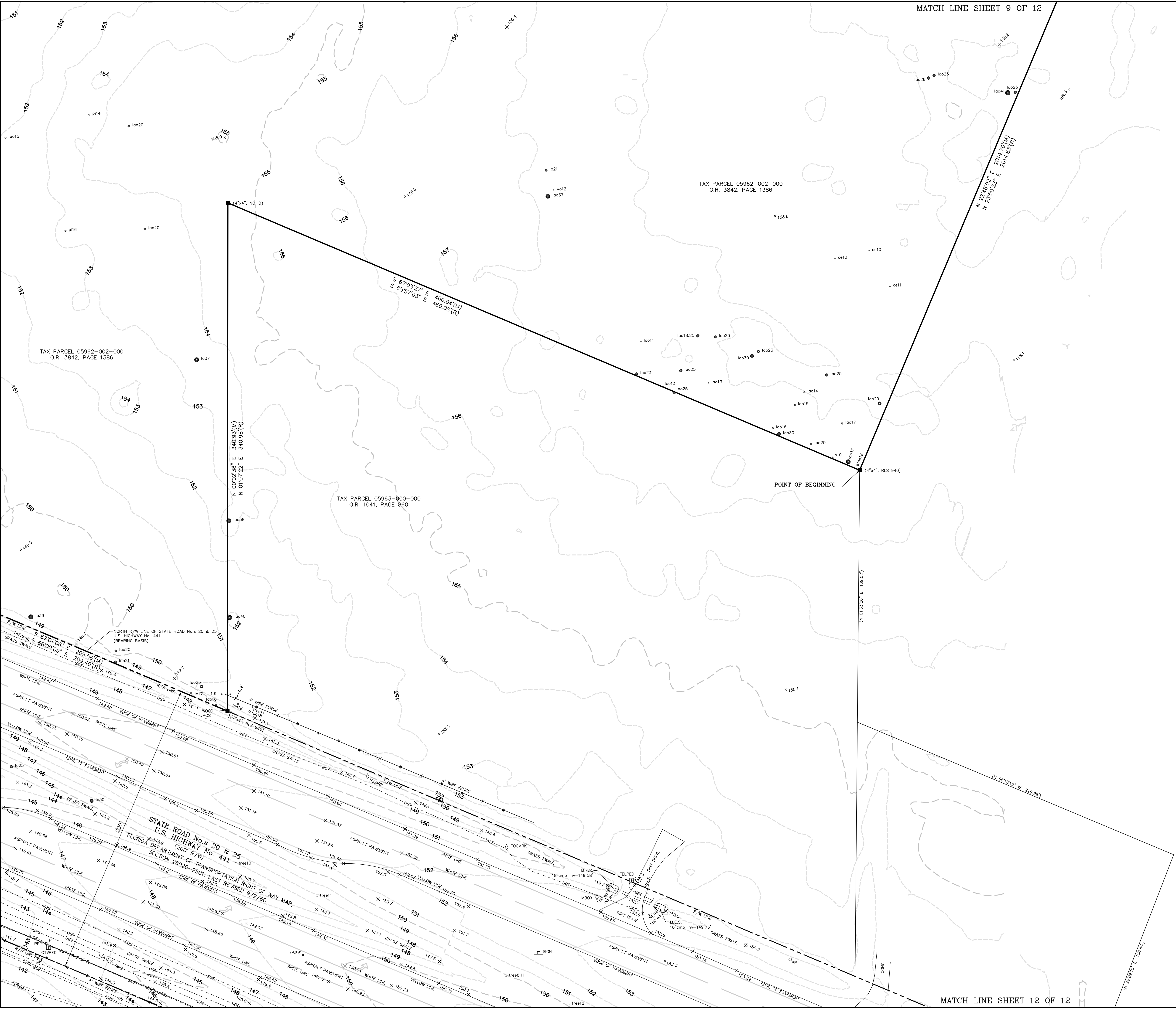
TEL 1931 972-541 FAX 1931 373-749

E-MAIL: malik@edapl.com

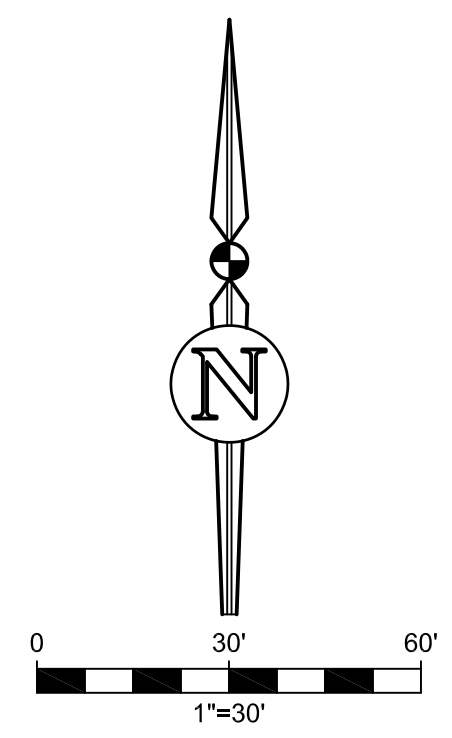


978	4-7-76 Folio No.	Survey Date	04/20/18	Drawing Completed	01/11/19	Revised	
PREPARED FOR: 1) THE LASER INVESTMENT GROUP, LLC. 2) JAMES F. GRAY P.A. 3) JAMES F. GRAY P.A. 4) FLORIDA CREDIT UNION							
THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, INC. (BPSM), INC., 100 N. W. 10TH AVENUE, SUITE 100, MIAMI, FLORIDA 33136, IN ACCORDANCE WITH THE ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 (2017), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF _____ 01/10/19							
Project No.: SDO 2018-0023 Sheet: AL/AP Check A.P. See SHEET 1 OF 12 FOR ORIGINAL SIGNATURE AND RAISED SEAL eda engineers-surveyors-planners, inc. 100 Corporate Center Blvd Suite 100 Miami, FL 33136 Tel: 305.441.6839 Fax: 305.441.6839 www.edasurveys.com E-mail: info@edasurveys.com							

\\SERVER3\survey\Projects\2018\2018-0023 (Tech City)\DWG\2018-0023\300-Bdy-Topo.dwg - Sheet 11



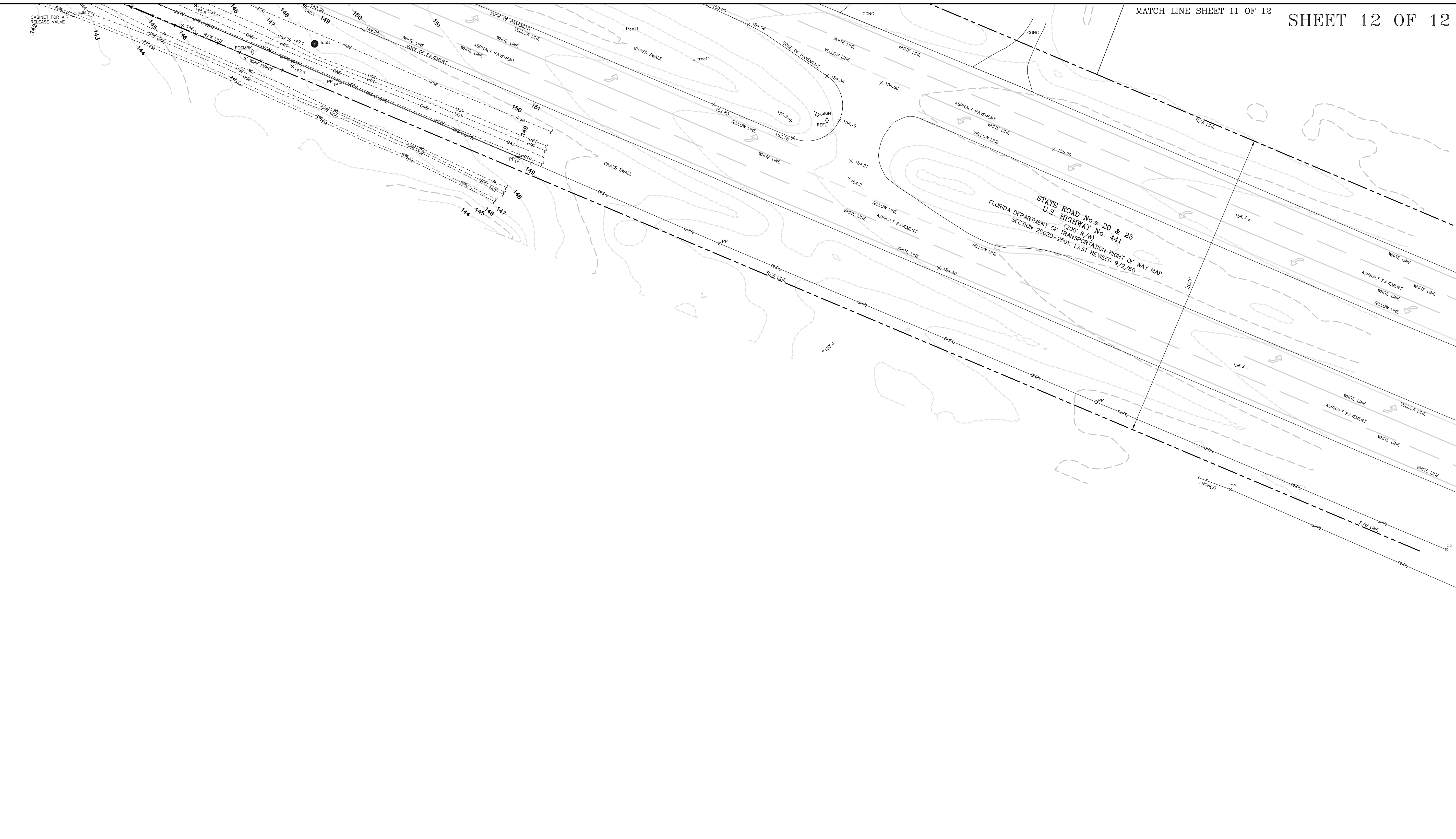
SHEET 11 OF 12



MATCH LINE SHEET 9 OF 12

MATCH LINE SHEET 12 OF 12

FLOOD INSURANCE RATE MAP STATEMENT	
THE REAL PROPERTY SHOWN HEREON LIES WITHIN FLOOD INSURANCE RATE MAP NUMBER 120864, PANEL 01450, EFFECTIVE DATE: 08/16/06. SAID MAP DESCRIBES ZONE(S) AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE "X" (UNSHADED) AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."	
eda engineers-surveyors-planners, inc.	
2004 N.W. 42nd ST. SUITE 400, FORT LAUDERDALE, FL 33309	
TEL: 954.379.7441 FAX: 954.379.7449	
E-MAIL: mulliken@eda.com	
Project No. 2018-0023 300	
Drawn by: ALEJANDRO PEREZ	
Check by: JAMES F. GRAY, P.A.	
Scale: 1"=30'	
Date: 07/11/19	
Sheet No.: V-011	
Prepared for: 1) THE LASER INVESTMENT GROUP, LLC. 2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY 3) JAMES F. GRAY, P.A. 4) FLORIDA CREDIT UNION	
THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007 (2017), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 07/11/19.	
Revised: 01/11/19	
Drawing Completed: 04/20/18	
Survey Date: 04/19/18	
Page: 72/79	
978	



MATCH LINE SHEET 11 OF 12

SHEET 12 OF 12

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FLOOD INSURANCE RATE MAP STATEMENT

THE REAL PROPERTY SHOWN HEREON LIES WITHIN
ZONE(S) 'A' & X (UNSHARED) AS DESIGNATED ON THE FLOOD
INSURANCE RATE MAP NUMBER 15010-01-560, COMMUNITY
NUMBER: 120664, PANEL: 01400 01501, EFFECTIVE DATE:
06/18/06. SAID MAP DESCRIBES ZONE(S) 'A'
AS BEING "SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE
1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED AND ZONE 'X' (UNSHARED)
1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED AND ZONE 'X' (UNSHARED)
1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED AND ZONE 'X' (UNSHARED)."

eds40 years

meda engineers-surveyors-planners, inc.

LB 2389
2404 N.W. 42nd ST. GAINESVILLE, FLORIDA 32606-6602
TEL. (352) 375-3541 FAX (352) 375-7429
E-MAIL: malinda@edsi.com

Project No.	eda engineers—surveyors—planners, inc.
2018-0023 500	Corporate Authorization No. LB 2389
Drawn	BY: ALEJANDRO PEREZ
AL/AP	SEAL NO. 20180023500 ORIGINAL
Check	SIGNATURE AND RAISED SEAL
A P	NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. COPYRIGHT © 2018
	6839

Filebook	Page	Survey Date	Survey Completed	Revised
978	4-34	04/19/18	04/20/18	01/11/19

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2) THE NATIONAL TITLE INSURANCE COMPANY
3) JAMES F. GRAY, P.A.
4) FLORIDA, P.R.A.

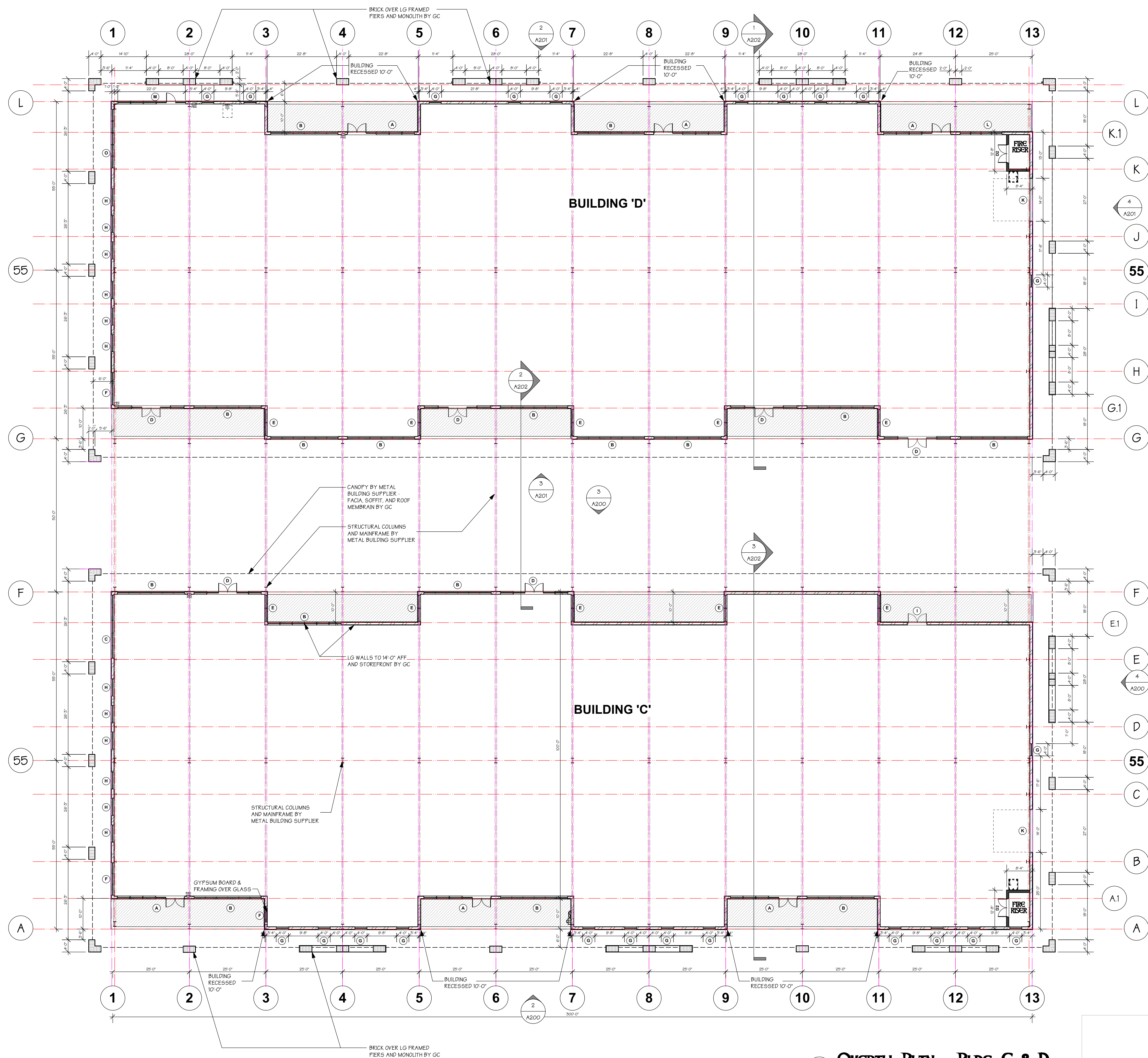
THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF REALTORS' ETHICS, THE FLORIDA BAR ASSOCIATION'S STANDARDS OF PROFESSIONAL CONDUCT, AND THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.02(7), FLORIDA STATUTES.

THIS SURVEY DEPicts THE SITE CONDITIONS AS OF 01/20/2017.

Sheet No.:
V-012

OCCUPANCY CLASSIFICATION - BUSINESS / MERCANTILE
CONSTRUCTION TYPE - TYPE III, SPRINKLED
FLOORS: ONE
ROOF TYPE: SINGLE PLY MEMBRANE
ROOF MATERIAL: PVC
PAVEMENT: CONC / ASPHALT

AREA	SQUARE FOOTAGE
BUILDING "C"	30,066.67 SQ FT
BUILDING "D"	30,066.67 SQ FT
TOTAL SQ. FT.	60,133.35 SQ FT



1 **OVERALL PLAN - BLDG. C & D**
SCALE: 1/16" = 1'-0"

01/16/19

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1202 SW 17th Street, Ste.201-165

Ocala, FL 34471
 352 867 5148

T 352.867.5148
E john@donahue-arch.com

FL CofA # 32147
FL License # AA26000033

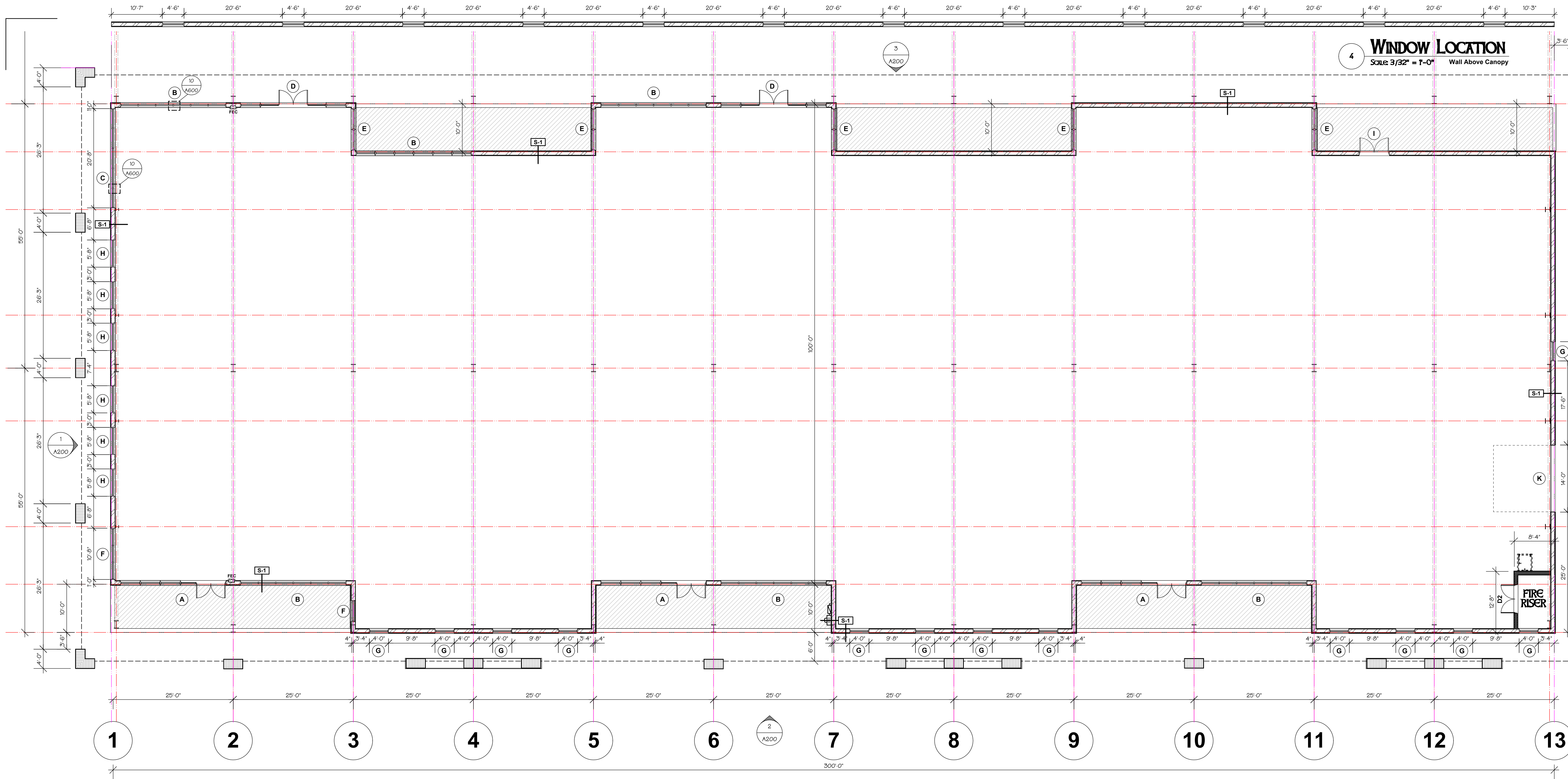
OVERALL FLOOR PLANS



SAN FRANCISCO TECH CITY

DATE	01/16/19
JOB	D_19018
DRAWN BY	JAD, JG
JAD	
A100	
Schematic	

C



1 ENLARGED PLAN - BLDG. C
Scale 3/32" = 1'-0"

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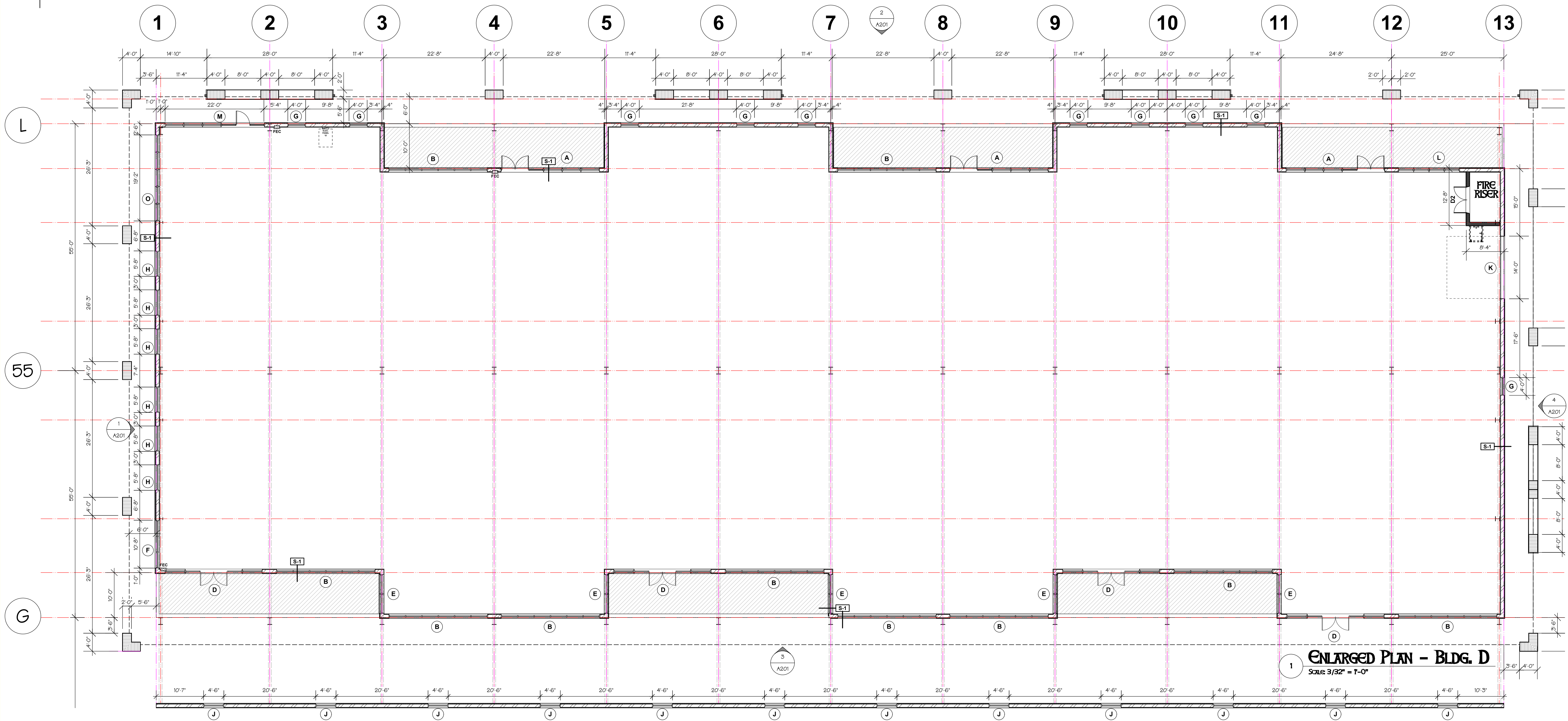
DONAHUE ARCHITECTURE, INC. 1202 SW 17th Street, Ste 201-165 Ocala, FL 34471 T 352.867.5148 E john@donahue-arch.com FL CoFA # 32147 FL License # AA26000933	
DA	

FLOOR PLANS	
BUILDING 'C'	

A New Building For (Bldg. C & D)	
SAN FELASCO TECH CITY	

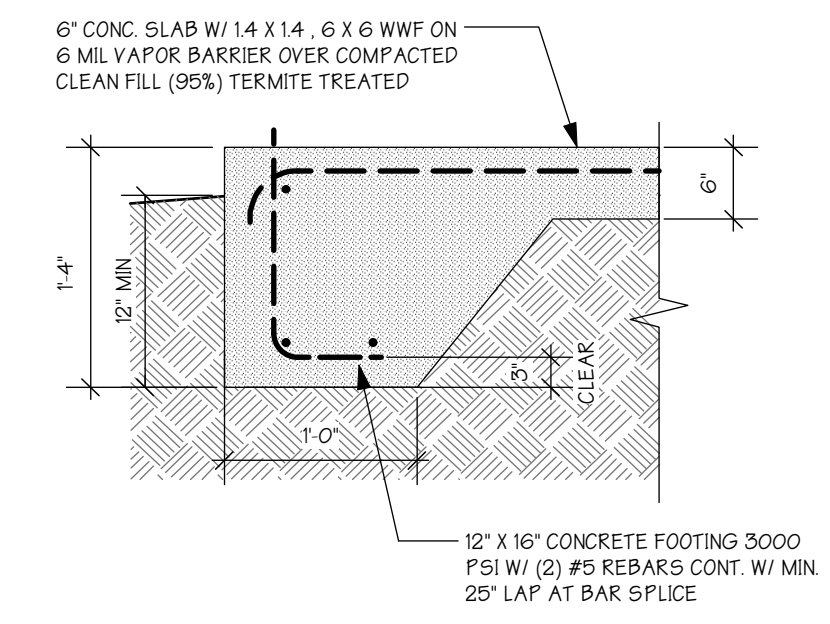
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JOB	D_1901B
DRAWN BY	JAD, JG
JAD	
A101	OF
Schematic	

01/16/19

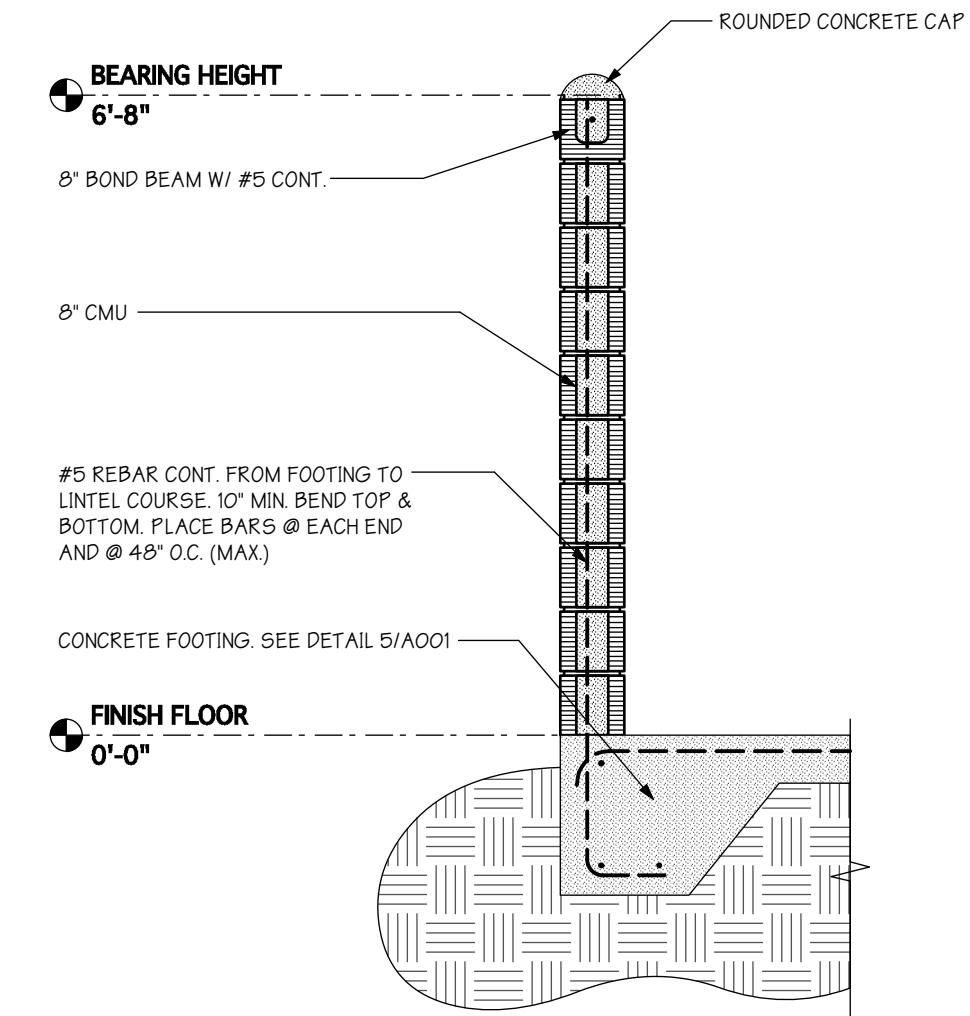


1 **ENLARGED PLAN - BLDG. D**
Scale 3/32" = 1'-0"

2 **WINDOW LOCATION**
Scale 3/32" = 1'-0" ABOVE CANOPY



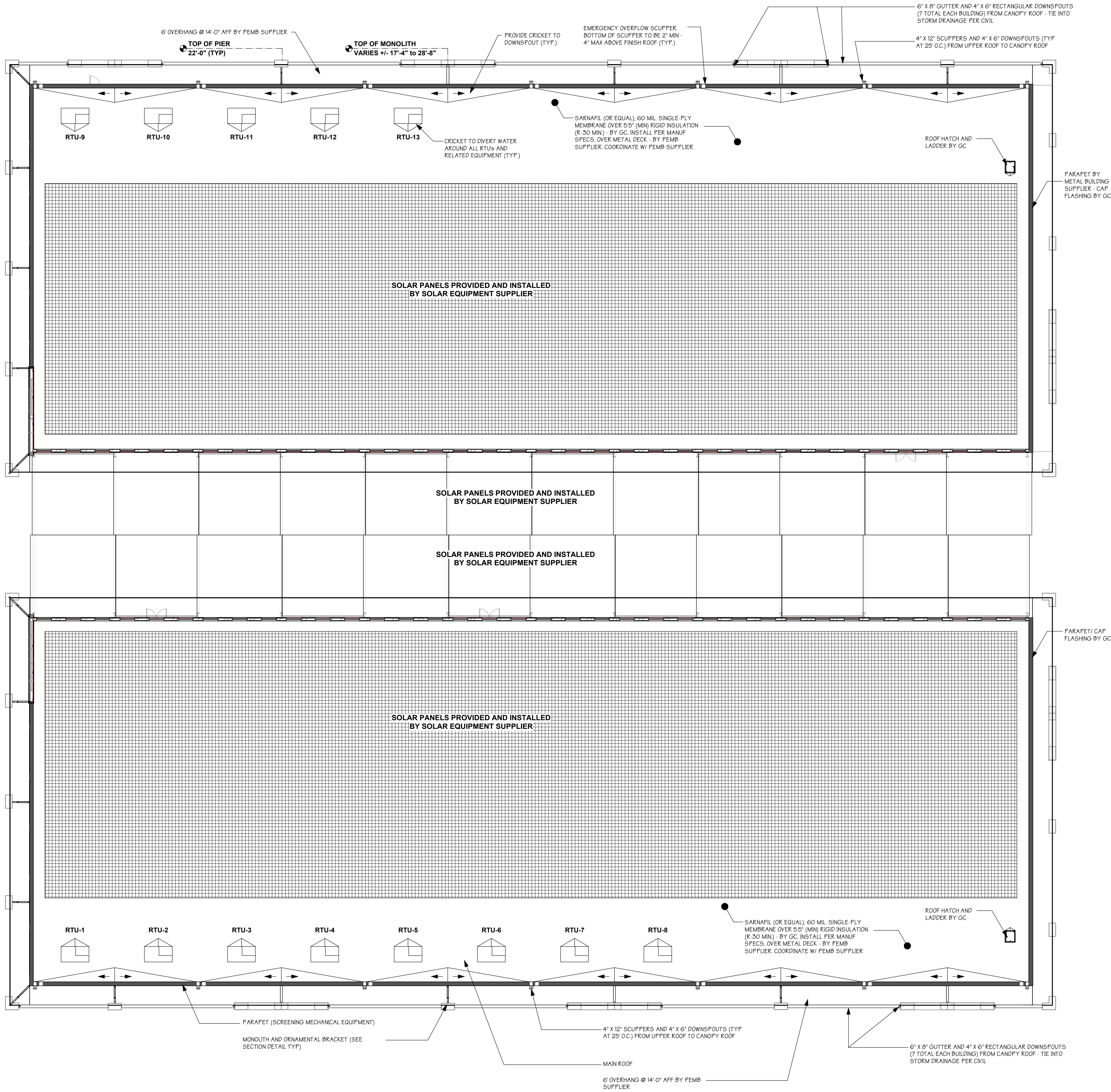
5 **DUMPSTER FOOTING**
Scale 3/4" = 1'-0"



6 **DUMPSTER WALL SECTION**
Scale 1/2" = 1'-0"

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DA	
FLOOR PLANS	
BUILDING 'D'	
A New Building For (Bldg. C & D)	
	
SAN FELASCO TECH CITY	
DATE	01/16/19
JOB	D_190108
DRAWN BY	JAD, JG
JAD	
A102	OF
Schematic	

01/16/19



GENERAL ROOFING NOTES:

1. ROOFING SUBCONTRACTOR TO COORDINATE LOCATION OF H.V.A.C. UNITS AND ROOF TOP ACCESSORIES WITH STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR PLACEMENT AND TAPERED RIGID INSULATION BOARD LAY-OUT AND SUBSEQUENT INSTALLATION IN ORDER TO AVOID PONDING WATER CONDITIONS ATTRIBUTABLE TO BOARD LAY-OUT ISSUES.
2. ROOF SYSTEMS SPECIFIED SHALL BE APPLIED ONLY BY MANUFACTURER APPROVED APPLICATOR IN ORDER TO MEET GUARANTEE REQUIREMENTS.
3. COORDINATE LOCATION OF MECHANICAL UNITS WITH STRUCTURAL AND MECHANICAL DRAWINGS.
4. HVAC CONDENSATE LINES TO TERMINATE AT ROOF DRAIN OR AS REQUIRED BY LOCAL CODE.
5. REFER TO STRUCTURAL AND MEP DRAWINGS FOR ADDITIONAL INFORMATION.
6. ALL CURBS AND PIPE PENETRATIONS SHALL HAVE A MINIMUM OF 16" CLEAR FROM EACH OTHER FOR ROOF FLASHING PURPOSES. ALL EQUIPMENT SHALL HAVE A MINIMUM OF 10'-0" CLEAR FROM ROOF EDGES THAT DO NOT HAVE A PARAPET. ALL HVAC MOUNTED EQUIPMENT (DISCONNECT BOXES, GFCI PIPE SUPPORTS) SHALL NOT BE CLOSER THAN 16" FROM EACH OTHER OR CURB. NO UNISTRUT PIPE SUPPORTS SHALL BE USED AS VERTICAL MEMBERS FOR MOUNTING EQUIPMENT TO ROOF SURFACE.
7. PONDING WATER IS DEFINED AS WATER THAT DOES NOT DRAIN OR DISSIPATE FROM THE ROOF WITHIN 48 HOURS AFTER PRECIPITATION.
8. ALL FLASHING CEMENTS, ASPHALTS, PRODUCTS AND ACCESSORIES SHALL BE APPROVED BY ROOFING MANUFACTURER WITH THE MANUFACTURER'S BRAND.
9. THE ROOF STRUCTURE SHALL NOT BE USED FOR STOCKPILING OF EQUIPMENT OR MATERIALS UNLESS APPROVED BY THE ARCHITECT, STRUCTURAL ENGINEER AND THE JOIST MANUFACTURER.
10. MAINTAIN A MINIMUM 10'-0" CLEARANCE FROM ANY EXHAUST TO ANY FRESH AIR INTAKE, INCLUDING EQUIPMENT ON ADJACENT SPACES (TYPICAL).
11. COLLECTOR BOX, GUTTERS, AND DOWNSPOUTS TO BE 20 GA (0.032) PREFINISHED ALUMINUM.

1 OVERALL ROOF PLAN
Scale: 1/16" = 1'-0"

REVISIONS

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FL License # AA26000933

DA

FLOOR PLANS

ROOF PLAN

A New Building For (Bldg. C & D)

SAN FELASCO TECH CITY

DATE: 01/16/19
JOB: D_19018
DRAWN BY: JAD, JG
JAD

6
OF

A103

Schematic

01/16/19



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FL CoFA # 32147
FL License # AA26000933

DA

ELEVATIONS

ELEVATIONS

A New Building For (Bldg. C & D)

SAN FELASCO TECH CITY

DATE 01/16/19

JOB D_19018

DRAWN BY JAD, JG

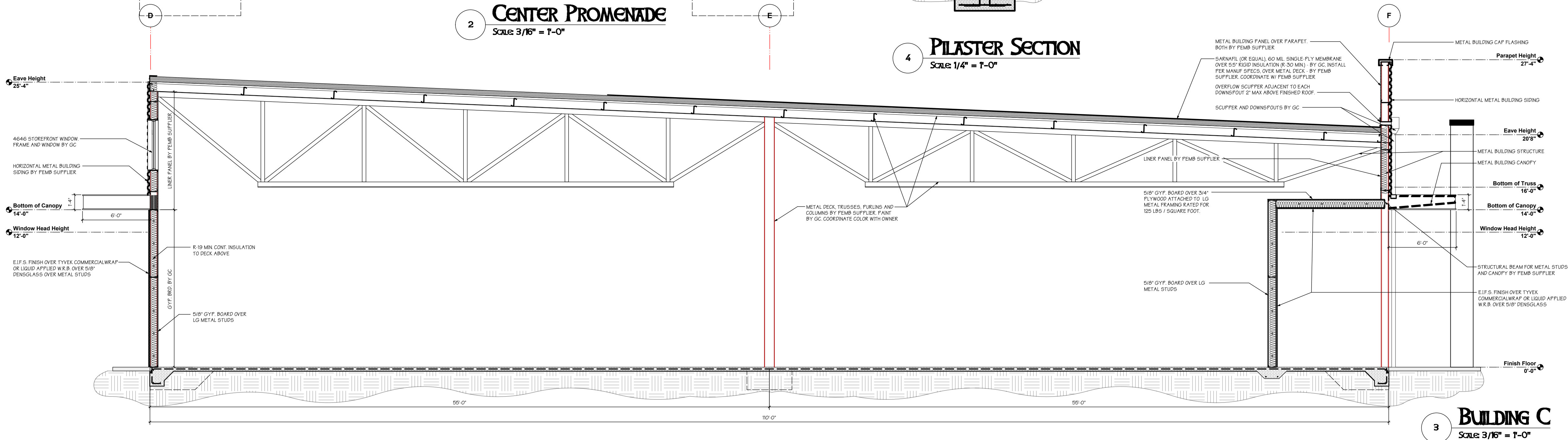
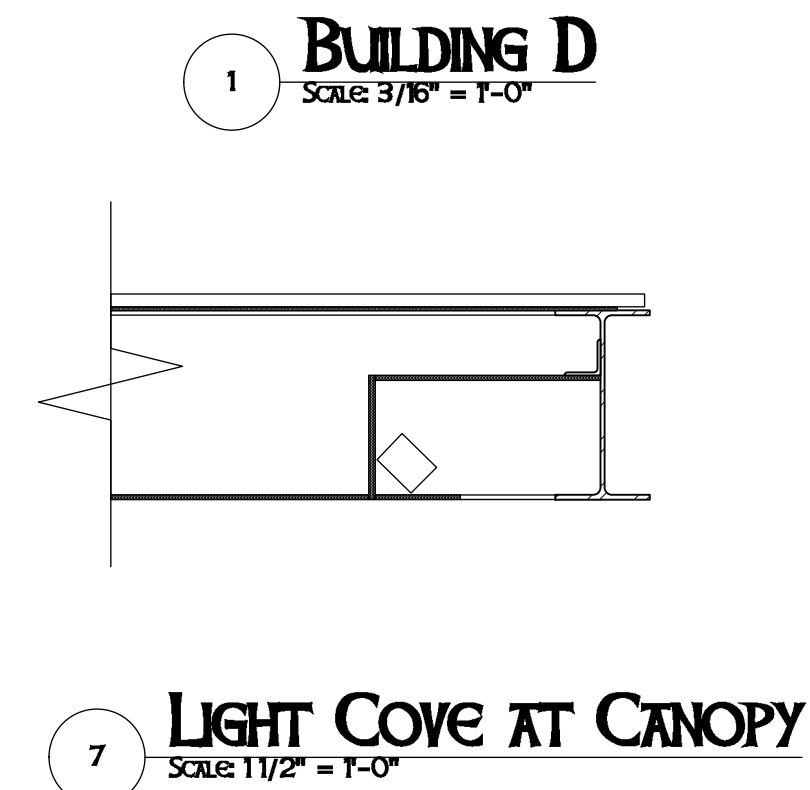
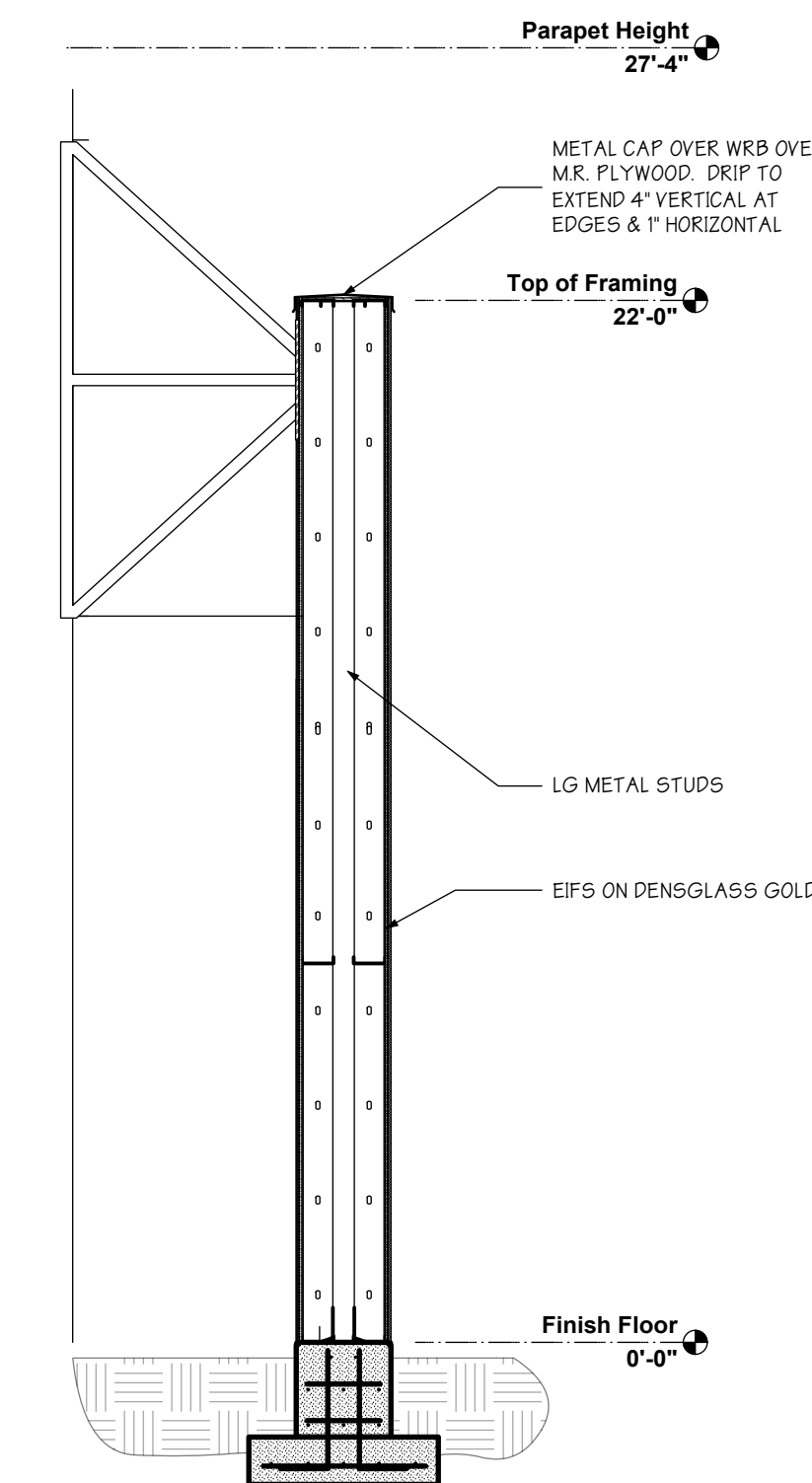
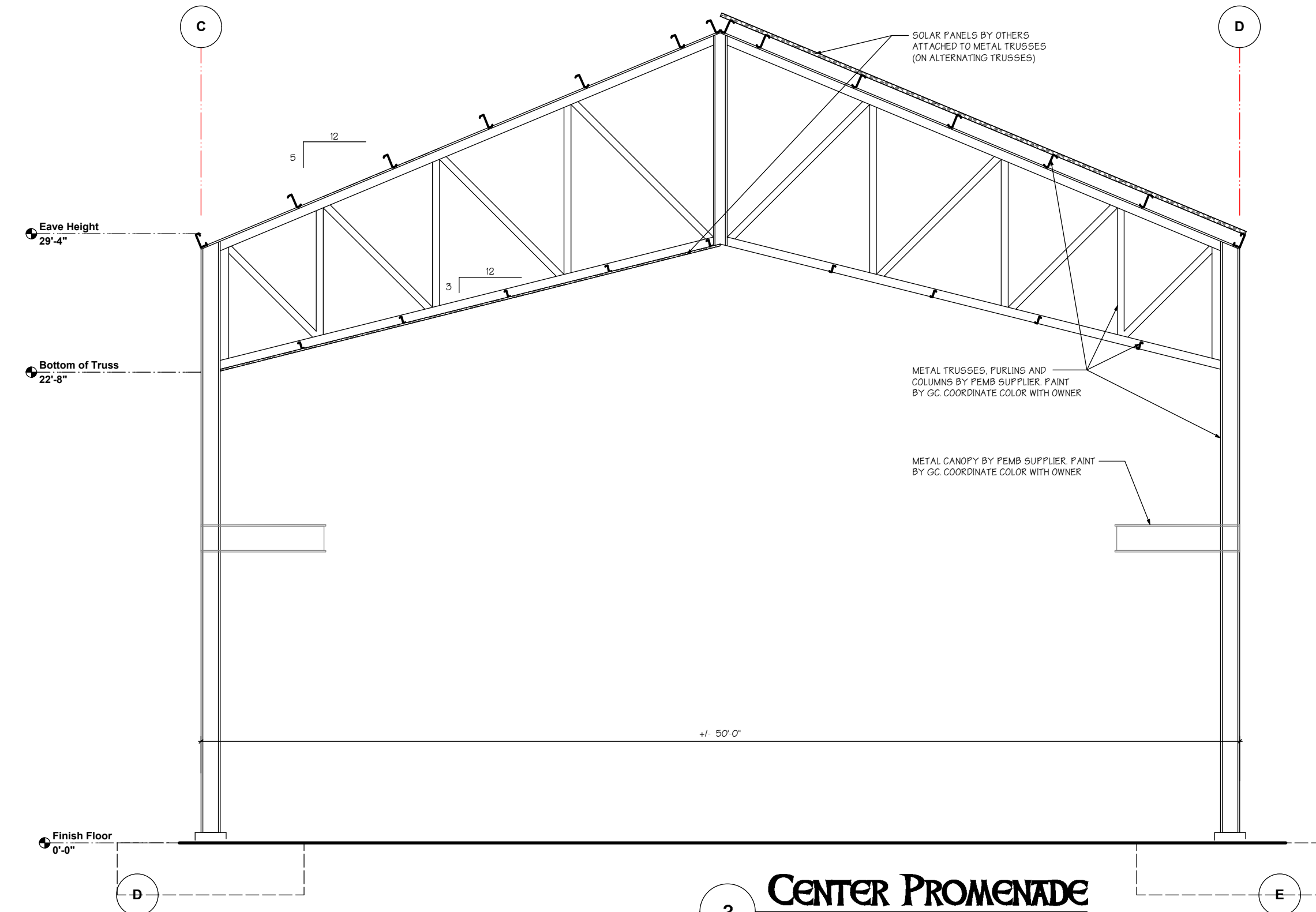
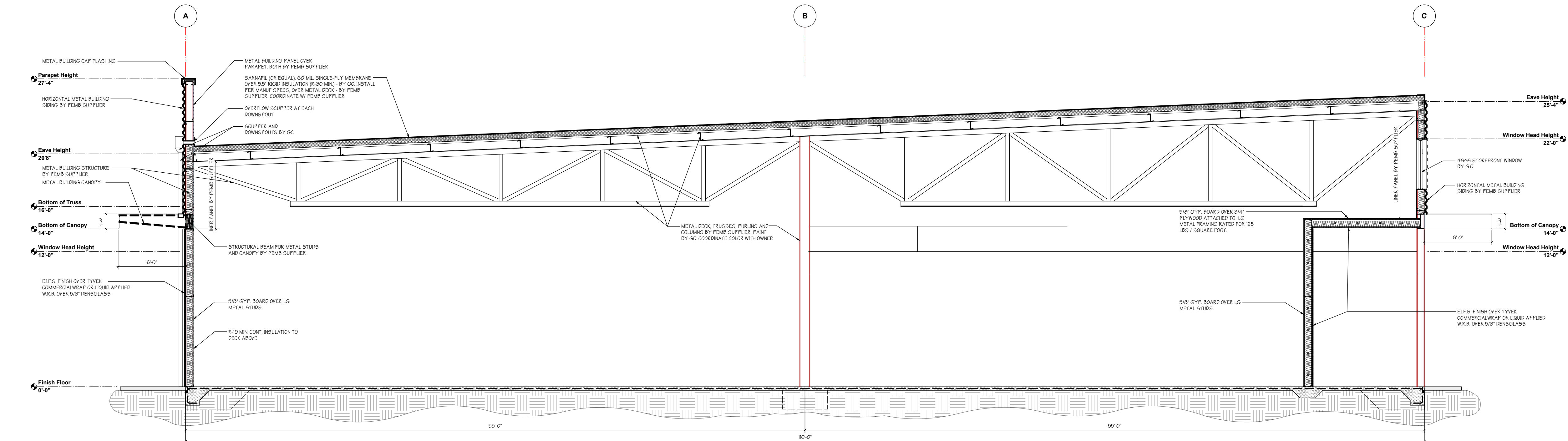
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A201

OF

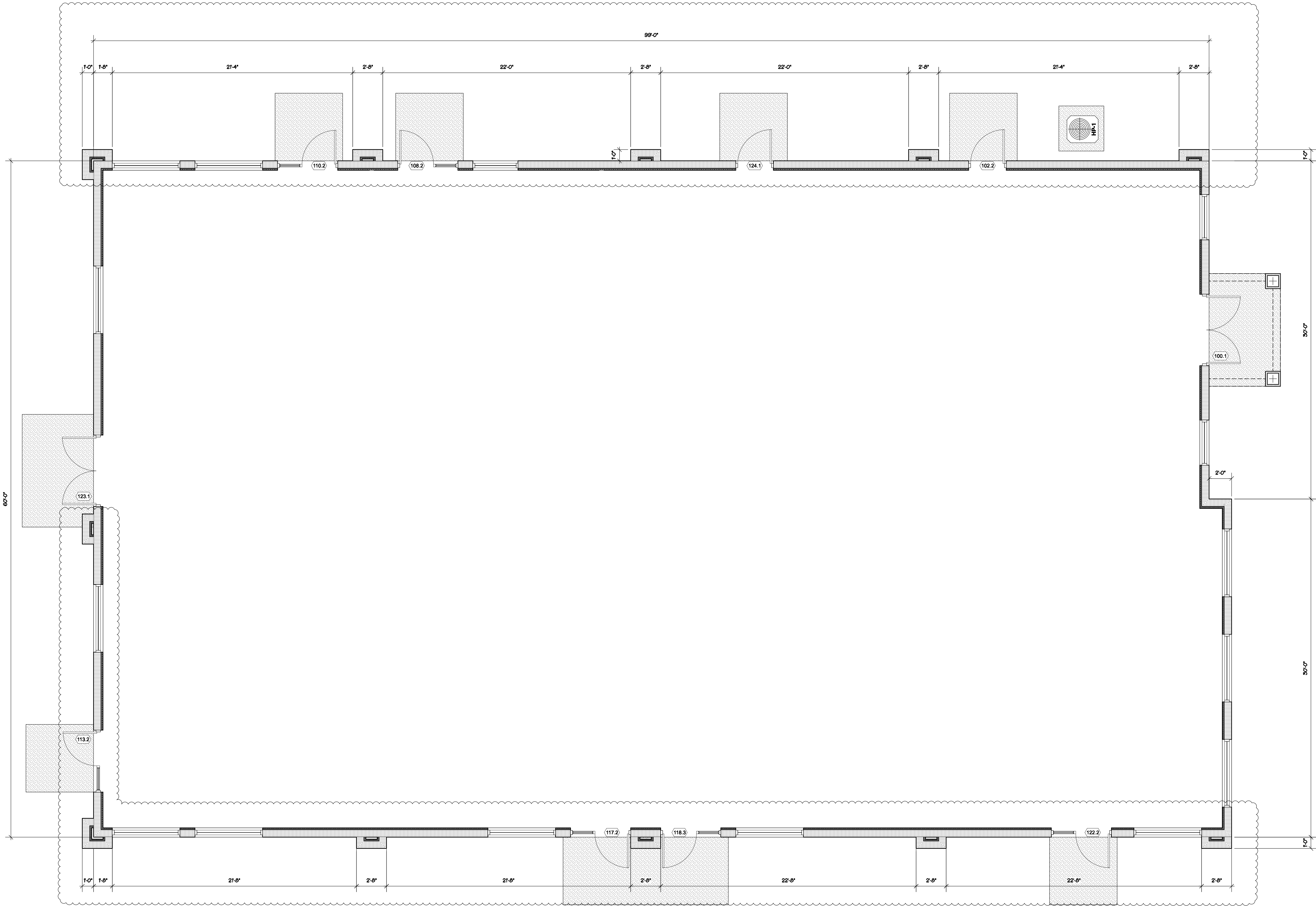
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01/16/19



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DA	
BUILDING SECTIONS	
BUILDING SECTIONS	
A New Building For (Bldg. C & D)	
SAN FELASCO TECH CITY	
DATE	01/16/19
JOB	D_1901B
DRAWN BY	JAD, JG
JAD	9
A202	OF
Schematic	

01/16/19



FLOOR PLAN
Scale: 1/4" = 1'-0"

OVERALL AREA	
AREA	SQUARE FOOTAGE
BUILDING AREA	5,733.36 SQ. FT.
TOTAL SQ. FT.	5,733.36

REVISIONS

Date	City Comments
05/11/19	

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E john@donahue-arch.com

FL. # AA2600893, GA. # PA07283
FL Engineering Co. # 22471, ID. # 02600898

DA

FLOOR PLANS

FLOOR PLAN / CONSTRUCTION NOTES

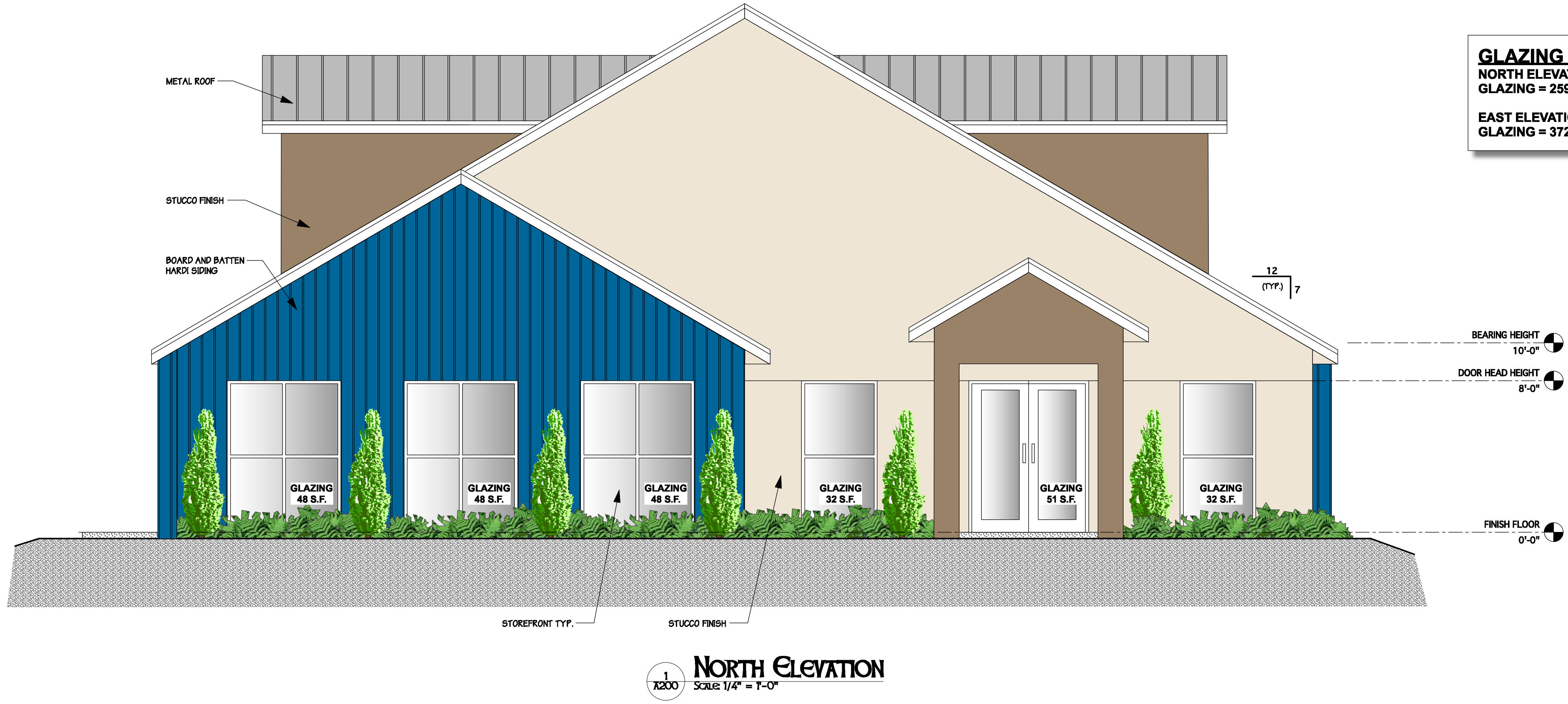
A New Office for
San Felasco

Alachua, FL 32615

DATE	02/18/19	
JOB	D_19027	
DRAWN BY	JAD, JG	3
JAD		OF

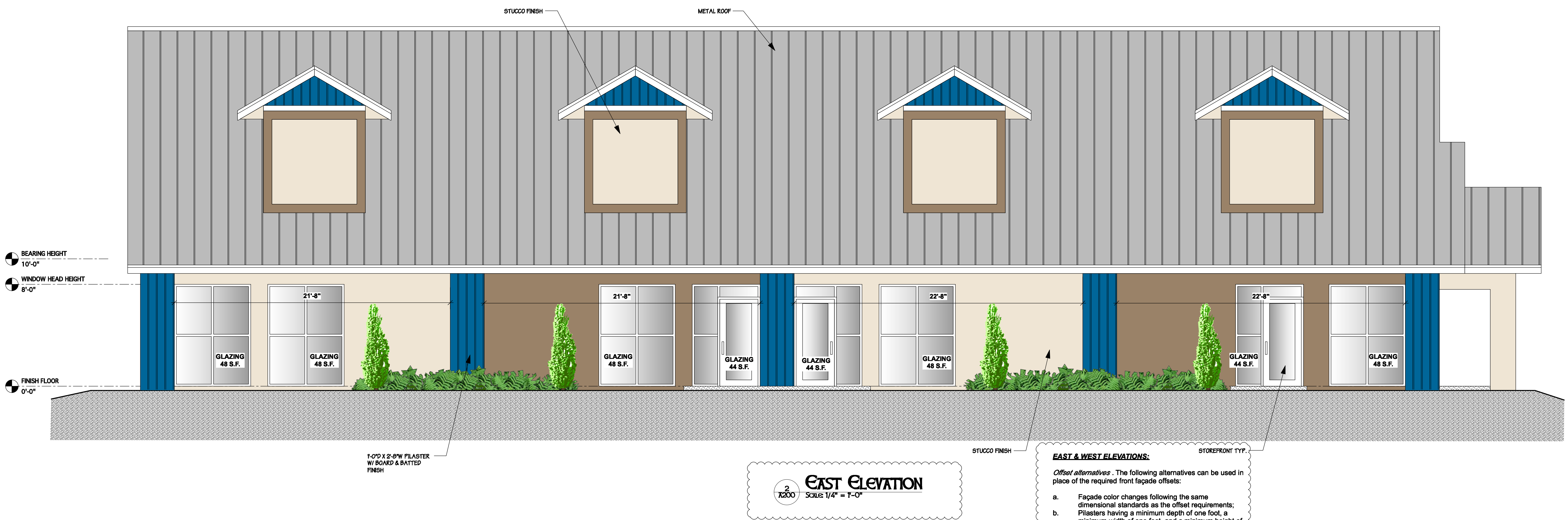
A100

Schematic



GLAZING CALCULATION
NORTH ELEVATION TOTAL AREA = 1,123 S.F.
GLAZING = 259 S.F. = 23%

EAST ELEVATION TOTAL AREA = 910 S.F.
GLAZING = 372 S.F. = 41%



EAST & WEST ELEVATIONS:
Offset alternatives: The following alternatives can be used in place of the required front façade offsets:
a. Façade color changes following the same dimensional standards as the offset requirements;
b. Pilasters having a minimum depth of one foot, a minimum width of one foot, and a minimum height of 80 percent of the façade's height; and/or
c. Roofline changes when coupled with correspondingly aligned façade material changes.

REVISIONS	
05/11/19	City Comments

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Ocala, FL 34471
T 352.867.5148
E john@donahue-arch.com
FL #A02600893, GA #PA012383
IL #022-000948

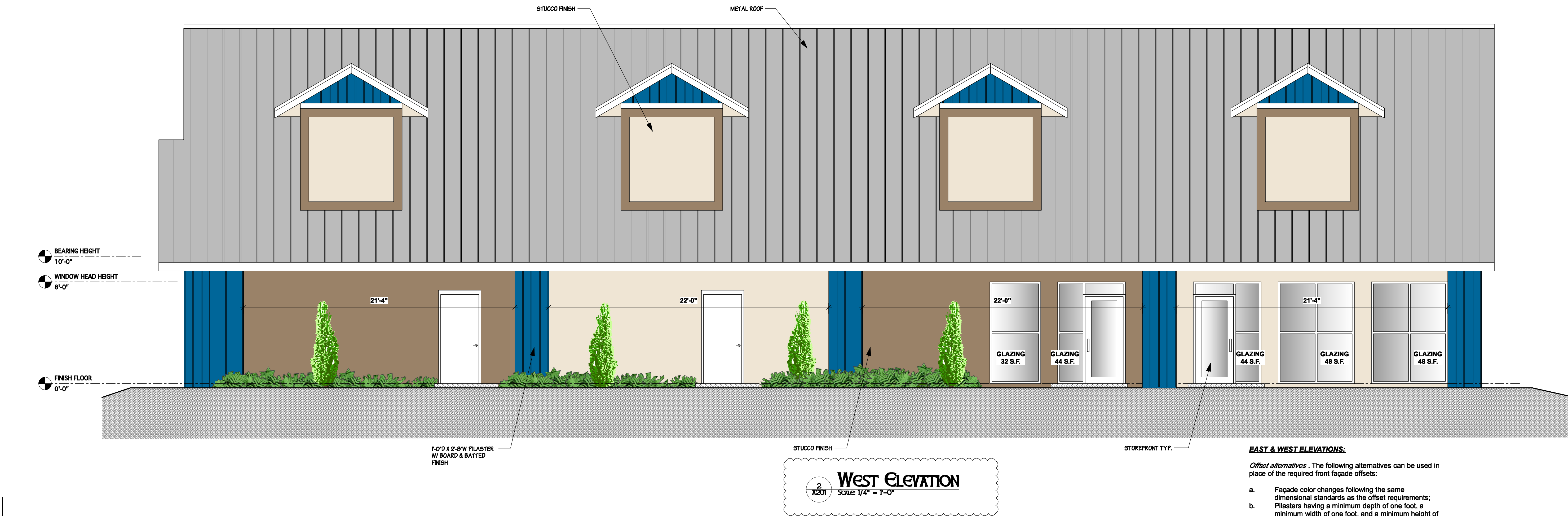
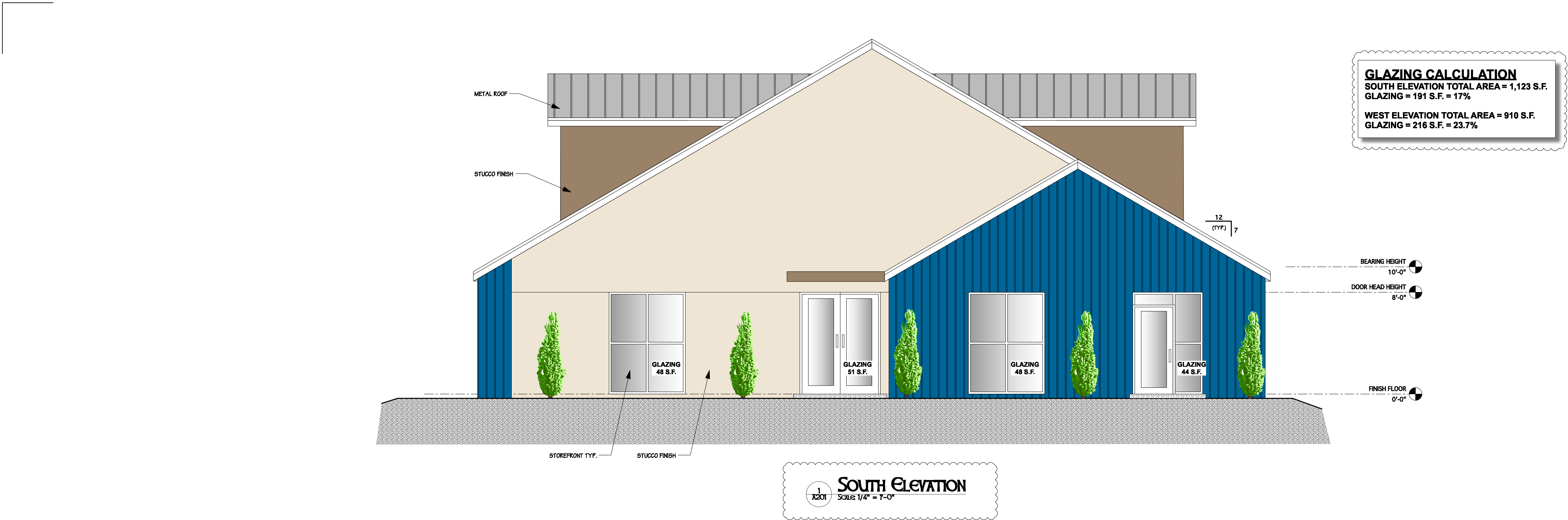
DA

ELEVATIONS

BUILDING ELEVATIONS

A New Office for San Felasco
Alachua, FL 32615

DATE	02/18/19	
JOB	D_19027	
DRAWN BY	JAD, JG	4
JAD		
A200	OF	
Schematic		



REVISIONS	
05/11/19	City Comments
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DA	
ELEVATIONS	
BUILDING ELEVATIONS	
A New Office for San Felasco Alachua, FL 32615	
DATE	02/18/19
JOB	D_19027
DRAWN BY	JAD, JG
JAD	5
A201	OF
Schematic	

SAN FELASCO TECH CITY PHASE 2

for
Laser Investment Group

PROJECT NO: 18-090
CLIENT'S NO.: 18-162
ISSUED FOR: **SITE PLAN REVIEW**

20 FEB 2019
14 MAR 2019
26 MAR 2019

AS SHOWN

TREE REMOVAL AND CREDITS CHART, NOTES, AND DETAIL

L-101

Per City of Alachua ULDR, Article 6., Sec. 6.2.D., Tree planting, relocation, replacement, credit, banking & Sec. 6.2.2.D.4. Landscaping standards, Credits for preservation of existing trees preserved & Table 6.2-3. Credit for existing trees preserved

- Replacement Trees: Shall be graded Florida No. 1 or better. Replacement trees shall be of a similar type as that being removed. 50% shall be shade trees and 75% shall be site-specific trees chosen from the recommended tree list.

- **Tree Credits:** Where a minimum number of trees are required to meet the landscaping requirements of these land development regulations or an approved planned development, credit shall be given for the retention of healthy existing native trees. No credit will be given for the preservation of trees on the nuisance tree list. Double credit will be given for each preserved healthy heritage tree accommodated by a change in design within portions of the site proposed for development. Tree credits can be used to comply with the landscaping standards for Subsections 6.2.2(D)(1), Site landscaping; 6.2.2(D)(2), Parking lot landscaping; or 6.2.2(D)(3), Perimeter buffers.

- **NOTE:** Wild Cherry trees, which exist on this site, are included in the City's Nuisance Tree List, App. 6.2.2.A. and as such do not require mitigation if removed. Wild Cherry trees to remain have not been included as tree credits.

- NOTE: Trees required for mitigation cannot be used for other site landscaping requirements. Mitigation trees are identified with a 'M' on landscape plans. See landscape plans.

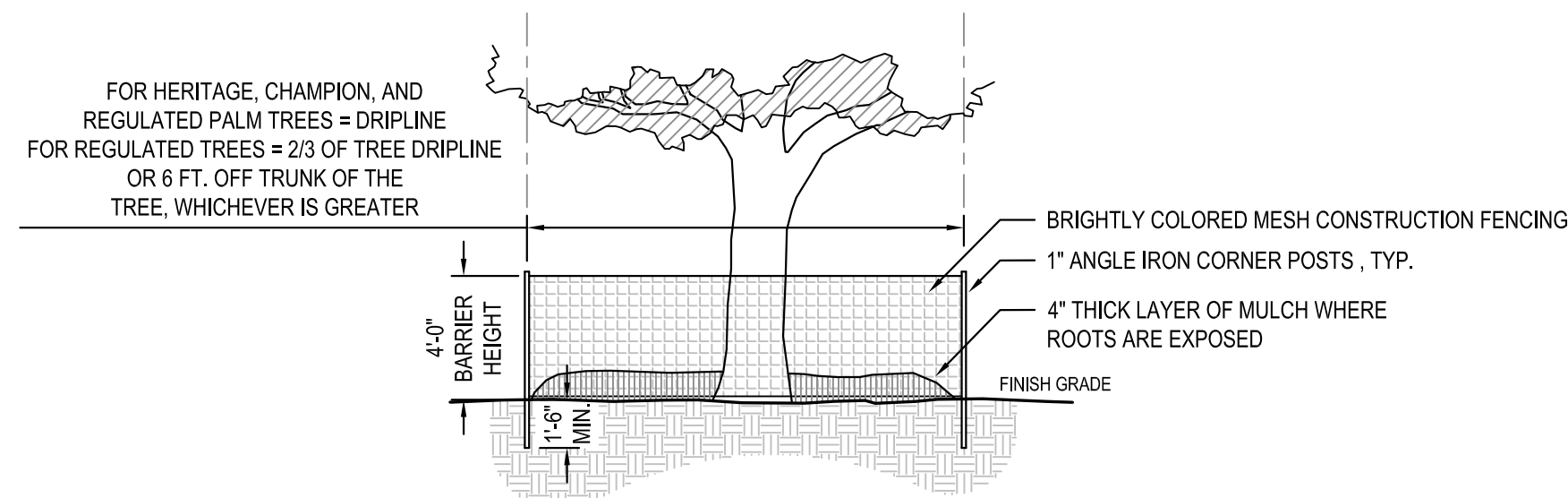
1. **PRE-DESIGN MEETING:** IF REQUESTED BY THE CITY OF ALACHUA, CONDUCT A PRE-DESIGN, ON-SITE MEETING WITH THE LDR ADMINISTRATOR TO LOCATE ANY CHAMPION OR HERITAGE TREES AND OTHER REGULATED TREES AND TO DISCUSS PROTECTION METHODS FOR TREES TO BE RETAINED OR RELOCATED.
2. **EXISTING TREE PROTECTION:** PROTECTIVE BARRIERS SHALL BE CONSTRUCTED, AS NECESSARY, TO PREVENT THE DESTRUCTION OR DAMAGING OF REGULATED TREES LOCATED NEAR ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT AND MATERIALS. PROTECTED TREES SHALL INCLUDE THOSE TREES THAT HAVE NOT BEEN PERMITTED NOR DESIGNATED FOR REMOVAL BY EITHER THE TERMS OF THE PERMIT OR APPROVED DEVELOPMENT ORDER. PROTECTIVE BARRIERS SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCRoACHMENT BY MACHINERY, VEHICLES, OR STORED MATERIALS. PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL CONSTRUCTION IS COMPLETED. SEE DETAIL BELOW FOR ADDITIONAL REQUIREMENTS.
3. **EXISTING UTILITIES:** LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL - SEE LOGO ABOVE. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED, HERITAGE, AND CHAMPION TREES WHEN ANY WORK UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARSHIP A SOIL AUGER SHALL BE USED TO TUNEL UNDER THE ROOT SYSTEMS. TREES WHOSE ROOTS ARE KNOWN TO CAUSE ROOT DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED WITHIN FIFTEEN FEET OF A PUBLIC UTILITY.
4. **TREE REMOVAL:** TREE REMOVAL SHALL BE CONDUCTED BY A LICENSED GENERAL CONTRACTOR, LICENSED RESIDENTIAL CONTRACTOR, OR TREE REMOVAL COMPANY. THE ENTITY RESPONSIBLE FOR REMOVAL OF THE TREE OR TREES SHALL HAVE A CURRENT OCCUPATIONAL LICENSE GRANTED BY THE JURISDICTION IN WHICH THE COMPANY IS LOCATED. PROOF OF CURRENT OCCUPATIONAL LICENSE SHALL BE SUBMITTED AT THE TIME OF APPLICATION FOR TREE REMOVAL PERMIT OR BUILDING PERMIT. A COPY OF THE TREE REMOVAL PERMIT SHALL BE POSTED ON THE SITE DURING CONSTRUCTION, IF APPLICABLE. SEE 'EXISTING REGULATED TREES AND REQUIRED MITIGATION' CHART FOR ADDITIONAL INFORMATION.
5. **INVASIVE NON-NATIVE TREE AND VEGETATION REMOVAL:** VEGETATIVE MATERIALS IDENTIFIED IN THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE PLANT SPECIES, AS AMENDED, SHALL BE REMOVED AT TIME OF DEVELOPMENT.



Tree No.	Existing Tree - Scientific / Common Name	Size (DBH)	Remove or Remain?	Mitigation Req.	Mitigation Trees Required (1.5" cal.)	OR Tree Credit	Condition & Notes
201	Quercus virginiana / Live Oak	44	REMAIN			20	
202	Quercus virginiana / Live Oak	13	REMAIN			3	
203	Quercus virginiana / Live Oak	19	Remove	1 tree :1 tree	1		
204	Quercus virginiana / Live Oak	10	Remove	1 tree :1 tree	1		
205	Quercus virginiana / Live Oak	16	REMAIN			3	
206	Quercus laurifolia / Laurel Oak	23	Remove	1 tree :1 tree	1		
207	Quercus laurifolia / Laurel Oak	27	Remove	1 tree :1 tree	1		
208	Prunus serotina / Wild Cherry	21	Remove	0	0		Wild Cherry does not provide credit nor require mitigation
209	Prunus serotina / Wild Cherry	14	Remove	0	0		Wild Cherry does not provide credit nor require mitigation
210	Prunus serotina / Wild Cherry	19	Remove	0	0		Wild Cherry does not provide credit nor require mitigation
211	Quercus virginiana / Live Oak	34	Remove	inch:inch	23		
212	Liquidambar styraciflua / Sweetgum	18	Remove	1 tree :1 tree	1		
213	Quercus laurifolia / Laurel Oak	25	Remove	1 tree :1 tree	1		
214	Quercus laurifolia / Laurel Oak	23	Remove	1 tree :1 tree	1		
215	Pinus spp. / Pine	23	Remove	1 tree :1 tree	1		
216	Celtis laevigata / Sugarberry	11	Remain			3	
217	Celtis laevigata / Sugarberry	6, 10, 12	Remove	1 tree :1 tree	2		
218	Carya glabra / Pignut Hickory	13	REMAIN			3	
219	Prunus serotina / Wild Cherry	19	Remove	0	0		Wild Cherry does not provide credit nor require mitigation
220	Quercus virginiana / Live Oak	36	Remove	inch:inch	24		
221	Quercus virginiana / Live Oak	55	Remove	inch:inch	37		
222	Carya glabra / Pignut Hickory	33	Remove	inch:inch	22		
223	Quercus virginiana / Live Oak	34	Remove	inch:inch	34		
224	Liquidambar styraciflua / Sweetgum	15, 16	Remove	1 tree :1 tree	2		
225	Quercus virginiana / Live Oak	25	Remove	1 tree :1 tree	1		
Total Mitigation Trees Required					153		
Total Tree Credits Available						32	

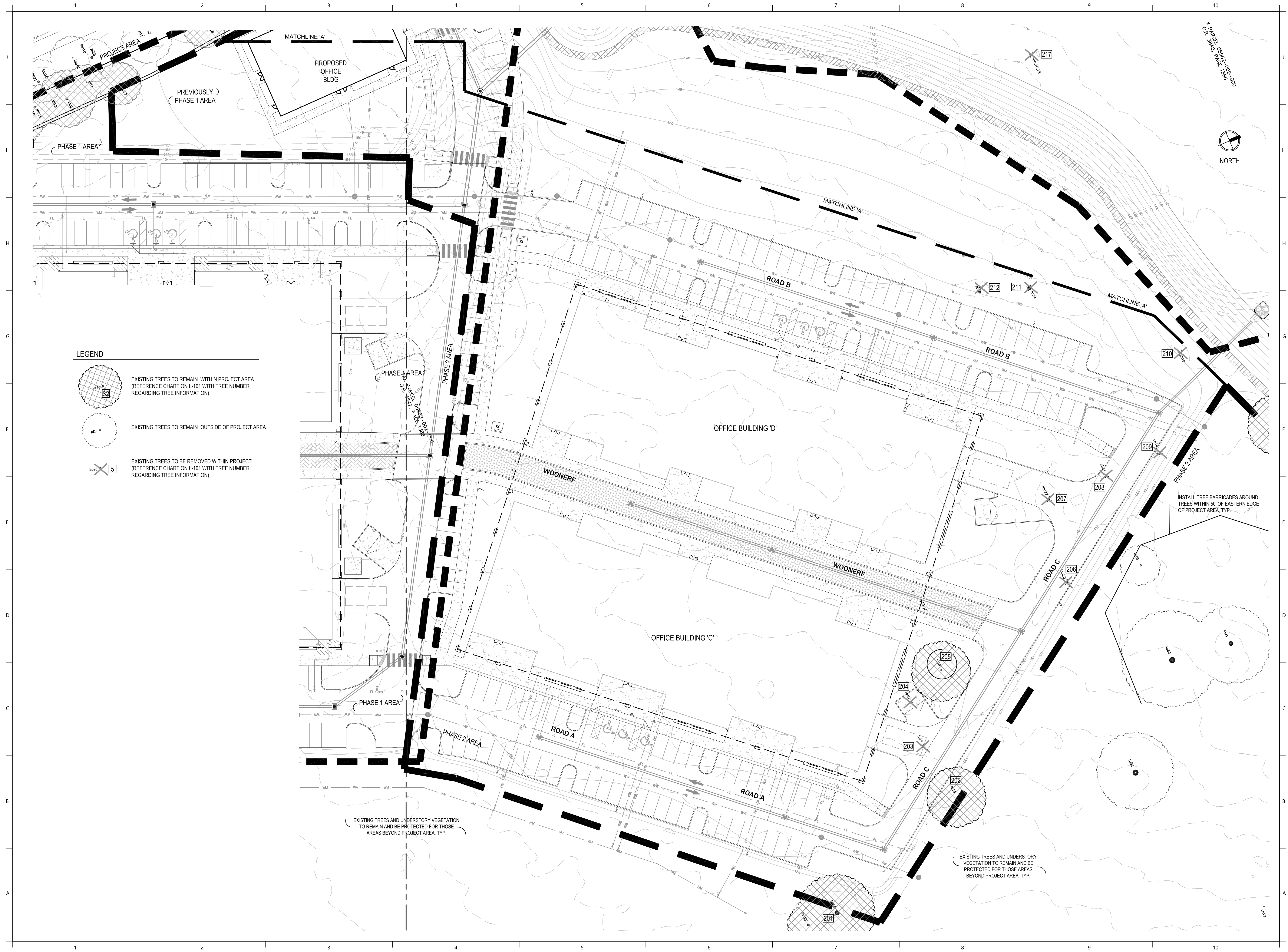
SEE LANDSCAPE PLAN FOR LOCATION
OF MITIGATION REPLACEMENT TREES
AND FOR USE OF TREE CREDITS.

1. PROTECTIVE BARRICADES SHALL BE PLACED AROUND TREES TO BE RETAINED ON THE SITE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE. EXCEPT WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA. IF LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA, THEN THE PROTECTIVE BARRICADES SHALL ONLY BE REMOVED WHEN ACTIVITIES ARE OCCURRING. PROTECTIVE BARRICADES SHALL BE REPLACED UPON COMPLETION OF THE ACTIVITIES WITHIN THE PROTECTED AREA.
2. DO NOT STORE MATERIALS OR ALLOW ENCROACHMENT OF VEHICLES OR MACHINERY WITHIN TREE BARRIER AREA. NO BUILDING MATERIALS, DEBRIS, MACHINERY OR HARMFUL CHEMICALS SHALL BE PLACED WITHIN PROTECTIVE BARRIERS. ADDITIONALLY, THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE TREE PROTECTION AREA UNLESS APPROVED BY THE CITY OF ALACHUA DURING SITE PLAN REVIEW: CLEARING OF VEGETATION OTHER THAN BY HAND, COMPACTION, FILLING, OR REMOVAL OF SOIL, AND CONCRETE, ASPHALT, OR OTHER PAVING MATERIALS.
3. NO GRADE CHANGES MAY OCCUR WITHIN TREE BARRIER AREA WITHOUT APPROVAL. IF GRADE CHANGES ARE PROPOSED WITHIN THE TREE BARRIER AREA, EITHER A PROTECTIVE DRYWELL AND ROOT AERATION SYSTEM SHALL BE PROVIDED WHERE GRADE IS RAISED OR A PROTECTIVE RETAINING WALL SHALL BE CONSTRUCTED AT THE PERIMETER OF THE PROTECTIVE RADIUS.
4. NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.
5. A THREE-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF ANY EXPOSED ROOTS OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES AND KEPT WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.
6. ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
7. ANY ROOT PRUNING AND/OR PRUNING OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS.



SCALE: N.T.S.

PLOTDATE: 03/26/2019 2:43 PM USER: ELISABETH MANLEY
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Manley Design, LLC
224 NW 2nd Avenue, Suite E
Gainesville, Florida 32601
(352) 363-7412
Certificate of Authorization No. LC26000575

PROJECT NAME:

SAN FELASCO
TECH CITY
PHASE 2

Alachua, FL

for
Laser Investment Group

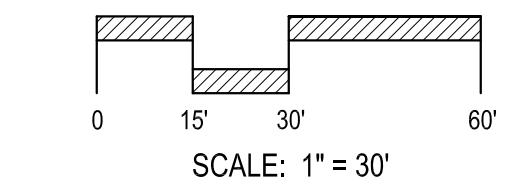
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PROJECT NO: 18-090
CLIENT'S NO: 18-162
ISSUED FOR: SITE PLAN REVIEW

ISSUED DATE: 17 JAN 2019
REVISIONS:

20 FEB 2019
14 MAR 2019
26 MAR 2019

SCALE:



SHEET TITLE:

TREE REMOVAL AND
CREDITS PLAN

SHEET NUMBER:

L-102

SAN FELASCO TECH CITY PHASE 2

for
Laser Investment Group

PROJECT NO: 18-090
CLIENT'S NO.: 18-162
ISSUED FOR: **SITE PLAN REVIEW**

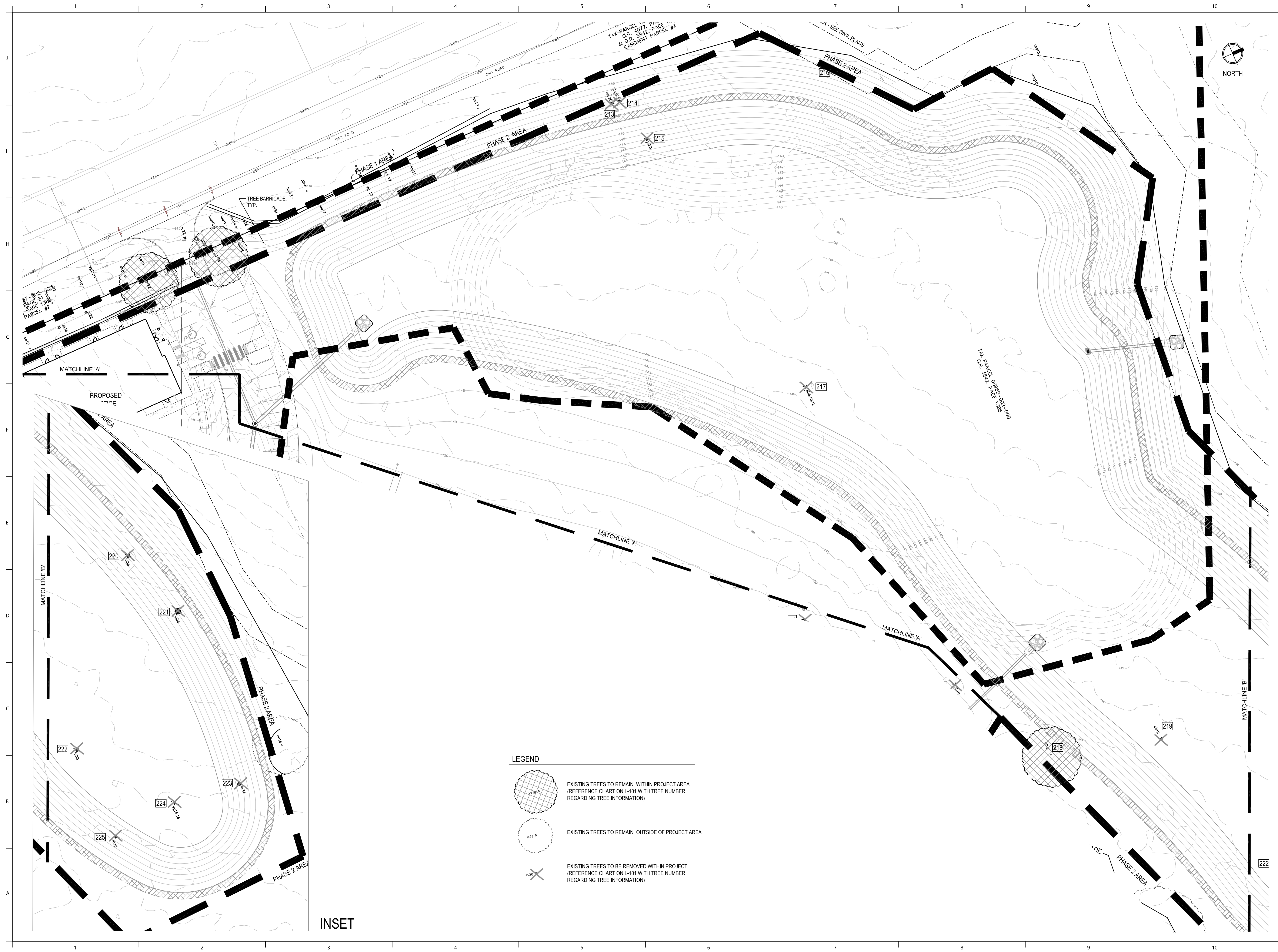
19 FEB 2019
14 MAR 2019
26 MAR 2019

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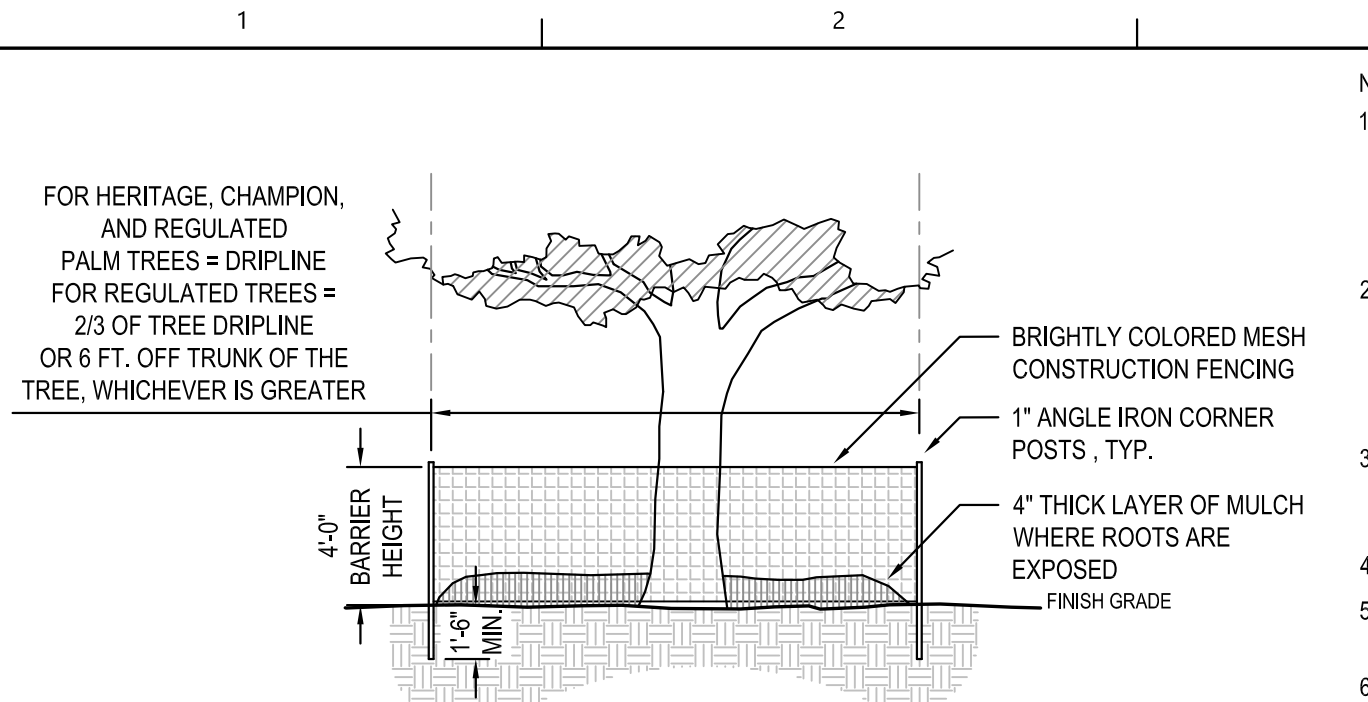
SCALE: 1" = 30'

TREE REMOVAL AND CREDITS PLAN

L-103



USER: ELISABETH WANLEY
PLOTDATE: 03/26/2019 2:44 PM
FILENAME: C:\USERS\ELISABETH WANLEY\BOX\PROJECT 2018\18-090 TECH CITY 2 - EDA\04- PRODUCTION\02_SPR & CD\2019-03-26 SPR 5\01_SHEETS\18090_TR.DWG



EXISTING TREE PROTECTION DETAIL

SCALE: N.T.S.

TREE REMOVAL NOTES

- PRE-DESIGN MEETING:** IF REQUESTED BY THE CITY OF ALACHUA, CONDUCT A PRE-DESIGN, ON-SITE MEETING WITH THE LDR ADMINISTRATOR TO LOCATE ANY CHAMPION OR HERITAGE TREES AND OTHER REGULATED TREES AND TO DISCUSS PROTECTION METHODS FOR TREES TO BE RETAINED OR RELOCATED.
- EXISTING TREE PROTECTION:** PROTECTIVE BARRIERS SHALL BE CONSTRUCTED, AS NECESSARY, TO PREVENT THE DESTRUCTION OR DAMAGING OF REGULATED TREES LOCATED NEAR ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT AND MATERIALS. PROTECTED TREES SHALL INCLUDE THOSE TREES THAT HAVE NOT BEEN PERMITTED NOR DESIGNATED FOR REMOVAL BY EITHER THE TERMS OF THE PERMIT OR APPROVED DEVELOPMENT ORDER. PROTECTIVE BARRIERS SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT BY MACHINERY, VEHICLES, OR STORED MATERIALS. PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL CONSTRUCTION IS COMPLETED. SEE DETAIL ABOVE FOR ADDITIONAL REQUIREMENTS.
- EXISTING UTILITIES:** LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL - SEE LOGO BELOW. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED, HERITAGE, AND CHAMPION TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HANDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS. TREES WHOSE ROOTS ARE KNOWN TO CAUSE ROOT DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED WITHIN 15 FEET OF A PUBLIC UTILITY.
- TREE REMOVAL:** TREE REMOVAL SHALL BE CONDUCTED BY A LICENSED GENERAL CONTRACTOR, LICENSED RESIDENTIAL CONTRACTOR, OR TREE REMOVAL COMPANY. THE ENTITY RESPONSIBLE FOR REMOVAL OF THE TREE OR TREES SHALL HAVE A CURRENT OCCUPATIONAL LICENSE GRANTED BY THE JURISDICTION IN WHICH THE COMPANY IS LOCATED. PROOF OF CURRENT OCCUPATIONAL LICENSE SHALL BE SUBMITTED AT THE TIME OF APPLICATION FOR TREE REMOVAL PERMIT OR BUILDING PERMIT. A COPY OF THE TREE REMOVAL PERMIT SHALL BE POSTED ON THE SITE DURING CONSTRUCTION, IF APPLICABLE. SEE 'EXISTING REGULATED TREES AND REQUIRED MITIGATION' CHART FOR ADDITIONAL INFORMATION.

LANDSCAPE NOTES

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- INVASIVE NON-NATIVE TREE AND VEGETATION REMOVAL:** VEGETATIVE MATERIALS IDENTIFIED IN THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE PLANT SPECIES, AS AMENDED, SHALL BE REMOVED AT TIME OF DEVELOPMENT.
- VISIBILITY:** NO TREE SHALL BE PLANTED WITHIN TEN FEET OF A FIRE HYDRANT OR UTILITY POLE, WITHIN 15 FEET OF A DRIVEWAY APRON, WITHIN 20 FEET OF A TRAFFIC SIGN, OR WITHIN 25 FEET OF AN INTERSECTION IN ORDER TO ENSURE ADEQUATE VISIBILITY.
- 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 OWNER'S REPRESENTATIVE. IF FILL IS REQUIRED, USE A CLEAN, SANDY LOAM WITH PH 5.5-6.5 AND EXCAVATED FROM LOCAL SOURCES AND DEEP PITS SUCH THAT IT IS FREE OF WEEDS, SEEDS, LITTER, TOXINS, AND OTHER ITEMS HARMFUL TO PLANTINGS.
- PRUNING:** IF TREE OR ROOT PRUNING IS REQUIRED, THESE ACTIVITIES SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). TREE PRUNING SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS 'TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE' (ANSI 300) AND 'PRUNING, TRIMMING, REPAIRING, MAINTAINING, AND REMOVING TREES, AND CUTTING BRUSH--SAFETY REQUIREMENTS' (ANSI 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, GENERAL:** ALL PLANT MATERIALS SHALL MEET 'FLORIDA NUMBER 1' REQUIREMENTS AS PER THE MOST CURRENT EDITION OF 'FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS', FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- PROPOSED TREES:** PROPOSED CANOPY TREES SHALL BE A MINIMUM OF EIGHT FEET TALL WITH 1 1/2" CALIPER PER FLORIDA GRADES AND STANDARDS. PROPOSED UNDERSTORY TREES SHALL HAVE A CALIPER OF 1 1/2" INCHES.
- PROPOSED SHRUBS:** PROPOSED SHRUBS SHALL BE A MINIMUM OF 24" HEIGHT IF UPRIGHT SPECIES AND 18" SPREAD IF SPREADING SPECIES.
- NEW TREE STAKING:** IF NECESSARY TO MAINTAIN TREES PLUMB, TREES SHALL BE STAKED WITH BIODEGRADABLE STAKING MATERIALS.
- SOD:** ALL UNPAVED AND DISTURBED AREAS OUTSIDE OF PROPOSED TREE, SHRUB, AND GROUND COVER PLANTINGS SHALL BE SOED. SEE SOIL PLANS FOR SOODING INFORMATION FOR STORMWATER FACILITIES. SOD SHALL BE SAND-GROWN, STRONGLY ROOTED, WITHOUT SYNTHETIC STABILIZING MATERIALS, FREE OF PESTS, AND CERTIFIED FREE OF NOXIOUS WEEDS BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY.
- MULCH:** THREE INCHES OF MULCH SHOULD COVER TREE RING PLANTING AREAS AND ALL SHRUB AND GROUND COVER PLANTING AREAS. MULCH SHOULD BE NO DEEPER THAN ONE INCH OVER THE TOP OF TREE ROOTBALLS. USE PINE STRAW MULCH FOR ALL PLANTING AREAS. MULCH TO BE FREE OF DEBRIS, STICKS, AND CONES. NO PLASTIC OR NON-BIODEGRADABLE WEED CLOTH OR SURFACE COVERS TO BE USED.
- IRRIGATION:** SEE IRRIGATION PLANS FOR IRRIGATION DESIGN.
- RESPONSIBILITY:** THE OWNER OF THE PARCEL SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRESERVED, RELOCATED, OR REPLACEMENT TREES. ALL TREES WILL BE INSPECTED BY AN ARBORIST, FORESTER, OR REGISTERED LANDSCAPE ARCHITECT, HIRED BY THE OWNER, WITHIN SIX MONTHS AFTER PLANTING TO ENSURE THE TREES ARE SURVIVING IN A HEALTHY CONDITION. A CERTIFIED REPORT SHALL BE PROVIDED TO THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR DESCRIBING THE CONDITION OF TREES. TREES FOUND TO BE IN DECLINING CONDITION SHALL BE REPLACED BY THE OWNER OF THE PARCEL WITHIN 30 DAYS OF SUBMITTAL OF THE REPORT. IF REPLACEMENT IS NECESSARY, THERE SHALL BE A REINSPECTION REPORT SUBMITTED WITHIN SIX MONTHS AFTER THE REPLACEMENT REPLANTING. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ALL PLANT LIFE SHOWN ON A LANDSCAPE PLAN SHALL BE REPLACED IF IT DIES, IS SERIOUSLY DAMAGED, OR REMOVED.



NOTE:

- 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.
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- NO GRADE CHANGES MAY OCCUR WITHIN TREE BARRIER AREA WITHOUT APPROVAL. IF GRADE CHANGES ARE PROPOSED WITHIN THE TREE BARRIER AREA, EITHER A PROTECTIVE DRYWELL AND ROOT AERATION SYSTEM SHALL BE PROVIDED WHERE GRADE IS RAISED OR A PROTECTIVE RETAINING WALL SHALL BE CONSTRUCTED AT THE PERIMETER OF THE PROTECTIVE RADIIUS.
- NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.
- A THREE-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF ANY EXPOSED ROOTS OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES AND KEPT WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.
- ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
- ANY ROOT PRUNING AND/OR PRUNING OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS.

TREE CREDITS & TREE MITIGATION

Use of Credits: Where a minimum number of trees are required to meet the landscaping requirements of these land development regulations or an approved planned development, credit shall be given for the retention of healthy existing native trees. No credit will be given for the preservation of trees on the nuisance tree list. Double credit for will be given for each preserved healthy heritage tree accommodated by a change in design within portions of the site proposed for development. Tree credits can be used to comply with the up to 75% of the landscaping standards for Subsections 6.2.2.D(1), Site landscaping; 6.2.2.D(2), Parking lot landscaping; or 6.2.2.D(3), Perimeter buffers.

See 'TREE REMOVAL AND TREE CREDITS PLAN' for list of tree credits. See tree numbers on plans for reference.

- Total tree credits available: 32 credits
- Total tree credits used: 31 credits

See 'TREE REMOVAL AND TREE CREDITS PLAN' for list of tree required mitigation trees. 50% mitigation trees to be canopy trees and 75% to be site specific species. Mitigation trees may be used to satisfy up to 25% of the site, buffers, and parking lot interior and perimeter landscape requirements. Mitigation trees are indicated with a 'M' on plans.

- Total mitigation trees required: 153 replacement trees
- Total mitigation trees provided: 121 proposed mitigation trees + 13 understory (25% of required) and 19 (25% of required) canopy proposed trees used for meeting site and parking lot requirements. Proposed mitigation trees include 61 Canopy (50.5%) and 60 Understory (49.5%) and all are site specific species.

SITE LANDSCAPE REQUIREMENTS

Per City of Alachua ULDR, Article 6, Sec. 6.2.2.D.1. Landscape Standards (d.) Business Uses found in the Industrial Services, Manufacturing, etc.

REQUIREMENTS =

- Canopy Trees, Primary/Street Facing Site Areas:** (1) canopy tree per acre located on primary side.
- Canopy Trees, Side and Rear Site Areas:** (2) canopy trees per acre located on sides and rear sides.
- Understory Trees, Entire Site:** (6) ornamental/understory trees/acre, 50% planted in front of the bldg. and 25% planted on each side.
- Grassing, Entire Site:** A combination of solid sod, seeding and sprigs to cover 100% of the lot site disturbed by construction activities. Areas of native vegetation do not have to be sodded. An area within 20 feet of the front building facade shall be sodded with other disturbed areas to be sodded, seeded or sprigged.
- Building Facade:** An additional (4) canopy trees for each 100 lineal feet of facade, planted in front of the facade. An existing canopy tree that is a native species and in very good to excellent health can be utilized to fulfill this requirement if it is located within 25 feet of the building. It is encouraged that the tree be located so that it may provide shade on the structure during the summer afternoon. 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.

PROVIDED = Total Phase 2 Area 12.9 AC

* NOTE: Phase 2 includes areas that were previously included within Phase 1. Specifically, Phase 1 areas impacted by Phase 2's development include Phase 2's southern perimeter and the western majority of the stormwater pond. Since Phase 2 encompasses these same Phase 1 areas, those Phase 1 trees previously proposed in these areas are included in below calculations. Phase 1 and 2 trees are listed for reference and are illustrated differently on the following plans for clarity.

SIDE OF SITE	REQUIRED	PROVIDED
Front, South	Canopy: 1/AC = 13 Trees Understory: 6/AC with 50% in Front = 73 Trees total with 37 in front	Canopy: 34 trees total consisting of 7-Phase 1 non-mitigation trees and 27-Phase 2 proposed trees Understory: 29 trees total consisting of 25-Phase 1 non-mitigation trees and 4-Phase 2 proposed trees + 8 CREDITS
Side, East	Canopy: 2/AC = 25 Trees Understory: 6/AC with 25% on side = 18 Trees	Canopy: 21 trees total consisting of 0-Phase 1 and 21-Phase 2 proposed trees + 4 CREDITS Understory: 12 trees total consisting of 0-Phase 1 and 12-Phase 2 proposed trees + 6 CREDITS
Side, West	Canopy: 2/AC = 25 Trees Understory: 6/AC with 25% on side = 18 Trees	Canopy: 25 trees total consisting of 4-Phase 1 non-mitigation trees and 21-Phase 2 proposed trees Understory: 25 trees total consisting of 9-Phase 1 non-mitigation trees and 16-Phase 2 proposed trees
Rear, North	Canopy: 2/AC = 25 Trees Understory: None	Canopy: 26 trees total consisting of 0-Phase 1 non-mitigation trees and 26-Phase 2 proposed trees Understory: 8 trees total consisting of 0-Phase 1 non-mitigation trees and 8-Phase 2 proposed trees
Main Bldg. Facade	1 Canopy tree / 150 LF front facade Row of shrubs, front and sides Total facade = 1,192 LF/150 = 8 Trees	8 Trees along front/southern facade
Office Bldg. Facade	1 Canopy tree / 25 LF Row of shrubs, all perimeters Total facade = 318 LF/25 = 13 Trees + continuous hedge	5-Phase 1 and 4-Phase 2 + 4 CREDITS = 13 Continuous hedge

TREE DIVERSITY REQUIREMENTS

Per City of Alachua ULDR, Article 6, Sec. 6.2.2.D.8. Plantings

REQUIREMENTS =

- When fewer than (20) trees are required on a site, no more than 50% shall be of one type, OR
- When more than (20) but fewer than (40) trees are required, no more than 50% shall be of one single species, OR
- When (40) or more trees are required, no more than 50% of the required trees shall be of one single species.

TOTAL REQ. TREES	REQUIREMENT	PROVIDED
256	No more than a total of 128 for one proposed species	Most of one species is 47

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
AR	12	Acer rubrum 'Florida Flame'	Florida Flame Red Maple	30 gal., 11' ht. x 24" sprd., 2" cal.	As shown	'Canopy Tree'
IC	45	Ilex cassine	Dahoon Holly	15 gal., 8' ht. x 24" sprd., 1.5" cal.	As shown	'Understory Tree'
LIN	25	Lagerstroemia indica x faurei 'Natchez'	Natchez Crape Myrtle	15 gal., 8' ht. x 24" sprd., 1.5" cal.	As shown	Standard form, 'Understory Tree'
LT	28	Liriodendron tulipifera	Tulip Poplar	30 gal., 11' ht. x 48" sprd., 2" cal.	As shown	'Canopy Tree'
MG	24	Magnolia grandiflora	Southern Magnolia	30 gal., 11' ht. x 48" sprd., 2" cal.	As shown	'Canopy Tree'
QV	47	Quercus virginiana	Southern Live Oak	30 gal., 11' ht. x 48" sprd., 2" cal.	As shown	'Canopy Tree'
UA	44	Ulmus alata	Winged Elm	30 gal., 11' ht. x 48" sprd., 2" cal.	As shown	'Canopy Tree'
VOL	31	Viburnum obovatum	Walter's Viburnum	15 gal., 5' ht. x 30" sprd., 1.5" cal.	As shown	'Understory Tree'
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
ID	371	Ilex comuta 'Dwarf Burford'	Dwarf Burford Holly	3 gal., 24" ht. x 18" sprd.	30" o.c.	
IVS	44	Ilex vomitoria 'Schillings Dwarf'	Dwarf Schillings Holly	3 gal., 7" ht. x 14" sprd.	24" o.c.	
LP	337	Loropetalum chinense rubrum 'Plum Delight'	Plum Loropetalum	3 gal., 24" ht. x 18" sprd.	30" o.c.	
PQ	115	Paspalum quadrifarium	Crowngrass	3 gal., 24" ht., full	36" o.c.	
VM	142	Viburnum obovatum 'Mrs Shillers Delight'	Mrs Shillers Delight Viburnum	3 gal., 24" ht. x 18" sprd.	24" o.c.	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
TA	634	Trachelospermum asiaticum 'Asiatic'	Asiatic Jasmine	1 gal., 6" ht. x 12" sprd.	18" o.c.	
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
sod		Paspalum notatum 'Argentine'	Bahia Grass	sod		NOTES Sand grown and weed free

SITE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

Per City of Alachua ULDR, Article 6, Sec. 6.2.2.D.3. Perimeter Buffers

REQUIREMENTS =

- Land uses that do not require buffers** (Sec. 6.2.2.D.3.a.i.): Development located within the CSV, AG, CBD and PD districts shall not be required to provide a perimeter buffer in accordance with the requirements of this section.
- Vacant Adjacent Parcel** (Sec. 6.2.2.D.3.d.i.): Where a developing parcel is adjacent to a vacant parcel, the developing parcel may provide one-half of the perimeter buffer required adjacent to the vacant land in accordance with Table 6.2-2, Buffer Class Application.
- Existing Buffers** (Sec. 6.2.2.D.3.d.ii.): Where a developing parcel is adjacent to an existing use, then the developing parcel shall provide the full buffer required adjacent to the existing use, unless a perimeter buffer meeting the standards of this section already exists on either lot.
- Existing Trees to Remain Credits** (Sec. 6.2.2.D.4.): Canopy or ornamental/understory trees that are in very good to excellent health, that are protected before and during development of the site and maintained thereafter in a healthy growing condition, can be used to comply with the landscaping standards for Subsections 6.2.2.D(1), Site landscaping; 6.2.2.D(2), Parking lot landscaping; or 6.2.2.D(3), Perimeter buffers, of this section. Credits for the preservation of existing canopy or ornamental/understory trees will be based on the standards in Table 6.2-3, Credit for Existing Trees Preserved.

PROVIDED =

SIDE OF SITE	REQUIRED	PROVIDED
Side/West	5' wide Type A, Light Industrial. Selected Option 1 Buffer, which requires one canopy tree per 60 LF and one understory tree per 60 LF. Total length = 1,311 LF to wetland buffer edge/60 = 22 canopy trees and 22 understory trees	Met by plantings provided in Phase 1 beyond Phase 2 area
Side/East that is adjacent to the undeveloped portion of this site, near Phoenix Commercial Park (Alachua County)	7.5' wide Type B, Light Industrial. Selected Option 1 Buffer, which requires one canopy tree per 50 LF and one understory tree per 40 LF. Adjacency is vacant so only half of the requirement applies. Total length = 367 LF / 100 = 4 canopy trees & 367 LF/ 80 = 5 understory trees	16 proposed canopy trees & 12 proposed understory trees
Rear/North	7.5' wide Type B, Light Industrial. Selected Option 1 Buffer, which requires one canopy tree per 50 LF and one understory tree per 40 LF. Adjacency is vacant so only half of the requirement applies. Total length = 412 LF / 100 = 5 canopy trees & 412 LF / 80 LF = 6 understory trees	6 proposed canopy trees & 6 proposed understory trees

XERISCAPING CRITERIA

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

- Required:** (i.) Preserve and maintain native vegetation.
Provided: Site plan preserves areas of existing trees and vegetation.
- Required:** (ii.) Group plant material into water use zones based on water needs.
Provided: Proposed plant material has low to moderate watering requirements and as such can be grouped together in irrigation zones. See Irrigation Plans.
- Required:** (iii.) Ensure plant types are appropriate for soils.
Provided: Selected plant material includes native tree species and Florida-friendly shrubs and groundcovers that are appropriate for anticipated site soils.
- Required:** (iv.) Use of mulch.
Provided: Mulch is proposed for all trees, shrubs, and groundcover areas.
- Required:** (v.) Use of low water use plants.
Provided: Native tree species are proposed, and Florida-friendly, low or moderate water demanding shrub and groundcover species are proposed.
- Required:** (vi.) Efficient irrigation.
Provided: See Irrigation Plans, which does not water turf as it is a drought-tolerant species, provides a rain sensor, minimizes overspray and groups irrigation zones per plant type and similar watering demand.
- Required:** (vii.) Maintenance.
Provided: Maintenance of landscape and irrigation is required per note 14 above, Landscape Notes.
- Required:** (viii.) Drip irrigation or emitters.
Provided: Irrigation design includes drip irrigation - See Irrigation Plans.

Proposed landscape and irrigation design meet Xeriscaping requirements for this project.

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 re mulching.
- 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.

PARKING LOT LANDSCAPE REQUIREMENTS

Per City of Alachua ULDR, Article 6, Sec. 6.2.2.D.2. Parking Lot Landscaping

REQUIREMENTS =

- Offset:** Allow for a 2'-0" bumper overhang from the face of the curb to new plantings.
- Parking Interior Areas:** (1) canopy or understory tree/2,000 SF with (10) shrubs per tree, ideally within interior of parking lot islands.
- Parking Perimeter:** Shall be a minimum of five feet, and an average of seven feet in width along the entire length of the perimeter of the parking lot. The width of the buffer may vary to allow for design creativity, as long as a minimum width of five feet is maintained. Include (4) canopy trees for every 100 lineal feet, (2) understory/ornamental trees per 100 lineal feet, and a continuous, opaque screen of shrub material parallel to the parking lot area. The shrubs may be arranged in a linear or curvilinear pattern, as long as the screen does not have any visual breaks. The parking lot screen shall reach 36 inches in height within three years.

PROVIDED =

REQUIREMENT	PROVIDED
Parking Area 'E' / West: 395 LF eastern + 395 western perimeter = 790 LF 790 LF/ 25 = 32 Canopy trees 790 LF/ 50 = 16 Understory trees	32 Canopy trees 16 Understory trees
22,952 SF / 1,800 SF parking lot area = 13 trees + 10 shrubs/ parking lot island	10 trees + 3 CREDITS 10 shrubs/ parking lot island
Parking Area 'F' / East: 285 LF eastern + 285 western perimeter = 570 LF 570 LF/ 25 = 23 Canopy trees 570 LF/ 50 = 12 Understory trees	17 Canopy trees + 6 CREDITS 12 Understory trees
16,745 SF / 1,800 SF parking lot area = 10 trees + 10 shrubs/ parking lot island	7 Phase 2 trees + 1 Phase 1 non-mitigation trees + 2 CREDITS and 10 shrubs/ parking lot island
Parking Area for Office: 180 LF northern + 555 southern perimeter = 235 LF 235 LF/ 25 = 10 Canopy trees 235 LF/ 50 = 5 Understory trees	4-Phase 1 + 6-Phase 2 = 10 Canopy trees 2-Phase 1 + 3-Phase 2 = 5 Understory trees
7,715 SF / 1,800 SF parking lot area = 5 trees + 10 shrubs/ parking lot island	3 Phase 2 trees + 2 Phase 1 non-mitigation trees + 10 shrubs/ parking lot island

FLORIDA FRIENDLY LANDSCAPING PRACTICES

Per City of Alachua ULDR, Article 6, Sec. 6.2.2.C.8. Proposed design adheres to the nine principles of Florida Friendly Landscaping as follows.

Per City of Alachua ULDR, Article 6, Sec. 6.2.2.d.7.b.ix. The amount of any required site or perimeter buffering landscaping may be reduced by 10% if the development area is completely (100%) landscaped using Florida Friendly practices and plant material as certified by a registered landscape architect.

- Right Plant Right Place** - Proposed plant materials are Florida-friendly species that are well adapted to the project's location. Plants are located outside of traffic and security view zones. Plants are also located outside of the required offset distances from underground and overhead utilities as per GRU requirements.
- Water Efficiently** - The proposed irrigation system includes a weather-sensor that will shut the system off during rain events. Proposed irrigation components are modern, water-efficient products that utilize the industry's best practices regarding water efficiency.
- Fertilize Appropriately** - Reference 'maintenance recommendations' below.
- Mulch** - Mulching is proposed for all planting areas. Mulch to be of a type per City of Alachua requirements. Reference planting details, notes, and below recommendations.
- Attract Wildlife** - Proposed plants are either Florida native or Florida friendly species that offer habitat for wildlife cover and nesting. Some proposed species offer berries attractive to local bird species, and proposed oaks and elms attract birds, butterflies, and other species regarding blooms and seeds.
- Manage Yard Pests Responsibly** - Proposed pest management will be per best management practices.
- Recycle Yard Waste** - Yard waste will be disposed of as required within Alachua County and the City of Alachua.
- Reduce Stormwater Runoff** - Stormwater management meets regulating agency requirements. See civil plans.
- Protect the Waterfront** - Wetland areas are protected as per Water Management District and City of Alachua requirements. See civil plans.

- 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.

MANLEY DESIGN

Landscape Architecture Site Planning

Manley Design, LLC
224 NW 2nd Avenue, Suite E
Gainesville, Florida 32601
(352) 363-7412
Certificate of Authorization No. LC26000575

PROJECT NAME:

SAN FELASCO TECH CITY PHASE 2

Alachua, FL

for
Laser Investment Group

SEAL:

PROJECT NO: 18-090
CLIENT'S NO: 18-162
ISSUED FOR: SITE PLAN REVIEW

ISSUED DATE: 27 DEC 2018
REVISIONS:

17 JAN 2019
20 FEB 2019
14 MAR 2019
26 MAR 2019

SCALE:

AS SHOWN

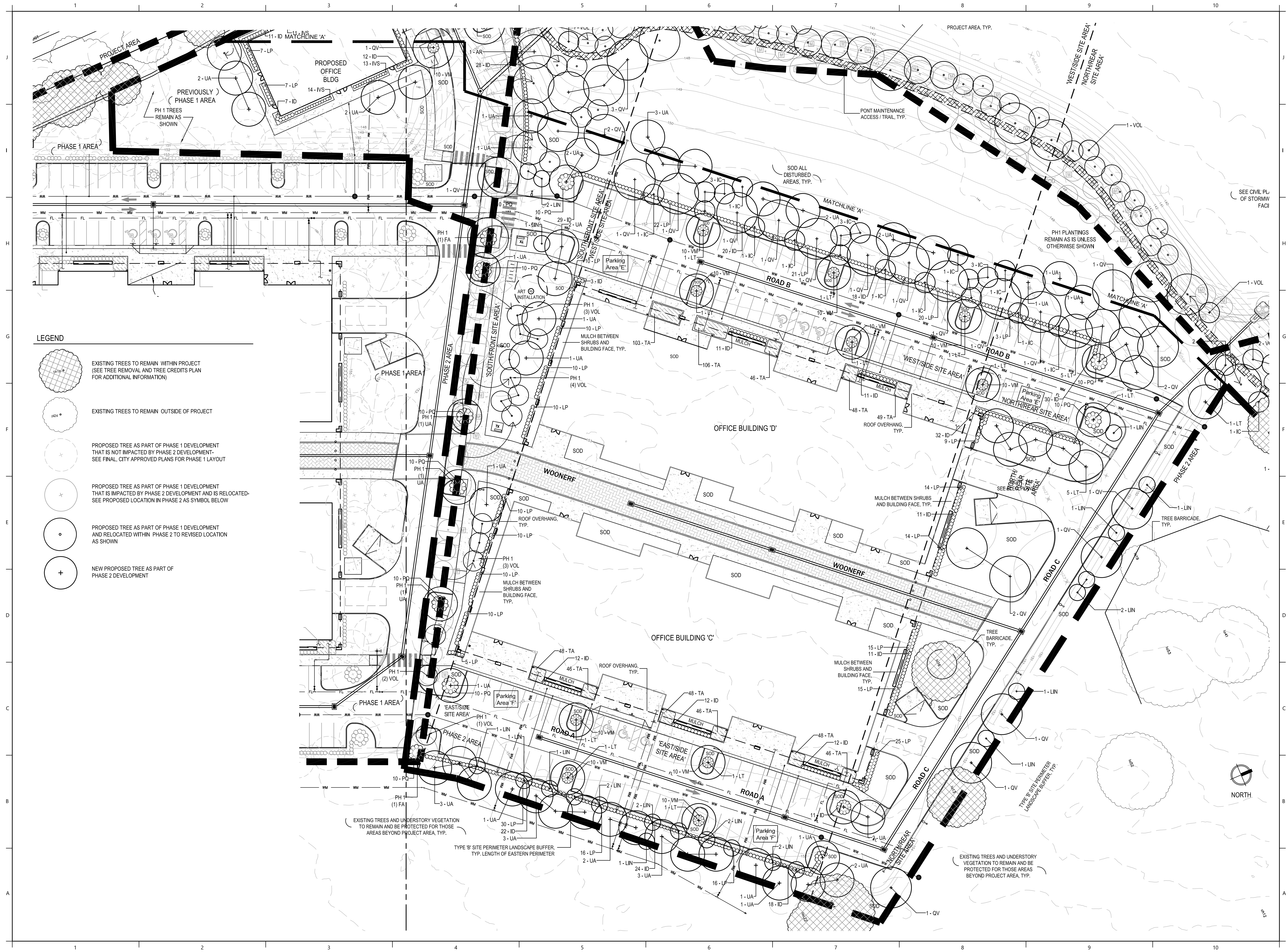
SHEET TITLE:

LANDSCAPE NOTES, DETAILS, AND CALCULATIONS

SHEET NUMBER:

L-201

PLOTDATE: 03/26/2019 2:49 PM USER: ELISABETH MANLEY
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LEGEND

- EXISTING TREES TO REMAIN WITHIN PROJECT (SEE TREE REMOVAL AND TREE CREDITS PLAN FOR ADDITIONAL INFORMATION)
- EXISTING TREES TO REMAIN OUTSIDE OF PROJECT
- PROPOSED TREE AS PART OF PHASE 1 DEVELOPMENT THAT IS NOT IMPACTED BY PHASE 2 DEVELOPMENT-SEE FINAL, CITY APPROVED PLANS FOR PHASE 1 LAYOUT
- PROPOSED TREE AS PART OF PHASE 1 DEVELOPMENT THAT IS IMPACTED BY PHASE 2 DEVELOPMENT AND IS RELOCATED-SEE PROPOSED LOCATION IN PHASE 2 AS SYMBOL BELOW
- PROPOSED TREE AS PART OF PHASE 1 DEVELOPMENT AND RELOCATED WITHIN PHASE 2 TO REVISED LOCATION AS SHOWN
- NEW PROPOSED TREE AS PART OF PHASE 2 DEVELOPMENT

PROJECT NAME:

SAN FELASCO
TECH CITY
PHASE 2

Alachua, FL

for
Laser Investment Group

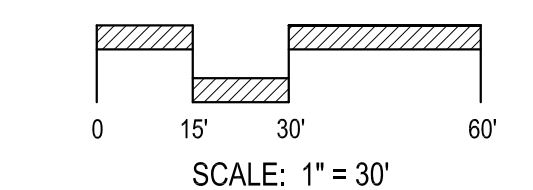
SEAL:

PROJECT NO: 18-090
CLIENT'S NO.: 18-162
ISSUED FOR: SITE PLAN REVIEW

ISSUED DATE: 27 DEC 2018
REVISIONS:

17 JAN 2019
20 FEB 2019
14 MAR 2019
26 MAR 2019

SCALE:



SHEET TITLE:

PLANT SCHEDULE
AND LANDSCAPE
PLAN

SHEET NUMBER:

L-202

PROJECT NAME:

Alachua, FL

for
Laser Investment Group

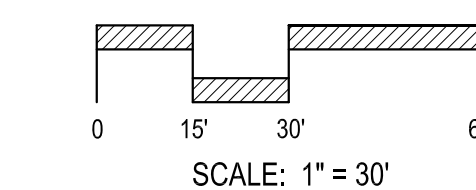
SEAL:

PROJECT NO: 18-090
CLIENT'S NO.: 18-162
ISSUED FOR: **SITE PLAN REVIEW**

ISSUED DATE: 27 DEC 2018
REVISIONS:

17 JAN 2019
20 FEB 2019
14 MAR 2019
26 MAR 2019

SCALE



SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-203



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TECHNICAL SPECIFICATIONS - PLANTING, SECTION 329000

PART 1 - GENERAL

1.1 SUMMARY

- A. PROVIDE ALL LABOR, EQUIPMENT AND INCIDENTALS REQUIRED TO RENDER ALL SERVICES REQUIRED TO SUCCESSFULLY INSTALL ALL TURF AND LANDSCAPE PROPOSED WITHIN THE PROJECT AREA AS DEFINED ON PLANS.
- B. WORK WILL INCLUDE BUT IS NOT LIMITED TO PREPARATION, INSTALLATION, AND MAINTENANCE FOR PROPOSED TURF AND LANDSCAPE MATERIAL.

1.2 SUBMITTALS

- A. PROVIDE TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO ANY PLANTING ACTIVITIES. SUBMITTALS SHALL INCLUDE:
1. A COPY OF CURRENT CERTIFICATE AS A CERTIFIED LANDSCAPE CONTRACTOR BY THE FLORIDA NURSERY, GROWERS, AND LANDSCAPE ASSOCIATION (FNGLA).
 2. A COPY OF CURRENT PEST CONTROL LICENSE (ROW, ORNAMENTAL AND/OR AQUATIC, IF APPROPRIATE)
 3. MANUFACTURER'S LABELS OR INFORMATION FOR ANY COMPONENTS INCORPORATED INTO THIS PROJECT, INCLUDING BUT NOT LIMITED TO FERTILIZERS, PESTICIDES, AND STAKING SYSTEMS.
 4. IF REGENERATED PALMS ARE PROPOSED WITHIN THE PROJECT, REPRESENTATIVE COLOR PHOTOGRAPHS OF "REGENERATED PALMS" SHALL BE PROVIDED BY THE CONTRACTOR AND SUBMITTED TO THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DELIVERY. PHOTOS SHALL CLEARLY DEPICT THE FOLLOWING: CLEAR TRUNK HEIGHT; THE TRUNK DIAMETER MEASURED AT THE BASE; THE ROOT BALL MEASUREMENTS; REGENERATED ROOTS ON ALL SIDES OF THE ROOT BALL; AND THREE FULLY EXPANDED NEW FRONDS.
 5. IF IMPORTED FILL IS REQUIRED TO AUGMENT EXISTING CONDITIONS FOR PLANTING, PROVIDE IMPORTED FILL AS DESCRIBED WITHIN PRODUCTS SECTION. PROVIDE A SOIL ANALYSIS THROUGH THE UNIVERSITY OF FLORIDA EXTENSION SOIL TESTING LABORATORY FOR EACH FILL SOURCE AND INCLUDING INCLUDE A WRITTEN REPORT CONTAINING SOIL-AMENDMENT AND FERTILIZER RECOMMENDATIONS FOR EACH SOURCE.
 6. SCHEDULE OF VALUES: PRIOR TO THE COMMENCEMENT OF THE WORK, SUBMIT INSTALLED UNIT PRICES FOR ALL PLANT MATERIALS (MULCH SHALL BE INCLUDED IN THE INSTALLED UNIT PRICING) AND SODDING. THE SCHEDULE OF VALUES SHOULD EQUAL THE TOTAL CONTRACT PRICE FOR LANDSCAPE INSTALLATION.
 7. TYPEWRITTEN INSTRUCTIONS PROVIDING A MAINTENANCE SCHEDULE AND ALL MAINTENANCE OPERATIONS NECESSARY TO MAINTAIN THE PLANTINGS DURING AND FOLLOWING INSTALLATION, AS SPECIFIED BELOW.
 8. WRITTEN WARRANTIES AS SPECIFIED BELOW.
 9. RECORD DRAWINGS: FURNISH ONE SET OF RECORD DRAWINGS THAT CLEARLY SHOW ALL CHANGES MADE TO THE ORIGINAL CONTRACT DRAWINGS DURING THE COURSE OF THE WORK. DRAWINGS SHALL BE PROVIDED IN PDF FILE FORMAT AND TO BE FULLY LEGIBLE AND TO SCALE.

1.3 QUALITY CONTROL

- B. ALL WORK SHALL BE PERFORMED BY A FNGLA CERTIFIED LANDSCAPE CONTRACTOR (FCLC) WHO HAS COMPLETED LANDSCAPE WORK SIMILAR IN SCOPE, MATERIAL, DESIGN, AND EXTENT TO THAT AS INDICATED FOR THIS PROJECT AND WITH A RECORD OF SUCCESSFUL TREE AND SHRUB ESTABLISHMENT. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN FCLC CERTIFICATION UNDER FNGLA.
- C. PRUNING, IF REQUIRED, SHALL BE PERFORMED BY A CERTIFIED ARBORIST, AS CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA).
- ALL PLANT MATERIAL TO COMPLY WITH "FLORIDA #1" GRADE QUALITY STANDARD AS DEFINED AND SPECIFIED WITHIN THE LATEST EDITION OF THE "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRIES. PROVIDE HEALTHY, VIGOROUS STOCK GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALED, INJURIES, ABRASIONS, OR DISFIGUREMENT.
- D. UNSATISFACTORY OR DEFECTIVE MATERIAL MAY BE REJECTED AT ANY TIME, AND REJECTED MATERIAL SHALL BE REMOVED IMMEDIATELY FROM THE PROJECT SITE.
- E. CONTRACTOR SHALL MAINTAIN AND EXPERIENCED, FULL-TIME SUPERVISOR ON THE PROJECT SITE DURING ALL PLANTING ACTIVITIES.
- F. SUBSTITUTIONS WILL NOT BE ACCEPTED UNLESS PROOF OF NON-AVAILABILITY OR EVIDENCE OF EQUAL STATUS IS DEMONSTRATED PRIOR TO ORDERING AND/OR INSTALLATION. CONTRACTOR TO SUBMIT A SUBSTITUTION REQUEST TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO ORDERING, DELIVERY, OR INSTALLATION OF MATERIAL. THE SUBSTITUTION REQUEST SHALL IDENTIFY THE ISSUE WITH THE SPECIFIED MATERIAL AND PROPOSE ALTERNATIVE, EQUAL MATERIAL(S). INFORMATION TO BE PROVIDED REGARDING ALTERNATIVE MATERIALS SHALL INCLUDE SCIENTIFIC NAME, COMMON NAME, SIZE, AND SOURCE.
- G. PACKAGE STANDARD PRODUCTS WITH MANUFACTURER'S CERTIFIED ANALYSIS OR ANALYSIS BY RECOGNIZED LABORATORY.

1.4 CONTRACTOR REQUIREMENTS

- A. PROVIDE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY FOR COMPLETION OF WORK AND MAINTENANCE.
- B. OBTAIN ALL NECESSARY PERMITS, LICENSES, AND NOTIFICATIONS AND PAY FEES NECESSARY FOR COMPLETION OF THE WORK.
- C. COMPLY WITH ALL APPLICABLE CODES.
- D. COORDINATE WITH OTHER TRADES WORKING ON THE PROJECT DURING PLANTING ACTIVITIES.
- E. COORDINATION SHALL OCCUR WITH OTHER CONTRACTORS OR PROJECTS OCCURRING OFF SITE IF NECESSARY.
- F. IDENTIFY AND VERIFY THE LOCATION OF ALL UTILITIES WITHIN PROPOSED PLANTING AREAS. CONTRACTOR TO CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. AS REQUIRED BY CHAPTER 556 OF FLORIDA STATUTES PRIOR TO ANY EXCAVATION OR PLANTING ACTIVITIES.
- G. PROVIDE SAFE STORAGE FOR ALL EQUIPMENT AND MATERIALS. STORAGE OF SUCH ITEMS IS AT THE CONTRACTOR'S RISK.
- H. REPAIR, AT NO COST TO THE OWNER, ANY DAMAGE OCCURRING DUE TO CONTRACTOR NEGLIGENCE TO EXISTING UTILITIES, STRUCTURES, FURNISHINGS, HARDSCAPE, LANDSCAPE, OR OTHER ELEMENTS TO REMAIN. ANY DAMAGED WORK SHALL BE REPAIRED AS PER PLANS, OTHER SPECIFICATIONS SECTIONS, OR AS INSTRUCTED BY THE OWNER'S REPRESENTATIVE.
- I. MAINTENANCE DURING INSTALLATION AND UNTIL FINAL ACCEPTANCE.

1.5 WARRANTY

- A. EXISTING LANDSCAPE AND VEGETATION
1. ALL EXISTING LANDSCAPE AND TURF TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION ACTIVITIES.
- B. NEW PLANTS
1. WARRANTY SHRUBS AND GROUNDCOVER FOR A PERIOD OF TWELVE (12) MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR THAT WHICH IS A RESULT OF NEGLIGENCE BY OWNER, ABUSE, DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE CONTRACTOR'S CONTROL.
 2. REMOVE AND REPLACE ANY LANDSCAPE MATERIAL FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD.
- B. NEW SOD:
1. WARRANTY ALL GRASS FOR A PERIOD OF SIX (6) MONTHS AFTER SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, AS DETERMINED BY THE LANDSCAPE ARCHITECT, EXCEPT FOR DEFECTS RESULTING FROM NEGLIGENCE BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR THE UNUSUAL PHENOMENA OR INCIDENTS, WHICH ARE BEYOND THE CONTRACTOR'S CONTROL.
 2. REMOVE AND REPLACE ALL TURF FOUND TO BE DEAD OR IN AN UNHEALTHY CONDITION DURING WARRANTY PERIOD AS DETERMINED BY THE LANDSCAPE ARCHITECT.
- C. REPAIR GRADES, LAWN AREAS, PAVING, AND ANY OTHER DAMAGE RESULTING FROM REPLACEMENT PLANTING OPERATIONS, AT NO ADDITIONAL COST TO OWNER.
- D. IF ANY PLANTS ARE REPLACED DURING THE WARRANTY PERIOD, THEN THE REPLACEMENT MATERIAL SHALL ALSO BE WARRANTED FOR THE SAME PERIOD AS LISTED FOR NEW MATERIAL. ABOVE, FROM THE DATE OF REPLACEMENT. ONLY ONE REPLACEMENT WILL BE REQUIRED EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH SPECIFIED REQUIREMENTS.
- E. A FINAL INSPECTION WILL BE MADE AT THE END OF THE WARRANTY PERIOD TO DETERMINE ACCEPTANCE OR REJECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER, IN WRITING, THIRTY (30) DAYS PRIOR TO THE END OF THE WARRANTY PERIOD, AT WHICH TIME THE OWNER HAS THE OPTION TO PERFORM AN END OF WARRANTY INSPECTION. FAILURE TO NOTIFY THE OWNER OF THE END DATE OF THE WARRANTY PERIOD SHALL CAUSE THE WARRANTY PERIOD TO EXTEND UNTIL SUCH TIME AS THE CONTRACTOR GIVES THE OWNER THE REQUIRED 30 DAYS NOTICE.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED AT SITE.
- B. SOD: TIME DELIVERY SO THAT SOD WILL BE PLACED WITHIN 24 HOURS AFTER STRIPPING. PROTECT SOD AGAINST DRYING AND BREAKING OF ROLLED STRIPS.
- C. PLANTS: DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND-TIE SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING DELIVERY. DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX (6) HOURS AFTER DELIVERY, SET PLANTS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME. HANDLE PLANT MATERIALS BY ROOTBALL.

PART 1 - GENERAL, CONT

1.7 PROJECT CONDITIONS

- A. COORDINATE AND COOPERATE WITH OTHER TRADES TO ENABLE WORK TO PROCEED AS RAPIDLY AND EFFICIENTLY AS POSSIBLE.
- B. IF WEATHER CONDITIONS DETRIMENTAL TO PLANTING ARE ENCOUNTERED OR ANTICIPATED, NOTIFY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO PLANTING. PLANTING SHALL NOT OCCUR DURING PERIODS OF OR WITHIN 48 HOURS OF PREDICTED TEMPERATURES LESS THAN 32 F.
- C. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED OR ANTICIPATED, INCLUDING BUT NOT LIMITED TO LIMESTONE, ROAD BASE, RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OBSTRUCTIONS, OR TOXIC MATERIALS, NOTIFY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- D. MAINTAIN GRADE STAKES SET BY OTHERS UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED.
- E. DETERMINE LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL, 811. PERFORM WORK IN A MANNER THAT AVOIDS POSSIBLE DAMAGE. HAND EXCAVATE AS REQUIRED.

PART 2 - PRODUCTS

2.1 FILL

- A. IF REQUIRED TO AUGMENT EXISTING SOILS FOR LANDSCAPE AND TURF INSTALLATION, PROVIDE NEW, DEEP FILL MATERIAL AS PER USDA STANDARD TEXTURES AND THAT IS TAKEN FROM WELL-DRAINING LOCAL SOURCES WITH SIMILAR SOIL TYPES AS FOUND AT THE PROJECT SITE.
- B. FILL TO BE SUITABLE FOR PLANT GROWTH, FRIABLE, AND FREE OF CLAY LUMPS, BRUSH, WEEDS, SEEDS, ROOTS, STUMPS, STONES, ORGANIC MUCK, HARD PAN CLAY, LITTER AND CONSTRUCTION DEBRIS INCLUDING LIMEROCK OR PAVING BASE MATERIAL, ASPHALT, AND CONCRETE, AND OTHER EXTRANEEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH
- C. FILL TO BE OF PH 5.6-5.

2.2 MULCH

- A. MULCH SHALL BE PINE STRAW, FREE OF BRANCHES, CONES, AND DEBRIS.

2.3 COMMERCIAL FERTILIZER

- A. SHRUBS AND GROUNDCOVERS: UTILIZE A ROOT STARTER OR EQUIVALENT SLOW RELEASE FERTILIZER TO ENCOURAGE ROOT GROWTH. APPLY AT MANUFACTURER'S RECOMMENDED RATE. ROOT STARTER SHALL BE A COMPLETE, SLOW RELEASE FERTILIZER WITH ORGANIC NITROGEN AND CONTAIN THE FOLLOWING PERCENTAGES OF AVAILABLE PLANT NUTRIENTS:
1. BETWEEN 5-6% TOTAL NITROGEN (N) CONSISTING OF 3.5-4.5% WATER INSOLUBLE/SLOW RELEASE NITROGEN AND 1.5% WATER SOLUBLE NITROGEN
 2. BETWEEN 1-2% PHOSPHATE (P205)
 3. BETWEEN 0.5-3% POTASH/POTASSIUM (K)
- A. PALMS: FERTILIZE WITH AN 8N - 2P205 - 12K20 + 4MG WITH MICRONUTRIENTS. 100% OF N, K, AND MG SHALL BE IN SLOW RELEASE FORM AND MICRONUTRIENTS SHALL BE IN SULFATE OR CHELATE (FE ONLY) FORM. 5.60 UNITS OF SLOW RELEASE NITROGEN SHALL BE POLYMER COATED. 5.60 - 8.40 UNITS OF SLOW RELEASE POTASH SHALL BE POLYMER COATED. SLOW RELEASE MG SHALL BE PRILLED (GRANULAR) KIESERITE. FERTILIZER SHALL CONTAIN APPROXIMATELY 1.5 - 2% MN AND FE (0.1 - 0.2% FOR FE IF CHELATED), PLUS TRACE AMOUNTS OF B (0.15%), ZN (0.15%), AND CU (0.05%).
- B. TURF: PROVIDE FERTILIZER WITH NOT LESS THAN SIXTEEN (16) PERCENT TOTAL NITROGEN, FOUR (4) PERCENT AVAILABLE PHOSPHORIC ACID AND EIGHT (8) PERCENT SOLUBLE POTASH. APPLY AT MANUFACTURER'S RECOMMENDED RATE.

2.4 PLANT MATERIALS

- A. PROVIDE SHRUBS AND GROUNDCOVERS OF SIZE, GENUS, SPECIES, AND VARIETY AS SHOWN IN THE PLANT SCHEDULE FOR LANDSCAPE WORK THAT CONFORM TO FLORIDA NO. 1 QUALITY STANDARDS.
- B. PROVIDE HEALTHY, VIGOROUS STOCK GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALED, INJURIES, ABRASIONS, OR DISFIGUREMENT.
- C. LANDSCAPE MATERIAL SHALL BE CONTAINER GROWN MATERIAL UNLESS OTHERWISE SPECIFIED OR UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.

2.5 SOD

- A. PROVIDE SAND-GROWN ONLY, STRONGLY ROOTED SOD, NOT LESS THAN TWO YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES, AND MACHINE CUT TO PAD THICKNESS OF 3/4 INCH (PLUS OR MINUS 1/4 INCH), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED. SOD SHALL BE VIABLE AND NOT DORMANT.
- B. PROVIDE SOD OF UNIFORM PAD SIZES WITH A MAXIMUM 5% DEVIATION IN EITHER LENGTH OR WIDTH. BROKEN PADS OR PADS WITH UNEVEN ENDS WILL NOT BE ACCEPTABLE. SOD PADS INCAPABLE OF SUPPORTING THEIR OWN WEIGHT WHEN SUSPENDED VERTICALLY WITH A FIRM GRASP ON UPPER 10 PERCENT OF PAD WILL BE REJECTED.
- C. STABILIZING NETTING OR OTHER SYNTHETIC MATERIALS WITHIN SOD SHALL BE PROHIBITED.
- D. SOD TO BE AS LISTED WITHIN THE PLANT SCHEDULE.
- E. REFER TO CIVIL PLANS FOR SOD TYPE AND INSTALLATION METHODS WITHIN STORMWATER FACILITIES.

2.6 WEED PRE-EMERGENT HERBICIDE

- A. APPLY "RON STAR G" PRE-EMERGENT HERBICIDE, OR APPROVED EQUAL IN PLANTING AREAS. REVIEW AND GAIN APPROVAL FROM OWNER PRIOR TO APPLICATION.

PART 3 - EXECUTION

3.1 PREPARATION

- A. CONDUCT A PRE-CONSTRUCTION CONFERENCE ON SITE WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK. DISCUSS PROPOSED ACTIVITIES, REVIEW PROPOSED PLANTING AREAS, AND CONFIRM PROPOSED SCHEDULE OF WORK. PROVIDE ONE WEEK'S NOTICE OF PROPOSED CONFERENCE.
- B. ENSURE ALL ASPHALT, LIMEROCK, AND OTHER CONSTRUCTION DEBRIS ARE REMOVED FROM AREAS OF PROPOSED PLANTING OR SODDING TO A MINIMUM DEPTH OF THREE FEET PRIOR TO INSTALLATION.
- C. CLEAN EXISTING SOIL OF ROOTS, PLANTS, SODS, STONES, CLAY, LUMPS AND OTHER EXTRANEEOUS MATERIALS HARMFUL OR TOXIC TO PLANT GROWTH.
- D. PLANTING DEPTH OF SOIL SHALL BE A MINIMUM OF THREE (3) FEET. IF FILL MUST BE ADDED, IT SHALL CONFORM TO THE REQUIREMENTS LISTED ABOVE.
- E. GAIN APPROVAL FROM OWNER FOR REMOVAL OF EXISTING GRASS, VEGETATION, AND TURF BY METHODS OTHER THAN HAND REMOVAL. IF APPROVED, ADHERE TO THE FOLLOWING REGARDING PREPARATION OF AREAS WITH UNCHANGED GRADE OR AREAS THAT HAVE NOT BEEN ALTERED BY CONSTRUCTION ACTIVITIES: REMOVE EXISTING GRASS, VEGETATION, AND TURF BY SPRAYING WITH "ROUND-UP" OR OTHER APPROPRIATE HERBICIDE AND PERFORM ADDITIONAL SPRAY TREATMENTS AS NEEDED TO ENSURE A COMPLETE KILL. REMOVE AND DISPOSE OF RESULTING DEAD VEGETATION AND TURF. DO NOT TURN RESULTING DEAD VEGETATION OR TURF OVER INTO SOIL. REPEAT IF NECESSARY TO REMOVE EXISTING VEGETATION.
- F. FOR TURF AREAS INDICATED FOR RENOVATION, MECHANICALLY CUT OUT AREAS OF FAILING TURF AND CREATE A CLEAN EDGE FOR NEW SOD INSTALLATION.
- G. FINE GRADE PROPOSED PLANTING AND SOD AREAS TO SMOOTH, EVEN SURFACES WITH LOOSE, UNIFORMLY FINE TEXTURE AND FREE OF LUMPS, CLODS, STONES, ROOTS, AND OTHER EXTRANEEOUS MATTER. ROLL, RAKE, AND DRAG AREAS, REMOVE RIDGES, AND FILL DEPRESSIONS AS REQUIRED TO MEET FINISH GRADES.
- H. ALLOW FOR SOD THICKNESS IN AREAS TO BE SODDED SUCH THAT INSTALLED SOD MEETS FINISHED GRADES.

3.2 TREE BARRIERS AND EXISTING TREE PROTECTION

- A. REFER TO NOTES ON DEMOLITION PLANS OR LANDSCAPE PLANS REGARDING TREE PROTECTION AND TREE PROTECTION BARRIERS.
- B. MINIMIZE IMPACTS ON EXISTING TREE ROOTS AS MUCH AS POSSIBLE. AVOID TREE ROOT PLATE AREAS AS DEFINED BY PERMITTING AGENCIES.
- C. ALL ROOTS OF TREES TO REMAIN THAT ARE IMMEDIATELY ADJACENT TO EXTENSIVE EXCAVATION AND ARE 1" DIAMETER OR OVER SHALL BE HAND CUT. EXPOSE ROOTS BY HAND DIGGING, HAND CUT OR SAW CLEANLY, AND IMMEDIATELY COVER WITH SOIL. DO NOT ALLOW CUT ROOTS TO DRY OUT.
- D. SUPPLEMENTAL IRRIGATION IS REQUIRED FOR TREES THAT HAVE UNDERGONE ROOT PRUNING. PROVIDE SUPPLEMENTAL IRRIGATION IMMEDIATELY FOLLOWING PRUNING AND CONTINUE THROUGH CONSTRUCTION.

PART 3 - EXECUTION, CONT

3.3 PLANTING TREES, SHRUBS, AND GROUNDCOVERS

- A. PLANT SHRUBS AND GROUNDCOVER AFTER FINAL GRADES ARE ESTABLISHED AND PRIOR TO PLANTING OF LAWNS UNLESS OTHERWISE AUTHORIZED BY LANDSCAPE ARCHITECT. IF PLANTING OF TREES AND SHRUBS OCCURS AFTER INSTALLATION OF LAWNS, PROTECT LAWN AREAS AND PROMPTLY REPAIR DAMAGE CAUSED BY LANDSCAPE INSTALLATION.
- B. LAY OUT INDIVIDUAL SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS. TRIANGLE SPACING SHALL BE USED FOR SHRUBS AND GROUNDCOVERS UNLESS OTHERWISE SPECIFIED IN PLANS OR BY LANDSCAPE ARCHITECT. OUTLINE AREAS AND SECURE LANDSCAPE ARCHITECT'S OR OWNER REPRESENTATIVE'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE REQUIRED.
- C. EXCAVATE PITS, BEDS, AND TRENCHES SUCH THAT PITS ARE AS DEEP AS THE PLANT'S ROOTBALL AND 1.5 TIMES THE DIAMETER OF THE ROOTBALL. LOOSEN HARD SOIL IN BOTTOM OF EXCAVATION. SCARIFY SIDES OF PIT.
- D. FILL EXCAVATIONS FOR SHRUBS WITH WATER AND ALLOW WATER TO PERCOLATE OUT PRIOR TO PLANTING. NOTIFY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING IF PITS DO NOT DRAIN PRIOR TO PLANTING.
- E. REMOVE PLANT MATERIAL FROM CONTAINER. LIFT TREES BY THE ROOTBALL AND NOT BY THE TRUNK. SET PLANT MATERIAL STOCK IN CENTER OF PIT OR TRENCH WITH TOP OF BALL AT 1-2" ABOVE ADJACENT FINISH LANDSCAPE GRADES.
- F. REMOVE ANY SYNTHETIC OR STRAPPING MATERIAL PRIOR TO SETTING PLANT MATERIAL INTO PLANTING PIT OR TRENCH.
- G. ENSURE PLANT MATERIAL IS PLUMB.
- H. PLACE BACKFILL AROUND BASE AND SIDES OF BALL AND WORK IN EACH LAYER TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. ENSURE ROOTBALL REMAINS 1-2" ABOVE ADJACENT FINISH GRADE. WHEN EXCAVATION IS APPROXIMATELY 2/3 FULL, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED. WATER AGAIN AFTER PLACING FINAL LAYER OF BACKFILL.
- I. DISH TOP OF BACKFILL FOR TREES AND PALMS TO ALLOW FOR MULCHING.
- J. ALL PLANT MATERIAL SHALL BE FERTILIZED AT THE TIME OF PLANTING. MIX OR APPLY FERTILIZER JUST INSIDE OF PLANT FOLIAGE/DRIPLINE. DO NOT APPLY FERTILIZER DIRECTLY ON STEMS OR EXPOSED ROOTS OF MATERIAL. MIX SPECIFIED FERTILIZERS WITH EXISTING SOIL AT RATES SPECIFIED BY THE MANUFACTURER. DELAY MIXING OF FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN THREE (3) DAYS.
- K. APPLY PRE-EMERGENT HERBICIDE, IF APPROVED BY OWNER, AND AS PER MANUFACTURER'S SPECIFICATIONS.
- L. MULCH PITS, TRENCHES, AND PLANTED AREAS. PROVIDE A THREE (3) INCH THICKNESS OF MULCH AND WORK ONTO TOP OF BACKFILL. THE FINISH LEVEL OF MULCH SHOULD MEET ADJACENT FINISH GRADES. MULCH AREAS BETWEEN GROUNDCOVER PLANTS.
- M. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER CROWNS OF PLANTS WITH WET SOILS.
- N. GUY AND STAKE TREES IMMEDIATELY AFTER PLANTING AS NEEDED.

3.4 SODDING NEW LAWNS

- A. ENSURE GRADE IS SMOOTH AND EVEN WITH A LOOSE, UNIFORM TEXTURE. ROLL, RAKE AND DRAG PROPOSED LAWN AREAS, REMOVE RIDGES, AND FILL DEPRESSIONS AS REQUIRED TO MEET FINISH GRADES AND PROVIDE AN EVEN SURFACE FOR SOD INSTALLATION.
- B. LAY SOD WITHIN 24 HOURS FROM TIME OF STRIPPING.
- C. MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE MOISTURE TO DRY BEFORE PLANTING LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION.
- D. APPLY SPECIFIED COMMERCIAL FERTILIZER AT RATES SPECIFIED AND THOROUGHLY MIX INTO UPPER TWO INCHES OF SOIL IN AREAS OF PROPOSED SOD. DELAY APPLICATION OF FERTILIZER IF LAWN PLANTING WILL NOT FOLLOW WITHIN A FEW DAYS.
- E. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. TAP SOD FIRMLY IN PLACE ONCE LAID.
- F. ANCHOR SOD ON SLOPES GREATER THAN 3:1 WITH WOOD PEGS TO PREVENT SLIPPAGE, IF NEEDED.
- G. AVOID DAMAGE TO SUBGRADE OR SOD DUE TO INSTALLATION ACTIVITIES.
- H. WATER SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

3.5 CLEANUP

- A. MAINTAIN WORK AREAS IN AN ORDERLY CONDITION. KEEP PAVEMENTS AND ADJACENT SITE AREAS CLEAN. REMOVE ALL POTS, LITTER, TOOLS, EQUIPMENT, AND EXTRANEEOUS SOIL. SOD, OR MATERIALS AT THE END OF EACH WORK DAY. STORE MATERIALS AND EQUIPMENT WHERE DIRECTED. DISPOSE OF MATERIALS AS DIRECTED.

3.6 NEW PLANT PROTECTION

- A. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DURING CONSTRUCTION. MAINTAIN PROTECTION DURING INSTALLATION AND THROUGHOUT THE MAINTENANCE PERIOD. TREAT, REPAIR, OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED.
- B. TREES WHICH ARE TO REMAIN IN THE CONSTRUCTION AREA SHALL BE PROTECTED FROM DAMAGE THROUGHOUT THE CONSTRUCTION PROCESS BY THE CONTRACTOR.
- C. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN THE DRIP LINE OF EXISTING OR NEWLY PLANTED TREES. REMOVE INTERFERING BRANCHES WITHOUT INJURY TO TRUNKS.

3.7 MAINTENANCE

- A. MAINTENANCE ACTIVITIES SHALL INCLUDE THE FOLLOWING ACTIVITIES DURING CONSTRUCTION AND UNTIL FINAL ACCEPTANCE:
1. WEEDING: MAINTAIN PLANTINGS AND TURF AS WEED FREE.
 2. MULCHING: MAINTAIN MULCH AT TREES, PALMS, AND WITHIN PLANTING BEDS AT A 3" DEPTH.
 3. PEST CONTROL: SPRAY AS REQUIRED TO KEEP PLANTINGS AND TURF FREE OF INSECTS AND DISEASE.
 4. MOWING: MOW TURF AREAS AS NEEDED OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
 5. REPLACEMENT: REPLACE PLANTS OR SOD AREAS THAT ARE IN POOR CONDITION.
 6. LITTER REMOVAL: REMOVE LITTER AND DEBRIS FROM LANDSCAPE AND TURF AREAS.
 7. RESTORE PLANTING SAUCERS OF TREES AND SHRUBS.
 8. TIGHTEN AND REPAIR STAKE AND GUY WIRE SUPPORTS, IF PRESENT, AND RESET TREES AND SHRUBS TO PROPER GRADES OF VERTICAL POSITION AS REQUIRED.
 9. REMOVE ALL TREE STAKING, IF PRESENT, WITHIN ONE YEAR AFTER PLANTING.

3.8 REPLACEMENT OF EXISTING LANDSCAPE DAMAGED DURING PROJECT

- A. ANY EXISTING VEGETATION, INCLUDING TREES AND SHRUBS, DAMAGED OR DESTROYED SHALL BE REPLACED OR MITIGATED BY THE CONTRACTOR WITH LIKE SPECIES OR ANOTHER SPECIES APPROVED BY THE OWNER'S REPRESENTATIVE. ANY AREA OF VEGETATION THAT IS DAMAGED DURING CONSTRUCTION WILL BE RESTORED TO ITS ORIGINAL STATE WITHIN 72 HOURS OF THE COMPLETION OF THE ASSOCIATED CONSTRUCTION WORK.
- B. IF REMOVAL OF AN EXISTING TREE REQUIRES MITIGATION, THE CONTRACTOR SHALL BE HELD LIABLE FOR THE COMPLETE COST, INCLUDING BUT NOT LIMITED TO TREE REPLACEMENT COSTS AND PAYMENTS REQUIRED TO PERMITTING AGENCIES.
- C. TREE REPLACEMENT SPECIES AND PROCEDURES SHALL BE DISCUSSED WITH AND APPROVED BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF ACTIVITIES.

3.9 INSPECTION AND ACCEPTANCE

- A. WHEN ALL LANDSCAPE WORK IS SUBSTANTIALLY COMPLETE, THE LANDSCAPE ARCHITECT WILL, UPON REQUEST, MAKE A SUBSTANTIAL COMPLETION INSPECTION TO DETERMINE ACCEPTABILITY AND COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE LANDSCAPE ARCHITECT WILL PRODUCE A WRITTEN PUNCH LIST FOR THE CONTRACTOR AND OWNER'S REPRESENTATIVE TO IDENTIFY ITEMS THAT SHALL BE ADDRESSED PRIOR TO FINAL ACCEPTANCE.
- B. ONCE ITEMS OF THE PUNCH LIST ARE ADDRESSED, THE LANDSCAPE ARCHITECT WILL CONDUCT A FINAL COMPLETION INSPECTION. IF NECESSARY, THE LANDSCAPE ARCHITECT WILL PRODUCE A FINAL PUNCH LIST FOR THE CONTRACTOR AND OWNER'S REPRESENTATIVE TO IDENTIFY ITEMS TO BE ADDRESSED PRIOR TO FINAL ACCEPTANCE.
- C. FINAL ACCEPTANCE WILL NOT BE ISSUED UNTIL ALL PUNCH LIST ITEMS HAVE BEEN COMPLETED AND ACCEPTED BY THE OWNER AND ALL SUBMITTALS HAVE BEEN MADE.
- D. WORK MAY BE INSPECTED FOR ACCEPTANCE IN PORTIONS AS PHASES OF INSTALLATION ARE COMPLETED AND AS AGREEABLE TO THE LANDSCAPE ARCHITECT, PROVIDED EACH PORTION OF WORK OFFERED FOR INSPECTION IS SUBSTANTIALLY COMPLETE.

END OF SECTION

PROJECT NAME:

SAN FELASCO
TECH CITY
PHASE 2

Alachua, FL

for
Laser Investment Group

SEAL:

PROJECT NO: 18-090
CLIENT'S NO: 18-162
ISSUED FOR: SITE PLAN REVIEW

ISSUED DATE: 27 DEC 2018
REVISIONS:

17 JAN 2019
20 FEB 2019
14 MAR 2019
26 MAR 2019

SCALE:

N/A

SHEET TITLE:

LANDSCAPE
TECHNICAL
SPECIFICATIONS

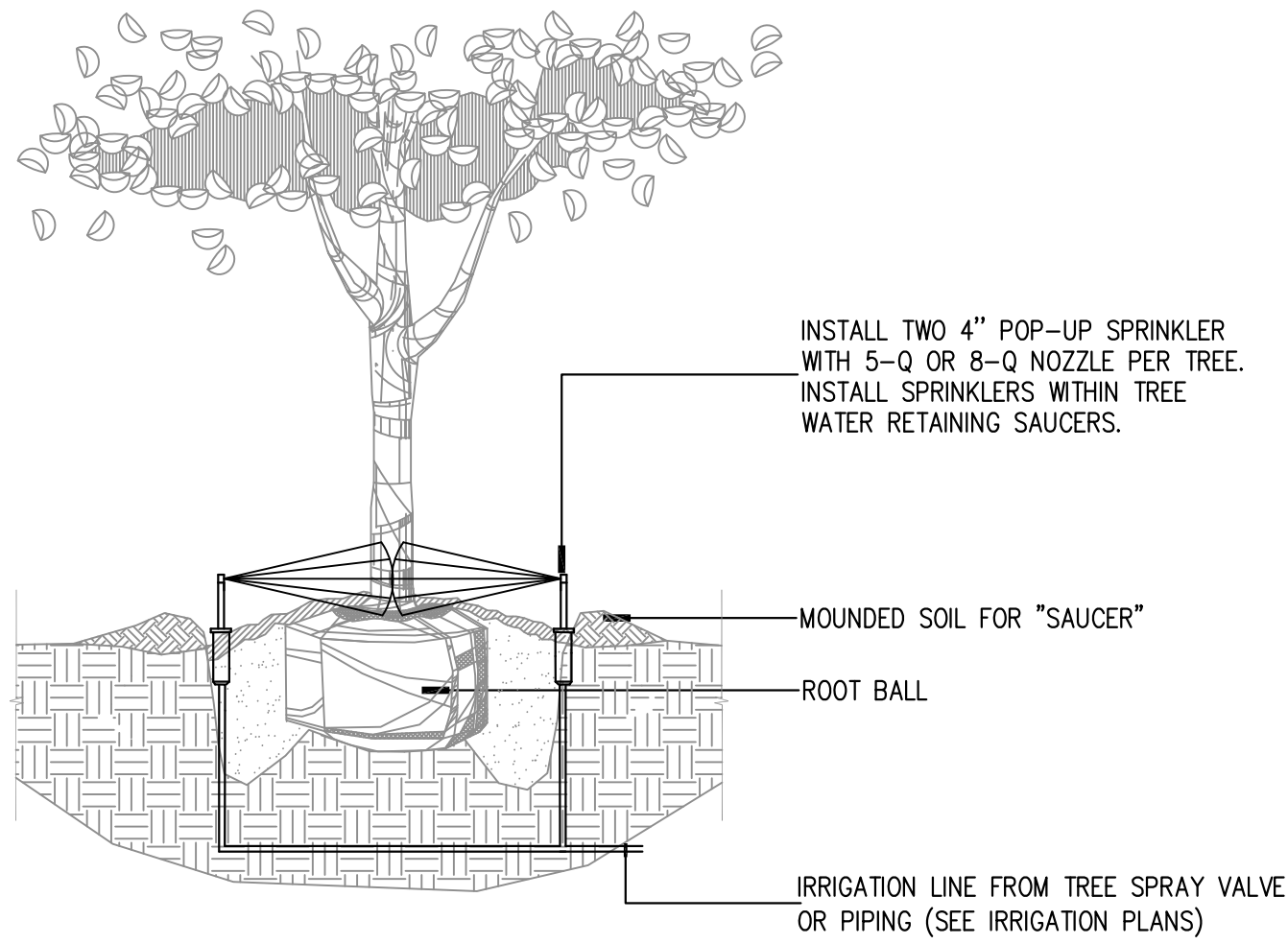
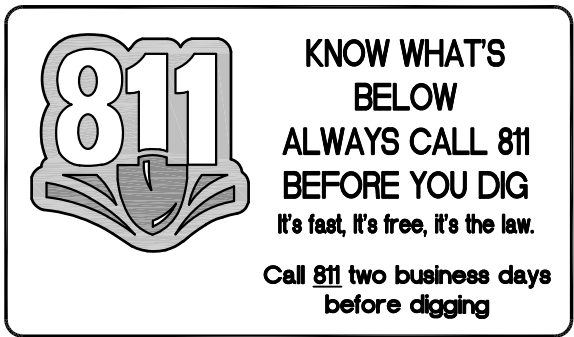
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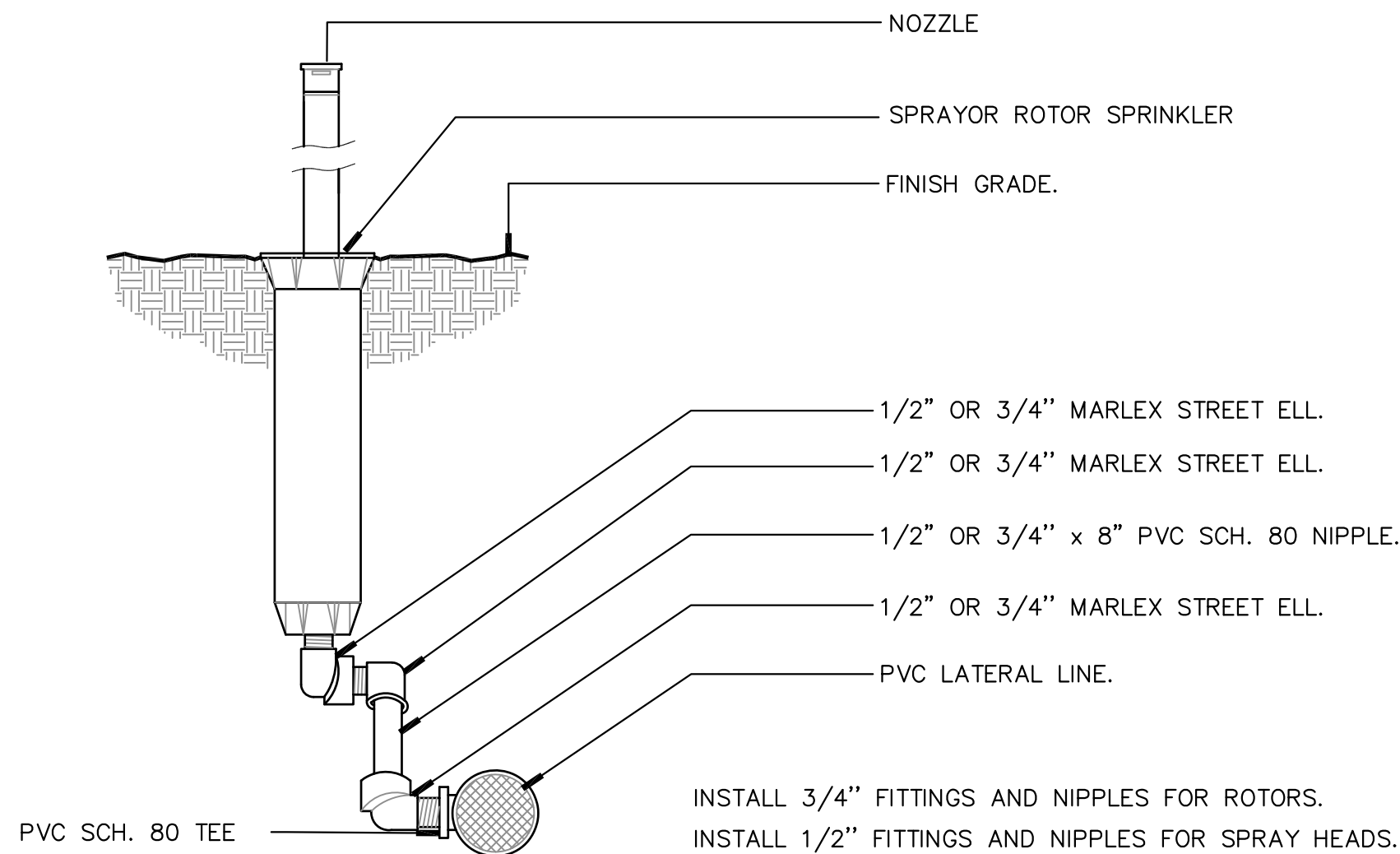
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GENERAL IRRIGATION NOTES

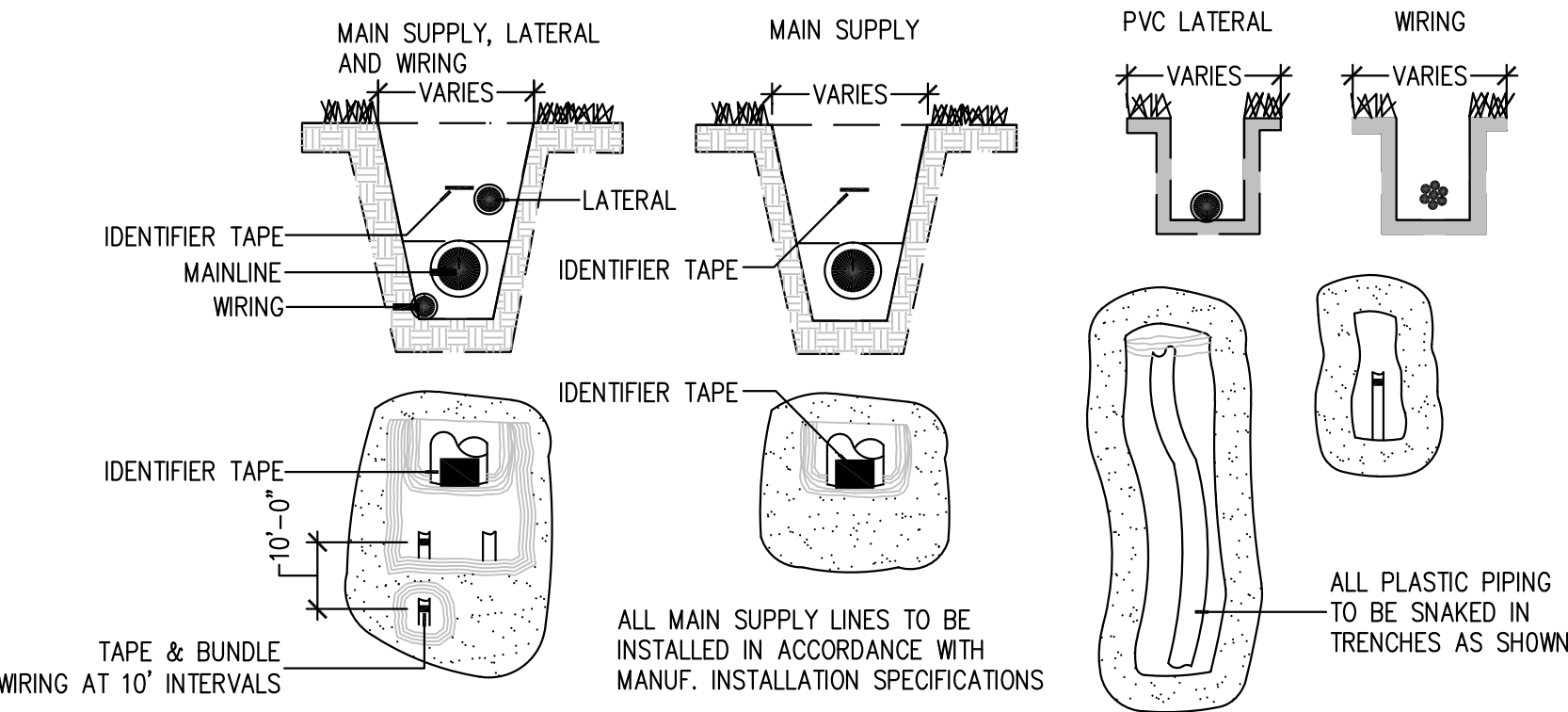
1. LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL - SEE LOGO BELOW.
2. ANY IRRIGATION ITEMS NORMALLY INSTALLED IN LANDSCAPE AREAS THAT ARE SHOWN OUTSIDE OF LANDSCAPE AREAS OR OUTSIDE OF THE PROPERTY LINES ARE SHOWN AS SUCH FOR GRAPHIC CLARITY ONLY. INSTALL THESE ITEMS INSIDE OF PROPERTY LINES AND IN LANDSCAPE AREAS.
3. PROVIDE PROOF TO THE OWNER'S REPRESENTATIVE THAT ALL AVAILABLE MAINTENANCE MANUALS FOR EACH OF THE PRODUCTS INCLUDED IN THIS INSTALLATION HAVE BEEN PROVIDED TO THE OWNER OR OWNER'S REPRESENTATIVE.
4. ANY EXISTING TREE ROOTS, WHEN ENCOUNTERED DURING INSTALLATION OF UTILITIES, SHALL BE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS AND COVERED WITH SOIL AS SOON AS POSSIBLE TO REDUCE DEHYDRATION. THE CONTRACTOR/DEVELOPER SHALL MINIMIZE THE DAMAGE TO EXISTING TREE ROOT SYSTEMS.
5. CONNECT TO THE PHASE 1 STUBOUT AT THE PHASE LIMIT LINE.
6. IRRIGATION SHALL BE LOCATED MINIMUM ONE (1) FOOT FROM ANY WALL, COLUMN, OR BUILDING EDGE/FACE.
7. IRRIGATION SHALL BE DIRECTED AWAY FROM BUILDING AT ALL TIMES, SO THAT SPRAY DOES NOT HIT BUILDING FACE, COLUMN, WALL, ETC.
8. ADJUST THE IRRIGATION SYSTEM COMPONENTS AND EXISTING SYSTEM TO PROVIDE UNIFORM COVERAGE. ASSURE THAT THE SYSTEM PROVIDES 100% COVERAGE OF ALL LANDSCAPE MATERIALS INCLUDING SHRUBS, GROUND COVER, AND TREES.



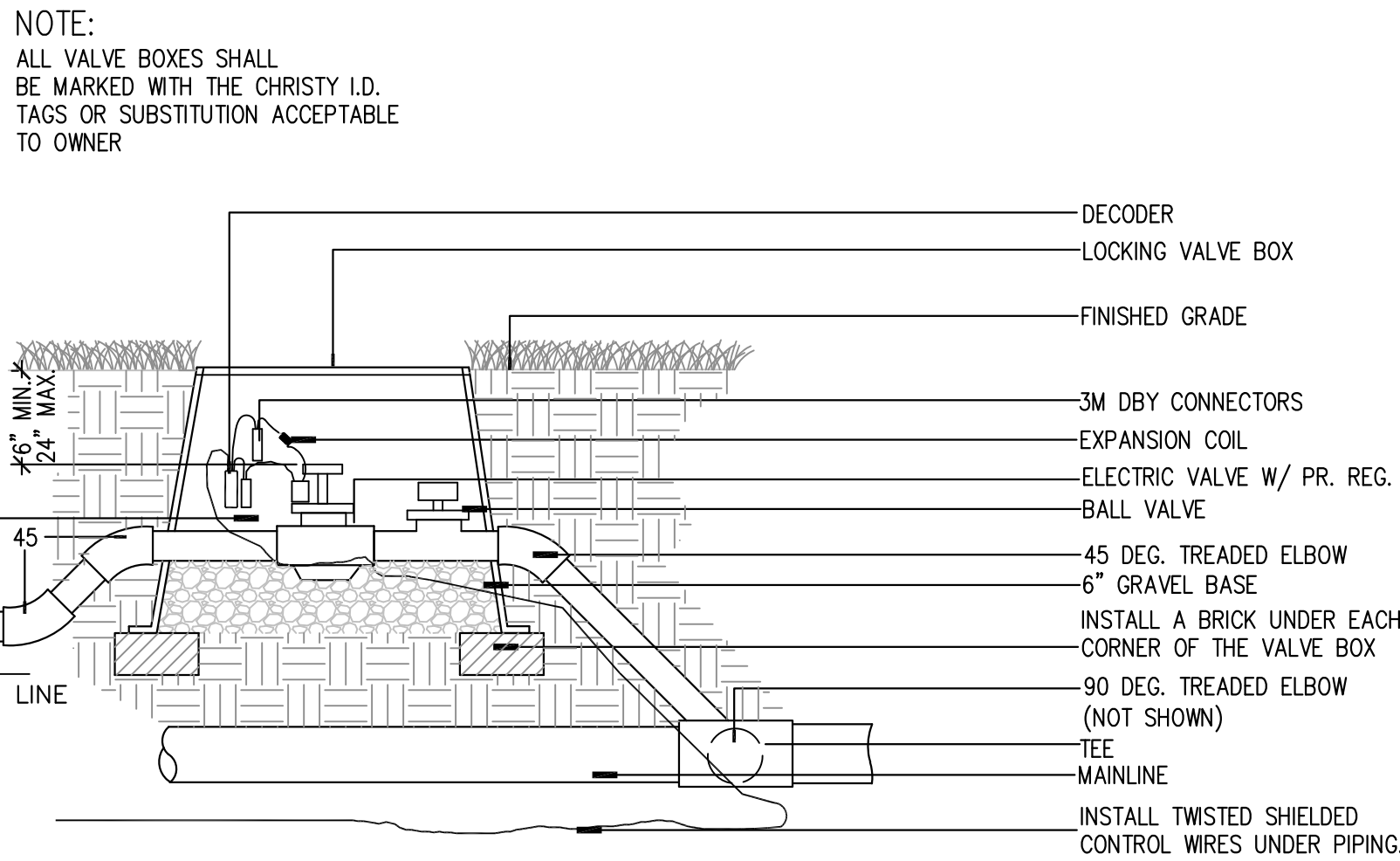
1 TREE SPRAY LOCATIONS
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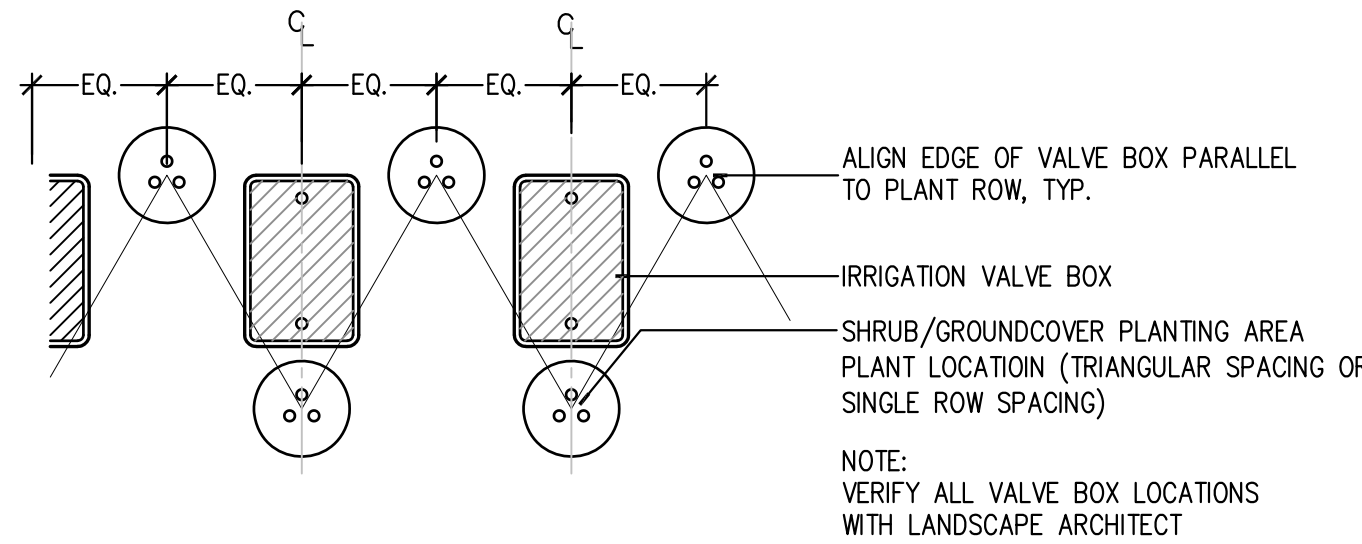
2 4" POP-UP AT GRADE
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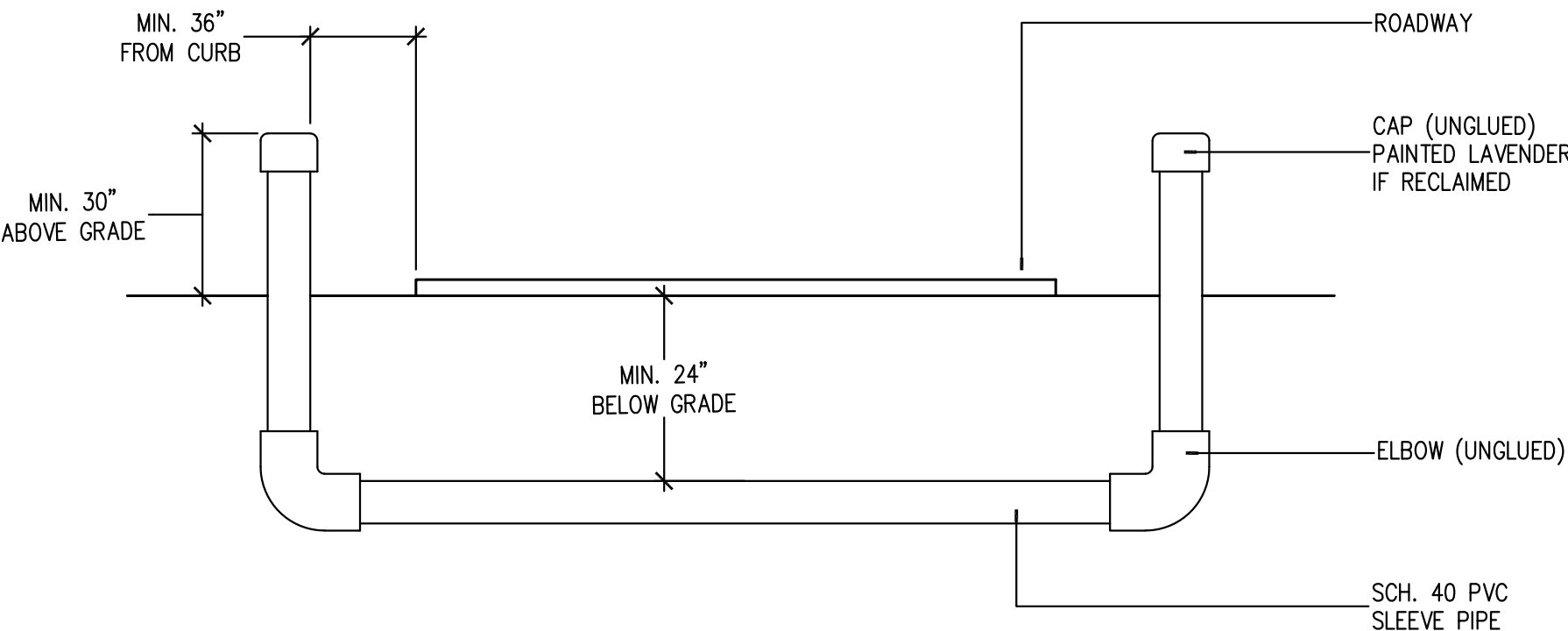
3 TRENCH CONSTRUCTION
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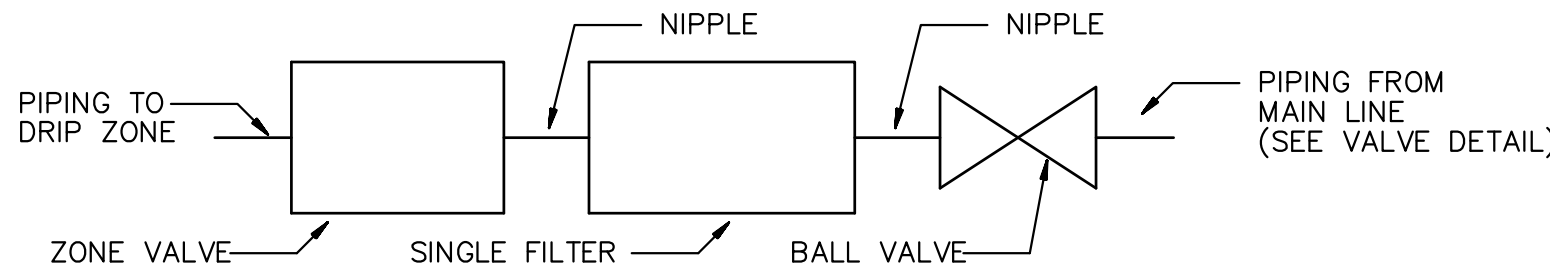
4 VALVE ASSEMBLY INSTALLATION
SCALE: N.T.S.



5 VALVE BOX ORIENTATION
SCALE: N.T.S.



6 SLEEVE LOCATIONS
SCALE: N.T.S.



- NOTES:
- INSTALL A SEPARATE VALVE BOX FOR EACH VALVE AND FILTER. (3) JUMBO VALVE BOXES
 - INSTALL FILTER IN ORIENTATION THAT ALLOWS REMOVAL OF CAP FOR FLUSHING (UPWARD)
 - INSTALL A FILTER UPSTREAM OF EACH VALVE.

7 VALVE WITH FILTER SCHEMATIC
SCALE: N.T.S.

SAN
FELASCO
TECH CITY
PHASE 2

Alachua, FL

for
Laser Investment
Group

SEAL:

PROJECT NO: 18-035
CLIENT'S NO.: 18-162
ISSUED FOR: SITE PLAN REVIEW

ISSUED DATE: 17 JAN 2019
REVISIONS:

20 FEB 2019
14 MAR 2019
26 MAR 2019

SCALE:

AS SHOWN

SHEET TITLE:
IRRIGATION
NOTES AND
DETAILS

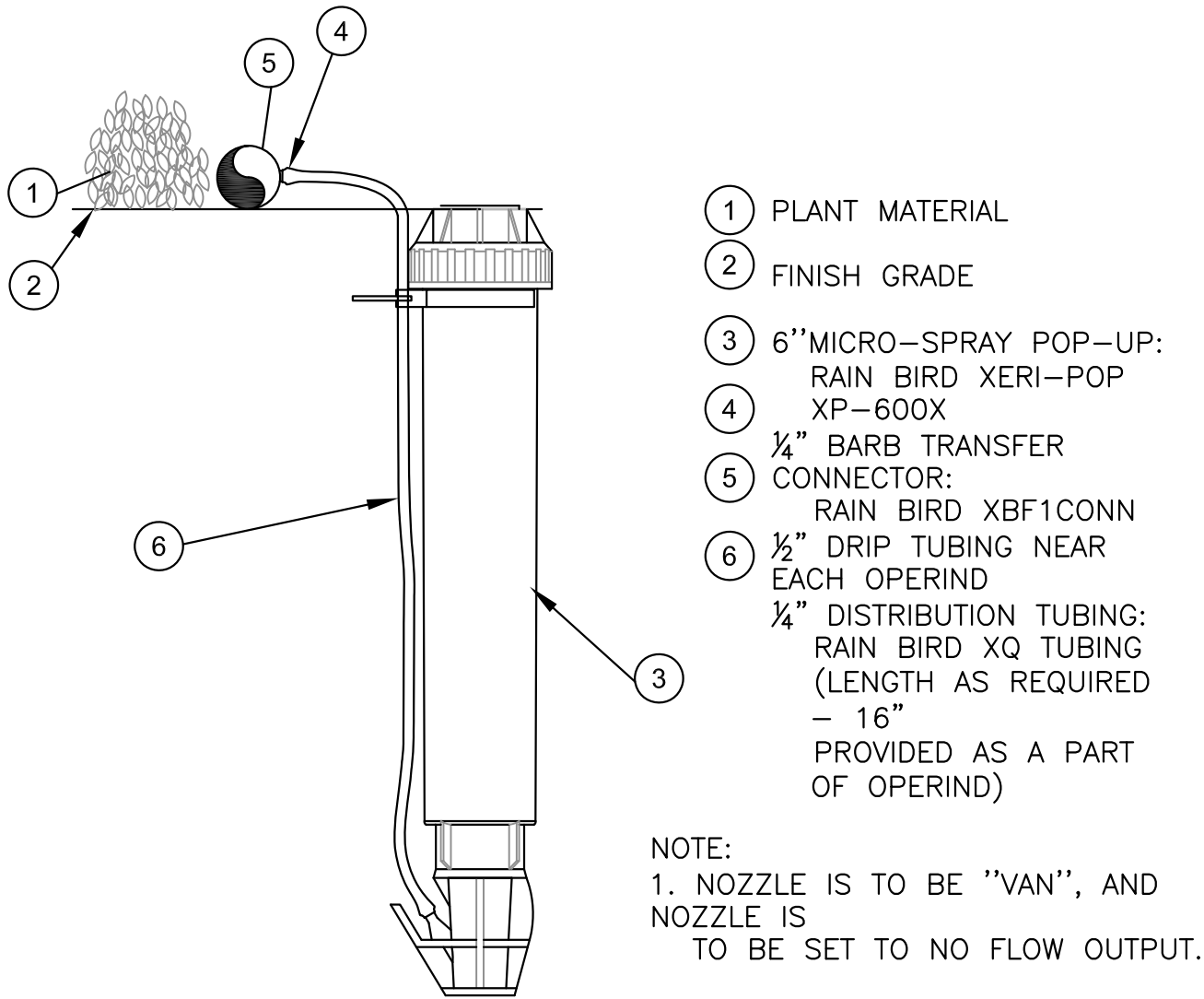
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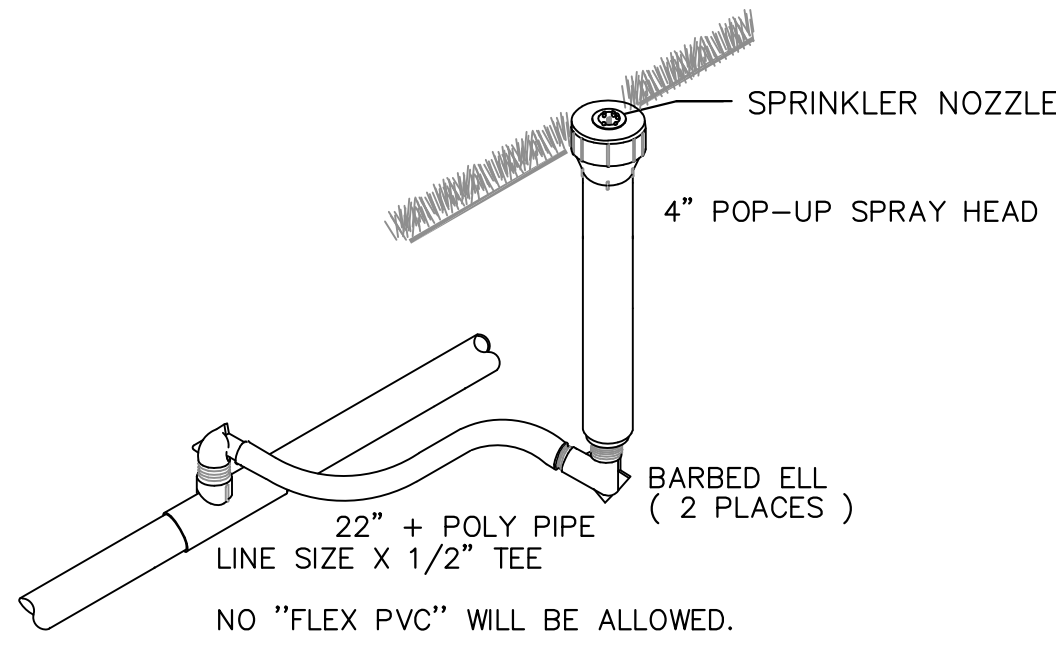
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DRIP IRRIGATION NOTES

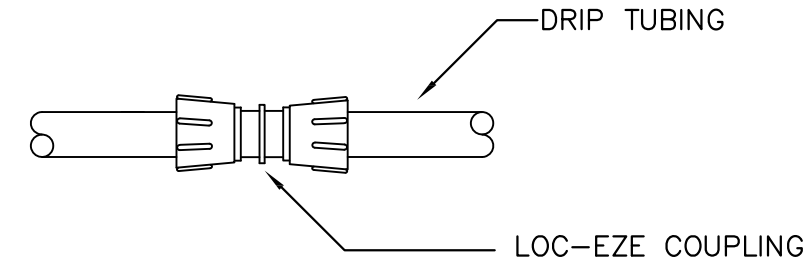
1. INSTALL TORO DL2000 TUBING WITH ALL FITTINGS AS NECESSARY FOR ALL DRIP TUBING (GROUND COVER AND SHRUB) APPLICATIONS.
2. INSTALL A LINE OF TUBING 2" TO 4" FROM HARDSCAPE AND BEDLINES.
3. INSTALL A MINIMUM OF 2 ROWS OF TUBING IN ANY AREA.
4. INSTALL TUBING AT FINISHED GRADE UNDER THE MULCH.
5. LOOP ALL RUNS OF TUBING WITH A MAXIMUM LOOP DISTANCE FROM THE SUPPLY MANIFOLD OF 300'.
6. INSTALL ONE TORO T-ALFD15150-L 1.5" FILTER WITH A STAINLESS STEEL 150 MESH (104 MICRONS) SCREEN FOR EACH VALVE.
7. INSTALL A TORO #T-FCH-H-FIPT FLUSHING VALVE AT EACH OF THE AIR/VACUUM RELIEF VALVE LOCATIONS WITH ALL FITTINGS AS NECESSARY TO FLUSH THE SYSTEM INTO THE LANDSCAPE, WHEN NECESSARY.
8. INSTALL A TORO #T-YD-500-34 VACUUM/AIR RELIEF VALVE AT THE OPPOSITE ENDS OF THE LOOPED NETWORK AND AT THE TERMINATION OF THE SUPPLY MANIFOLD FROM THE AUTOMATIC VALVE. INSTALL A MANUAL LINE FLUSHING VALVE AT EACH LOCATION.
9. INSTALL A RAIN BIRD "OPERIND" AT EACH VACUUM/AIR RELIEF VALVE LOCATION.
10. DRIP TUBING QUANTITIES ON PLANS ARE APPROXIMATE. CONTRACTOR TO VERIFY EXACT QUANTITIES. CONTRACTOR TO BE PAID FOR ACTUAL QUANTITY OF DRIP TUBING AND BLANK TUBING INSTALLED UP TO A MAXIMUM AS SHOWN ON THE PLANS.
11. QUANTITIES ON PLANS DO NOT INCLUDE BLANK TUBING, LINE FLUSHING VALVES, AIR RELIEF VALVES OR PVC HEADERS. INCLUDE THESE ITEMS AND ANY OTHER ITEMS NECESSARY FOR A FULLY FUNCTIONING AUTOMATIC SYSTEM IN BID AND INSTALLATION.
12. INSTALL LANDSCAPE STAPLES 6' O.C. AND ANYWHERE ELSE NECESSARY TO SECURE TUBING TO THE GROUND.
13. FOLLOW THE MANUFACTURER'S INSTALLATION GUIDELINES INCLUDED WITH THE PRODUCTS.
14. DO NOT CURVE TUBING TO LOOP AT THE ENDS OF RUNS. INSTEAD USE (2) 90 DEG. FITTINGS AND A SHORT PIECE OF TUBING.



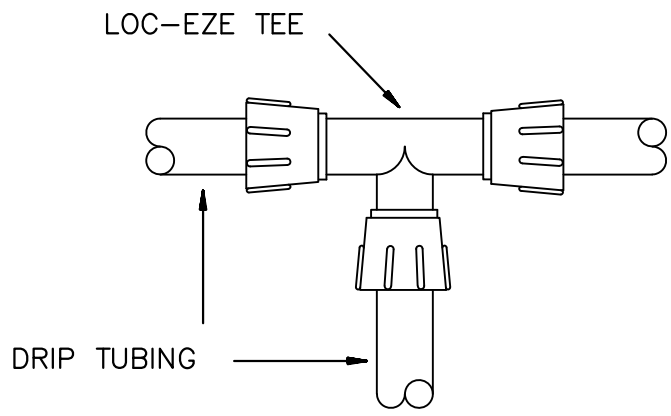
1 RAIN BIRD OPERIND CONNECTION
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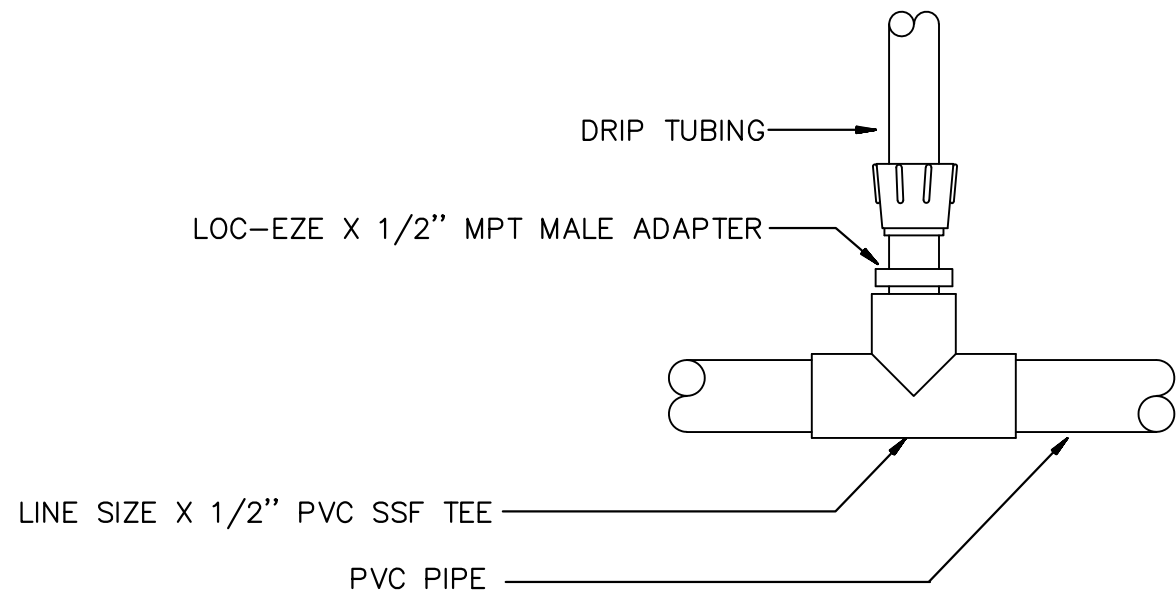
2 SPRAY HEAD AT GRADE
SCALE: N.T.S.



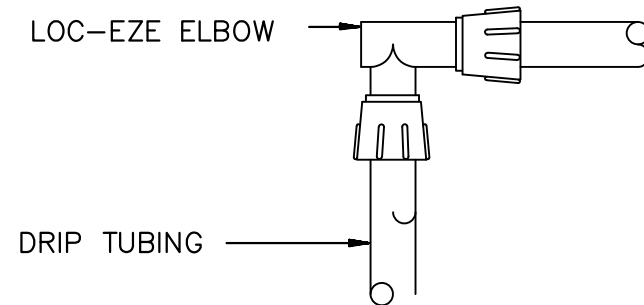
3 LOC-EZE COUPLING (T-FCC16)
SCALE: N.T.S.



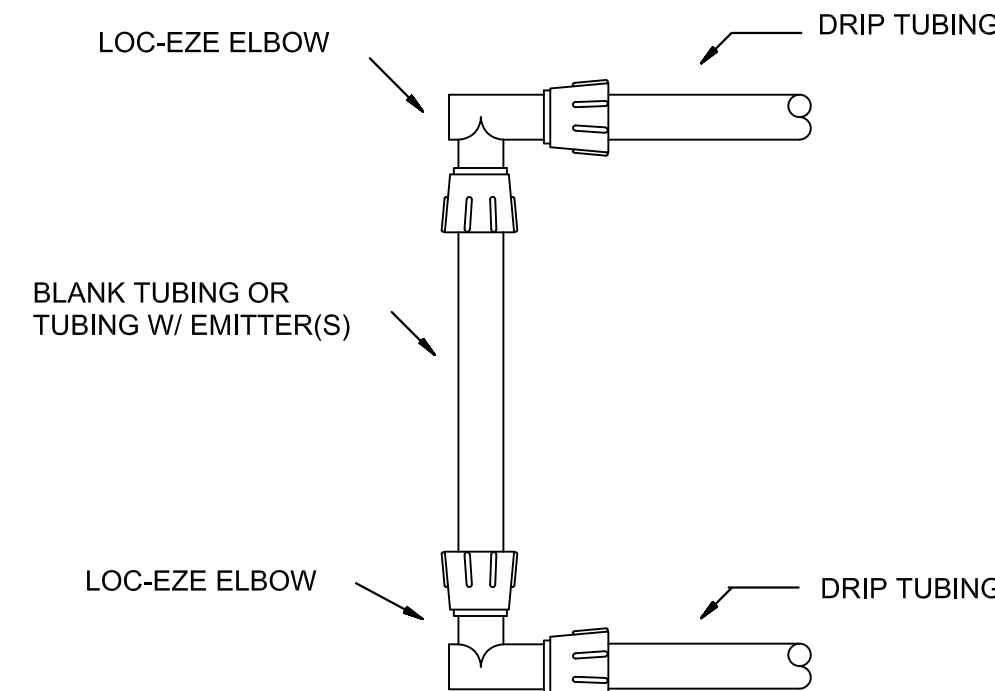
4 LOC-EZE TEE (T-FTT16)
SCALE: N.T.S.



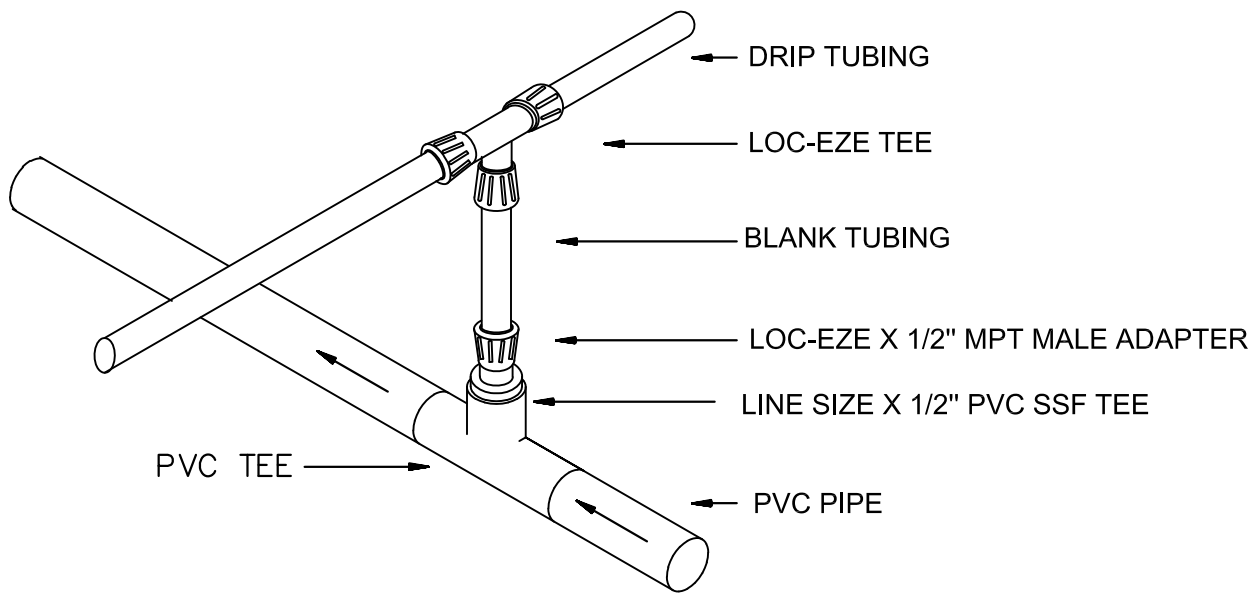
5 MANIFOLD CONNECTION (PVC TO ADAPTER)
SCALE: N.T.S.



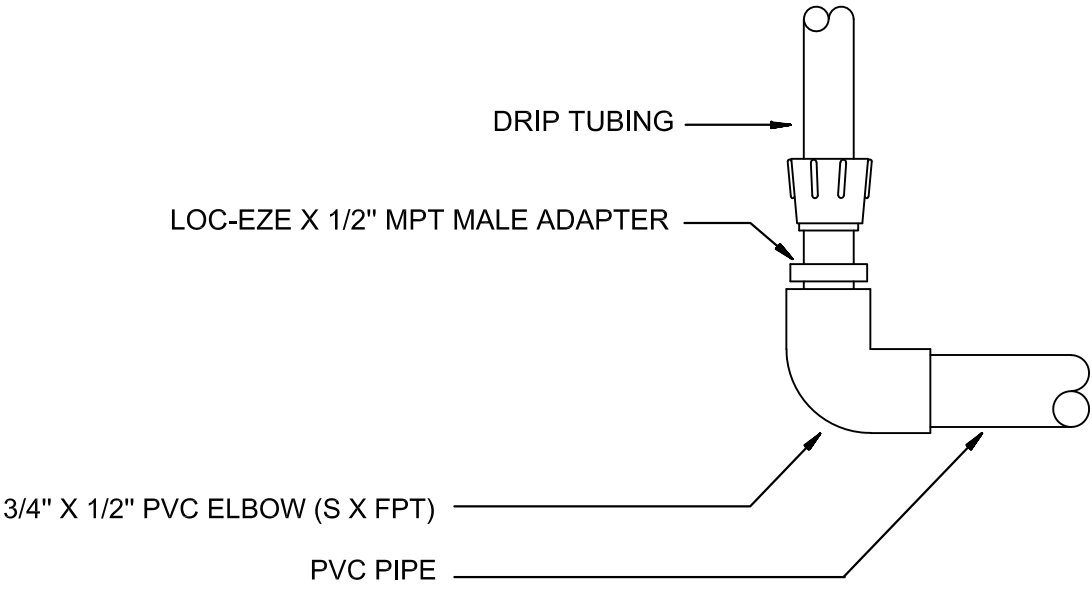
6 LOC-EZE ELBOW (T-FEEE16)
SCALE: N.T.S.



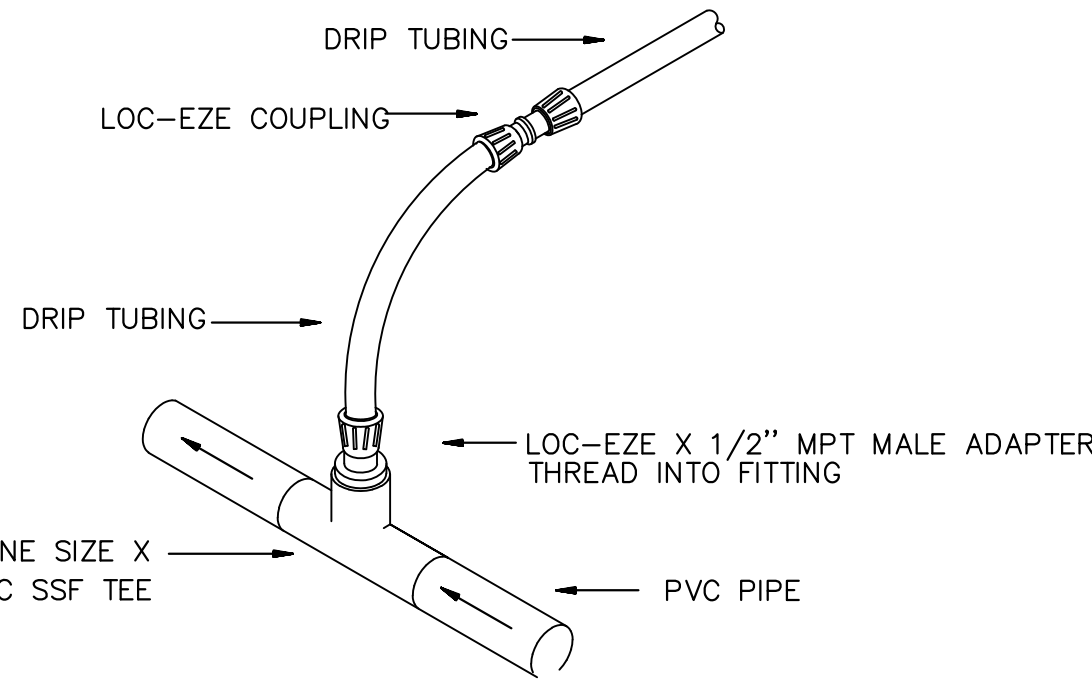
7 LOC-EZE ELBOW LOOP
SCALE: N.T.S.



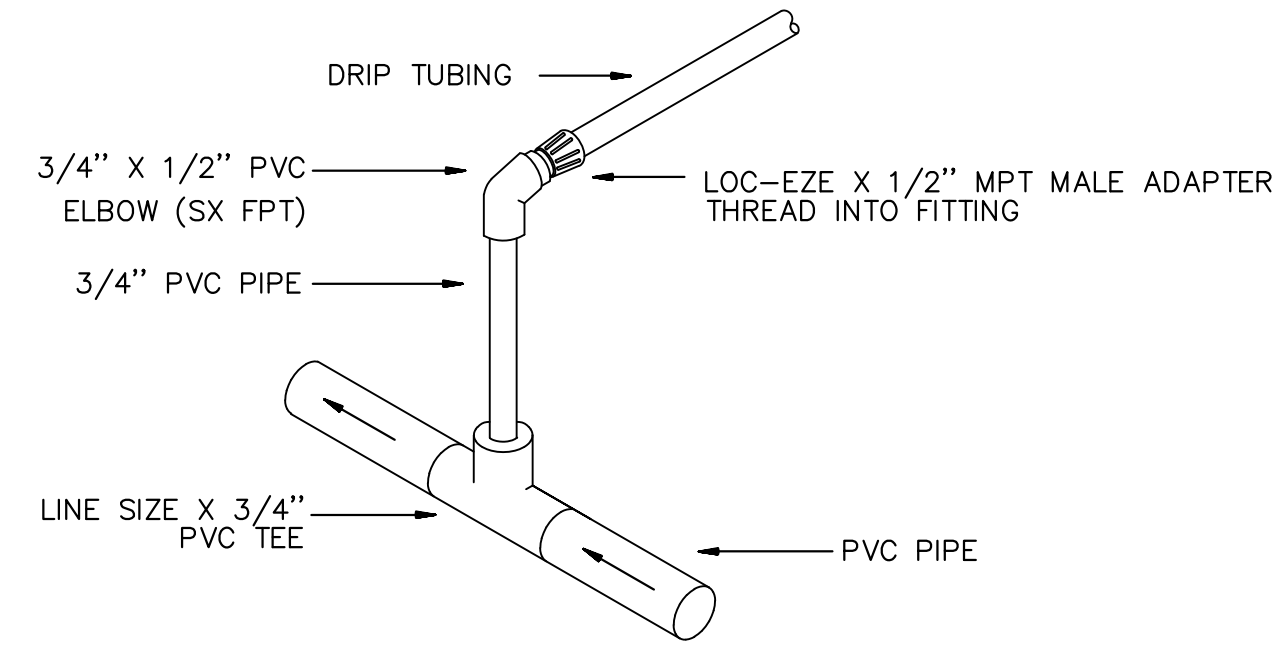
8 MANIFOLD CONNECTION (CENTER FEED)
SCALE: N.T.S.



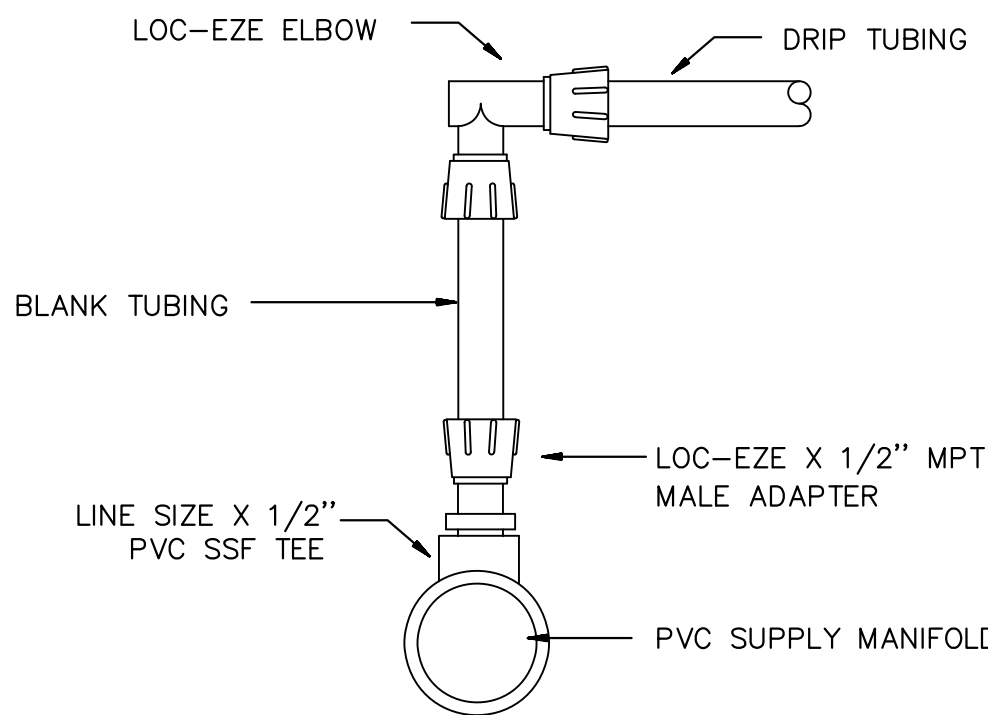
9 MANIFOLD CONNECTION (PVC TO ADAPTER)
SCALE: N.T.S.



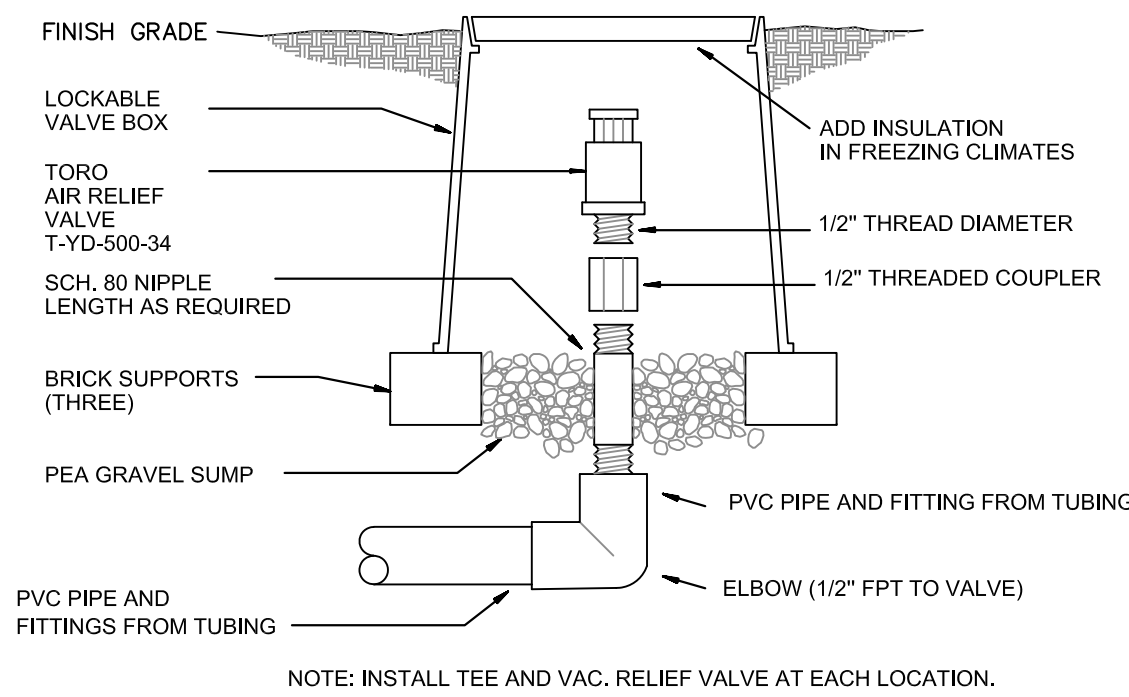
10 BLANK DL2000 DRIPLINE RISER
SCALE:



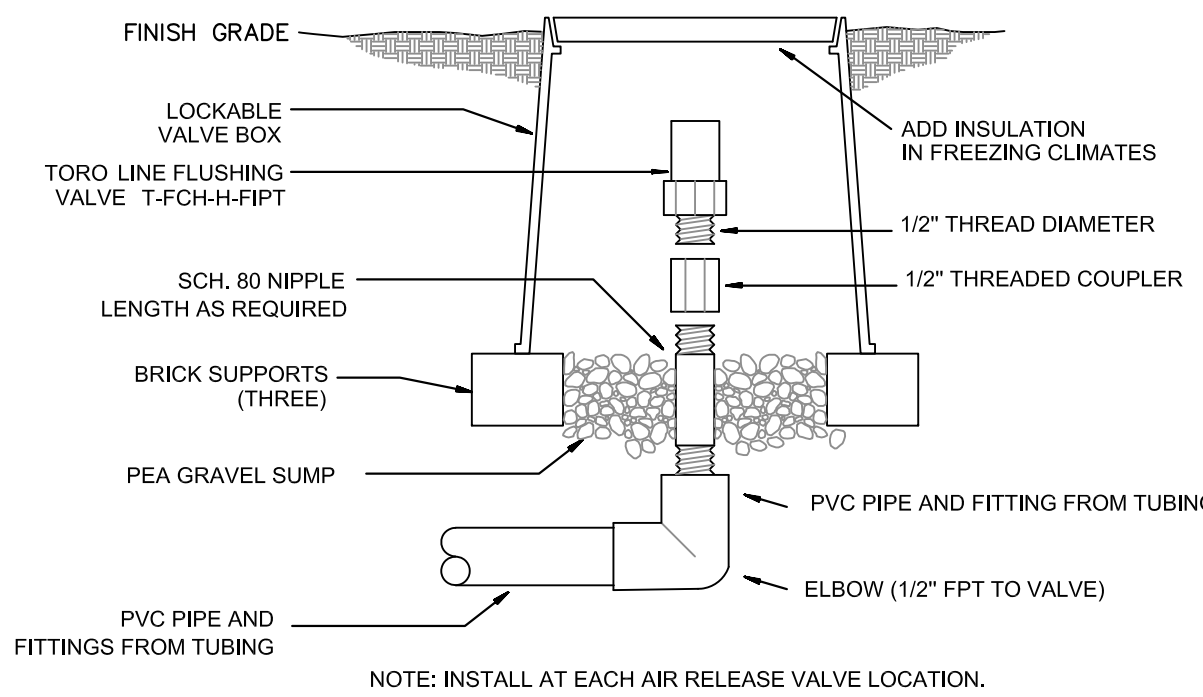
11 MANIFOLD (PVC) CONN. (END FEED)
SCALE: N.T.S.



12 LOC-EZE ELBOW TO LOC-EZE ADAPTER CONNECTION
SCALE: N.T.S.



13 AIR RELIEF VALVE
SCALE: N.T.S.



14 FLUSHING VALVE
SCALE: N.T.S.

SAN
FELASCO
TECH CITY
PHASE 2

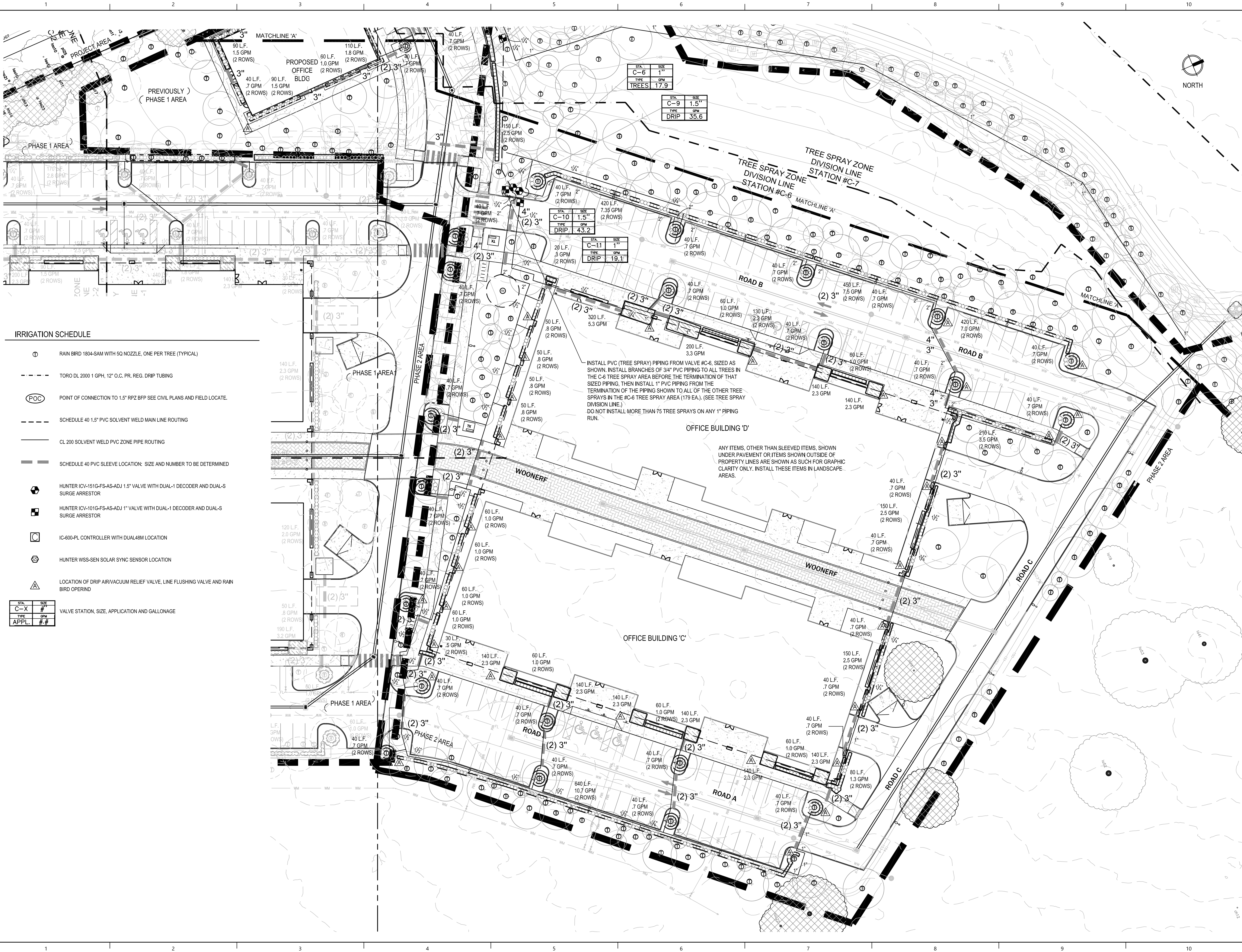
Alachua, FL

for
Laser Investment
Group

AS SHOWN

IRRIGATION
NOTES AND
DETAILS

PLOTDATE: 03/26/2019 3:02 PM USER: ELISABETH MANLEY
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SAN
FELASCO
TECH CITY
PHASE 2

Alachua, FL

for
Laser Investment
Group

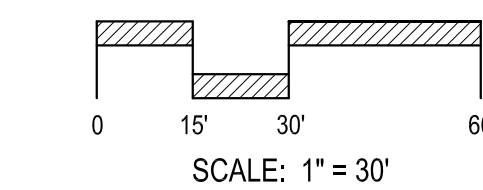
SEAL:

PROJECT NO: 18-035
CLIENT'S NO: 18-162
ISSUED FOR: SITE PLAN REVIEW

ISSUED DATE: 17 JAN 2019
REVISIONS:

20 FEB 2019
14 MAR 2019
26 MAR 2019

SCALE:



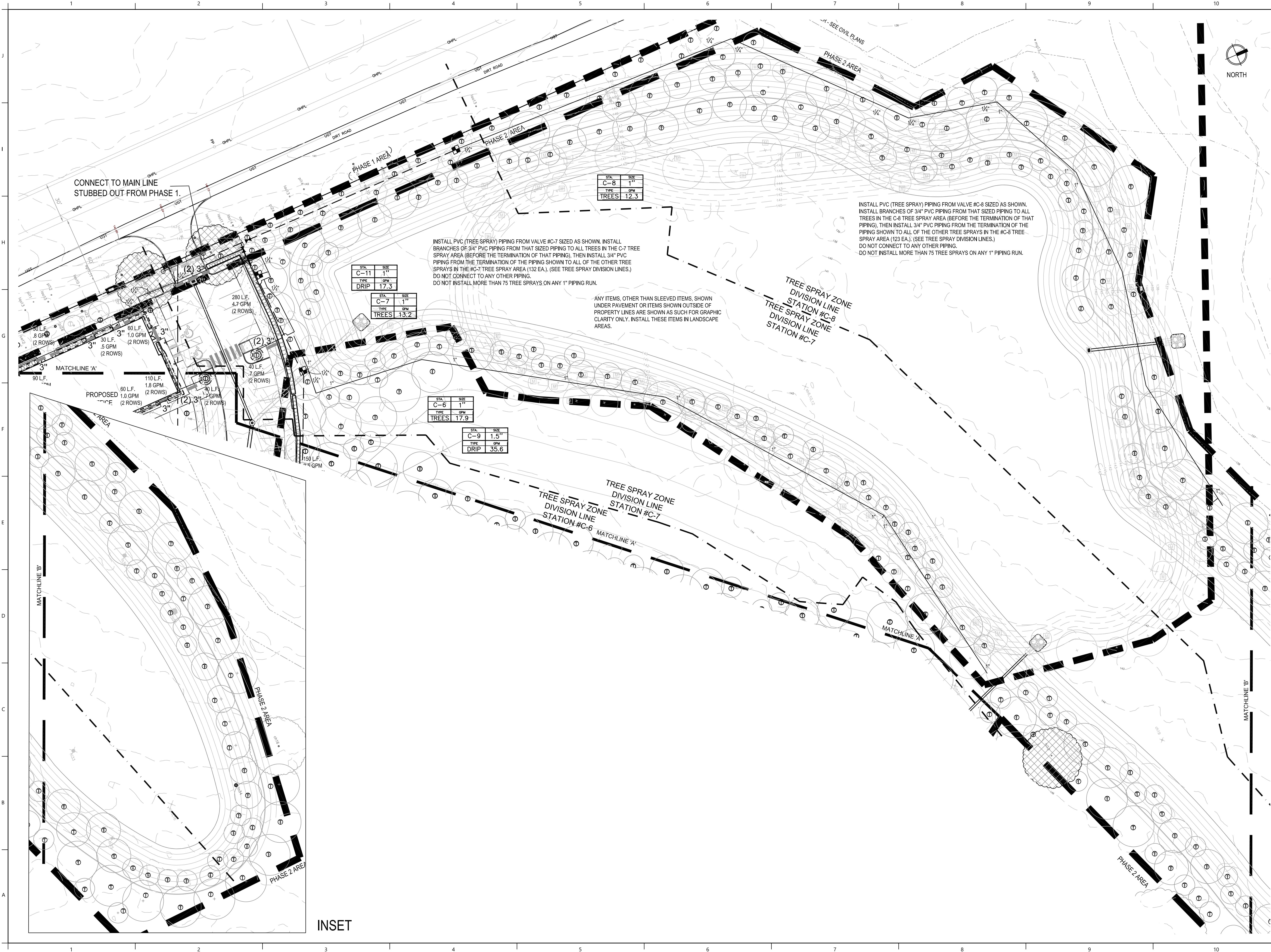
SHEET TITLE:

IRRIGATION
SCHEDULE AND
PLAN

SHEET NUMBER:

L-303

PLOTDATE: 03/26/2019 3:04 PM USER: ELISABETH MANLEY
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INSET

Manley Design, LLC
 224 NW 2nd Avenue, Suite E
 Gainesville, Florida 32601
 (352) 363-7412
 Certificate of Authorization No. LC26000575

PROJECT NAME:

SAN
 FELASCO
 TECH CITY
 PHASE 2

Alachua, FL

for
 Laser Investment
 Group

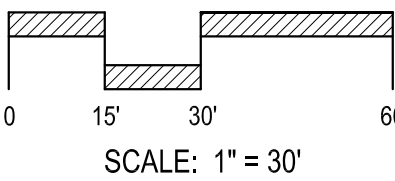
SEAL:

PROJECT NO: 18-035
 CLIENT'S NO: 18-162
 ISSUED FOR: SITE PLAN REVIEW

ISSUED DATE: 17 JAN 2019
 REVISIONS:

20 FEB 2019
 14 MAR 2019
 26 MAR 2019

SCALE:



SHEET TITLE:

IRRIGATION PLAN

SHEET NUMBER:

L-304

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PART 1 – GENERAL

DESCRIPTION

FURNISH ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, AND TRANSPORTATION, UNLESS OTHERWISE SPECIFIED, NECESSARY TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM FOR LANDSCAPE PLANT MATERIALS AND TURF AND MULCH AREAS.

APPLICABLE STANDARDS

AMERICAN SOCIETY OF AGRICULTURAL ENGINEERS S376.1, "DESIGN, INSTALLATION AND PERFORMANCE OF UNDERGROUND, THERMOPLASTIC IRRIGATION PIPELINES."

ASTM D2774, "UNDERGROUND INSTALLATION OF THERMOPLASTIC PRESSURE PIPING."

ASTM D1785, POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE, SCHEDULES 40, 80, AND 120.

ASTM D2241 POLY (VINYL CHLORIDE) (PVC) PLASTIC PIPE (SDR–PR).

SUBSTITUTIONS

WHEREVER BRAND NAMES ARE USED IN THESE SPECIFICATIONS, USE ONLY THE BRAND SPECIFIED. MAKE NO SUBSTITUTIONS AS A PART OF THIS BID PACKAGE.

PART 2 – MATERIALS

PIPE

FURNISH ALL UNDERGROUND PIPING AS PVC EXCEPT FOR ANY FLEXIBLE POLYETHYLENE (POLY PIPE) PIPING THAT IS TO BE USED BETWEEN THE LATERALS AND SPRINKLER HEADS. ALL PVC PIPE SHALL BE CL 200 PIPE OR BETTER.

SIZE EACH SLEEVE AT LEAST TWICE (2X) THE SIZE OF THE PIPE BEING ROUTED THROUGH IT. INSTALL EACH CONTROL WIRE SLEEVE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES BEING ROUTED THROUGH IT UNDER THE AREA SPECIFIED. CONSULT WITH THE OWNER OR OWNER'S REPRESENTATIVE FOR THE LOCATION, DEPTH, NUMBER AND SIZE OF ANY AVAILABLE EXISTING SLEEVES.

INSTALL ANY ABOVE GROUND PIPE AS GALVANIZED PIPE.

PIPE FITTINGS

FOR MAIN LINE PVC PIPE FITTINGS, USE PVC SCH. 40 FITTINGS AND USE THREADED FITTINGS FOR CONNECTION TO VALVES.

FOR PVC ZONE PIPE, USE SCHEDULE 40, SOLVENT WELD FITTINGS, MANUFACTURED FROM PVC 12454–B COMPOUND AND TESTED IN ACCORDANCE WITH ASTM D2466, EXCEPT FOR THREADED FITTINGS. FOR THREADED APPLICATIONS, USE SCHEDULE 80 FITTINGS MANUFACTURED FROM PVC 12454– B COMPOUND AND TESTED IN ACCORDANCE WITH ASTM D2467.

CONNECT ALL "POLY PIPE" AND RISER ASSEMBLIES TO THE IRRIGATION PIPELINE WITH A SCHEDULE 80 TEE, AS DESCRIBED ABOVE.

DO NOT USE MALE ADAPTERS FOR ANY APPLICATIONS. INSTEAD, USE A "TOE" NIPPLE GLUED INTO A SCHEDULE 40 COUPLER.

SEE DETAILS FOR SPRINKLER TO PIPE CONNECTIONS. NO "FLEX PVC" IS ALLOWED.

SOLVENT CEMENT AND PRIMER

USE A MEDIUM OR HEAVY BODY GRAY SOLVENT CEMENT MANUFACTURED IN ACCORDANCE WITH ASTM D2564 AND PRIMER MANUFACTURED IN ACCORDANCE WITH ASTM F656.

TREE SPRAYS

INSTALL RAIN BIRD 1804–SAM SPRINKLERS WITH 5Q NOZZLES FOR ALL TREE SPRAY APPLICATIONS.

DRIP TUBING

INSTALL TORO DL2000 PRESSURE COMPENSATING .9 GPH, 12" O.C. TUBING FOR ALL DRIP LINE APPLICATIONS.

DRIP TUBING FITTINGS

INSTALL TORO TUBING FITTINGS FOR ALL DRIP LINE APPLICATIONS.

VALVE BOXES

USE 12 X 18 VALVE BOXES FOR ALL APPLICATIONS.

ELECTRIC VALVES

USE HUNTER ELECTRIC VALVES WITH PRESSURE REGULATORS AND DECODERS FOR ALL APPLICATIONS.

CONTROLLER

USE A HUNTER 6–STATION CONTROLLER PER LEGEND WITH DUAL48M AND A SOLAR SYNC SENSOR FOR THIS SYSTEM.

1 IRRIGATION SPECIFICATIONS

SCALE: N/A

WIRE

USE U.L. U.F. WIRE APPROVED FOR DIRECT BURIAL UNDERGROUND FOR ALL 24 VAC APPLICATIONS.

USE #14 TWSTED SHIELDED PAIR WIRE FOR ALL COMMUNICATION WIRES.

USE #14 AWG U.L. U.F. WIRE FOR ALL VALVE DECODER TO VALVE WIRES.

PART 3 – EXECUTION

GENERAL

INSTALL PVC PIPE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. REVIEW CONSTRUCTION PLANS WITH THE OWNER OR OWNER'S REPRESENTATIVE BEFORE ANY WORK BEGINS. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT/OWNER PRIOR TO INSTALLATION IF THERE IS ANY DOUBT AS TO HEAD LINE OR ZONE PLACEMENT.

INSPECT THE CONSTRUCTION SITE BEFORE ANY WORK BEGINS AND FLAG LOCATIONS OF MAINLINE PIPE, SLEEVES, HEADS AND VALVES FOR REVIEW BY THE OWNER'S REPRESENTATIVE. FLAGS SHALL BE CLEARLY MARKED OR COLORED TO DESIGNATE THE TYPE OF EQUIPMENT TO BE INSTALLED AT THAT POINT. INSTALLATION SHALL NOT COMMENCE UNTIL THE STAKING/ FLAGGING HAS BEEN APPROVED.

COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE CONTRACTOR TO PROVIDE FOR CORRECT APPLICATION OF WATER TO THE PLANT MATERIAL.

PIPE TRENCH CONSTRUCTION

PROVIDE FOR A MINIMUM DEPTH OF COVER OF 18" FOR ALL MAIN LINE PIPE AND 12" OF COVER FOR ALL ZONE PIPE AS MEASURED FROM FINISHED GRADE.

PROVIDE THE MINIMUM DEPTH OF COVER, AS SPECIFIED ABOVE, OVER THE TOP OF THE PIPE BEFORE THE TRENCH IS WHEEL–LOADED.

BACK FILL

PROVIDE INITIAL BACK FILL MATERIAL THAT IS FINE–GRAINED MATERIAL FREE FROM COMPACTED EARTH GREATER THAN TWO INCHES IN DIAMETER, ROCKS, OR STONES.

TAMP THE BACK FILL IN LAYERS NOT TO EXCEED SIX INCHES. LIFT AND COMPACT FIRMLY AROUND THE PIPE AND UP TO AT LEAST SIX INCHES ABOVE THE TOP OF THE PIPE. SUFFICIENTLY MOISTEN THE BACK FILL TO PERMIT THOROUGH COMPACTION UNDER AND ON EACH SIDE OF THE PIPE TO PROVIDE SUPPORT FREE FROM VOIDS. AVOID DEFORMING, DISPLACING, OR DAMAGING PIPE DURING THIS PHASE OF THE OPERATION. ASSURE THAT WHEN FINISHED, THE SOIL COMPACTION EQUALS THE ORIGINAL CONDITION.

FITTING AND PIPE CONNECTIONS

SQUARE CUT, CLEAN AND PRIME ALL JOINTS BEFORE CEMENTING.

FULLY ENGAGE ALL JOINTS WHILE CEMENTING.

PVC FITTINGS – MAKE ALL SOLVENT WELD JOINTS IN ACCORDANCE WITH ASTM D2855. PRIME ALL FITTINGS WITH PURPLE PRIMER BEFORE MAKING SOLVENT WELD CONNECTIONS. ALLOW SOLVENT WELDED JOINTS AT LEAST ONE (1) HOUR TO SET UP BEFORE MOVING OR HANDLING. DO NOT PERMIT WATER IN THE PIPE FOR AT LEAST TWENTY–FOUR HOURS AFTER MAKING A SOLVENT WELD ON THAT PIPE UNLESS RECOMMENDED OTHERWISE BY THE SOLVENT CEMENT MANUFACTURER. SEAL ALL THREADED PVC FITTINGS WITH LIQUID TEFLON EXCEPT SPRINKLER HEADS, ELECTRIC VALVE CONNECTIONS AND SWING JOINTS. INSTALL ALL OF THESE EXCEPTIONS USING ONE INCH TEFLON TAPE.

FLUSHING PIPELINES

FLUSH ALL PIPELINES BEFORE SPRINKLERS ARE INSTALLED. MAINTAIN A MINIMUM PIPE VELOCITY OF THREE FEET PER SECOND AND FLUSH FOR A MINIMUM TIME OF:

T = 2L/3 WHERE T = TIME IN SECONDS
& L = PIPE LENGTH IN FEET FROM INLET POINT TO MOST DISTANT POINT IN PIPELINE.

INSTALLING ELECTRIC VALVE CONTROL WIRING

INSTALL WIRING IN THE SAME TRENCH AND ALONG THE SAME ROUTE AS, AND UNDERNEATH THE MAIN LINE EXCEPT IN LOCATIONS WHERE THE WIRE WILL PASS UNDER PAVING. AT THOSE LOCATIONS INSTALL THE WIRE INSIDE OF A PVC SLEEVE. INSTALL CONTROL WIRING THROUGH WALLS, FLOORS, AND SLABS IN PVC SLEEVES. INSTALL (2) EXTRA WIRES POWER FROM EACH CONTROLLER TO THE FARTHEST VALVE IN EACH DIRECTION OPERATED BY THAT CONTROLLER.

TAPE WIRING TOGETHER AT INTERVALS OF TEN FEET, USING 1/4 INCH FIBER REINFORCED TAPE.

USE A CONTINUOUS WIRE BETWEEN THE CONTROLLER AND VALVE. MAKE AN EXPANSION LOOP OF A MINIMUM 12 INCHES DIAMETER AT EACH WIRE CONNECTION. PROVIDE EXPANSION COILS OF WIRE AT NO MORE THAN 100 FOOT INTERVALS AND AT EACH DIRECTION CHANGE IN THE WIRE ROUTING.

ATTACH PERMANENT MARKINGS AT EACH END OF EACH WIRE TO IDENTIFY IT BY VALVE NUMBER. (CHRISTIE I.D. TAGS OR EQUAL)

PROVIDE A SEPARATE POWER WIRE FOR EACH CONTROL VALVE.

AUTOMATIC CONTROLLER INSTALLATION

LOCATION – VERIFY LOCATION WITH OWNER OR OWNER'S REPRESENTATIVE BEFORE INSTALLATION.

VERIFY THAT SUFFICIENT SLEEVING EXISTS TO ALLOW ROUTING OF THE VALVE WIRING FROM THE CONTROLLER TO EACH VALVE.

VALVE INSTALLATION

INSTALL ALL AUTOMATIC ZONE VALVES AND GATE VALVES IN VALVE BOXES. NUMBER EACH ZONE VALVE BOX ON THE UNDERSIDE AND TOPSIDE OF EACH VALVE BOX COVER WITH BLACK WATERPROOF MARKER FOR REFERENCE.

INSTALL ANY MAIN LINE ISOLATION VALVES AND QUICK COUPLING VALVES IN VALVE BOXES.

INSTALLATION OF SPRAY HEADS.

INSTALLATION SCHEDULE – INSTALL SPRAY HEADS AFTER THE SPRINKLER BODY ASSEMBLIES HAVE BEEN CLEANLY FLUSHED.

ORIENTATION – INSTALL POP–UP UNITS IN A PLUMB POSITION AND FIELD ADJUST SPRINKLER HEADS TO OBTAIN COMPLETE COVERAGE OF IRRIGATED AREA WITH MINIMUM OVER SPRAY ONTO PAVED SURFACES. HEADS ARE TO BE LOCATED ON A MAXIMUM SPACING OF 55% OF THE SPRINKLER COVERAGE DISTANCE AND CLOSER WHERE INDICATED. ADJUST NOZZLE DISTANCE AS NEEDED TO COVER PLANT MATERIALS AND MINIMIZE OVER SPRAY ON STRUCTURES AND PAVEMENT. ALIGN POP–UP SPRAY HEADS IN A VERTICAL ORIENTATION AS SHOWN IN THE DETAILS. –ADJUST AS NECESSARY TO PROVIDE THE BEST COVERAGE IN SLOPED AREAS.

TESTING

PRESSURE TEST THE SYSTEM MAIN LINE BEFORE APPRECIABLY BACKFILLING.

PRESSURE TEST THE SYSTEM MAIN LINE, IN THE PRESENCE OF THE OWNER OR OWNER'S REPRESENTATIVE, FOR A PERIOD OF NO LESS THAN FOUR HOURS, CONTINUOUSLY, AT A PRESSURE OF NO LESS THAN 100 PSI WITH NO LEAKS AND ASSURE THAT ANY TESTS OF THE SYSTEM MAIN LINE MEET THE APPLICABLE COUNTY PLUMBING CODES. IF LEAKAGE OCCURS, REMEDY THE LEAKAGE PROBLEM AND RETEST. REPEAT THIS PROCESS AS MANY TIMES AS NECESSARY UNTIL A SUCCESSFUL TEST IS PERFORMED.

INSPECTIONS

THE FOLLOWING INSPECTIONS ARE REQUIRED. NOTIFY OWNER OR OWNER'S REPRESENTATIVE IN ADVANCE THAT EACH ITEM IS READY FOR INSPECTION AS INDICATED BELOW:

INSPECTION OF FLAGGED UNDERGROUND MAINLINE PIPING, SLEEVES, SPRINKLER AND VALVE LOCATIONS PRIOR TO BEGINNING CONSTRUCTION – NOTIFY 48 HOURS IN ADVANCE.

SPRINKLER COVERAGE TEST – NOTIFY 48 HOURS IN ADVANCE.

FINAL INSPECTION – NOTIFY 48 HOURS IN ADVANCE.

TESTING

COVERAGE TESTS – CONDUCT SPRINKLER COVERAGE TESTS UNDER NORMAL OPERATING PRESSURE CONDITIONS BEFORE ANY GROUND COVER OR TURF IS PLANTED. CORRECT AND FIELD ADJUST SPRINKLER ORIENTATION TO PROVIDE UNIFORM PRECIPITATION OVER THE IRRIGATED AREA AND MINIMIZE OVER SPRAY ONTO PAVED SURFACES AND BUILDINGS.

WARRANTY

THE CONTRACTOR SHALL ISSUE TO THE OWNER OR OWNER'S REPRESENTATIVE A CERTIFICATE OF WARRANTY OF THE IRRIGATION SYSTEM FOR A PERIOD OF NOT LESS THAN ONE YEAR ON ALL SPRINKLERS, VALVES, THE CONTROLLER, AND HIS LABOR.

DRAWING OF RECORD

THE CONTRACTOR SHALL SUPPLY TO THE OWNER A DRAFTED, SCALED, REPRODUCIBLE PLAN SHOWING ALL CHANGES MADE TO THE EXISTING IRRIGATION SYSTEM AND ALL NEWLY INSTALLED COMPONENTS INCLUDING ALL SPRINKLERS, INCLUDING BODY TYPES AND NOZZLES, PIPE, INCLUDING SIZES AND THE ENDS OF SLEEVING LOCATIONS AS MEASURED FROM AT LEAST TWO FIXED OBJECTS, CONTROLLER, AND WIRE ROUTING. THIS PLAN MAY BE AN ADAPTATION OF THE IRRIGATION DESIGN WITH ANY CHANGES DRAFTED ON THIS PLAN. THE DRAWING SHALL ALSO PROVIDE A MINIMUM OF TWO (2) DIMENSIONS TAKEN FROM FIXED OBJECTS TO EACH AUTOMATIC VALVE AND MANUAL CONTROL VALVE.

ADDITIONAL SUBMITTALS

SUPPLY TO THE OWNER ALL INSTRUCTION SHEETS AND PARTS LISTS COVERING ALL OPERATING AND ELECTRICAL–RELATED EQUIPMENT, BOUND IN ONE FOLDER. FURNISH THE OWNER WITH ANY KEYS FOR LOCKABLE ITEMS ON THIS SYSTEM.

RAIN GAUGE

ASSURE THAT EACH CONTROLLER IS INTERFACED WITH A RAIN SWITCH WHICH WILL SHUT THE SYSTEM OFF IN CASE OF RAIN OR FREEZING WEATHER. CONFIRM LOCATION OF RAIN GAUGE WITH OWNER PRIOR TO INSTALLATION.

MISCELLANEOUS

ANY IRRIGATION ITEMS NORMALLY INSTALLED IN LANDSCAPE AREAS THAT ARE SHOWN OUTSIDE OF LANDSCAPE AREAS OR OUTSIDE OF THE PROPERTY LINES ARE SHOWN AS SUCH FOR GRAPHIC CLARITY ONLY. INSTALL THESE ITEMS INSIDE OF PROPERTY LINES AND IN LANDSCAPE AREAS. CONTACT THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION IF IN ANY DOUBT OF HEAD, LINE OR ZONE PLACEMENT.

ASSURE THAT THE SYSTEM PROVIDES 100% COVERAGE OF ALL LANDSCAPED AREAS. REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE BEFORE COMMENCING WITH THE INSTALLATION.

ALL APPLICABLE CODES SHALL TAKE PRECEDENCE OVER THESE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE CODES.

THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO MAKE MINOR FIELD CHANGES.

FIELD ADJUST NOZZLE SELECTION LOCATIONS AND PLUMB OF SPRINKLERS AND SPACING OF DRIP TUBING TO PROVIDE PROPER COVERAGE.

PROJECT NAME:

SAN FELASCO TECH CITY PHASE 2

Alachua, FL

for
Laser Investment Group

SEAL:

PROJECT NO: 18-035
CLIENT'S NO: 18-162
ISSUED FOR: SITE PLAN REVIEW

ISSUED DATE: 19 DEC 2018
REVISIONS:

20 FEB 2019
14 MAR 2019
26 MAR 2019

SCALE:

SHEET TITLE:

IRRIGATION TECHNICAL SPECIFICATIONS

SHEET NUMBER:

L-305

GENERAL NOTES

- HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
- FIXTURES WILL BE CONTROLLED WITH PHOTOCELL AND OPERATE DUSK-TO-DAWN.
- POLES SHALL BE LOCATED MINIMUM 24" BEHIND CURB AND SHALL BE PROVIDED WITH CONCRETE POLE BASE.

LUMINAIRE SCHEDULE FOR PHOTOMETRICS

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts	MH
	PL4	12	ARXX-18M2-MV-NW-4-XX-700 S	Leotek Electronics - Pole arm mount roadway luminaire.		ARXX-18M2-MV-NW-4-XX-700 S.ies	15000	0.81	160	25
	PL2	2	ARXX-18M2-MV-NW-2-XX-700 S	Leotek Electronics - Pole arm mount roadway luminaire.		ARXX-18M2-MV-NW-2-XX-700 S.ies	15000	0.81	160	25
	PL4S	2	ARXX-15M2-MV-NW-4-XX-700 S	Leotek Electronics - Pole arm mount roadway luminaire.		ARXX-15M2-MV-NW-4-XX-700 S.ies	17500	0.81	124	25
	W	12	122L-3-55LA-NW	122 SlenderForm LED Sconce	(1) LIGHT ARRAY OF 32 LEDs DRIVEN AT 530mA	122-3-55LA-NW.IES	5685	0.81	50	10
	WC	24	26 7123-40	ONE4TWO MEDIUM_MONO_9LED_4 0°_4000K	GLD0332 9 LED_4000K	26 7123-40.ies	1122	0.81	16	10
	WF	12	122L-4-55LA-NW	122 SlenderForm LED Sconce	(1) LIGHT ARRAY OF 32 LEDs DRIVEN AT 530mA	122-4-55LA-NW.IES	5365	0.81	50	10
	WL	2	101L-16L-530-NW-G1-2	101L LED Wall Sconce	(1) LIGHT ARRAY OF 16 LEDs DRIVEN AT 530mA	101L-16L-530-NW-G1-2.IES	2944	0.81	28	8
	C	48	UR4E-XXXX3090L WITH XXUR-120EB2		LED	UR4E-XXXX3090L.IES	1100	0.81	15	CEILING
	LINEAR LED COVE	408	523-000004-72	MOLDED PLASTIC HOUSING, ONE WHITE CIRCUIT BOARD WITH 6 LEDs, TRANSLUCENT WHITE PLASTIC DROP LENS	SIX WHITE LIGHT EMITTING DIODES (LEDs)	eW_Cove_EC Powercore_400 OK_12in_ITL64 058_011510.ies	41 lum/ft	0.81	12.08	CEILING

PHOTOMETRIC STATISTICS

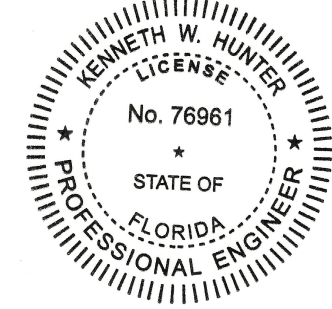
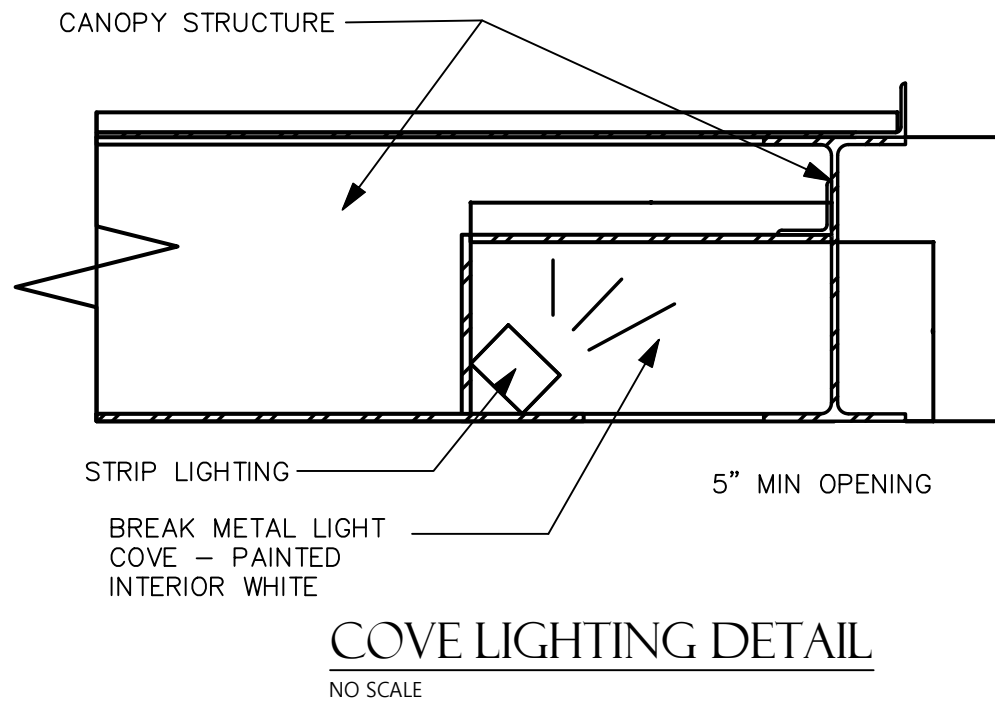
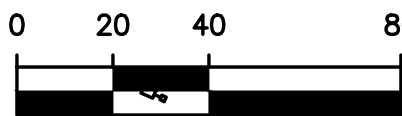
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
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NORTH DUMPSTER	+	1.5 fc	2.2 fc	1.1 fc	2.0:1	1.4:1
SOUTH DUMPSTER	+	4.1 fc	4.9 fc	2.9 fc	1.7:1	1.4:1
NORTH SIDEWALK	+	2.6 fc	5.4 fc	0.7 fc	7.7:1	3.7:1
NORTH BLDG ENTRY	+	6.1 fc	9.0 fc	2.7 fc	3.3:1	2.3:1
SOUTH SIDEWALK	+	3.2 fc	6.7 fc	1.7 fc	3.9:1	1.9:1
SOUTH BLDG ENTRY	+	7.0 fc	9.9 fc	2.7 fc	3.7:1	2.6:1
PARKING	+	2.0 fc	4.9 fc	0.6 fc	8.2:1	3.3:1
OFFICE BLDG PARKING	+	2.1 fc	4.7 fc	0.7 fc	6.7:1	3.0:1
OFFICE BLDG SIDEWALK	+	3.3 fc	6.8 fc	0.7 fc	9.7:1	4.7:1
OFFICE PARKING SIDEWALK	+	1.8 fc	4.3 fc	0.5 fc	8.6:1	3.3:1



SITE PHOTOMETRIC PLAN

SCALE: 1" = 40'-0"

GRAPHIC SCALE



This item has been electronically signed and sealed by Kenneth W. Hunter, P.E. on 3/23/19 using a Digital Signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

SAN FELASCO TECH CITY- PHASE 2
SITE LIGHTING PLAN
ALACHUA, FLORIDA

PROJECT INFORMATION
PROJECT NUMBER: 18140
DRAFTED: K. NORTHCUTT
DESIGNED: K. NORTHCUTT
REVIEWED: K. HUNTER
ISSUE DATE: 3/13/19
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: San Felasco Tech City - Buildings C & D
2. Address of Subject Property: 13025 NW US HWY 441
3. Parcel ID Number(s): 05962-002-000 (portion of)
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation : Commercial and Industrial
6. Zoning Designation: Commercal Intensive and Industrial, Light and Warehousing
7. Acreage: 12.73 +/-

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Principal / Director of Planning
Company (if applicable): eda engineers-surveyors-planners, inc.
Mailing address: 2404 NW 43rd St.
City: Gainesville State: FL ZIP: 32606
Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: _____
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Mitch Glaeser - The Laser Investment Group, LLC
Mailing Address: 3201 SW 42nd St, Ste 2
City: Gainesville State: FL ZIP: 32608

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

- 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

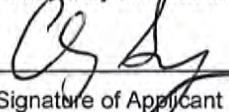
The City shall develop performance standards for industrial uses in order to address the following:

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

Clay Sweger - Principal / Director of Planning

Typed or printed name and title of applicant

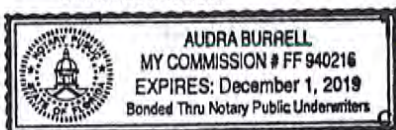
 Signature of Co-applicant

 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 20 day of February, 2019, by Clay Sweger

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




 Signature of Notary Public, State of Florida

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



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 13000 Block of US 441
Parcel ID Number(s): 05962-002-000, 05855-005-000 and a portion of 05855-004-000
Acreage: 82.3 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Mitch Glaeser Title: CEO
Company (if applicable): The Laser Investment Group, LLC
Mailing Address: 3201 SW 42nd Street, Ste 2
City: Gainesville State: FL ZIP: 32608
Telephone: 352-538-0072 FAX: N/A e-mail: mitch@glaeseronline.com

C. AUTHORIZED AGENT

Name: Clay Sweger Title: Principal
Company (if applicable): eda engineers-surveyors-planners, inc.
Mailing address: 2404 NW 43rd St.
City: Gainesville State: FL ZIP: 32606
Telephone: 352-373-3541 FAX: 352-373-5249 e-mail: csweger@edafi.com

D. REQUESTED ACTION:

Rezoning, land use change, and development plan.

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

Mitch Glaeser
Signature of Applicant

Signature of Co-applicant

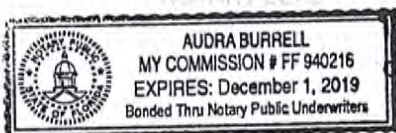
Mitch Glaeser
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 21 day of November, 2018 by Mitch Glaeser

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



Audra Burrell
Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121
Revised 9/30/2014

Worksheet for Needed Fire Flow

Project Name : San Felasco Tech City
 Customer / Builder Name : Laser Investment Group
 Property Address : 13025 and 13051 NW US HWY 441

NFPA Calculation - Office Building

Fire Flow Area (SF)	=	5,733
Sprinkler System	=	No
Occupancy Class	=	B
Construction Type	=	III (000)
Required Needed Fire Flow Per NFPA	=	1,500 gpm
Flow Duration (hours)	=	2
Per 18.4.5.2.1, 75% reduction for sprinkler system	=	375 gpm
(Resulting Fire Flow shall not be less than 1,000 gpm)		

REQUIRED Needed Fire Flow	1,000	gpm
----------------------------------	--------------	------------



San Felasco Tech City – Phase 2

Statement of Proposed Uses

The proposed development at San Felasco Tech City is designed to provide office and R&D/light industrial/warehouse space to create a new employment center along the NW US Hwy 441 corridor. This development plan proposes to construct three additional buildings in Phase 2 to allow more companies to locate within this development.

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 proposed San Felasco Tech City – Phase 2 development will serve the intent of the Commercial future land use designation, as it will provide office space within a business park 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 San Felasco Tech City development will serve the intent of the Commercial future land use category. The site will include office uses within the Commercial Land Use area along the US Hwy 441 “corporate 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 development will include sidewalks for non-vehicular access to the site and a pedestrian-friendly area between the buildings. The drive aisles and parking are located around the exterior perimeter of the buildings.

2. Buffering from adjacent existing/potential uses;

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

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

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

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

Consistency: Plans include a detailed stormwater management plan and design details for on-site basin areas.

5. Placement of signage;

Consistency: The permitting of signs will occur under a separate process and those permits shall be prepared in compliance with the applicable criteria.

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

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

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

Consistency: Loading docks and dumpsters are located at the rear of the buildings to avoid conflicts with pedestrians and vehicles. Sidewalks are provided throughout the site and a pedestrian plaza is provided between the buildings, separate from the parking and the vehicular use areas.

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

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

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

Consistency: There are wetland areas and Zone A flood plain at the back of the property that will be avoided at this time and are not part of the project area.

There are also FNAI Priority areas shown on the property. This area contains habitat identified as potentially important for native communities and ecosystems by the Florida Natural Areas Inventory ("FNAI"). If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations. An environmental assessment has been completed by Environmental Research Corporation and is included with this submittal. The assessment includes the final statement *"From review of the published GIS databases and based on the results of the site-specific field survey, there are NO aboveground site-specific issues that would preclude development of the Project Site as proposed in the Site Plan provided as Figure 17. Because gopher tortoise burrows are present, a 100% burrow survey will be required prior to development of the site."*

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

Consistency: None are proposed.

11. 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.

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

Objective 1.5: Industrial

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

Consistency: The proposed development will serve the intent of the Industrial future land use designation, as it will provide space for new industry and employment for the citizens of Alachua. In addition, the site is consistent with the policies outlined in Future Land Use Policy 1.5.b and 1.5.d as indicated below:

Policy 1.5.b: The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned

developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

Consistency: The proposed development will serve the intent of the Industrial future land use category. The site will include office uses with supporting light industrial space along the US Hwy 441 “corporate corridor.”

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

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

Consistency: The development will include sidewalks for non-vehicular access to the project site and a pedestrian-friendly area between the buildings. The drive aisles and parking are located around the exterior perimeter of the buildings.

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

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

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

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

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

Consistency: Plans include a detailed stormwater management plan and design details for on-site basin areas.

- 5. Placement of signage;*

Consistency: The permitting of signs will occur under a separate process and those permits shall be prepared in compliance with the applicable criteria.

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

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

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

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

throughout the site and a pedestrian plaza is provided between the buildings, separate from the parking and the vehicular use areas.

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

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

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

Consistency: There are wetland areas and Zone A flood plain at the back of the property that will be avoided at this time and are not part of the project area.

There are also FNAI Priority areas shown on the property. This area contains habitat identified as potentially important for native communities and ecosystems by the Florida Natural Areas Inventory ("FNAI"). If a regulated plant or animal species is identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

An environmental assessment has been completed by Environmental Research Corporation and is included with this submittal. The assessment includes the final statement *"From review of the published GIS databases and based on the results of the site-specific field survey, there are NO aboveground site-specific issues that would preclude development of the Project Site as proposed in the Site Plan provided as Figure 17. Because gopher tortoise burrows are present, a 100% burrow survey will be required prior to development of the site."*

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

Consistency: None are proposed.

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

Consistency: The industrial use on site has less than a 0.50 floor area ratio.

Policy 2.4.c Tree Protection: The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.

Consistency: As many trees as possible have been preserved along the perimeter of the project. Unfortunately, some tree impacts due to utilities, grading, and other development activities cannot be avoided.

TRIP GENERATION

For: San Felasco Tech City – Phase 2
Tax Parcel 05962-002-000

TRIP GENERATION							
			SOURCE: ITE TRIP GENERATION, 10TH EDITION				
ITE 770 – BUSINESS PARK							
66,200	SF						
				TRIP DISTRIBUTION		PROJECTED TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.40	66.20	26	0.61	0.39	16	10
PM	0.42	66.20	28	0.46	0.54	13	15
AVG	12.44	66.20	824	0.50	0.50	412	412

ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS							
SEGMENT ID:	SEGMENT LIMITS:	LOS-D		EXISTING	RES'D	PROJECTED TRIPS	AVAILABLE
U.S. HWY 441 (3/4)	FROM NW 126TH AVE TO SR 235	AADT	45,700	18,579	1,746	412	24,963
		PEAK HOUR	4,110	1,765	250	79	2,016

SOURCE: CITY OF ALACHUA PLANNING DEPARTMENT AS OF FEBRUARY 2019

Concurrency Impact Analysis San Felasco Tech City – Phase 2

The proposed buildings will provide 6,000 SF of office, 51,000 SF of offices, laboratories, and support space, and 9,200 SF of light manufacturing/warehouse space.

Stormwater:

A detailed stormwater management plan is included with this submittal. The proposed stormwater system shall be designed in compliance with City of Alachua and Suwannee River Water Management District requirements.

Potable Water:

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quality.

Project Impact: For the proposed office development, it is estimated that approximately 15 G.P.D. will be used per 100 square feet of building area (Ch. 64E-6, F.A.C.). The 57,000 square feet of office and laboratory support space will generate approximately 8,550 G.P.D., based on this calculation (57,000 SF / 100 SF x 15 G.P.D. = 8,550 G.P.D.).

For the proposed warehouse space, it is estimated that approximately 100 G.P.D. will be used per loading dock (Ch. 64E-6, F.A.C.). The warehouse space will generate approximately 200 G.P.D., based on this calculation (2 loading docks x 100 G.P.D. = 200 G.P.D.).

In the entire development, it is estimated that approximately 8,750 G.P.D. will be used. 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	1,236,000
Reserved Capacity ²	56,110
Tech City Phase 2	8,750
Residual Capacity	999,140
Percentage of Permitted Design Capacity Utilized	56.18%
Sources:	
1. City of Alachua Public Services Department, March 2018	

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 office development, it is estimated that approximately 15 G.P.D. will be used per 100 square feet of building area (Ch. 64E-6, F.A.C.). The 57,000 square feet of office and laboratory support space will generate approximately 8,550 G.P.D., based on this calculation (57,000 SF / 100 SF x 15 G.P.D. = 8,550 G.P.D.).

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In the entire development, it is estimated that approximately 8,750 G.P.D. will be used. 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	687,000
Reserved Capacity ²	52,082
Tech City Phase 2	8,750
Residual Capacity	752,168
Percentage of Permitted Design Capacity Utilized	49.27%
Sources:	
1. City of Alachua Public Services Department, March 2018	

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 722 pounds of solid waste will be generated per day (66,200 SF / 1,000 SF x 12 = 794.4 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.

Solid Waste Impacts		
System Category	Lbs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity	5,328.52	972.45
New River Solid Waste Facility Capacity²	50 years	
1. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2017); Policy 2.1.a, CFNGAR Element		
Formula: 9,936 persons x 0.73 tons per year		
2. Darrell O'Neal, Executive Director, New River Solid Waste Association, April 2018		

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

ITE LAND USE 770 Business Park

66,200 SF

				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER 1000 SF	TRIPS	ENTER	EXIT	IN	OUT
AM	0.40	66.20	26	61%	39%	16	10
PM	0.42	66.20	28	46%	54%	13	15
AVG	12.44	66.20	824	50%	50%	412	412

TABLE 2: TRIP DISTRIBUTION

Segment ID	Distribution Share	Projected Trips
U.S. Hwy 441 (3/4)	100%	412

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 (3/4)	From NW 126th Ave to SR 235	AADT	45,700	18,579	1,746	412	24,963
		Peak Hour	4,110	1,765	250	16	2,079

Source: City of Alachua Planning Department as of March 2019.

Hydrant Flow Test Report

Test Date 4/24/2018

Test Time 8:30 AM

Location

US HWY 441 & Southern Precast Drive
Alachua, FL

Tested by

Gator Fire Equipment
1032 S. Main Street
Gainesville, FL 32601
Tester: L. Ashby, M. Smith
Witness: Billy Gourly, City of Alachua

Notes

Hydrant A: (16835) North Hydrant - Reading (Pitot)
Hydrant B: (16836) South Hydrant - Flowing

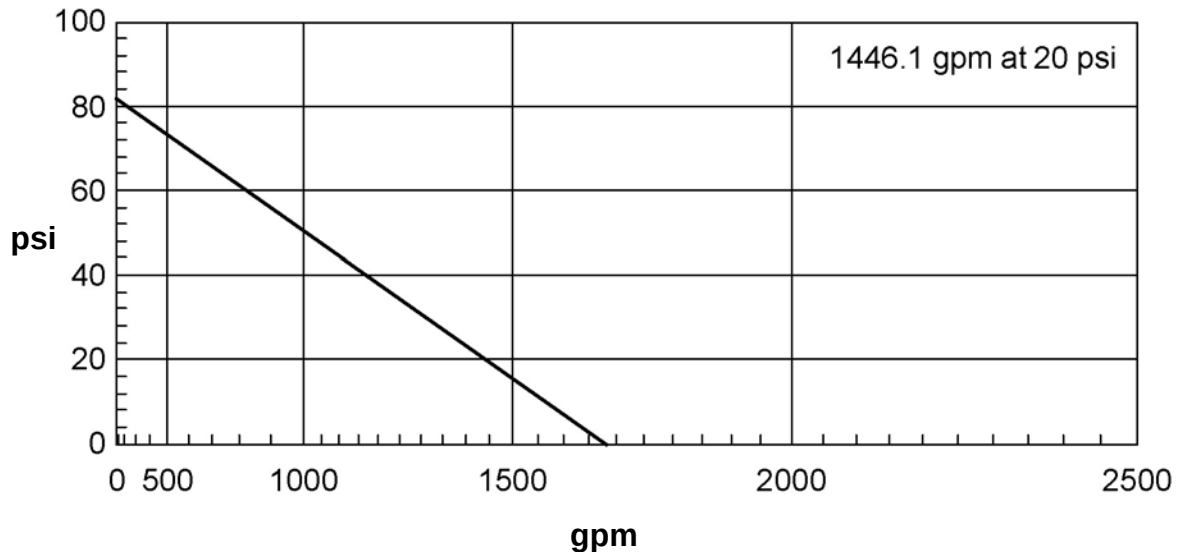
Read Hydrant

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

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	0	2.5	.7	40	826 gpm

Flow Graph



ISO Needed Fire Flow (NFF) Worksheet

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

Petition Number:		Date:	2/20/2019
Project:	San Felasco Tech City	Engineer:	DJM
	Office Building	Checked By:	SJR
Location:	13000 Block of 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.): 5733 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) : 5,733 sq. ft. (Show calculations below)

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 1090.318706

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

Type of Occupancy: Limited-combustible (C-2) **Occupancy Factor (O_i) (p. 11):** 0.85

Exposures (p. 16)

Front: construction of facing wall of exposure building (p. 4): Noncombustible Construction

Distance (ft.) to the exposure building: 61 - 100	Length of exposure wall: 50
Number of stories of exposure wall: 1	Length x number of stories: 50
Opening Protection in exposure wall: Unprotected	
Factor for exposure (X_i) from Table 330.A (p. 17):	0.08

Back: construction of facing wall of exposure building (p. 4):

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

Left: construction of facing wall of exposure building (p. 4):

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

Right: construction of facing wall of exposure building (p. 4):

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

Communications (p. 18)

Passageway Opening Protection:	
Construction class of communication (Table 330.B) :	
Is communication open or enclosed?	
Length of communication (in feet):	
Factor for Communications (P _i) from Table 330.B on p.19):	0

Calculation of Needed Fire Flow (p. 1)

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

$$NFF = 1000 \times 0.85 \times [1 + (0.08 + 0)]$$

$$NFF = 918 \text{ gpm}$$

$$NFF = 1000 \text{ gpm (rounded to nearest 250 gpm per ISO requirements)}$$

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

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

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



NEIGHBORHOOD MEETING NOTICE



Date: November 20, 2018
Time: 6:00 p.m.
Place: First Baptist Church of Alachua
Room 210
14005 NW 146th Ave
Alachua, FL 32615
Contact: eda engineers–surveyors–planners, inc. at (352) 373-3541

A neighborhood meeting will be held to discuss a proposed Future Land Use Map (FLUM) amendment for parcel number 05962-002-000 from Industrial (I) and Commercial (C) to Corporate Park (CP) and FLUM amendment for parcel number 05855-005-000 and a portion of parcel number 05855-004-000 from Rural Employment Center to Corporate Park (CP).

A proposed rezoning of tax parcel number 05962-002-000 from Industrial, Light and Warehousing (ILW) and Commercial, Intensive (CI) to Corporate Park (CP) and rezoning of parcel number 05855-005-000 and a portion of parcel number 05855-004-000 from Manufacturing and Processing Industrial (MP) to Corporate Park (CP) will also be discussed.

The meeting will also include discussion of the proposed Development Plan for Phase 2 of San Felasco Tech City on parcel number 05962-002-000.

This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.



Memorandum

AD REQUESTED: 11/2/18
TO: Kimberly Kanemoto/Ken Blake
FROM: Ashley Scannella
SUBJECT: Neighborhood Workshop – Tech City Rezoning Ph 2
AD RUN DATE: 11/6/18
AD SIZE: Minimum is 2 columns wide by 2 inches long, but as close to that as possible with clear, readable text

PUBLIC NOTICE

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Contact: Clay Sweger, AICP, LEED AP
eda engineers-surveyors-planners, inc.
Phone: (352) 373-3541



Gainesville Mayor Lauren Poe points to the crowd as it is announced that the GRU referendum did not pass, during a party for the local Democrats at Cypress and Grove Brewery, in Gainesville on Tuesday. [BRAD MCCLENNY/STAFF PHOTOGRAPHER]

GRU

From Page A1

vote out officials when they aren't happy with their decision making.

"It's the most democratic system," Poe said. "Removing that power from the people have would radically change that. I think most voters realized changing governance of GRU ... was not in their best interest."

The referendum was a result of a House bill pushed by state Rep. Chuck Clemens, R-Newberry, after several failed attempts from state Sen. Keith Perry, R-Gainesville. The

bill called for the creation of a five-member board called the GRU Authority and would have been appointed by city commissioners. They would have made all policy decisions related to GRU and would have had the power to lowered the city's general fund transfer — money received from GRU — by about \$1 million annually.

The entire city commission opposed the idea of taking away their control, primarily because the utility and city government are tied together through various departments, including human resources and equal employment opportunity.

Several local and statewide organizations, including the Sierra Club,

Florida Municipal Electric Association, NAACP and the League of Women Voters, also opposed the referendum.

Poe said the referendum has lingered in the back of city officials' minds for years.

Now that it's over, he said the city will double down on helping lower-income residents with their utility bills and will work on keeping rates low.

"A lot of people worked very hard on this for more than four years now," Poe said. "It's been a major distraction and it's been a major anchor around our staff and our elected officials for many, many years. We're turning the page."

DESANTIS

From Page A1

the final week of the campaign.

The president injected himself into the race in December when, while taxiing on Air Force One on the runway at Palm Beach International Airport, he tweeted that DeSantis "would make a GREAT Governor of Florida."

Even with Trump's blessing, DeSantis lagged behind Agriculture Commissioner Adam Putnam in the race for the Republican nomination until Trump bestowed his "full endorsement" on DeSantis in late June and then appeared with DeSantis at a rally in Tampa on July 31.

After winning the Republican nomination largely on the strength of Trump's endorsement, DeSantis turned to Trump's top 2016 Florida strategist to jump-start his general campaign when it stalled in September. Then last week, seeking to give a final shot of energy to voters in deep-red regions of the state, Trump appeared with DeSantis at rallies in Lee County and in Pensacola.

In a state where Republicans have controlled the governor's mansion since Jeb Bush was inaugurated in 1999, DeSantis pledged to continue the low-tax, reduced-regulation policies of Gov. Rick Scott, who could not seek reelection because of term limits and on Tuesday night was poised to oust Democratic Sen. Bill Nelson.

DeSantis also pledged to address the state's toxic blue-green algae crisis and aggressively pursue Everglades restoration and repairs to the Herbert Hoover Dike around Lake Okeechobee.

Mainly, however, DeSantis defined himself

as a contrast to the liberal Gillum. Gillum called for a \$1 billion tax hike on corporations, expanding Medicaid, imposing tougher gun control laws, legalizing marijuana, raising the minimum wage to \$15 an hour and bringing a "conclusion" to school vouchers.

DeSantis began the general election on the defensive. In a Fox News interview the morning after he won the GOP nomination, DeSantis said Gillum's proposals would harm the state's economy and he urged Florida voters not to "monkey this up" by electing Gillum.

Gillum accused DeSantis of using a racist term and said Trump followers "no longer do whistle calls. They're now using full bullhorns."

DeSantis also came under fire for speaking at conferences organized by conservative activist David Horowitz, who once said the country's "only serious race war" is against whites. When DeSantis was asked about the Horowitz conferences during an October debate, his angry reaction created one of the campaign's viral moments.

"How the hell am I supposed to know every single statement that somebody makes? ... I am not going to bow down to the altar of political correctness. I am not going to let the media smear me," DeSantis said.

Gillum replied: "My grandmother used to say a hit dog will holler. And it hollered through this room."

But Gillum would also find himself on the defensive over an FBI investigation into corruption in Tallahassee. Gillum said the FBI assured him he was not the target of the investigation, but documents released in October placed him close to the action.

The documents showed that an undercover FBI agent posing

as a developer had given Gillum a ticket to the Broadway show "Hamilton" and had accompanied him on boat tour by the Statue of Liberty during a 2016 trip to New York. The undercover agent also appears to have paid for the \$4,000 catering bill for a 2016 fundraiser for Gillum's political committee.

DeSantis also hammered Gillum for his ties to the Dream Defenders, a group whose website says "Police and prisons have no place in 'justice'" and calls for "an end to the current prison and policing system." The Dream Defenders also support the "Boycott, Divestment and Sanctions" movement against Israel.

Gillum said he opposes the group's calls for reducing spending on police and sanctioning Israel. He signed the Dream Defenders' "Freedom Pledge," which states support for the group's broader agenda — but Gillum's campaign said the candidate was only expressing support for a pledge not to accept campaign contributions from private prison companies.

While DeSantis owed his Republican nomination to Trump, Gillum won a crowded Democratic primary race with a significant boost from Vermont Sen. Bernie Sanders, the self-described Democratic socialist. Gillum called himself "the most unapologetically progressive" candidate in the five-candidate Democratic field and staked out some positions beyond the reach of state government, such as his call for Trump's impeachment or his endorsement of Sanders' "Medicare for all" plan.

DeSantis is a former Navy lawyer who served in Iraq and was elected three times to a Jacksonville-area congressional seat before stepping down in September to focus on the governor's race.

PERRY

From Page A1

Enneking, an anesthesiologist at UF, said she was disappointed with the defeat but said she was proud of the support her campaign gathered statewide and nationally. She called Perry to concede before Alachua County totals were in.

"I told him I hope he represents the district well," she said. "I left it all on the field. There's not many more things that we could've done."

Leading into the primary race, Enneking battled roughly \$100,000 in dark money mailers and commercials

that attacked her, while supporting her lesser-funded opponent. The money led back to the GOP.

Soon after, independent candidate Charles Goston, a registered Democrat, began receiving mysterious money into a committee from a newly created Washington, D.C., organization. The bulk of Goston's individual funding came from Republican lobbyists in Tallahassee. Goston said last week that he didn't know where the money came from and that it didn't concern him.

Goston pulled in about 4,200 votes districtwide. The margin between Perry and

Enneking was less than that.

Some, including the Enneking campaign, suggested Goston was in the race simply to split the Democratic vote to help Perry win re-election, though Goston denies that was his motive.

Perry said he's sure that Goston being in the race played a role in his victory, but isn't sure how much of a factor it was.

"I'm disappointed for the kids," Enneking said. "I wasn't doing this for my future. I'm doing it for them ... Our job is to hold people accountable, and that tomorrow comes and we keep it at."



Kayser Enneking, who ran for Florida State Senate District 8 seat, tries to smile as she is consoled by supporters after she conceded her race on Election Day, during a watch party for the Democratic Party at Cypress & Grove Brewery on Tuesday. [BRAD MCCLENNY/STAFF PHOTOGRAPHER]

SENATE

From Page A1

and the red tide and blue-green algae outbreaks that heightened focus on Florida's environment.

While Scott occasionally distanced himself from Trump — refusing to join the president in downplaying the death toll following Hurricane Maria in Puerto Rico — he generally played up his bond with the White House.

That connection strengthened in the race's closing days, with Scott joining the president for appearances in Fort Myers and Pensacola in a late push to turn out the Republican base.

Scott and Trump had earlier toured Lynn Haven, on Florida's battered Panhandle, following last month's Hurricane Michael, with the president praising Scott and the governor saying that he had spoken with the White House every day since the Category 4 storm blasted the state.

The hurricane prompted Scott to step away from the Senate campaign to deal with recovery.

Still, with only one TV debate occurring between Scott and Nelson, the Senate fight has been mostly a clash of scorched-earth advertising.

Florida's Senate race saw \$96 million spent on TV, according to the Wesleyan Media Project, second in the nation to all campaign spending and behind only \$133 million

in the Florida governor's race.

Nelson hitched his hopes to Democratic gubernatorial candidate Andrew Gillum, whose campaign stops drew big crowds and was generally credited for helping drive better-than-expected turnout among Democratic and independent voters heading into Tuesday.

Nelson, at 76, is almost twice as old as Gillum, 39.

Age was an issue in the Senate race, with the 65-year-old Scott airing TV spots that said Nelson has been in Washington too long. One early ad used the 1970s-era Ford Pinto as a milepost to track Nelson's political career.

Nelson cast himself as free-thinking senator, although Congressional Quarterly said he voted with his party 89 percent of the time since elected to the chamber.

Keeping with a theme advanced nationally by Democrats this fall, Nelson blistered Scott for the state's part in a lawsuit led by 18 Republican attorneys general and a pair of GOP governors that looks to block the Affordable Care Act.

Nelson also blasted Scott for refusing to support expanding Medicaid

under the law.

Trump, in his visit to Fort Myers last week, called Nelson a "far-left Democrat," who votes with liberal Senate Democratic Leader Chuck Schumer and "the radical agenda of Nancy Pelosi."

When Nelson touted his support for wide-ranging immigration reform in their only debate — on Spanish-language Telemundo — Scott dismissed him for getting nothing done. Scott has taken a harder stance on immigration, supporting efforts to require local police and sheriff's deputies to help the federal government crack-down on undocumented residents.

On gun safety, the pair also sparred in that TV debate — with Nelson supporting a ban on assault-style rifles, high-capacity magazines and broader background checks, while casting Scott as a tool of the gun lobby.

Scott has been a favorite of the NRA, but this year drew criticism from the organization for enacting a law that increased the state's age for buying any gun to 21, following the massacre at Parkland's Marjory Stoneman Douglas High School.

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eda engineers-surveyors-planners, inc.
Phone: (352) 373-3541

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GFCH046681



GFCH044960

92060-503-901	05961-000-000 HIGHWAY 441 HOLDINGS LLC 13313 SOUTHERN PRECAST DR LONGWOOD, FL 32779	05855-002-000 TOM R & ASSOCIATES LLC 11 SE 2ND AVE GAINESVILLE, FL 32601
05961-002-003 DESIGN CABINET & FURNITURE INC 13313 SOUTHERN PRECAST DR ALACHUA, FL 32615-8548	05961-002-004 DESIGN CABINETS & FURNITURE 13313 SOUTHERN PRECAST DR ALACHUA, FL 32615-8548	05961-002-006 DESIGN CABINETS & FURNITURE 13313 SOUTHERN PRECAST DR ALACHUA, FL 32615
05857-001-001 LOWE MICHAEL S TRUSTEE 13929 NW 89TH ST ALACHUA, FL 32615	05857-002-000 F&R HOLDINGS OF GAINESVILLE 13929 NW 89TH ST ALACHUA, FL 32615	05949-005-002 HIPP INVESTMENTS LLC 14610 NW 129TH TER ALACHUA, FL 32615
05963-000-000 WERSHOW, J F 204 SE 1ST ST GAINESVILLE, FL 32601	05857-002-001 F&R HOLDINGS OF GAINESVILLE 220 NW 122ND ST GAINESVILLE, FL 32607-1107	05949-005-000 PINKOSON & PINKOSON & UPSHAW 2820 NW 38TH DR GAINESVILLE, FL 32605-2680
05949-005-001 PINKOSON & PINKOSON & UPSHAW 2820 NW 38TH DR GAINESVILLE, FL 32605-2680	05962-001-000 SPERRING & SPERRING SR, TRUSTE 2928 NW 22ND ST GAINESVILLE, FL 32605	05855-000-000 LITHIUM NICKEL ASSET HOLDING 3 EXPRESSWAY PLAZA ROSLYN HEIGHTS, NY 11577
05962-002-000 LASER INVESTMENT GROUP LLC (THE) 3201 SW 42ND ST STE 2 GAINESVILLE, FL 32608	05857-001-000 F&R HOLDINGS OF GAINESVILLE 50 PARTRIDGE WAY SHELBURNE, VT 05482	92060-517-900 CSX TRANSPORTATION INC 500 WATER ST TAX DEPARTMENT J-910 JACKSONVILLE, FL 32202-4423
05949-001-000 DUKE ENERGY FLORIDA INC 550 S TRYON ST TAX DEPT - DEC41B CHARLOTTE, NC 28202	05855-004-000 PHOENIX COMMERCIAL PARK LLP PO BOX 1000 ALACHUA, FL 32616	05855-005-000 PHOENIX COMMERCIAL PARK LLLP PO BOX 1000 ALACHUA, FL 32616
05949-000-000 U OF F FOUNDATION INC PO BOX 14425 GAINESVILLE, FL 32604-2425	05961-002-000 TRIPLE L LLC PO BOX 641 CANAL FULTON, OH 44164	

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Gainesville, FL 32653

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Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

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Alachua, FL 32615

David Forest
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Alachua, FL 32615

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Gainesville, FL 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Neighborhood Meeting Minutes

Project: Proposed Development Plan

Meeting Date & Time: November 20, 2018 at 6:00 PM

Location: First Baptist Church of Alachua
14005 NW 146 Ave
Alachua, FL 32615

Community Participants: 1

Attendees: As listed on attached sign in sheet
Ashley Scannella, eda

Project Representatives:

Engineer/Planner: Sergio Reyes

Owner/Developer: Mitch Glaeser

Meeting Minutes:

Sergio introduced eda and the project. San Felasco Tech City is under construction with Phase 1, and this meeting is for Phase 2. We have to do a land use and zoning change for the property. This map indicates what it is today, and we want to change all this area to Corporate Park. This area to the southeast is Phoenix Park, and we want to make it part of the project. It used to be part of the county, and it was recently annexed into the city. Corporate park will let us build mixed-use development- what that means is commercial buildings and housing, all together. The second reason for this meeting is to show you the next phase. There will be two more of those buildings, and that stormwater basin will get a little bit bigger.

Q: At the first neighborhood meeting for Phase 1, you indicated that the entrance would be via 441.

A: Yes. That's being constructed today as part of Phase 1.

Q: The construction crews are using the whole lot beside the road, putting equipment there and parking there.

A: I will definitely let the contractor know- that's good to know.

Q: We've had some troubles with the trucks coming in and out. Concrete trucks, hauling machinery- stopping in the middle of the road.

A: I will tell the contractor tomorrow to ensure that you have unrestricted access to your property and the roads.

Q: I told Randy, the main superintendent, that some of the trucks aren't paying attention coming and going. It's very dangerous. When will you start construction on the entranceway?

A: The entrance will take a little while- probably middle or end of January. The water and sewer have to go through there- the city is in the process of completing that, and it has to be put in place before they do the entrance. The general contractor is Scherer Construction.

Mitch: I don't know if we could get that apron widened?

Sergio: Maybe temporarily.

Mitch: Taking that fence down where the gate is would help. I'll put in writing that I'll replace the fence, but I think taking it down temporarily will help.

Q: Where will you be taking trees down for the sewer line? Leaving just a few trees would leave them in danger of falling down.

A: It's a 25 ft area, and we have to take trees down within 10 feet of that area. There are regulations for all that. Many of those trees are on your property, but I'll take down whatever I can.

LEGAL DESCRIPTION

Parcel Number 05962-002-000

A parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4" iron pin marking a point on the North right-of-way line of U. S. Highway No. 441 (200 foot right-of-way); thence along said North right-of-way line; North 72 deg. 51 min. 49 sec. West a distance of 171.11 feet to a found 5/8 inch iron pin (Florida D.O.T.) marking the point of curvature of a curve concave to the Northeast, having a delta of 06 deg. 52 min. 05 sec., a radius of 11424.66 feet and a chord bearing North 69 deg. 24 min. 13 sec. West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6" x 6" concrete monument (Florida D.O.T.); thence North 65 deg. 59 min. 42 sec. West a distance of 1385.74 feet to a found 5/8 inch rebar and cap (#3524); thence departing said North right-of-way line, North 22 deg. 09 min. 10 sec. East a distance of 159.44 feet to a found 5/8 inch rebar and cap (#3524); thence North 66 deg. 13 min. 12 sec. West a distance of 229.98 feet to a found 5/8 inch rebar and cap (#3524); thence North 01 deg. 33 min. 25 sec. East a distance of 169.02 feet to a found 4" x 4" concrete monument (PLS #940) marking the Point of Beginning; thence North 23 deg. 50 min. 23 sec. East a distance of 2014.63 feet to a set 5/8 inch rebar and cap (#3524) marking a point on the South right-of-way line of Seaboard Coast Line Railroad (200 foot right-of-way); thence along said South right-of-way line of Seaboard Coast Line Railroad, North 58 deg. 44 min. 53 sec. West a distance of 624.24 feet to a found 5/8 inch rebar and cap (#3524); thence departing said South right-of-way line, South 00 deg. 37 min. 49 sec. East a distance of 70.65 feet to a found 5/8 inch rebar and cap (#3524); thence North 58 deg. 44 min. 53 sec. West a distance of 547.93 feet to a found 5/8 inch rebar and cap (#3524) marking the point of curvature of a curve concave to the Southwest, having a delta of 10 deg. 00 min. 21 sec., a radius of 2712.57 feet and a chord bearing North 63 deg. 45 min. 03 sec. West, 473.11 feet; thence along the arc of said curve a distance of 473.71 feet to a found 5/8 inch rebar and cap (#3524); thence South 00 deg. 08 min. 45 sec. West a distance of 2657.79 feet to a found 5/8 inch rebar and cap (#3524) marking a point on said North right-of-way line of U. S. Highway No. 441; thence along said North right-of-way line, South 66 deg. 00 min. 09 sec. East a distance of 209.40 feet to a found 4" x 4" concrete monument; thence departing said North right-of-way line, North 01 deg. 07 min. 22 sec. East a distance of 340.98 feet to a found 4" x 4" concrete monument; thence South 65 deg. 57 min. 03 sec. East a distance of 460.08 feet to the Point of Beginning.

Together with a perpetual, non-exclusive and unrestricted easement over, under and across the following two parcels of real property.

Easement Parcel #1

Commence at the Half Mile corner or the North line of section 19, Township 8 South, Range 19 East, and run South 499.11 feet to the southerly right-of-way line of the seaboard Coastline Railroad; thence run, South 81 deg. 45' 10" East along said Southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius at 2764.93 feet; thence run southeasterly along said southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property, said point being the P.O.B.; thence continue Southeasterly along said right-of-way an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet; thence run South 00 deg. 08' 45" West parallel with and 30 feet from the West line of said General Electric Co. property, 2718.29 feet to the Northerly right-of-way line at U.S. Highway No. 441 (state Road No. 25); thence run North 66 deg. 00' 06" West along said right-of-way line 32.8 feet to the southwest corner of said property, being a concrete monument; thence run North 00 deg. 08' 45" East along the West line at said property 2715.11 feet to the P.O.B., being and lying in Section 30, Township 8 South, Range 19 East, Alachua county, Florida.

Easement Parcel #1

Commence at the Half Mile corner on the North line or Section 19, Township 8 south, Range 19 East and run South 499.11 feet to the southerly right-of-way line of the Seaboard Coastline Railroad; thence run South 81 deg. 45' 18" East along said southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2764.93 feet; thence run Southeasterly along said southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property; thence continue Southeasterly along said southerly right-of-way line an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet to the P.O.B.; thence continue southeasterly along said southerly right-of-way line an arc distance of 582.25 feet and a chord bearing and distance of South 64 deg. 45' 10" East 581.11 feet to the P.T. of said curve; thence continue along said right-of-way line South 58 deg. 43' 12" East 510.61 feet; thence run South 00 deg. 37' 54" East 70.68 feet; thence run North 58 deg. 43' 12" West parallel with and 60 feet from the Southerly right-of-way line of said railroad, 547.97 feet to the P.C. of a curve concave to the southwest and having a radius at 2704.93 feet; thence run Northwesterly along said curve an arc distance of 484.91 feet and a chord bearing and distance of North 63 deg. 51' 21" West 484.26 feet; thence run south 08 deg. 08' 45" West parallel with and 90 feet East of the West line of said G. E. property 2659.10 feet to the North right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run north 66 deg. 00' 06" West along said right-of-way line 65.6 feet; thence run North 00 deg. 08' 45" East 2718.2 feet to the P.O.B. Being and lying in Section 20, Township 8 South, Range 19 East, Alachua County, Florida.

①

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3145469 5 PG(S)
August 31, 2018 04:37:14 PM
Book 4627 Page 672
J.K. JESS IRBY, ESQ. CLERK OF COURT
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$6,207.60



Prepared by and return to:
JAMES F. GRAY, ESQ.
JAMES F. GRAY, P.A.
3615 B NW 13th Street
Gainesville, FL 32609
352-371-6303
File Number: **SPERRING 18**

Parcel Identification No. **05962-002-000**

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 30th day of August, 2018 between TOM R. AND ASSOCIATES, LLC, a Florida limited liability company whose post office address is 11 SE Second Avenue, Gainesville, FL 32601 of the County of Alachua, State of Florida, grantor*, and THE LASER INVESTMENT GROUP, LLC, a Florida limited liability company whose post office address is 3201 SW 42nd Street, Suite 2, Gainesville, FL 32608 of the County of Alachua, State of Florida, grantee*,

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

See Legal Description attached hereto as EXHIBIT A.

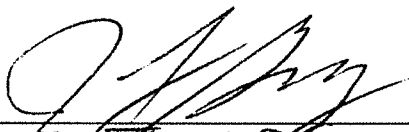
Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

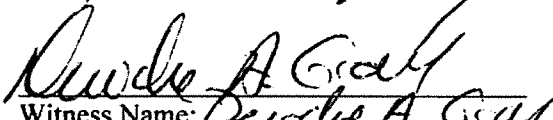
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

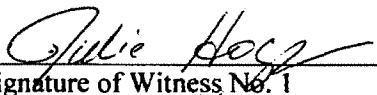
*** "Grantor" and "Grantee" are used for singular or plural, as context requires.**

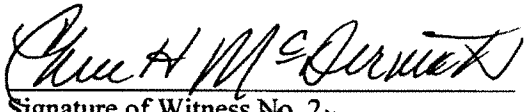
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

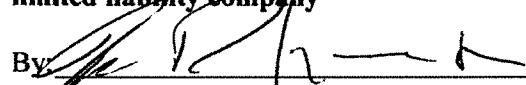

 Witness Name: James F. Gray

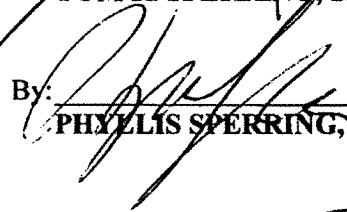

 Witness Name: Deirdre A. Gray

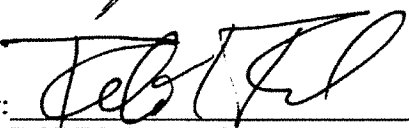

 Signature of Witness No. 1
Julie Hogg
 Printed Name of Witness No. 1


 Signature of Witness No. 2
Cheri H. McDermott
 Printed Name of Witness No. 2

**TOM R. AND ASSOCIATES, LLC, a Florida
 limited liability company**

By: 
TOM R. SPERRING, SR., Manager

By: 
PHYLLIS SPERRING, Manager

By: 
ROBERT A. RUSH, Manager

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 30th day of August, 2018 by TOM R. SPERRING, SR., and PHYLLIS SPERRING, Managers of TOM R. AND ASSOCIATES, LLC, a Florida limited liability company, on behalf of the limited liability company, who are ☒ personally known to me or ☐ have produced a driver's license as identification.

[Notary Seal]



DEIRDRE A. GRAY
NOTARY PUBLIC
STATE OF FLORIDA
Commission # FF215403
Expires 5/2/2019

Deirdre A. Gray
Notary Public

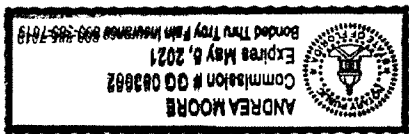
Printed Name: DEIRDRE A. GRAY

My Commission Expires: MAY 2, 2019

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 30th day of August, 2018 by ROBERT A. RUSH, Manager of TOM R. AND ASSOCIATES, LLC, a Florida limited liability company, on behalf of the limited liability company, who is ☒ personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



Andrea Moore
Notary Public

Printed Name: Andrea Moore

My Commission Expires: May 5, 2021

LEGAL DESCRIPTION

EXHIBIT A

A parcel of land located in Section 20, Township 8 South, Range 19 East, Alachua County, Florida and being more particularly described as follows:

Commence at a found iron pin marking the Southeast corner of Section 20, Township 8 South, Range 19 East, Alachua County, Florida; thence West a distance of 1313.40 feet to a point; thence North a distance of 218.99 feet to a found 3/4" iron pin marking a point on the North right-of-way line of U. S. Highway No. 441 (200 foot right-of-way); thence along said North right-of-way line; North 72 deg. 51 min. 49 sec. West a distance of 171.11 feet to a found 5/8 inch iron pin (Florida D.O.T.) marking the point of curvature of a curve concave to the Northeast, having a delta of 06 deg. 52 min. 05 sec., a radius of 11424.66 feet and a chord bearing North 69 deg. 24 min. 13 sec. West, 1368.62 feet; thence along the arc of said curve a distance of 1369.44 feet to a found 6" x 6" concrete monument (Florida D.O.T.); thence North 65 deg. 59 min. 42 sec. West a distance of 1385.74 feet to a found 5/8 inch rebar and cap (#3524); thence departing said North right-of-way line, North 22 deg. 09 min. 10 sec. East a distance of 158.44 feet to a found 5/8 inch rebar and cap (#3524); thence North 66 deg. 13 min. 12 sec. West a distance of 229.98 feet to a found 5/8 inch rebar and cap (#3524); thence North 01 deg. 33 min. 26 sec. East a distance of 169.02 feet to a found 4" x 4" concrete monument (PLS #940) marking the Point of Beginning; thence North 23 deg. 50 min. 23 sec. East a distance of 2014.63 feet to a set 5/8 inch rebar and cap (#3524) marking a point on the South right-of-way line of Seaboard Coast Line Railroad (200 foot right-of-way); thence along said South right-of-way line of Seaboard Coast Line Railroad, North 58 deg. 44 min. 53 sec. West a distance of 624.24 feet to a found 5/8 inch rebar and cap (#3524); thence departing said South right-of-way line, South 00 deg. 37 min. 49 sec. East a distance of 70.66 feet to a found 5/8 inch rebar and cap (#3524); thence North 58 deg. 44 min. 53 sec. West a distance of 547.93 feet to a found 5/8 inch rebar and cap (#3524) marking the point of curvature of a curve concave to the Southwest, having a delta of 10 deg. 00 min. 21 sec., a radius of 2712.57 feet and a chord bearing North 63 deg. 45 min. 03 sec. West, 473.11 feet; thence along the arc of said curve a distance of 473.71 feet to a found 5/8 inch rebar and cap (#3524); thence South 00 deg. 08 min. 45 sec. West a distance of 2657.79 feet to a found 5/8 inch rebar and cap (#3524) marking a point on said North right-of-way line of U. S. Highway No. 441; thence along said North right-of-way line, South 66 deg. 00 min. 09 sec. East a distance of 209.40 feet to a found 4" x 4" concrete monument; thence departing said North right-of-way line, North 01 deg. 07 min. 22 sec. East a distance of 340.98 feet to a found 4" x 4" concrete monument; thence South 65 deg. 57 min. 03 sec. East a distance of 460.08 feet to the Point of Beginning.

Together with a perpetual, non-exclusive and unrestricted easement over, under and across the following two parcels of real property.

Easement Parcel #1

Commence at the Half Mile corner on the North line of Section 19, Township 8 South, Range 19 East, and run South 499.11 feet to the Southerly right-of-way line of the Seaboard Coastline Railroad; thence run, South 81 deg. 45' 10" East along said Southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2764.93 feet; thence run Southeasterly along said Southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property, said point being the P.O.B.; thence continue Southeasterly along said right-of-way an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet; thence run South 00 deg. 08' 45" West parallel with and 30 feet from the West line of said General Electric Co. property, 2718.20 feet to the Northerly right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run North 66 deg. 00' 06" West along said right-of-way line 32.8 feet to the southwest corner of said property, being a concrete monument; thence run North 00 deg. 08' 45" East along the West line of said property 2715.11 feet to the P.O.B., being and lying in Section 20, Township 8 South, Range 19 East, Alachua county, Florida.

Easement Parcel #2

Commence at the Half Mile corner on the North line of Section 19, Township 8 South, Range 19 East and run South 499.11 feet to the Southerly right-of-way line of the Seaboard Coastline Railroad; thence run South 81 deg. 45' 10" East along said Southerly right-of-way line 2797.03 feet to the P.C. of a curve concave to the Southwest and having a radius of 2764.93 feet; thence run Southeasterly along said Southerly right-of-way line an arc distance of 498.99 feet to a concrete monument at the Northwest corner of General Electric Co. property; thence continue Southeasterly along said Southerly right-of-way line an arc distance of 31.68 feet and a chord bearing and distance of South 71 deg. 06' 52" East 31.68 feet to the P.O.B.; thence continue Southeasterly along said Southerly right-of-way line an arc distance of 582.25 feet and a chord bearing and distance of South 64 deg. 45' 10" East 581.17 feet to the P.T. of said curve; thence continue along said right-of-way line South 58 deg. 43' 12" East 510.61 feet; thence run South 00 deg. 37' 54" East 70.68 feet; thence run North 58 deg. 43' 12" West parallel with and 60 feet from the Southerly right-of-way line of said railroad, 547.97 feet to the P.C. of a curve concave to the Southwest and having a radius of 2704.93 feet; thence run Northwesterly along said curve an arc distance of 484.91 feet and a chord bearing and distance of North 63 deg. 51' 21" West 484.26 feet; thence run South 00 deg. 08' 45" West parallel with and 90 feet East of the West line of said G. E. property 2659.10 feet to the North right-of-way line of U.S. Highway No. 441 (State Road No. 25); thence run North 66 deg. 00' 06" West along said right-of-way line 65.6 feet; thence run North 00 deg. 08' 45" East 2718.2 feet to the P.O.B. Being and lying in Section 20, Township 8 South, Range 19 East, Alachua County, Florida.

Parcel: 05962-002-000

Search Date: 11/12/2018 at 8:25:07 PM

Taxpayer:	LASER INVESTMENT GROUP LLC (THE)	Legal:	COM SE COR SEC W 1313.40 FT N 218.99 FT N 72 DEG 51 MIN 47 SEC W 171.11 FT NWLY ALG CURVE 1369.44 FT N 65 DEG 59 MIN 42 SEC W 1385.74 FT N 22 DEG 09 MIN 10 SEC E 158.44 FT N 66 DEG 13 MIN 12 SEC W 229.98 FT N 01 DEG 33 MIN 25 SEC E 169.02 FT POB N 23 DEG 50 MIN 23 SEC E 2014.63 FT N 58 DEG 44 MIN 53 SEC W 624.24 FT S 00 DEG 37 MIN 49 SEC E 70.66 FT N 58 DEG 44 MIN 53 SEC W 547.93 FT NWLY ALG CURVE 473.71 FT S 00 DEG 08 MIN 45 SEC W 2657.79 FT S 66 DEG 00 MIN 09 SEC E 209.40 FT N 01 DEG 07 MIN 22 SEC E 340.98 FT S 65 DEG 57 MIN 03 SEC E 460.08 FT POB OR 4627/0672
Mailing:	3201 SW 42ND ST STE 2 GAINESVILLE, FL 32608		
Location:	13025 NW US HWY 441 ALACHUA 13051 NW US HWY 441 ALACHUA		
Sec-Twn-Rng:	20-08-19		
Property Use:	01000 - Vacant Comm		
Tax Jurisdiction:	Alachua - 1700		
Area:	8-19 Rural		
Subdivision:	L L Dell Estate		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
YeaR	Use	Assessed Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	Vacant Comm	367400	367400	0	0	367400	11020	356380	367400	0	0	356380	367400
2017	Vacant Comm	367400	367400	0	0	367400	43410	323990	367400	0	0	323990	367400
2016	Vacant Comm	367400	367400	0	0	367400	72860	294540	367400	0	0	294540	367400
2015	Vacant Comm	312000	312000	0	0	312000	44230	267770	312000	0	44230	267770	267770
2014	Vacant Comm	312000	312000	0	0	312000	68570	243430	312000	0	68570	243430	243430
2013	Vacant Comm	312000	312000	0	0	312000	90700	221300	312000	0	90700	221300	221300
2012	Vacant Comm	312000	312000	0	0	312000	110810	201190	312000	0	110810	201190	201190
2011	Vacant Comm	182900	182900	0	0	182900	0	182900	182900	0	0	182900	182900
2010	Vacant Comm	182900	182900	0	0	182900	0	182900	182900	0	0	182900	182900
2009	Vacant Comm	182900	182900	0	0	182900	0	182900	182900	0	0	182900	182900
2008	Vacant Comm	182900	182900	0	0	182900	0	182900	0	0	0	182900	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Vacant Commercial	ILW		Acre	45.42
Vacant Commercial	CI		Acre	10
			2018 Certified Land Just Value: 367400	2018 Certified Land Assessed Value: 367400

Sale

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
08/30/2018	886800	V	Q	4627	0672	WD
11/06/2008	100	I	U	3842	1386	WD
09/26/2001	100	V	U	2388	2693	SD



2018 Roll Details — Real Estate Account At 13025 NW US HWY 441

Real Estate Account #05962 002 000

Parcel details

Latest bill

Full bill history

Print this page

2018

2017

2016

2015

...

2002

PAID

PAID

PAID

PAID

PAID

[Apply for the 2019 Installment Payment Plan](#)

Get Bills by Email

PAID 2018-12-18 \$7,957.92

Receipt #18-0062753

Owner: LASER INVESTMENT GROUP LLC (THE)

3201 SW 42ND ST STE 2

GAINESVILLE, FL 32608

Situs: 13025 NW US HWY 441

Account number: 05962 002 000

Alternate Key: 1028556

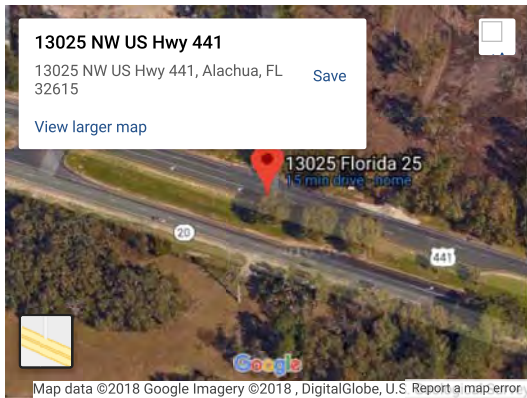
Millage code: 1700

Millage rate: 22.5620

Assessed value: 356,380

School assessed value: 367,400

Unimproved land value: 367,400



Location is not guaranteed to be accurate.

Property Appraiser

View

2018 Annual bill

Ad valorem: \$8,120.70

Non-ad valorem: \$83.34

Total Discountable: 8204.04

No Discount NAVA: 0.00

Total tax: \$8,204.04

Legal description

COM SE COR SEC W 1313.40 FT N 218.99 FT N 72 DEG 51 MIN 47 SEC W 171.11 FT NWLY ALG CURVE 1369.44 FT N 65 DEG 59 MIN 42 SEC W 1385.74 FT N 22 DEG 09 MIN 10 SEC E 158.44 FT N 66 DEG 13 MIN 12 SEC W 229.98 FT N 01 DEG 33 MIN 25 SEC E 169.02 FT POB N 23 DEG 50 MIN 23 SEC E 2014.63 FT N 58 DEG 44 MIN 53 SEC W 624.24 FT S 00 DEG 37 MIN 49 SEC E 70.66 FT N 58 DEG 44 MIN 53 SEC W 547.93 FT NWLY ALG CURVE 473.71 FT S 00 DEG 08 MIN 45 SEC W 2657.79 FT S 66 DEG 00 MIN 09 SEC E 209.40 FT N 01 DEG 07 MIN 22 SEC E 340.98 FT S 65 DEG 57 MIN 03 SEC E 460.08 FT POB OR 4627/0672
Location

Book, page, item: 4627-0672-

Geo number: 20-08-19-05962002000

Range: 19

Township: 08

Section: 20

Neighborhood: 233300.00

Use code: 01000

Total acres: 55.420



Thank You

Your ERP application submission has been received.**Your SRWMD confirmation number is 243841****Your new permit application number is 232301-2**

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

[Print your completed application](#)[Print the Payment Memo](#)[Document Management](#)

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

You have indicated that you prefer to pay your application fee at a **later** stage. You may do that online, using the Payment Services option on your Account Services page or, if you prefer to send a check to the District, or pay with a Purchase Order, then please "Print the Payment Memo" and mail it with your payment to the District.

Select **"Document Management"** to attach additional documents, create a sign and seal report, email a sign and seal report or verify permit document attachments.

If you have any questions about our Internet Permitting services or your submission, please check our [FAQs](#) area to answer our most common inquiries. We can also be reached by email at Regulatory-Support@srwmd.org.

If you have an account related question, please call us at (386) 362-1001 or (800) 226-1066, from 8:00 a.m. to 5:00 p.m EST.

At [SRWMD](#), we've made a commitment to service. If we're not living up to your expectations, we hope you'll let us know.

Sincerely,
SRWMD Permitting Online Services

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Access: 2018-A-291-015**Project Name: San Felasco Tech City****Status: Under Review****Substatus: Request Additional Information**[Application](#)[Manage Permit](#)[Payment](#)**▼ Important Notices****▲ FDOT Permit Coordinator**

User	Email	Phone	Assignment
Robert Emmons (MT291RE)	robert.emmons@dot.state.fl.us	(352) 381-4314	Permit Coordinator

▲ Permit Status History[Show Documents and Attachments](#)

Status	Substatus	User	Actual Date/Time	Effective Date
Saved	Saved	SERGIO REYES	4/27/18 4:08 PM	04/27/2018
Saved	Pending Payment	SERGIO REYES	5/10/18 12:43 PM	05/10/2018
Submitted to FDOT	Submitted to FDOT	Adam Doyle (MT291AD)	5/10/18 1:20 PM	05/10/2018

Status	Substatus	User	Actual Date/Time	Effective Date
Completeness Check	Completeness Check	Robert Emmons (MT291RE)	5/15/18 9:15 AM	05/15/2018
Under Review	Under Review	Robert Emmons (MT291RE)	5/15/18 9:18 AM	05/15/2018
Under Review	Request Additional Information	Robert Emmons (MT291RE)	5/31/18 11:01 AM	05/31/2018
Under Review	Resubmitted	SERGIO REYES	7/25/18 3:57 PM	07/25/2018
Under Review	Under Re-Review	Robert Emmons (MT291RE)	8/9/18 4:12 PM	08/09/2018
Under Review	Request Additional Information	Robert Emmons (MT291RE)	8/22/18 7:16 AM	08/22/2018
Under Review	Resubmitted	SERGIO REYES	9/12/18 8:32 AM	09/12/2018
Under Review	Request Additional Information	Robert Emmons (MT291RE)	10/23/18 10:49 AM	10/23/2018

▼ Additional Contacts for the Applicant and the Engineer of Record

▼ Time Extension Requests

Resubmit

Review As-Is

Withdraw

Time Extension Request

One-Stop Permitting (OSP)

Report technical problems to the Service Desk at 1-866-955-4357

For questions regarding your permit, please contact the appropriate office located on the Permit Office Locations page.

Web Policies and Notices - Accessibility Statement

Worksheet for Commercial Water Meter Sizing

Project Name : San Felasco Tech City
 Customer / Builder Name : Laser Investment Group
 Property Address : 13025 and 13051 NW US HWY 441

Type	Requirement Per GRU/64E-6 (GPD)	Per Unit	Total (GPD)
Existing			
Warehouse - Per employee per 8 hour shift	15.00	40	600
Warehouse - Per loading bay	100.00	2	200
Office Building - Per 100 SF of floor space	15.00	150	2,250
Stores - Per Bathroom	200.00	4	800
Proposed			
Warehouse - Per employee per 8 hour shift	15.00	40	600
Warehouse - Per loading bay	100.00	2	200
Office Building - Per 100 SF of floor space	15.00	865	12,980
TOTAL DEMAND			17,630
Peaking Factor			2.5
Operating Period (hrs)			12
Peak Demand			61 gpm
TOTAL DEMAND			61 gpm
NEEDED WATER METER SIZE*		2" Water Meter	

Note: The existing 6" water meter is intended to serve the existing and proposed phases of the San Felasco Tech City development. It has been sized to accommodate potable water and fire demand for existing and future phases and is therefore larger than currently required for the proposed development.





San Felasco Tech City

Phase 1 and Phase 2

Part A: Report Revision (Response to City of Alachua Comments dated 23 January 2019)

Part B: Environmental Resource Assessment

APPLICATION TO

City of Alachua
Planning and Community
Development Department
PO Box 9
Alachua, FL 32616

Prepared for

Mitch Glaeser, CEO
Emory Group Companies
3201 SW 43rd Street, Suite 2
Gainesville, FL 32608
352-538-0072

Prepared by

Peter M. Wallace, President
Ecosystem Research Corporation
2906 NW 142nd Avenue
Gainesville, FL 32609



29 January 2019

29 January 2019

Mr. Justin Tabor, AICP
Principal Planner, City of Alachua
Planning and Community Development Department
PO Box 9
Alachua, FL 32616

Re: Conditional Application Acceptance: San Felasco Tech City Phase 2 – Site Plan
Response to Request for Additional Information dated 23 January 2019 from the
City of Alachua (**Attachment 1**)

Mr. Justin:

The Environmental Resource Assessment (ERA) dated 3 June 2018 (provided as **Appendix 1**) addresses the environmental resources that occur on the entire area of Tax Parcel 05962-002-000 which for this project is considered as the Planning Parcel for San Felasco Tech City. For environmental review purposes, Ecosystem Research Corporation (ERC) does NOT prepare general resource assessments separately for individual phases for developments occurring on a single Planning Parcel. The Phase 1 Development Plan is included as **Figure 17** of the ERA report; however, the report does not pertain solely to that project area.

ERC's Environmental Resource Assessments are valid for a period of one (1) year or as allowed by ERC for different time periods. The Planning Parcel wetland boundaries were flagged by ERC and reviewed and approved by Alachua County and Suwannee River Water Management District staff. No impacts to wetlands or buffers were proposed for Phase 1 and none are proposed for Phase 2 (a comparison of the Phase 1 and Phase 2 areas are shown on **Figure 1**). Currently, the Environmental Resource Permit that regulated development of Phase 1 is **Permit No. ERP-001-232301-1** which is included as **Attachment 2**.

There are **NO** aboveground environmental resources that would preclude development of the site as proposed on Figure 1. Due to the presence of gopher tortoises onsite that were documented in the 3 June 2018 ERA report, gopher tortoise relocations were required prior to development of the Phase 1 area. To facilitate this effort, two (2) relocation permits were required from the Florida Fish and Wildlife Conservation Commission (FWC) and these permits and the current status of the relocation effort are described within the documents described in **Attachment 3**.

During the 100% gopher tortoise survey of the Phase 1 area, conducted in August–September 2018, three Inactive burrows were found in or around the proposed Phase 2 development site as shown on **Figure 2**. Therefore, prior to development of Phase 2, the Game Commission will require a 100% gopher tortoise burrow survey of the Phase 2 area and potentially the remaining undeveloped areas of the site.

Since June 2018, ERC reviewed the site on 31 August 2018, 1–4 September 2018, and 5 November 2018 and can state that the documentation provided in the 3 June 2018 ERA accurately describes the environmental conditions of the site and the information contained in this addendum should be sufficient to satisfy the environmental survey requirements of Alachua County, Suwannee River Water Management District, and the City of Alachua for the Phase 2 Project Site area.

If you have any questions, please don't hesitate to call.

Sincerely,



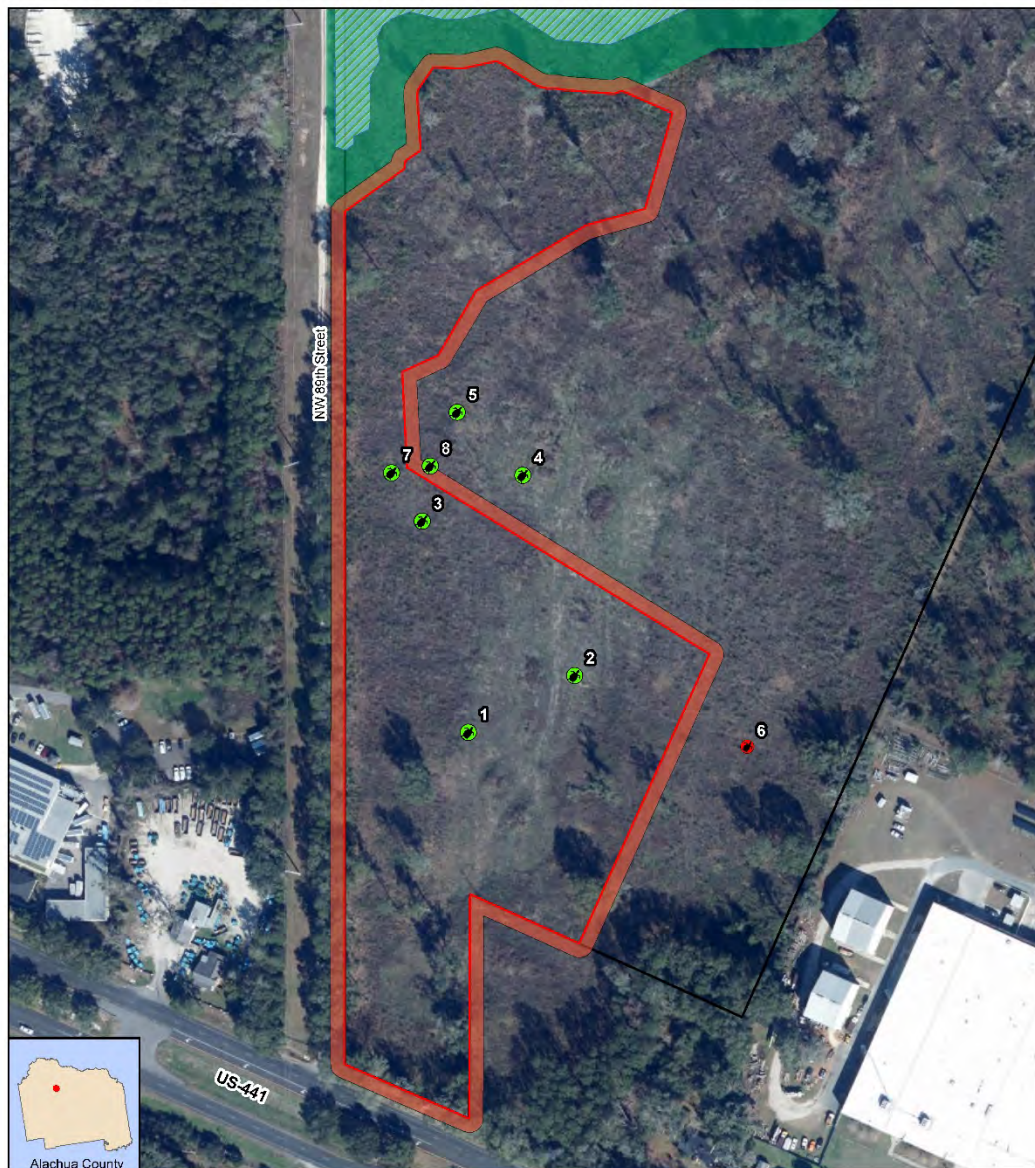
Peter M. Wallace
President

Figure 1. Phase 2 site plan as compared to Phase 1 area.



Figure 2. Results of 100% gopher tortoise burrow surveys conducted on the Phase 1 Project Site.

Burrow	Status	Activity	Class	Latitude	Longitude	Trapping Status	Notes
1	Potentially Occupied Burrow	Inactive	Adult	29.77648733	-82.44054267	Yes	Started Excavation - Halted due to inundation
2	Potentially Occupied Burrow	Active	Adult	29.77672689	-82.44002567	Yes	Fresh digging and tracks
3	Potentially Occupied Burrow	Active	Adult	29.77737894	-82.44076756	Yes	Fresh digging and tracks
4	Potentially Occupied Burrow	Inactive	Adult	29.77757328	-82.44027744	Not Needed	Off-site
5	Potentially Occupied Burrow	Inactive	Adult	29.77783994	-82.44059739	Not Needed	Off-site
6	Abandoned	Abandoned	Adult	29.77642733	-82.43918333	Not Needed	Collapsed
8	Potentially Occupied Burrow	Active	Adult	29.77761172	-82.44072806	FWC visit or Needed	New in or on edge of 25ft buffer
7	Potentially Occupied Burrow	Active	Adult	29.77758406	-82.44091694	Needed	New



Legend

BURROW STATUS

- Abandoned
- Potentially Occupied Burrow
- Project Footprint
- 25ft Survey Buffer
- Wetland Boundary
- 75ft Protected Wetland Buffer
- Project Parcel

Laser Investments GOPHER TORTOISE BURROWS Alachua County, Florida



0 90 180 360 Feet

Data Sources: Alachua County Property Appraiser Data, ESRI Aerial Imagery, Field Observations, Sketched Wetland and Wetland Buffer Boundaries (sketched from development plan data shared by ERG).
Disclaimer: This map is for planning purposes and is to be used for reference only.
Created 8/31/2018 by Martin Costello

NORMANDEAU ASSOCIATES
Environmental Consultants
Normandeau Associates, Inc.
Gainesville, Florida, USA
<http://www.normandeau.com>

Attachment 1: Conditional Application Acceptance



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 23, 2019

Also sent by electronic mail to csweger@edafl.com

Mr. Clay Sweger, AICP, LEED AP
EDA Engineers – Surveyors – Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Conditional Application Acceptance: San Felasco Tech City Phase 2 – Site Plan

Dear Mr. Sweger:

On December 27, 2018, the City of Alachua received your application for a Site Plan for San Felasco Tech City Phase 2. Buildings C & D are proposed to be approximately 30,000 square feet each. The Site Plan includes associated utility infrastructure and site improvements, and is located on a portion of Tax Parcel Number 05962-002-000.

Completeness review comments were issued on January 8, 2019. A revised application and materials were submitted for a completeness review on January 17, 2019.

The Planning Department has reviewed the revised application and materials for completeness, and finds the application to be complete, contingent upon receiving materials which address the comments below no later than **5:00 PM on Wednesday, January 30, 2019.**

Please note that the contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled separately from this letter. Failure to provide materials addressing the comments below may cause the project's DRT Meeting to be delayed.

Please address the following:

1. **Environmental Resource Assessment:** The Environmental Resource Assessment submitted with application materials is dated 6/3/2018 and considers the development plan proposed for Buildings A and B. Please address.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Mitch Glaeser, The Laser Investment Group, LLC *(by electronic mail)*
Project File

Attachment 2: Permit Number ERP-001-232301-1



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056
mysuwanneeriver.com

August 22, 2018

Thomas Sperring
Tom R. and Associates, LLC
11 SE 2nd Avenue
Gainesville, FL 32601

SUBJECT: Permit Number ERP-001-232301-1
San Felasco Tech City

Dear Thomas Sperring:

Enclosed is your ERP Individual Permit issued by the Suwannee River Water Management District on August 22, 2018. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

Noticing Your Permit:

For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk.

Compliance with Permit Conditions:

To submit your required permit compliance information, go to the District's website at <https://permitting.sjrwmd.com/srepermitting/jsp/start.jsp>. Click to sign-in to your existing account or to create a new account. Select the "Apply/Submit" tab, select "Submit Compliance Data", enter your permit number, and select "No Specific Date" for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select "the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at floridaswater.com/permitting under the section "Handbooks, forms, fees, final orders". Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need copies of the appropriate forms, please contact the Resource Management Division at (386) 362-1001.

Transferring Your Permit:

Your permit requires you to notify the District in writing within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit".

VIRGINIA H. JOHNS Chair
Alachua, Florida

ALPHONAS ALEXANDER Vice Chair
Madison, Florida

RICHARD SCHWAB Secretary/Treasurer
Perry, Florida

KEVIN BROWN
Alachua, Florida

GARY F. JONES
Old Town, Florida

CHARLES KEITH
Lake City, Florida

VIRGINIA M. SANCHEZ
Old Town, Florida

DON QUINCEY
Chiefland, Florida

BRADLEY WILLIAMS
Monticello, Florida

HUGH THOMAS
Executive Director

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact us at (386) 362-1001.

Sincerely,



Hugh Thomas
Executive Director

Enclosures: Permit

cc: District Permit File



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056
mysuwanneeriver.com

ERP Individual Permit

PERMITTEE:

Thomas Sperring
Tom R. and Associates, LLC
11 SE 2nd Avenue
Gainesville, FL 32601

PERMIT NUMBER: ERP-001-232301-1**DATE ISSUED:** August 22, 2018**DATE EXPIRES:** August 22, 2023**COUNTY:** Alachua**TRS:** S20 T8S R19E**PROJECT:** San Felasco Tech City

Upon completion, the approved entity to which operation and maintenance maybe transferred pursuant to rule 62-330.310 and 62-330.340 or 40B-4.1130, Florida Administrative Code (F.A.C) shall be:

Mitch Glaeser
The Laser Investment Group, LLC
Ste 120
3201 Sw 42nd St
Gainesville, FL 32608-2401

Based on the information provided to the Suwannee River Water Management District (District), the above mentioned project has met the conditions of issuance as found in subsection 62-330.301, subsections 62-330.407 through 62-330.635, or subsection 40B-4.3030, F.A.C. The permit is hereby in effect for the activity description below:

This permit is for the construction and operation of a stormwater management system serving 4.12 acres of impervious surfaces on a total project area of 12.4 acres, in a manner consistent with the application submitted by Thomas Sperring, of Tom R. & Associates, and the plans certified by Sergio Reyes, P.E., of EDA Engineers, Surveyors, Planners, Inc., on or before August 14, 2018.

VIRGINIA H. JOHNS Chair
Alachua, Florida

ALPHONAS ALEXANDER Vice Chair
Madison, Florida

RICHARD SCHWAB Secretary/Treasurer
Perry, Florida

KEVIN BROWN
Alachua, Florida

GARY F. JONES
Old Town, Florida

CHARLES KEITH
Lake City, Florida

VIRGINIA M. SANCHEZ
Old Town, Florida

DON QUINCEY
Chiefland, Florida

BRADLEY WILLIAMS
Monticello, Florida

HUGH THOMAS
Executive Director

As the permittee and/or operation and maintenance entity, it is your responsibility to ensure that adverse off-site impacts do not occur either during or after the construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You and any other substantially affected persons are entitled to request an administrative hearing or mediation. Please refer to the enclosed notice of rights.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice,"[10-1-13], incorporated by reference herein (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C. If available, an District website that fulfills this notification requirement may be used in lieu of the form.
5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 1. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
 2. For all other activities — "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].

3. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
7. If the final operation and maintenance entity is a third party:
 1. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
 2. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:
 1. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
 2. Convey to the permittee or create in the permittee any interest in real property;
 3. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 4. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the District in writing:
 1. Immediately if any previously submitted information is discovered to be inaccurate; and
 2. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner

shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

WITHIN 30 DAYS AFTER COMPLETION OF THE PROJECT, THE PERMITTEE SHALL NOTIFY THE DISTRICT, IN WRITING, THAT THE FACILITIES ARE COMPLETE.

AUTHORIZED BY: Suwannee River Water Management District

By:



Hugh Thomas
Executive Director

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, (F.S.), before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 F.S. Pursuant to Rule 28-106.111, Florida Administrative Code, (F.A.C.), the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, F.A.C.
2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the permit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may choose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, F.A.C., the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, F.A.C.
3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), F.S., where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, F.A.C.
4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), F.S., where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, F.A.C.
5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.
6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, F.A.C.
7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, F.A.C.
8. Pursuant to Section 120.68, F.S., a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 373, F.S., may seek review of the order pursuant to Section 373.114, F.S., by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy of the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review, or for Commission review, will result in waiver of the right to review.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent to:

Thomas Sperring
Tom R. and Associates, LLC
11 SE 2nd Avenue
Gainesville, FL 32601
(352) 258-5269

This August 22, 2018



Deputy Clerk
Suwannee River Water Management District
9225 C.R. 49
Live Oak, Florida 32060
386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP-001-232301-1

NOTICING INFORMATION

Dear Permittee:

Please be advised that the Suwannee River Water Management District (District) has not published a notice in the newspaper advising the public that it has issued a permit for this project.

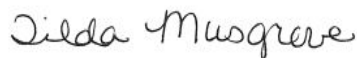
Newspaper publication, using the District's form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit to file a petition challenging the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a onetime notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice, the time to challenge the issuance of your permit will not expire.

A copy of the notice and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit as proof of publication. In accordance with 40B-1.1010(4), F.A.C., a copy of the affidavit shall be provided to the District within 14 days of publication. A scanned copy of the affidavit may be forwarded to Tilda Musgrove by email at tjm@srwmd.org (preferred method) or send the original affidavit of publication to:

Tilda Musgrove
Resource Management
9225 CR 49
Live Oak, FL 32060

If you have any questions, please contact me at 386.362.1001.
Sincerely,



Tilda Musgrove
Business Resource Specialist
Resource Management

NOTICE OF AGENCY ACTION TAKEN BY THE
SUWANNEE RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on _____:
(Name and address of applicant)_____
permit#_____. The project is located in _____ County, Section
_____, Township _____ South, Range _____ East. The permit authorizes a surface
water management system on _____ acres for
_____ known as
_____. The receiving water body is _____.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40BB-1.1010, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the Resource Management Business Resource Specialist at District Headquarters, 9225 CR 49, Live Oak FL 32060 or by e-mail to tjm@srwmd.org, within twenty-one (21) days of newspaper publication of the notice of intended District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., is not available.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Live Oak, FL during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the next regular District business day.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40B-1.1010, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, you may request the Notice of Rights for this permit by contacting the Business Resource Specialist in the Division of Resource Management (RM), 9225 CR 49, Live Oak,, FL 32060, or by phone at 386.362.1001.

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UNION

Union County Times
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Lake Butler, FL 32054
386.496.2261

Attachment 3: Final Report for Relocation and Bucket Trapping Effort at San Felasco Tech City

September 27, 2018

Mitch Glaeser
Laser Investment Group, LLC
3201 SW 43rd Street, Suite 2
Gainesville, Florida 32608

Re: Relocation and Bucket Trapping Effort at San Felasco Tech City, Parcel 05962-002-000 (±12 acres), in Alachua County, Florida
Normandeau Project Number 24207.000

Dear Mr. Glaeser:

Normandeau Associates, Inc.'s Florida Fish and Wildlife Conservation Commission (FWC) Authorized Gopher Tortoise (*Gopherus polyphemus*) Agent (GTA-11-00003F) Martin Costello has completed the relocation and bucket trapping efforts for San Felasco Tech City. The relocation and bucket trapping effort was authorized by FWC under permit GTT-18-00606 and subsequent amended permit GTT-18-00606A (Appendix A). The relocation effort involved the initial halted excavation effort and subsequent bucket trapping and relocation of Gopher Tortoises to be impacted by development (Figure 1).

In total, five bucket traps were installed at the entrance of the five potentially occupied burrows identified within the footprint of development. Bucket trapping was necessary due to the inundated status of the potentially occupied burrows. Note that Gopher Tortoises will still use inundated burrows. Bucket trapping requires an experienced FWC Gopher Tortoise Agent and involves setting bucket traps at the opening of each potentially occupied burrow, effectively forcing any tortoise associated with that burrow to fall into the trap and be captured upon entering or exiting the burrow (Photo 1). FWC requires the bucket traps be maintained and carefully monitored for a period of twenty-eight days or until the resident tortoise is captured, whichever occurs first. The bucket traps at San Felasco Tech City were visited twice daily to ensure the trap and shading were set correctly and that captured tortoises or commensals were not left in traps for extended periods of time.

Three Gopher Tortoises were captured from the five traps (Table 1; Photo 2). The traps where tortoises were not captured remained in place for the necessary twenty-eight consecutive good-weather trapping days. Following the twenty-eight day period, the remaining two traps were pulled out of the ground and the burrow entrance collapsed. In addition to pulling the traps, the silt fence boundary was walked on foot to look for any evidence of tortoise activity and none was observed. Given that there are potentially occupied burrows identified on the adjacent lands, it is important that the silt fence barrier be monitored and maintained throughout development activity to reduce the likelihood of tortoises entering the development footprint.

At this time, relocation efforts for San Felasco Tech City project have been completed. Should anyone on the development or construction teams spot a Gopher Tortoise or Gopher Tortoise burrow on site, work should be halted and the project's FWC Authorized Gopher Tortoise Agent should be contacted immediately to determine next steps as additional surveys or permitting may be required before continuing development activities. If possible, a photo should be taken of the observation(s) to help with identification and determination of next steps.

Please do not hesitate to call or email should you or your team have any Gopher Tortoise permit related questions or concerns.

Sincerely,



Martin Costello
Biologist | FWC Authorized Gopher Tortoise Agent

Table 1. Relocated Gopher Tortoise Data

Recipient ID	Donor ID	Class	Size	Length (mm)	Weight (g)	Status	Date Captured
1439	3	Adult	Female	267	4032	Healthy	9/9/2018
1440	8	Adult	Female	306	5180	Healthy	9/9/2018
1441	7	Adult	Female	183	1199	Healthy	9/9/2018

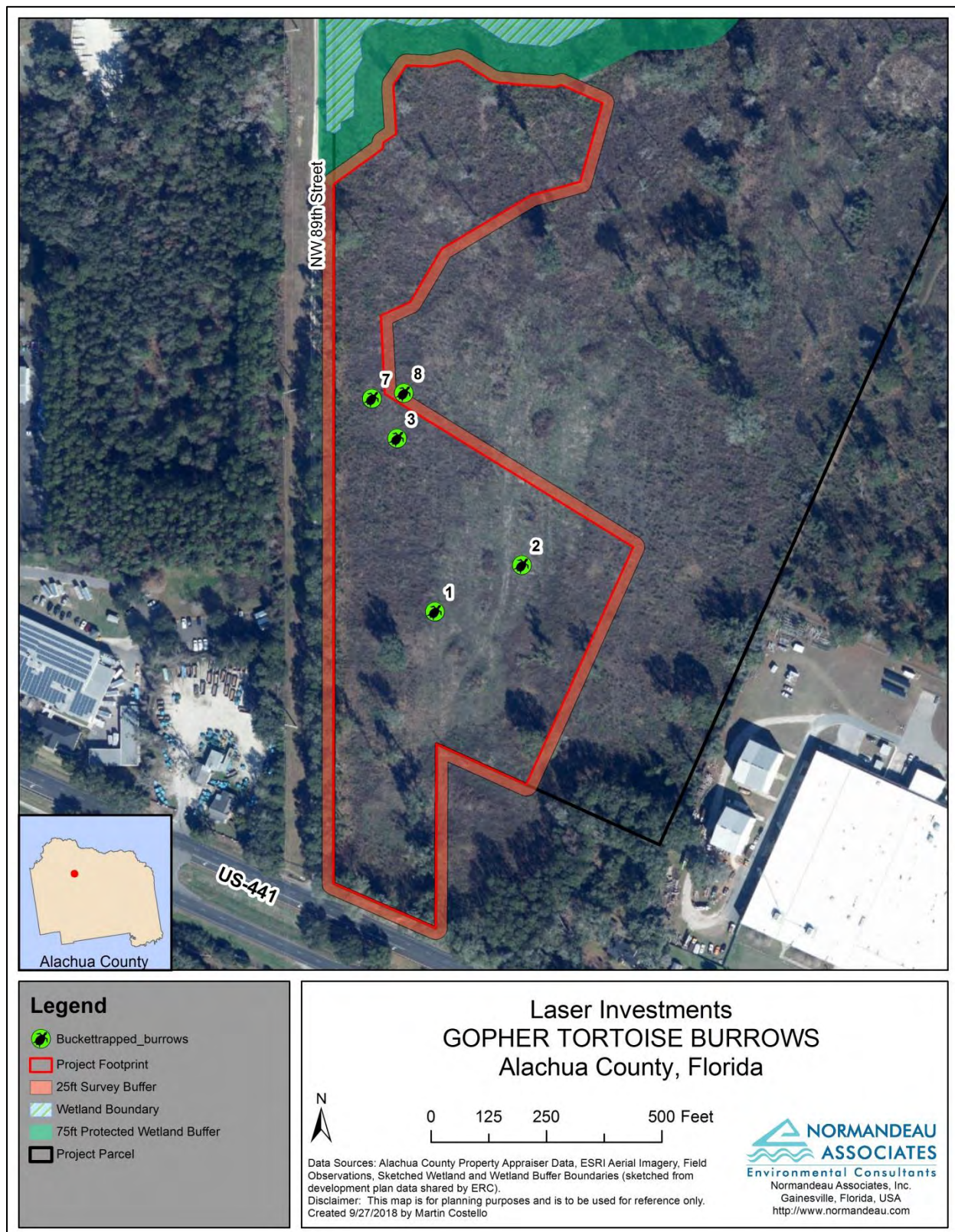


Figure 1. 100% Gopher Tortoise survey boundary and results.



Photo 1. Bucket trapping set-up.



Photo 2. Captured tortoises

APPENDIX A



Gopher Tortoise 10 or Fewer Burrows
FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
Division of Habitat and Species Conservation
Species Conservation Planning Section
620 South Meridian Street, Mail Station 2A
Tallahassee, Florida 32399-1600
(850) 921-1031

Permittee Name: Laser Investment Group, LLC
Permittee Address: 3201 SW 42nd Street Suite 2
GAINESVILLE, FLORIDA
32608 UNITED STATES

Permit Number: GTT-18-00606
Effective Date: August 14, 2018
Expiration Date: August 14, 2019

Agent Name: Martin Costello
Agent Address: Normandeau Associates, Inc. formerly
Pandion Systems
4581 NW 6th Street Suite A
GAINESVILLE, FLORIDA 32609
UNITED STATES

IS AUTHORIZED TO:

Capture by using bucket traps, hand shovel and backhoe excavation of tortoise burrows, remove and relocate all gopher tortoise (*Gopherus polyphemus*) hatchlings less than or equal to 60 mm carapace length (CL), and up to 3 gopher tortoises greater than 60 mm CL by non-harmful means, and to molest, damage or destroy gopher tortoise burrows while conducting these activities, subject to the following conditions and provisions, in association with development activities within the following site that contains 10 or fewer gopher tortoise burrows.

AUTHORIZED LOCATION(S):

14.91-acre San Felasco Tech City site located north of Hwy 441 and east of NW 89 St. (T8S,R19E,S20; with Latitude 29° 46' 36.87" N and Longitude 82° 26' 25.71" W), in Alachua Co., relocated to the 2,230.45-acre Apalachicola National Forest -West Munson research recipient site (T1S,R1E, S31; T1S,R1W,S36; T2S,R1W,S1 & 2; T2S,R2E,S6; with Lat. 30°20'49.81"N and Long. 84°16'57.08"W), in Leon Co., that is authorized to receive gopher tortoises under permits GTR-10-00001A and LSSC-10-00040A.

Permittee Signature: 

Date: 8-17-18

Not valid unless signed. By signature, confirms that all information provided to issue the permit is accurate and complete, and indicates acceptance and understanding of the provisions and conditions listed below. **Any false statements or misrepresentations when applying for this permit may result in felony charges and will result in revocation of this permit.**

Authorized By: Eric Seckinger

Authorized for: Eric Sutton, Executive Director

Authorizing Signature: 

Date: 08/14/2018

Species Conservation Planning Section

PERMIT CONDITIONS AND PROVISIONS:

- 1 Authorization to conduct the specified activities in association with the relocation of gopher tortoises in Florida is subject to Rules 68A-9.002 and 68A-27 Florida Administrative Code (F.A.C.), and the Florida Fish and Wildlife

Conservation Commission's (hereafter, "FWC") Gopher Tortoise Permitting Guidelines (April 2008 - revised January 2017) [hereafter, "Permitting Guidelines"], and the following provisions/conditions.

- 2 Authorized activities are also predicated and conditioned on the information and assurances provided in the Permittee's 07/23/2018 application (as supplemented), the assurances of which are herein incorporated by reference.
- 3 During colder months, tortoises shall only be captured and relocated when the low temperature at the recipient site is forecasted by the National Weather Service (www.weather.gov) to be above 50° F for three consecutive days [72 hours] after release (including the day of relocation). This three-day window of milder temperatures is required to allow the relocated tortoises to settle into the recipient site and reduce the chance of cold-related stress or mortality. If capturing tortoises using bucket traps, the Permittee shall cover all traps on days forecasted to be below 50° F. The 28 consecutive day trapping period must restart at day 1 when a trap is closed for any reason.
- 4 Captured gopher tortoises that show signs of disease (i.e., nasal and ocular discharge, emaciation, etc.) shall not be relocated off-site to the authorized recipient site. At the Permittee's discretion, symptomatic tortoises may be: relocated on-site; transported to and quarantined at a FWC-licensed wildlife rehabilitation center (list available upon request) or licensed veterinary facility for treatment and subsequent relocation of recovered, non-symptomatic gopher tortoises along with others from the population; transported and donated to a FWC-permitted disease research program; or humanely euthanized by a licensed veterinarian when disease is advanced.
- 5 Gopher tortoise capture and relocation activities may be conducted only if written local government approvals have been obtained for land clearing, grading, or construction activities and provided to the Gopher Tortoise Program Coordinator (via the FWC online permit system or via email to GTPermits@MyFWC.com) prior to commencing relocation activities.
- 6 This permit can be suspended, revoked or not renewed for just cause pursuant to 68-1.010, F.A.C. and Chapter 120, Florida Statutes. It is non-transferable and must be readily available for inspection at all times while engaging in the permitted activities.
- 7 The activities authorized under this Permit must be carried out by the Authorized Gopher Tortoise Agent ("Authorized Agent") designated on this permit, or under the direct supervision and responsibility of that Authorized Agent. The Permittee and Authorized Agent shall be as fully responsible for any such activities to the same extent as if they had themselves carried out those activities under this Permit.
- 8 A gopher tortoise burrow survey covering 100% of the gopher tortoise habitat within the donor site must be conducted by the Authorized Agent and a burrow location map depicting the survey results shall be submitted to the FWC (via the FWC online permit system or via email to GTPermits@MyFWC.com) no more than 90 days and no fewer than 72 hours (excluding weekends and holidays) prior to commencing any gopher tortoise capture and relocation activities. Site preparation or development activities that disturb the vegetation or the ground which prevent the FWC from checking the accuracy of 100% gopher tortoise burrow surveys shall not be conducted until all gopher tortoises have been relocated from the area, and at least 72 hours (excluding weekends and holidays) after the 100% burrow survey results and burrow location map have been received by FWC. If site clearing or construction does not begin within 90 days from the date of the most recent 100% gopher tortoise survey or capture activities, a new 100% gopher tortoise burrow survey must be completed to ensure that additional gopher tortoises have not moved onto the site.
- 9 The Permittee shall notify the Gopher Tortoise Program Coordinator by uploading the notice to the FWC online permit system, by email at GTPermits@MyFWC.com, or by phone at (850)921-1031 at least 24 hours (excluding weekends and holidays) before initiating the tortoise relocation effort.
- 10 Either this original permit, or a complete copy, must be clearly posted at the affected site at all times while engaged in the permitted tortoises relocation activities, and should remain posted until construction activities are completed.
- 11 Any gopher tortoise mortality or injury that occurs while conducting activities authorized under this permit shall be reported to the Gopher Tortoise Program Coordinator (by phone at 850-921-1031 or by email to GTPermits@MyFWC.com) within 48 hours of the occurrence. An injured gopher tortoise shall be promptly taken to either a licensed wildlife rehabilitation facility or a licensed veterinarian for evaluation and treatment. Contact information for the facility or veterinarian shall be included with the information reported.
- 12 The Permittee, by signing this permit, specifically agrees to allow authorized FWC personnel, upon presentation of credentials as may be required by law, access to the donor and recipient sites, at reasonable times, for the purpose of inspecting the capture/relocation activities authorized under this permit.
- 13 The Permittee shall submit a report detailing the capture and relocation activities via the FWC online permit

system within 30 days of the release of the captured/relocated tortoises. An after action report checklist is attached for use in that regard. Any request for permit renewal or extension should be submitted at least 45 days prior to the expiration date of this permit.

- 14 Nonnative wildlife that are members of the families Pythonidae, Boidae, Varanidae, Iguanidae and Teiidae captured during gopher tortoise relocation activities shall be euthanized in accordance with the requirements of the Permitting Guidelines. Authorized Agents are authorized to transport conditional species for purposes of euthanasia in accordance with the transport requirements in the Permitting Guidelines. All other non-native wildlife captured should be humanely euthanized or allowed to escape on-site. Sightings of Burmese python, Argentine tegu, or other nonnative wildlife species should be reported to the FWC within 48 hours by either calling the toll-free number 1-888-IVEGOT1 (1-888-483-4681) or online at www.IveGot1.org.
- 15 Gopher tortoise commensals listed in 68A-27 F.A.C. as either State-designated threatened species or species of special concern (this does not include the eastern indigo snake [*Drymarchon couperi*] and other Federally-designated Endangered and Threatened species) and encountered in the gopher tortoise capture operation should either be released on-site or allowed to escape unharmed, or be donated to an educational or research facility that possesses the appropriate FWC scientific collecting/educational use permit and is authorized to receive additional specimens of the captured species. Non-listed native commensals should either be allowed to escape unharmed or released on-site. Refer to Appendix 9 of the Permitting Guidelines for additional information on gopher tortoise commensals. If you have questions regarding handling/releasing gopher tortoise commensals encountered during capture operations, contact the Gopher Tortoise Program Coordinator's office by calling 850-921-1031.
- 16 This permit does not authorize the take of Federally-designated Endangered and Threatened species. Only individuals who are in possession of a valid permit or authorization issued by the United States Fish and Wildlife Service (USFWS) to capture or possess an eastern indigo snake or other Federally-designated Endangered and Threatened species may physically handle those species. If individuals without a USFWS permit or authorization encounter an eastern indigo snake during attempts to capture gopher tortoises or during subsequent land alteration or development activities within the property, all movement of heavy equipment and land alteration or development activities within the vicinity of the snake shall cease to allow the snake to vacate the area. No movement of heavy equipment, or land alteration or development activities within the vicinity of the snake shall resume until the snake has vacated the work area.
- 17 This permit does not authorize Permittee access to any public or private properties. Permission to access the property must be secured from the appropriate landholders prior to undertaking any work on such properties.

A person whose substantial interests are affected by FWC's action may petition for an administrative proceeding (hearing) under sections 120.569 and 120.57 of the Florida Statutes. A person seeking a hearing on FWC's action shall file a petition for hearing with the agency within 21 days of receipt of written notice of the decision. The petition must contain the information and otherwise comply with section 120.569, Florida Statutes, and the uniform rules of the Florida Division of Administration, chapter 28-106, Florida Administrative Code. If the FWC receives a petition, FWC will notify the Permittee. Upon such notification, the Permittee shall cease all work authorized by this permit until the petition is resolved. The enclosed Explanation of Rights statement provides additional information as to the rights of parties whose substantial interests are or may be affected by this action.

APPENDIX B



Gopher Tortoise 10 or Fewer Burrows
FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
Division of Habitat and Species Conservation
Species Conservation Planning Section
620 South Meridian Street, Mail Station 2A
Tallahassee, Florida 32399-1600
(850) 921-1031

Permittee Name:	Laser Investment Group, LLC	Permit Number:	GTT-18-00606A
Permittee Address:	3201 SW 42nd Street Suite 2 GAINESVILLE, FLORIDA 32608 UNITED STATES	Effective Date:	September 6, 2018
		Expiration Date:	August 14, 2019
Agent Name:	Martin Costello		
Agent Address:	Normandeau Associates, Inc. formerly Pandion Systems 4581 NW 6th Street Suite A GAINESVILLE, FLORIDA 32609 UNITED STATES		

IS AUTHORIZED TO:

Capture by using bucket traps, hand shovel and backhoe excavation of tortoise burrows, transport and relocate all gopher tortoise (*Gopherus polyphemus*) hatchlings less than or equal to 60 mm carapace length (CL), and up to **5 (an additional 2)** gopher tortoises greater than 60 mm CL by non-harmful means, and to molest, damage or destroy gopher tortoise burrows while conducting these activities, subject to the following conditions and provisions, in association with development activities within the following site that contains 10 or fewer gopher tortoise burrows.

AUTHORIZED LOCATION(S):

14.91-acre San Felasco Tech City site located north of Hwy 441 and east of NW 89 St. (T8S,R19E,S20; with Latitude 29° 46' 36.87" N and Longitude 82° 26' 25.71" W), in Alachua Co., relocated to the 2,230.45-acre Apalachicola National Forest -West Munson research recipient site (T1S,R1E, S31; T1S,R1W,S36; T2S,R1W,S1 & 2; T2S,R2E,S6; with Lat. 30°20'49.81"N and Long. 84°16'57.08"W), in Leon Co., that is authorized to receive gopher tortoises under permits GTR-10-00001A and LSSC-10-00040A.

Permittee Signature: 

Date: 9-6-18

Not valid unless signed. By signature, confirms that all information provided to issue the permit is accurate and complete, and indicates acceptance and understanding of the provisions and conditions listed below. **Any false statements or misrepresentations when applying for this permit may result in felony charges and will result in revocation of this permit.**

Authorized By: Eric Seckinger

Authorized for: Eric Sutton, Executive Director

Authorizing Signature: 

Date: 09/06/2018

Species Conservation Planning Section

Is Authorized To (Continued)

This permit is in effect an amendment of permit GTT-18-00606, which expires on August 14, 2019, and supersedes all previous versions. All amended conditions and provisions of the previous permit (changed or new items) are indicated by bold text.

PERMIT CONDITIONS AND PROVISIONS:

- 1 Authorization to conduct the specified activities in association with the relocation of gopher tortoises in Florida is subject to Rules 68A-9.002 and 68A-27 Florida Administrative Code (F.A.C.), and the Florida Fish and Wildlife Conservation Commission's (hereafter, "FWC") Gopher Tortoise Permitting Guidelines (April 2008 - revised January 2017) [hereafter, "Permitting Guidelines"], and the following provisions/conditions.
- 2 Authorized activities are also predicated and conditioned on the information and assurances provided in the Permittee's **09/05/2018 application**, the assurances of which are herein incorporated by reference.
- 3 During colder months, tortoises shall only be captured and relocated when the low temperature at the recipient site is forecasted by the National Weather Service (www.weather.gov) to be above 50° F for three consecutive days [72 hours] after release (including the day of relocation). This three-day window of milder temperatures is required to allow the relocated tortoises to settle into the recipient site and reduce the chance of cold-related stress or mortality. If capturing tortoises using bucket traps, the Permittee shall cover all traps on days forecasted to be below 50° F. The 28 consecutive day trapping period must restart at day 1 when a trap is closed for any reason.
- 4 Captured gopher tortoises that show signs of disease (i.e., nasal and ocular discharge, emaciation, etc.) shall not be relocated off-site to the authorized recipient site. At the Permittee's discretion, symptomatic tortoises may be: relocated on-site; transported to and quarantined at a FWC-licensed wildlife rehabilitation center (list available upon request) or licensed veterinary facility for treatment and subsequent relocation of recovered, non-symptomatic gopher tortoises along with others from the population; transported and donated to a FWC-permitted disease research program; or humanely euthanized by a licensed veterinarian when disease is advanced.
- 5 Gopher tortoise capture and relocation activities may be conducted only if written local government approvals have been obtained for land clearing, grading, or construction activities and provided to the Gopher Tortoise Program Coordinator (via the FWC online permit system or via email to GTPermits@MyFWC.com) prior to commencing relocation activities.
- 6 This permit can be suspended, revoked or not renewed for just cause pursuant to 68-1.010, F.A.C. and Chapter 120, Florida Statutes. It is non-transferable and must be readily available for inspection at all times while engaging in the permitted activities.
- 7 The activities authorized under this Permit must be carried out by the Authorized Gopher Tortoise Agent ("Authorized Agent") designated on this permit, or under the direct supervision and responsibility of that Authorized Agent. The Permittee and Authorized Agent shall be as fully responsible for any such activities to the same extent as if they had themselves carried out those activities under this Permit.
- 8 A gopher tortoise burrow survey covering 100% of the gopher tortoise habitat within the donor site must be conducted by the Authorized Agent and a burrow location map depicting the survey results shall be submitted to the FWC (via the FWC online permit system or via email to GTPermits@MyFWC.com) no more than 90 days and no fewer than 72 hours (excluding weekends and holidays) prior to commencing any gopher tortoise capture and relocation activities. Site preparation or development activities that disturb the vegetation or the ground which prevent the FWC from checking the accuracy of 100% gopher tortoise burrow surveys shall not be conducted until all gopher tortoises have been relocated from the area, and at least 72 hours (excluding weekends and holidays) after the 100% burrow survey results and burrow location map have been received by FWC. If site clearing or construction does not begin within 90 days from the date of the most recent 100% gopher tortoise survey or capture activities, a new 100% gopher tortoise burrow survey must be completed to ensure that additional gopher tortoises have not moved onto the site.
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- credentials as may be required by law, access to the donor and recipient sites, at reasonable times, for the purpose of inspecting the capture/relocation activities authorized under this permit.
- 13 The Permittee shall submit a report detailing the capture and relocation activities via the FWC online permit system within 30 days of the release of the captured/relocated tortoises. An after action report checklist is attached for use in that regard. Any request for permit renewal or extension should be submitted at least 45 days prior to the expiration date of this permit.
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 - 15 Gopher tortoise commensals listed in 68A-27 F.A.C. as either State-designated threatened species or species of special concern (this does not include the eastern indigo snake [*Drymarchon couperi*] and other Federally-designated Endangered and Threatened species) and encountered in the gopher tortoise capture operation should either be released on-site or allowed to escape unharmed, or be donated to an educational or research facility that possesses the appropriate FWC scientific collecting/educational use permit and is authorized to receive additional specimens of the captured species. Non-listed native commensals should either be allowed to escape unharmed or released on-site. Refer to Appendix 9 of the Permitting Guidelines for additional information on gopher tortoise commensals. If you have questions regarding handling/releasing gopher tortoise commensals encountered during capture operations, contact the Gopher Tortoise Program Coordinator's office by calling 850-921-1031.
 - 16 This permit does not authorize the take of Federally-designated Endangered and Threatened species. Only individuals who are in possession of a valid permit or authorization issued by the United States Fish and Wildlife Service (USFWS) to capture or possess an eastern indigo snake or other Federally-designated Endangered and Threatened species may physically handle those species. If individuals without a USFWS permit or authorization encounter an eastern indigo snake during attempts to capture gopher tortoises or during subsequent land alteration or development activities within the property, all movement of heavy equipment and land alteration or development activities within the vicinity of the snake shall cease to allow the snake to vacate the area. No movement of heavy equipment, or land alteration or development activities within the vicinity of the snake shall resume until the snake has vacated the work area.
 - 17 This permit does not authorize Permittee access to any public or private properties. Permission to access the property must be secured from the appropriate landholders prior to undertaking any work on such properties.

A person whose substantial interests are affected by FWC's action may petition for an administrative proceeding (hearing) under sections 120.569 and 120.57 of the Florida Statutes. A person seeking a hearing on FWC's action shall file a petition for hearing with the agency within 21 days of receipt of written notice of the decision. The petition must contain the information and otherwise comply with section 120.569, Florida Statutes, and the uniform rules of the Florida Division of Administration, chapter 28-106, Florida Administrative Code. If the FWC receives a petition, FWC will notify the Permittee. Upon such notification, the Permittee shall cease all work authorized by this permit until the petition is resolved. The enclosed Explanation of Rights statement provides additional information as to the rights of parties whose substantial interests are or may be affected by this action.

Appendix 1: Environmental Resource Assessment, Parcel 05962-002-000, 3 June 2018



ENVIRONMENTAL RESOURCE ASSESSMENT

Parcel No. 05962-002-000
Alachua County, Florida

APPLICATION TO

City of Alachua
Planning and Community
Development Department
PO Box
Alachua, FL 32616

Prepared for

Mitch Glaeser, CEO
Emory Group Companies
3201 SW 43rd Street, Suite 2
Gainesville, FL 32608
352-538-0072

Prepared by

Peter M. Wallace, President
Ecosystem Research Corporation
2906 NW 142nd Avenue
Gainesville, FL 32609



3 June 2018

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21 May 2018

City of Alachua
Planning and Community Development Department
PO Box
Alachua, FL 32616

Re: Environmental Resource Assessment of the **San Felasco Tech City** Project Site,
Parcel No. 05962-002-000, Alachua County, Florida

To whom it may concern:

Ecosystem Research Corporation (ERC) was retained by the Emory Group/Companies to perform an Environmental Resource Assessment (ERA) and listed species survey of a Project Site that is located along US441 within the northeast quadrant of the intersection with NW 89th Street in northwest Alachua County, Florida. The Project Site lies within the municipal limits of the City of Alachua. The proposed Project Site is designated for development of a mixed use commercial site within a ± 12.0 -acre section of tax parcel 05962-002-000, which totals ± 55.44 acres as determined from the Alachua County tax parcel database (**Figure 2**). The tax parcel has recently been managed for timber production and was clear-cut circa 2014–2016. The Topographic and Specific Purpose Survey of the Tax Parcel is provided as **Figure 3**. For the purposes of this assessment, the Resource Assessment Area (RAA) is equivalent to the entire Development Area and adjacent Parcel areas.

The site lies within Section 20, Township 8 South, Range 19 East and is described geographically within the Alachua USGS Quadrangle Map (**Figure 4**). The Project Site lies within a developed area consisting of regional and local access roads, single family residences, municipal utilities, and small commercial and industrial uses located within an historical agricultural setting. Worship facilities as well as recreational areas are located in the near vicinity. The proposed project is consistent with the local neighborhood and community development design and will provide valuable resources to the neighboring local commercial businesses.

Environmental Resource Assessment Methodology

Field Survey

A field survey of the RAA was performed 6, 7, and 8 February 2018 to determine the general ecological condition of the area and determine if any listed plant or animal species or other environmental constraints were present within the boundaries of the

Project Parcel or immediately adjacent parcels. The survey was performed by Peter M. Wallace, MS (Certified Gopher Tortoise Agent #GTA-14-00037A) and Robert A. Garren, MS (Certified Gopher Tortoise Agent #GTA-09-00057D) of Ecosystem Research Corporation. A survey of the RAA was performed by repeatedly traversing the site with a series of pedestrian transects. Observations regarding plant species composition were recorded at **626** locations within the RAA and adjacent areas. At each location, plant species, plant habitat type, observations of animal occurrences, and GPS position coordinates were recorded with a hand-held Garmin GPSmap 76CSx unit. Photographs were taken to document the general plant communities, land uses, and historical activities present within the RAA during the period of the survey. Photographs that show the general physical appearance of the Project Site are contained within **Attachment 1**.

Data Search

To complement the data obtained from the field survey, several existing GIS databases were queried to obtain available published site-specific GIS data for the RAA and surrounding areas. These databases include the following:

1. USGS Alachua Quadrangle map
2. Alachua County 2001 LiDAR topography
3. Natural Resource Conservation Service (NRCS) Soils
4. Federal Emergency Management Service (FEMA)
5. National Wetlands Inventory (NWI)
6. Alachua County composite wetlands map
7. Alachua County Strategic Ecosystem Overlay database
8. Alachua County Hazardous Materials Storage Facilities
9. Alachua County Historic Structures
10. Florida Fish and Wildlife Conservation Commission (FWC) Eagle Nest Locator
11. FWC Wading and Waterbird Rookery Nest Sites Database
12. Wood Stork Regulated Buffers
13. Federally Listed Species Database Known to Occur in Alachua County

The field assessment and data review assessment performed for the Project Site addresses the specific requirement of the City of Alachua Comprehensive Plan and Land Development Regulations and **Article II Countywide Wetlands Protection Code defined within Chapter 77 Water Quality Standards and Management Practices** of the Alachua County Land Development Code. As part of this survey, the entire limits of the Project Site were evaluated as well as the adjacent undeveloped resources occurring within the boundaries of the contiguous Tax Parcel located east and north of the proposed development site.

Results of Data Review

Published Geographic and Hydrologic Data Review

USGS Alachua Quadrangle

As previously described, the Project Site lies within the geographic area defined by the USGS Alachua Quadrangle Map (Figure 4). Within the USGS quad map coverage there are no significant drainage features noted. There is a large landscape depression shown that occupies the northwest quadrant of the Project Site tax parcel but there is NO wetland shown on the quad map coverage. However, there is a wetland located within this area that totals **9.53 acres** and is more or less defined by the 135-ft contour interval (NAVD88; see site-specific survey provided as Figure 3). Within the northwest corner of the parcel, there is also a well-defined landscape depression defined by circular concentric contour intervals. This closed depression is defined by the 133-ft contour as the outermost concentric contour with a low elevation of 125.1 ft (NAVD88; Figure 3). Although this elevation is substantially lower than that found in the wetland, the isolated depression is dry and does not hold water.

Alachua County 2001 LiDAR Topography

The Alachua County 2001 LiDAR topography is provided as **Figure 5**. The Tax Parcel as defined by the LiDAR extends from an upslope broad ridge extending from the 158-ft contour located in the southeast corner to a low elevation of 128 ft located at the extreme northwest corner of the parcel within the closed landscape depression. The LiDAR generally defines the Project Site as occurring within very tight grouping of contours descending from 158 ft at the southeast Project Site boundary to ± 128 ft occurring along the northwest boundary, indicating an elevation drop across the site of 30 ft. In a general comparison, the LiDAR topography very closely represents the general topography of the Tax Parcel and Project Site shown on the site-specific survey provided as Figure 3.

NRCS Soils Mapping

The NRCS soils map is provided as **Figure 6** and shows there are four (4) mapping units occurring within the tax parcel. A brief description of each mapping unit is provided, as follows:

Mapping Unit No.	Mapping Unit Name	Drainage Class	Depth to Confining Layer
5	Fort Meade fine sand, 0 to 5 percent slopes	Well-drained	None
8	Millhopper sand, 0 to 5 percent slopes	Moderately well drained	Clay 58-->89 in.
19	Monteocha loamy sand	Very poorly drained	Spodic 18--27 in. Clay 48-->85 in.
20	Tavares sand, 0 to 5 percent slopes	Moderately well drained	None

The Millhopper sand and Monteocha loamy sand have a clay to loam confining unit above the ± 80 -in. soil profile layer; whereas, the Fort Meade fine sand and Tavares sand

have no surficial confining layer. The site occurs within the perforated zone of the Florida aquifer and occurs within the stream-to-sink zone so it should be assumed that the subsurface confining layer on the site is discontinuous. Based on the field survey, there is a well-defined surficial seepage and wetland area on site that closely corresponds to the mapped distribution of Monteocha loamy sand on the site. For this Project Site the driest areas correspond to the distribution of the Ft. Meade sand and Tavares sand mapping units.

FEMA Flood Zone Map

The FEMA flood zone for the Project Site and surrounding area is provided on **Figure 7**. The mapped Zone A shown on the Project Site corresponds to the depression and wetland areas in the northwest corner of the site. There are **NO** other Zone A or 100-year flood prone areas shown for the Project Site.

National Wetlands Inventory Database and Alachua County Composite Wetlands Data

The results of the wetlands search shown in the National Wetlands Inventory database and Alachua County composite wetlands database are shown on **Figures 8 and 9**, respectively. Neither database correctly displays the wetland coverage that exists in and around the Project Site. Both databases have exaggerated the extent of the wetland that occurs within the northwestern area of the Tax Parcel. Both wetland databases extend the southern boundary of the wetlands too far to the south, which is substantially uphill of the existing depression. These databases are often incorrect due to misinterpretation of deciduous Mesic canopy signatures that commonly occur in Alachua County. The true boundary of the wetland area is shown on the survey provided as Figure 3.

Strategic Ecosystem Overlay

The Alachua County Strategic Ecosystem coverage for the Project Site and surrounding area is provided as **Figure 10**. The Project Site does not lie within a designated overlay area and does not contain upland areas that would be designated as Strategic Ecosystem Resources.

Alachua County Hazardous Materials Storage Facilities

The locations of hazardous materials storage facilities monitored by Alachua County are provided in the area of the Project Site is shown on **Figure 11**. The coverage shows there are numerous facilities occurring along US441 associated with light industrial and commercial facilities; however, none are shown within the Parent Parcel or Project Site.

Historic Structures Database

The locations of historic structures contained within the County's historic structures database are provided on **Figure 12**. There are numerous structures associated with the Hague Community; however, none occur within the Project Site or Parent Parcel.

Published Listed Species Occurrence Data

The results of the searches of published listed species databases are provided on **Figure 13**. From the existing databases, the Project Site and Tax Parcel occur within the known distribution ranges of the Eastern Indigo Snake (*Drymarchon cooperi*), which has been found west of the Project Site. There is a minimal chance that this snake occurs within the building areas of the Project Site, but habitat is provided for this species north and east of the site. Therefore, general precautions should be taken during construction to protect any chance encounters with this species. There is an historical waterbird colony shown located $\pm 5,400$ ft southwest of the Project Site. If this colony is extant, development of the Project Site will have no effect on the forage habitat, roosting habitat, or nesting habitat that may be associated with individuals that use this area. The last active date of this colony is unknown.

Results of Field Survey

The general results of the field survey are provided on **Figure 14**. On this figure the GPS locations where site-specific data were recorded are shown as categorized with respect to the general type of data recorded. The GPS icons shown on Figure 14 represent data collected at **626** locations within the Project Site. During the field survey, the wetland boundary was delineated and marked with pink flagging tape and each flag was sequentially numbered. Each flag was field located by professional survey and the wetland boundary survey is provided as Figure 3. The wetland boundary was field verified by Alachua County Environmental Protection Department staff. The wetland boundary was delineated pursuant to the provisions of **Chapter 62-340 FAC Delineation of the Landward Extent of Wetlands and Surface Waters** specifically **Section 62-340.300 Delineation of Wetlands (1)**. The wetland boundary was delineated on a well defined boundary existing between a Hydric Hammock plant community and Mesic Hammock community. As clearly seen on the survey (Figure 3), this boundary lies uphill of the normal water surface typically found in the wetland. The wetland boundary lies between the 134–135 ft (NAVD 88) contour and is defined by a well-defined seepage boundary. The wetland defined in the field is smaller in acreage than the boundary shown by the NWI and Alachua County Composite Wetlands coverage (Figures 9 and 10, respectively). These coverages are based on non-verified soil mapping units and wetlands canopy signatures and, for the most part, ignore topographic information. Therefore, coverages are erroneous for this site and generally are erroneous for most areas within the County for the same reasons. The wetland acreage as shown on the survey (Figure 3) totals **9.53** acres.

There is a small, generally circular landscape depression located within the northwest corner of the site. This depression is defined by a set of closed concentric contours with the depression boundary defined by the 133 ft (NAVD 88) contour. The bottom elevation of this depression is ± 125.1 ft (NAVD 88) which is substantially lower than the wetland area. However, the depression is dry and dominated by a host of upland species to include Virginia live oak (*Quercus virginiana* Mill.), laurel oak (*Quercus hemisphaerica*

Bartr.), water oak (*Quercus nigra* L.), Carolina laurelcherry (*Prunus caroliniana* [Mill.] Aiton), and others.

The onsite wetland is a Mixed Hardwood system dominated by red maple (*Acer rubrum* L.), swamp laurel oak (*Quercus laurifolia* Michx.), American elm (*Ulmus americana* L.), water oak (*Quercus nigra* L.), sweetbay (*Magnolia virginiana* Mill.), sweetgum (*Liquidambar styraciflua* L.), and swamp blackgum (*Nyssa biflora* Walter). The wetland has an intact canopy that has not been recently logged. The upland buffer located east of the wetland is the only intact upland canopy onsite that has not been recently logged. This buffer area is characterized by large Virginia live oak (*Quercus virginiana* Mill.), laurel oak (*Quercus hemisphaerica* Bartr.), sweetgum (*Liquidambar styraciflua* L.), pignut hickory (*Carya glabra* [Mill.] Sweet), Eastern hophornbeam (*Ostrya virginiana* [Mill.] K. Koch), winged elm (*Ulmus alata* Michx.), and southern magnolia (*Magnolia grandiflora* L.). The groundcover is not comprised of a typical Mesic Hammock groundcover, indicating past disturbance has occurred. The current groundcover has a significant occurrence of briers and vines and a lack of typical Mesic Hammock sedge and grass groundcover species.

The remaining areas of the Project Site are upland areas which have recently been clearcut. As a result of this, at the time of the field survey many areas of the site were almost impassable due to the extensive growth of sand blackberry (*Rubus cuneifolius* Pursh), wild sarsaparilla (*Smilax glauca* Walter), greenbrier (*Smilax bona-nox* L.), and other brier species and well as an extensive dense colony of oak saplings to include Virginia live oak (*Quercus virginiana* Mill.), sand live oak (*Quercus geminata* Small), water oak (*Quercus nigra* L.), and laurel oak (*Quercus hemisphaerica* Bartr.). In other areas of the site, oldfield herbs and grasses are dominant and include Elliott's lovegrass (*Eragrostis elliottii* S. Watson), needleleaf witchgrass (*Dichanthelium aciculare* [Desv. ex Poir.] Gould & C.A. Clark), southern dewberry (*Rubus trivialis* Michx.), winged sumac (*Rhus copallinum* L.), spotted beebalm (*Monarda punctata* L.), broomsedge bluestem (*Andropogon virginicus* L. var. *virginicus*), rustweed (*Polypremum procumbens* L.), Virginia buttonweed (*Diodia virginiana* L.), smutgrass (*Sporobolus indicus* [L.] R. Br.), and numerous others.

In all areas of the site where field surveys were conducted, gopher tortoise burrow surveys were also conducted. Two (2) potentially active gopher tortoise burrows were found during the survey as shown on **Figure 16**.

Final Statement

From review of the published GIS databases and based on the results of the site-specific field survey, there are **NO** aboveground site-specific issues that would preclude development of the Project Site as proposed in the Site Plan provided as **Figure 17**. Because gopher tortoise burrows are present, a 100% burrow survey will be required prior to development of the site. Gopher tortoises that are found will be relocated to a

perpetual conservation area. This process will be permitted through the Game Commission. The site can be developed without any direct impact or secondary impact to any Regulated Natural Resources.

If you have any questions, please don't hesitate to call.

Sincerely,



Peter M. Wallace
President

Table 1. Plant Species Recorded during the February 6–8, 2018, Field Survey.

Species Code	Scientific Name	Common Name	USFWS ¹ Classif.	FDEP ² Classif.	Floristic ³ Classif.
ACE RUB	<i>Acer rubrum</i> L.	Red maple	FAC	FACW	NC
AND GCP	<i>Andropogon glomeratus</i> (Walt.) BSP var. <i>glaucoptis</i> (Ell.) Mohr	Purple bluestem	FACW+	FACW	NP
AND PUM	<i>Andropogon glomeratus</i> (Walt.) BSP var. <i>pumilus</i> (Vasey) Vasey ex L.H. Dewey	Bushy bluestem	FACW+	FACW	NP
AND GLA	<i>Andropogon virginicus</i> L. var. <i>glaucus</i> Hackel	Chalky bluestem	FACU	FAC	NC
AND VIR	<i>Andropogon virginicus</i> L. var. <i>virginicus</i>	Broomsedge	FAC-	FAC	NP
ARA SPI	<i>Aralia spinosa</i> L.	Devil's walkingstick	FAC	UPL	NC
ARD CRE	<i>Ardisia crenata</i> Sims	Scratchthroat	NL	FAC	EA
ASP PLA	<i>Asplenium platyneuron</i> (L.) Britton et al.	Ebony spleenwort	FACU	UPL	NC
BAC HAL	<i>Baccharis halimifolia</i> L.	Sea myrtle	FAC	FAC	NP
CAL AME	<i>Callicarpa americana</i> L.	Beautybush	FACU-	UPL	NC
CAR CAP	<i>Carex atlantica</i> L.H. Bailey ssp. <i>capillacea</i> (L.H. Bailey) Reznicek	Prickly bog sedge	OBL	OBL	NC
CAR cf. LPF	<i>Carex cf. lupuliformis</i> Sartwell ex Dewey (sterile)	False hop sedge	OBL	FACW	NP
CAR LON	<i>Carex longii</i> Mack.	Long's sedge	OBL	FACW	NP
CAR GLA	<i>Carya glabra</i> (Mill.) Sweet	Pignut hickory	FACU	UPL	NC
CHA TAN	<i>Chaerophyllum tainturieri</i> Hook.	Hairyfruit cheervil	FAC	UPL	NC
CHA LAX	<i>Chasmanthium laxum</i> var. <i>laxum</i> (L.) Yates	Slender woodoats	FACW-	FACW	NC
CIR NUT	<i>Cirsium nuttallii</i> DC	Nuttall's thistle	FAC	FACW	NP
CRN FLO	<i>Cornus florida</i> L.	Flowering dogwood	FACU	UPL	NC
DES TRI	<i>Desmodium triflorum</i> (L.) DC.	Sagotia beggarweed	FACU	UPL	EW
DIC ACI	<i>Dichantherium aciculare</i> (Desvaux ex Poir.) Gould & Clark	Needle-leaf witchgrass	FACU	UPL	NP
DIC ACU	<i>Dichantherium acuminatum</i> (Swartz) Gould & Clark	Tapered witchgrass	FAC	UPL	NC
DIC COM	<i>Dichantherium commutatum</i> (Schultes) Gould	Variable witchgrass	FAC	FAC	NC
DIC LAX	<i>Dichantherium laxiflorum</i> (Lam.) Gould	Openflower witchgrass	FAC	UPL	NC
DIC CAR	<i>Dichondra carolinensis</i> Michx.	Pony-foot	FACW-	FAC	NP
DIO VIR	<i>Diodia virginiana</i> L.	Virginia buttonweed	FACW	FACW	NC
DIO VRG	<i>Diospyros virginiana</i> L.	Common persimmon	FAC	FAC	NC

Species Code	Scientific Name	Common Name	USFWS ¹ Classif.	FDEP ² Classif.	Floristic ³ Classif.
ERA ELL	<i>Eragrostis elliottii</i> S. Wats.	Elliott lovegrass	FACW	FAC	NP
EUB RAC	<i>Eubotrys racemosa</i> (L.) Nutt.	Swamp doghobble	FACW	FACW	NC
EUP CAP	<i>Eupatorium capillifolium</i> (Lam.) Small	Dog fennel	FACU	FAC	NW
GAL PIL	<i>Galium pilosum</i> Aiton	Hairy bedstraw	NL	UPL	NC
GEL SEM	<i>Gelsemium sempervirens</i> (L.) J. St. Hil.	Yellow jessamine	FAC	---	NC
GER CAR	<i>Geranium carolinianum</i> L.	Carolina cranesbill	NL	UPL	NW
HYP HYP	<i>Hypericum hypericoides</i> (L.) Crantz	St. Andrew's-cross	FAC	FAC	NC
ILE COR	<i>Ilex coriacea</i> (Pursh) Chapm.	Sweet gallberry	FACW	FACW	NC
ILE GLA	<i>Ilex glabra</i> (L.) A. Gray	Gallberry	FACW	UPL	NC
ILE OPA	<i>Ilex opaca</i> var. <i>opaca</i> Aiton	American holly	FAC-	FAC	NC
IND HIR	<i>Indigofera hirsuta</i> Harv.	Hairy indigo	NL	UPL	EW
JUN EFF	<i>Juncus effusus</i> (L.) subsp. <i>solutus</i> (Fernald & Weigand) Hamet-Ahti	Soft rush	FACW+	OBL	NP
JUN VIR	<i>Juniperus virginiana</i> L.	Red cedar	FACU-	UPL	NC
LEC TOR	<i>Lechea torreyi</i> (Chapm.) Legg. ex Britton	Piedmont pinweed	FACU	UPL	NC
LIQ STY	<i>Liquidambar styraciflua</i> L.	Sweetgum	FAC+	FACW	NC
LYO LUC	<i>Lyonia lucida</i> (Lam.) D. Don	Fetterbush	FACW	FACW	NC
MAG GRA	<i>Magnolia grandiflora</i> L.	Southern magnolia	FAC+	UPL	NC
MAG VIR	<i>Magnolia virginiana</i> L.	Sweetbay	FACW+	OBL	NC
MIT REP	<i>Mitchella repens</i> L.	Partridgeberry	FACU+	---	NC
MON PUN	<i>Monarda punctata</i> L.	Spotted beebalm	FAC	UPL	NC
MYR CER	<i>Myrica cerifera</i> L.	Wax myrtle	FAC+	FAC	NP
NYS BIF	<i>Nyssa sylvatica</i> Marsh. var. <i>biflora</i> (Walt.) Sarg.	Swamp blackgum	OBL	OBL	NC
OXA COR	<i>Oxalis corniculata</i> L.	Common yellow woodsorrel	FACU	UPL	NW
OXA DEB	<i>Oxalis debilis</i> Kunth	Pink woodsorrel	NL	UPL	EW
PAS NOT	<i>Paspalum notatum</i> Flugge	Bahiagrass	FACU+	UPL	EA
PER BOR	<i>Persea borbonia</i> var. <i>borbonia</i> (L.) Spreng.	Red bay	FACW	UPL	NC
PER PAL	<i>Persea palustris</i> (Raf.) Sarg.	Swampbay	FACW	OBL	NC
PHO LEU	<i>Phoradendron leucarpum</i> (Raf.) Reveal & M.C. Johnst.	Oak mistletoe	NL	UPL	NC

Species Code	Scientific Name	Common Name	USFWS ¹ Classif.	FDEP ² Classif.	Floristic ³ Classif.
PHY AME	<i>Phytolacca americana</i> L.	American pokeweed	FACU+	UPL	NW
PIN ELL	<i>Pinus elliottii</i> Engelm.	Slash pine	FACW	UPL	NC
PIN TAE	<i>Pinus taeda</i> L.	Loblolly pine	FAC	UPL	NC
PLE POL	<i>Pleopeltis polypodioides</i> (L.) E.G. Andrews & Windham	Resurrection fern	NL	UPL	NC
POL PRO	<i>Polypremum procumbens</i> L.	Rustweed	FACU-	FAC	NP
PRU CAR	<i>Prunus caroliniana</i> (Mill.) Aiton	Carolina laurelcherry	NL	UPL	NC
PRU SER	<i>Prunus serotina</i> var. <i>serotina</i> Ehrh.	Black cherry	FACU	UPL	NC
PTE AQU	<i>Pteridium aquilinum</i> (L.) Kuhn.	Bracken	FACU	UPL	NC
QUE GEM	<i>Quercus geminata</i> Small	Sand live oak	NL	UPL	NC
QUE HEM	<i>Quercus hemisphaerica</i> Bartr.	Laurel oak	NL	UPL	NC
QUE LAU	<i>Quercus laurifolia</i> Michx.	Swamp laurel oak	FACW	FACW	NC
QUE NIG	<i>Quercus nigra</i> L.	Water oak	FAC	FACW	NC
QUE VIR	<i>Quercus virginiana</i> Mill.	Virginia live oak	FACU+	UPL	NC
RHU COP	<i>Rhus copallina</i> L.	Winged sumac	NI	UPL	NC
RUB CUN	<i>Rubus cuneifolius</i> Pursh	Sand blackberry	FACU	---	NP
RUB PEN	<i>Rubus pensilvanicus</i> Poir.	Sawtooth blackberry	FACU+	---	NP
RUB TRI	<i>Rubus trivialis</i> Michx.	Southern dewberry	FAC	---	NC
SAB PAL	<i>Sabal palmetto</i> (Walter) Lodd. ex Schult. & Schult. f.	Cabbage palm	FAC	FAC	NC
SAC GIG	<i>Saccharum giganteum</i> (Walter) Pers.	Sugarcane plumegrass	FACW	OBL	NC
SAL LYR	<i>Salvia lyrata</i> L.	Lyreleaf sage	FAC-	UPL	NC
SAM CAN	<i>Sambucus canadensis</i> L.	Elderberry	FACW-	FAC	NC
SAN CAN	<i>Sanicula canadensis</i> L.	Canadian blacksnakeroot	FACU	UPL	NC
SCI CYP	<i>Scirpus cyperinus</i> (L.) Kunth	Woolgrass	OBL	OBL	NC
SCL TRI	<i>Scleria triglomerata</i> Michx.	Tall nutgrass	FACU+	FACW	NC
SET PAR	<i>Setaria parviflora</i> (Poir.) Kerguelen	Knotroot foxtail	FAC	FAC	NP
SEY CAS	<i>Seymeria cassioides</i> (G.F. Gmel.) S.F. Blake	Yaupon blacksennea	FAC	FAC	NC
SMI BON	<i>Smilax bona-nox</i> L.	Greenbrier	FAC	---	NC
SMI GLA	<i>Smilax glauca</i> Walt.	Wild sarsaparilla	FAC	---	NC

Species Code	Scientific Name	Common Name	USFWS ¹ Classif.	FDEP ² Classif.	Floristic ³ Classif.
SMI LAU	<i>Smilax laurifolia</i> L.	Bamboo vine	FACW+	---	NC
SMI PUM	<i>Smilax pumila</i> Walter	Sarsaparilla vine	NL	---	NC
SMI SMA	<i>Smilax smallii</i> Morong	Jackson vine	FACU	---	NC
SMI TAM	<i>Smilax tamnoides</i> L.	Bristly greenbrier	FAC+	---	NC
SOL VIA	<i>Solanum viarum</i> Dunal	Tropical soda apple	NL	UPL	EW
SOL LEA	<i>Solidago leavenworthii</i> Torr. & A.Gray	Leavenworth's goldenrod	FAC+	FACW	NC
SPO IND	<i>Sporobolus indicus</i> (L.) R. Br.	Smutgrass	FACU+	UPL	EW
STA FLO	<i>Stachys floridana</i> Shuttlew. ex Benth.	Florida betony	FAC	UPL	NP
SYM TIN	<i>Symplocos tinctoria</i> (L.) L'Her.	Horse sugar	FAC	UPL	NC
THE KUN	<i>Thelypteris kunthii</i> (Desv.) C.V. Morton	Southern shield fern	FACW	FACW	NC
TRI DIC	<i>Trichostema dichotomum</i> L.	Forked bluecurls	NL	UPL	NC
TRI FLA	<i>Tridens flavus</i> var. <i>flavus</i> (L.) Hitchc.	Tall redtop	FACU	UPL	NC
ULM ALA	<i>Ulmus alata</i> Michx.	Winged elm	FACU+	FACW	NC
ULM AME	<i>Ulmus americana</i> L.	American elm	FACW	FACW	NC
VAC ARB	<i>Vaccinium arboreum</i> Marshall	Sparkleberry	FACU	UPL	NC
VAC COR	<i>Vaccinium corymbosum</i> L.	Highbush blueberry	FACW	FACW	NC
VIC ACU	<i>Vicia acutifolia</i> Elliott	Fourleaf vetch	FACW+	FACW	NP
VIO PAL	<i>Viola palmata</i> L.	Early blue violet	FAC+	UPL	NC
VIO SOR	<i>Viola sororia</i> Willd.	Common blue violet	FAC-	UPL	NC
VIT ROT	<i>Vitis rotundifolia</i> Michx.	Muscadine	FAC	---	NP
WOO ARE	<i>Woodwardia areolata</i> (L.) Moore	Netted chain fern	OBL	OBL	NC
WOO VIR	<i>Woodwardia virginica</i> (L.) Smith	Virginia chain fern	OBL	FACW	NC
YOU JAP	<i>Youngia japonica</i> (L.) DC.	Oriental false hawksbeard	FACU	UPL	EW

¹ USFWS (United States Fish and Wildlife Service) Classifications: OBL = obligate wetland species; FACW = facultative wetland species; FAC = facultative species (neither wetland nor upland); UPL = upland species; NL = not listed in the federal list; NI = non-indicator species

² FDEP (Florida Department of Environmental Protection) Classifications: OBL = obligate wetland species; FACW = facultative wetland species; FAC = facultative species (neither wetland nor upland); UPL = upland species; "----" = vine (non-indicator species)

³ Floristic Classifications (a measure of relative desirability): NC = Native Characteristic species (highly desirable); NP = Native Pioneer species (highly desirable); NW = Native Weedy species (slightly desirable); EW = Exotic Weedy species (undesirable); EA = Exotic Aggressive species (very undesirable)

Figure 1. Location map showing Project Site in relation to local and regional access roads.

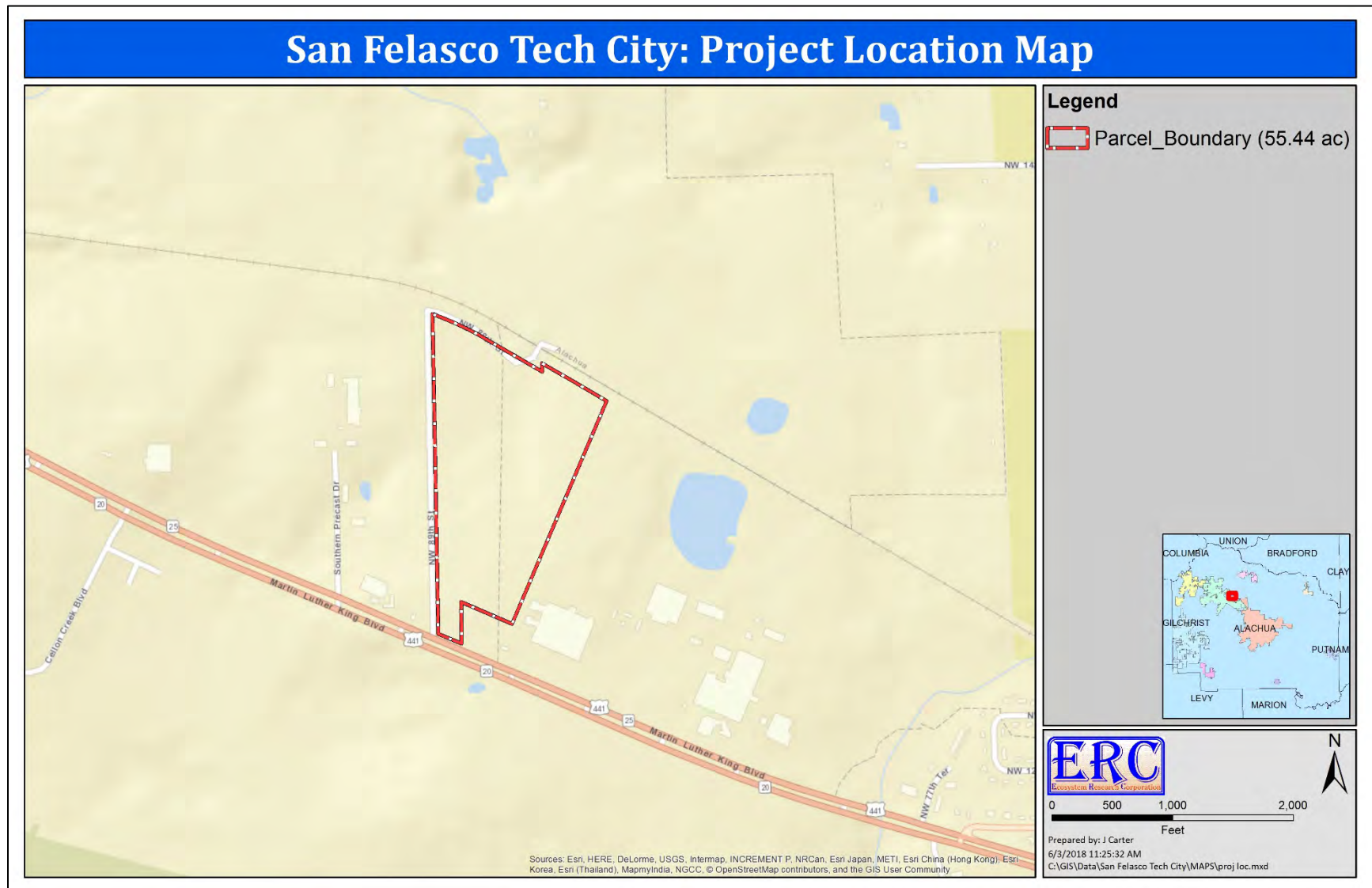
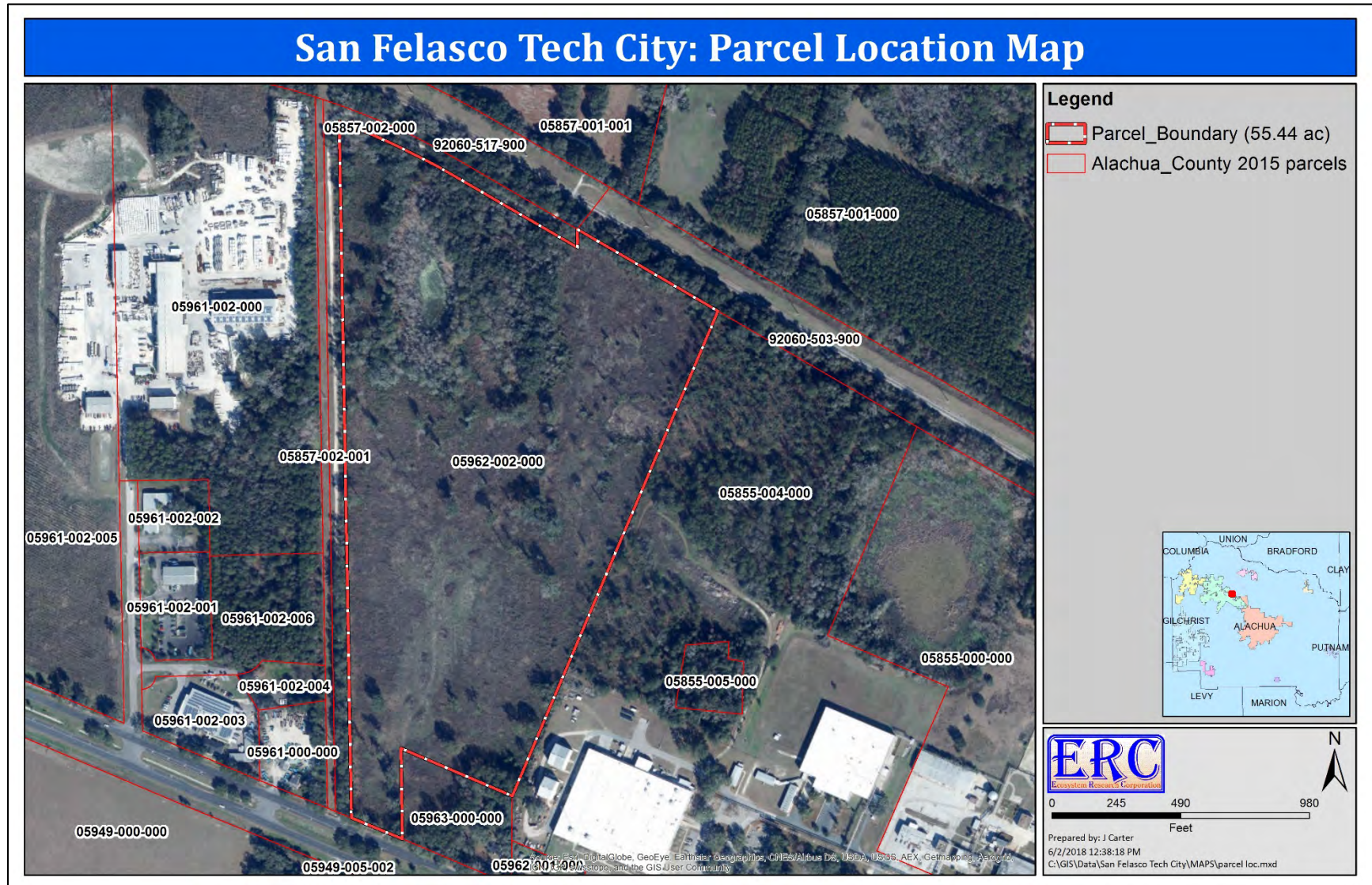
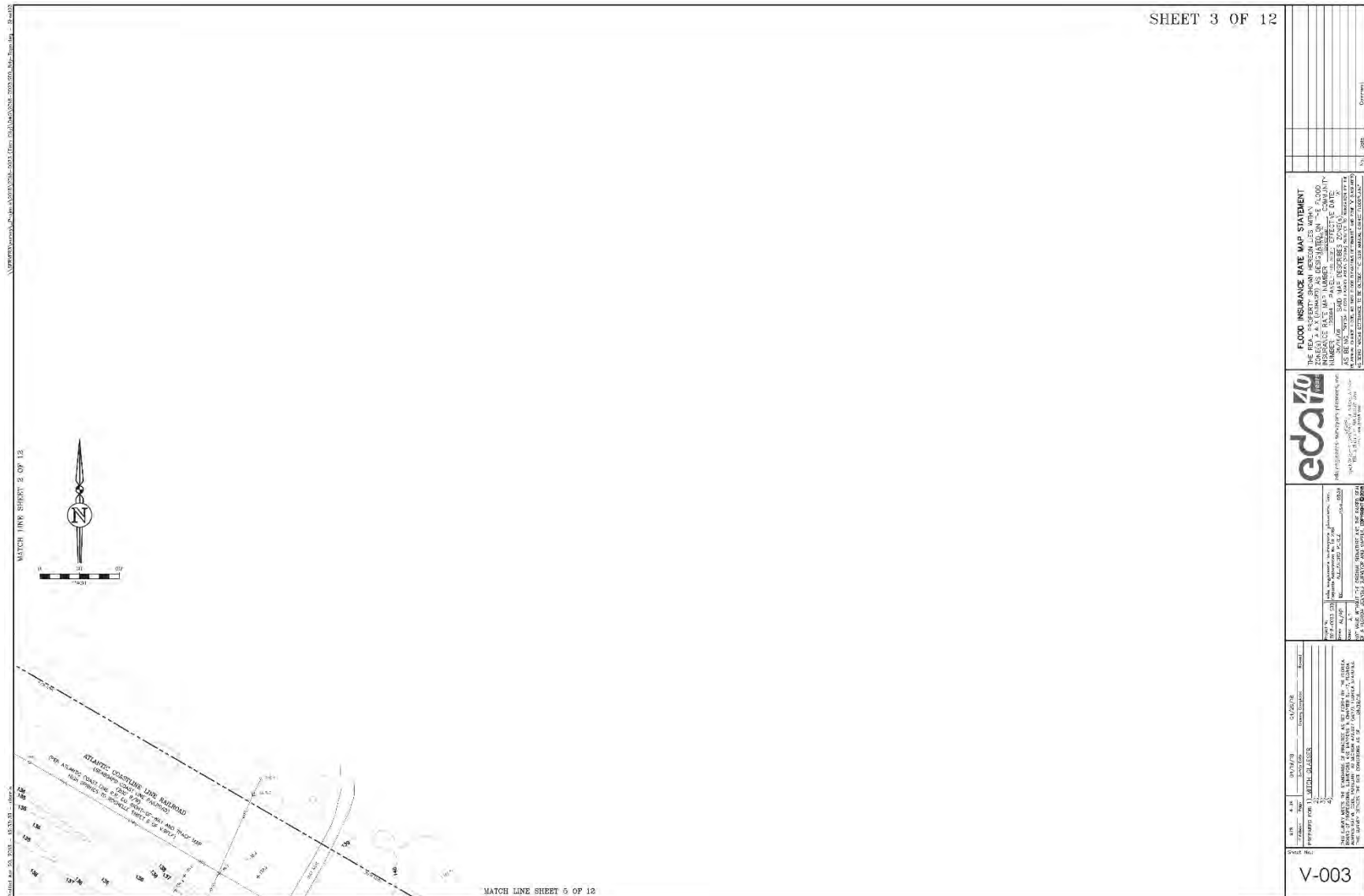


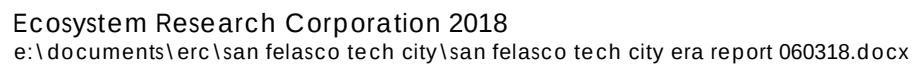
Figure 2. Parcel location map showing the Project Site Parent Parcel in relation to the proposed development boundary.

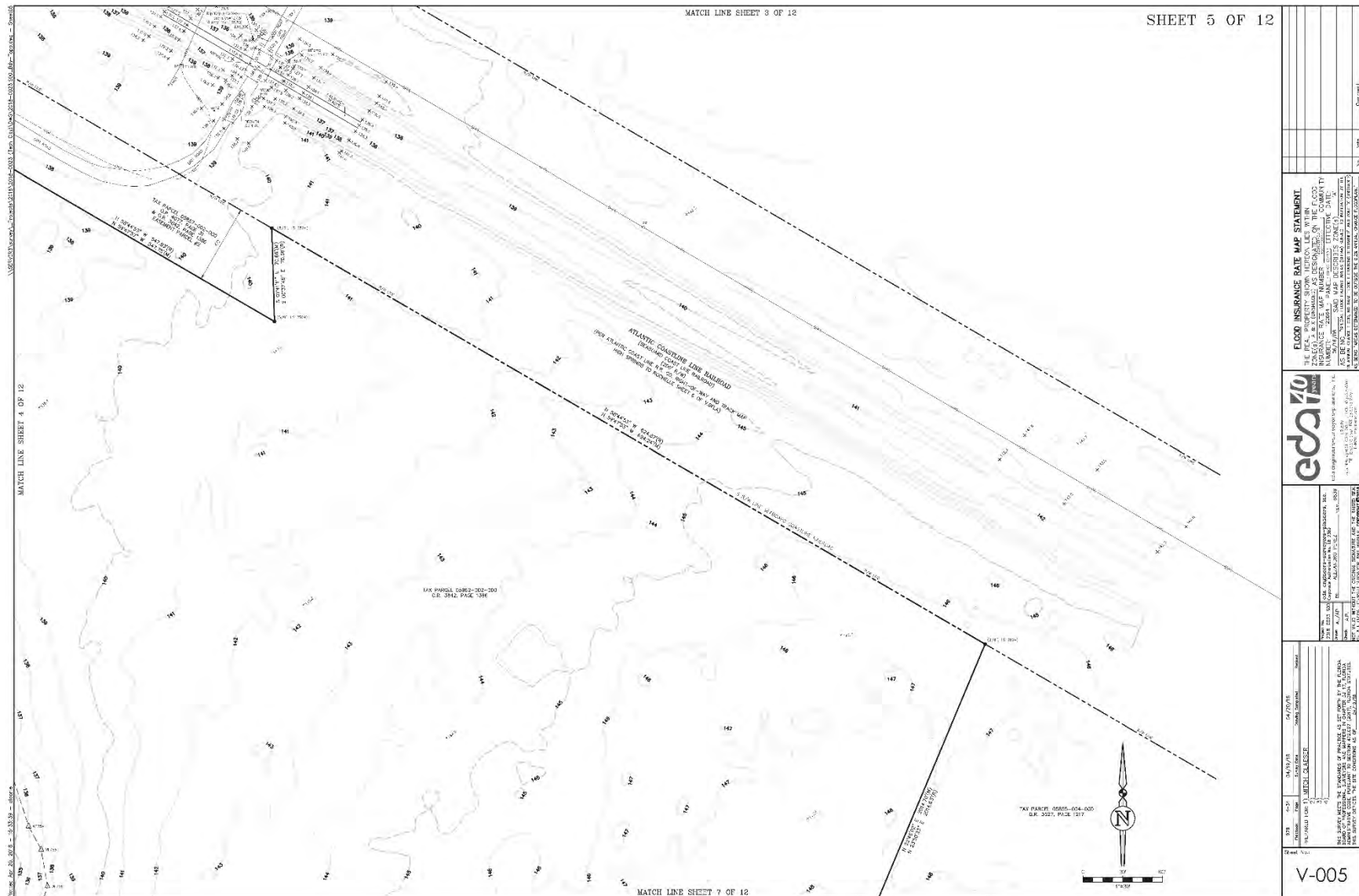


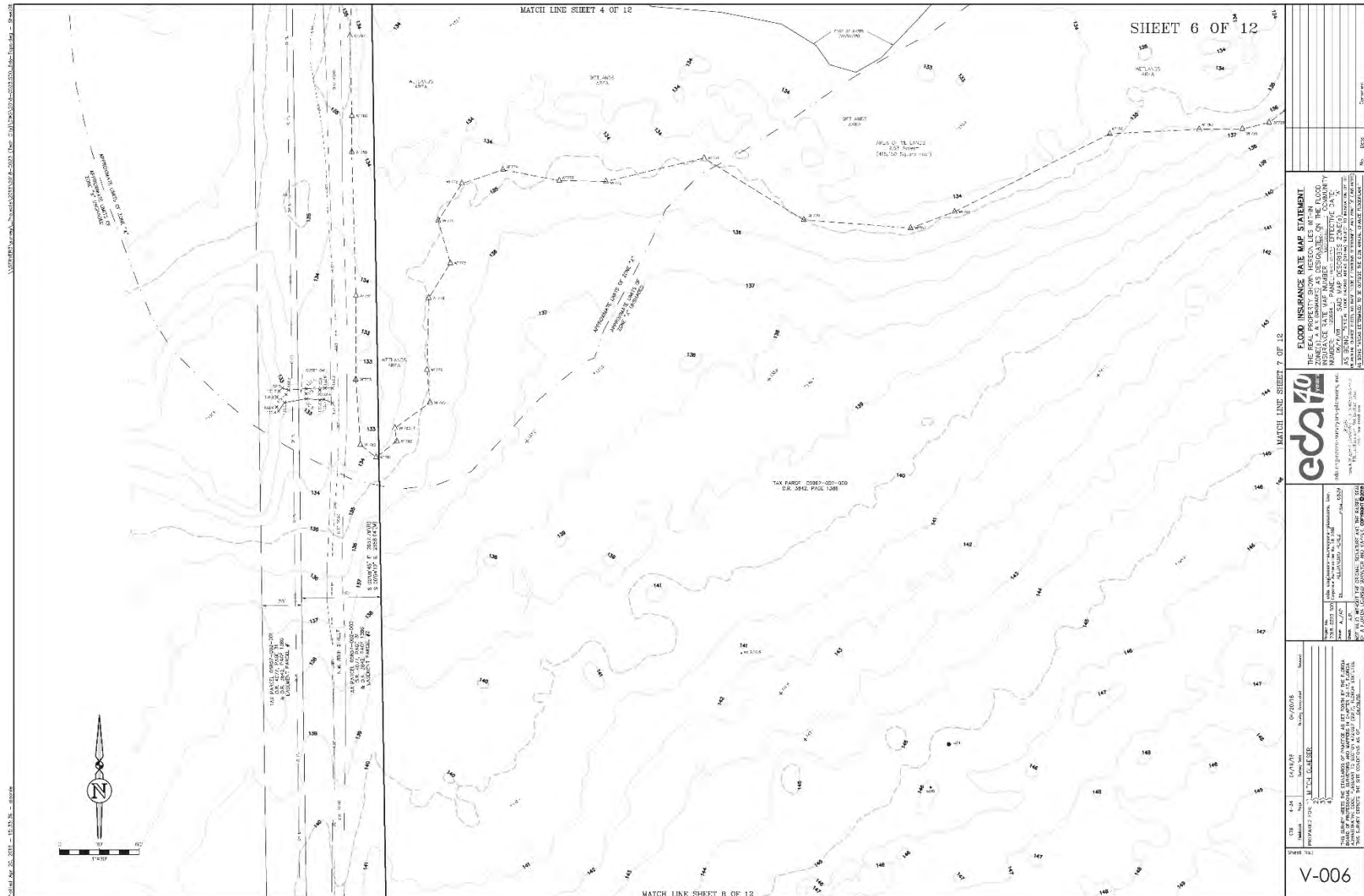
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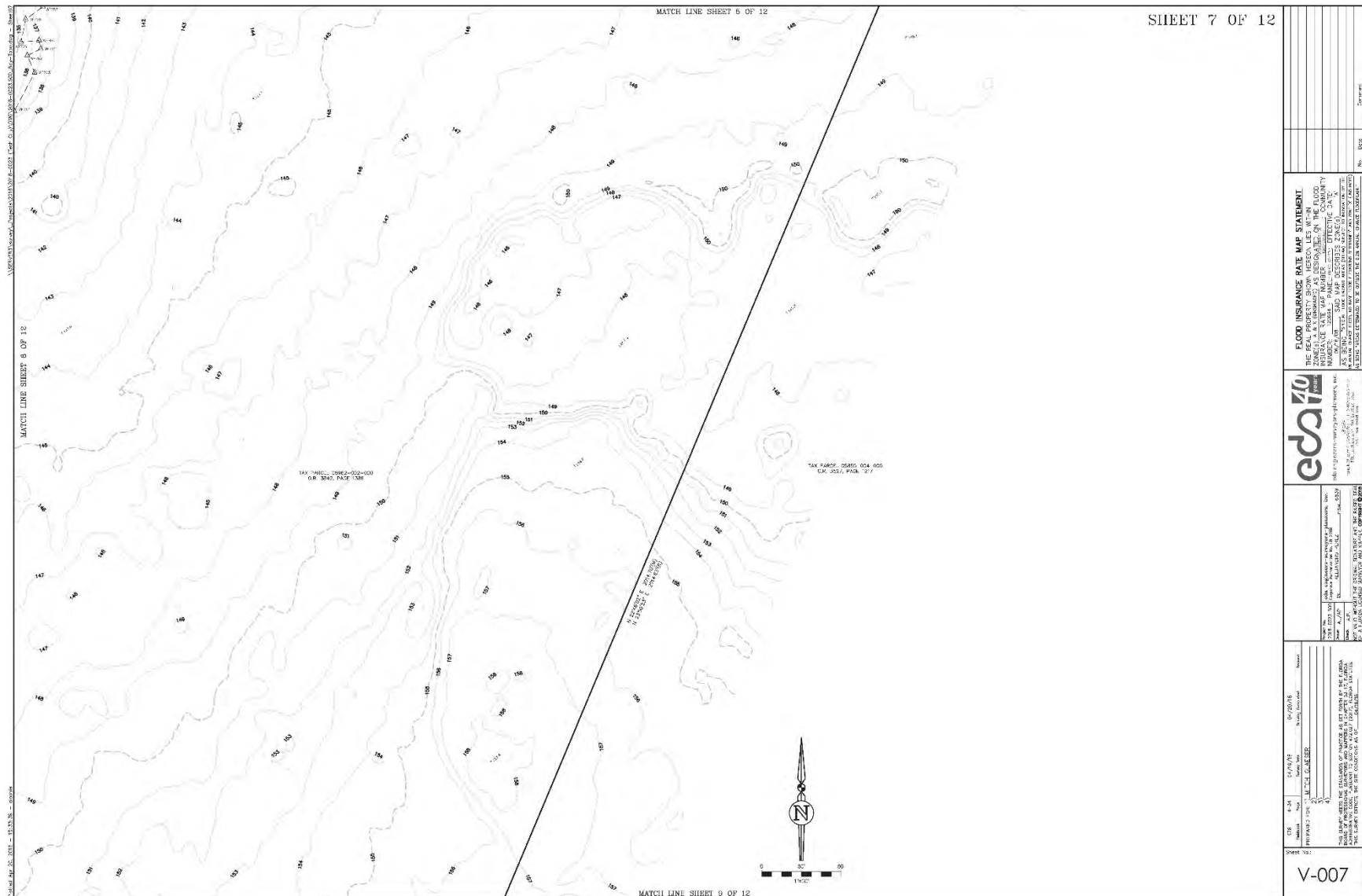


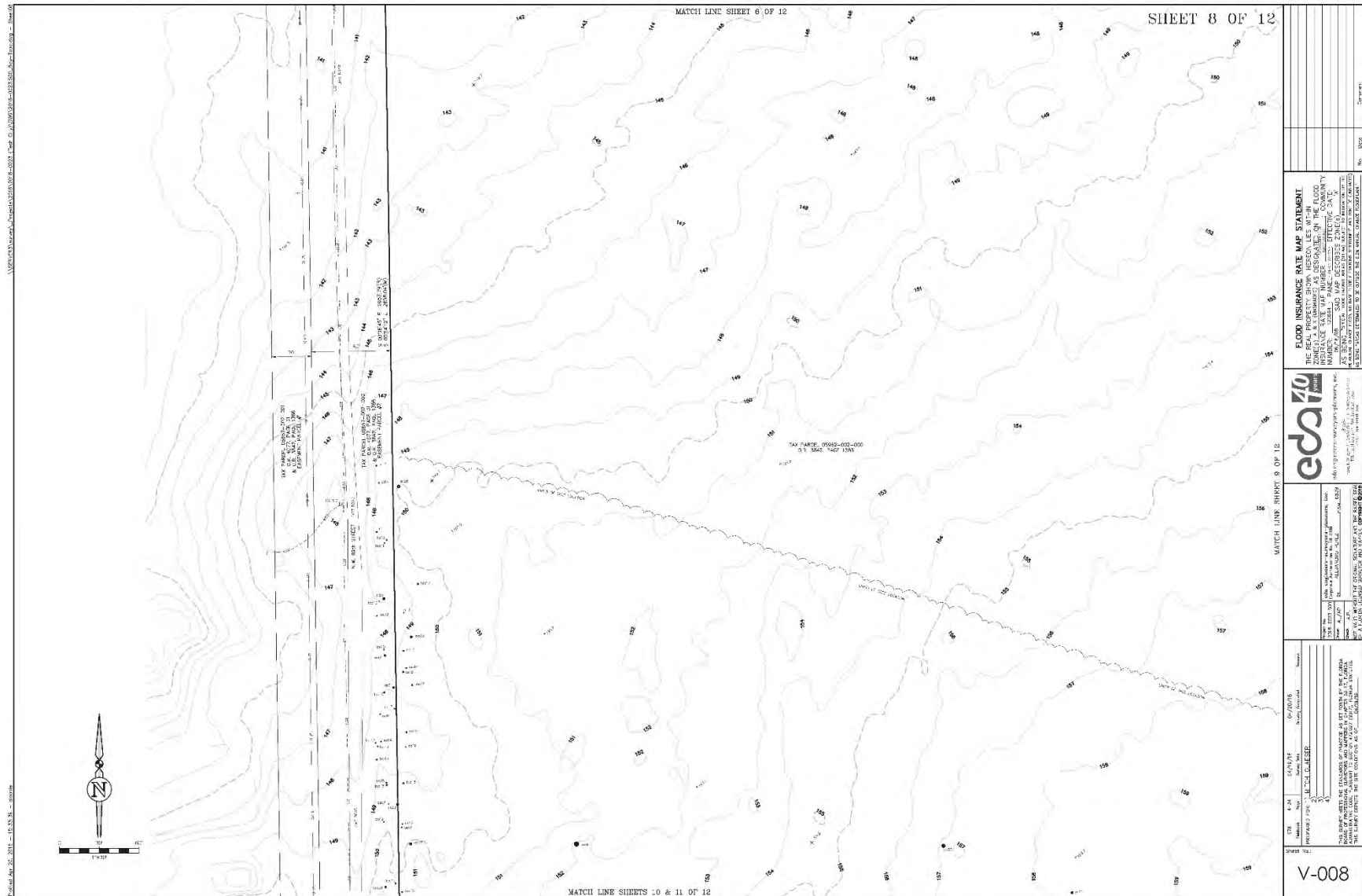


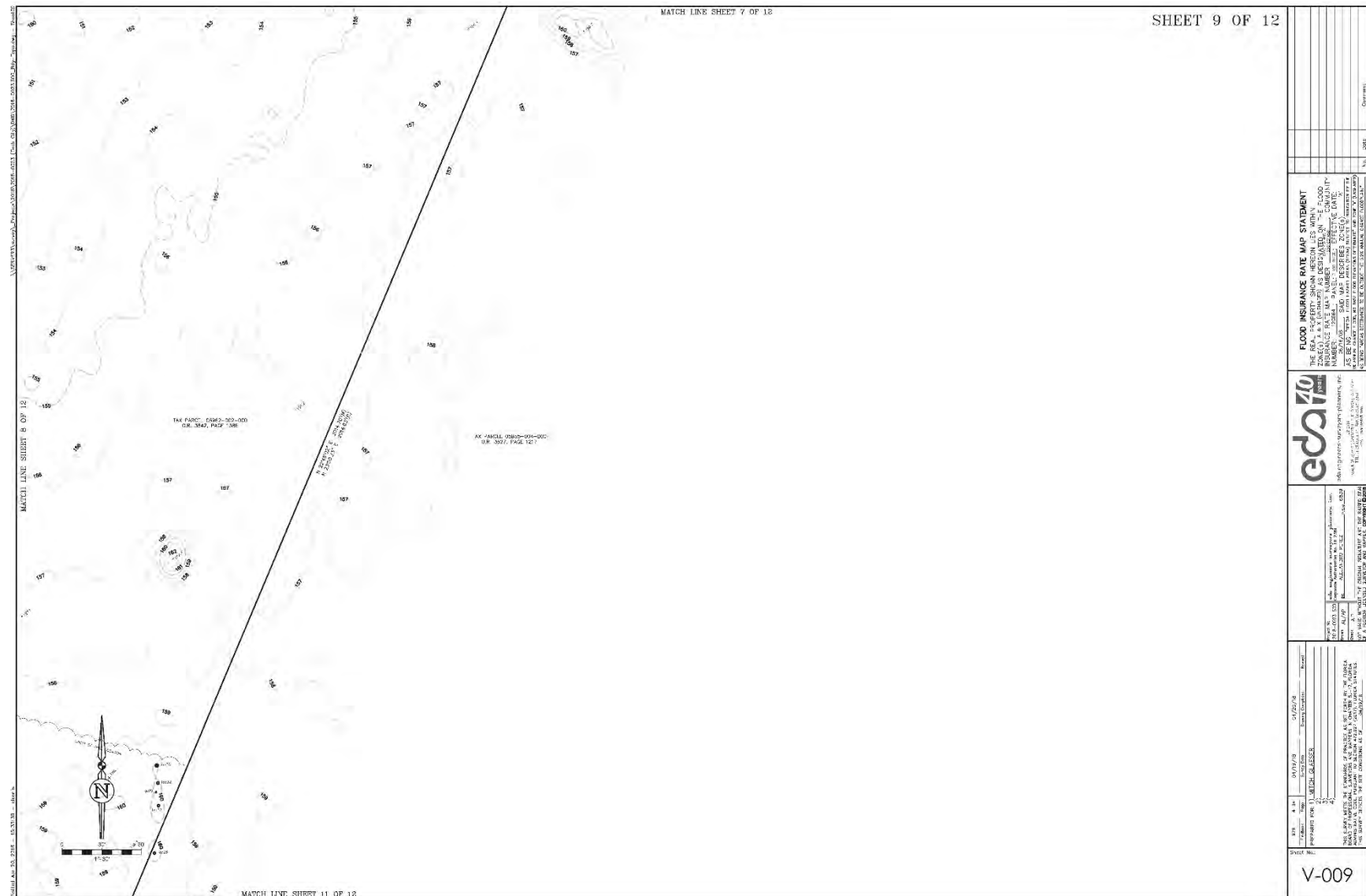


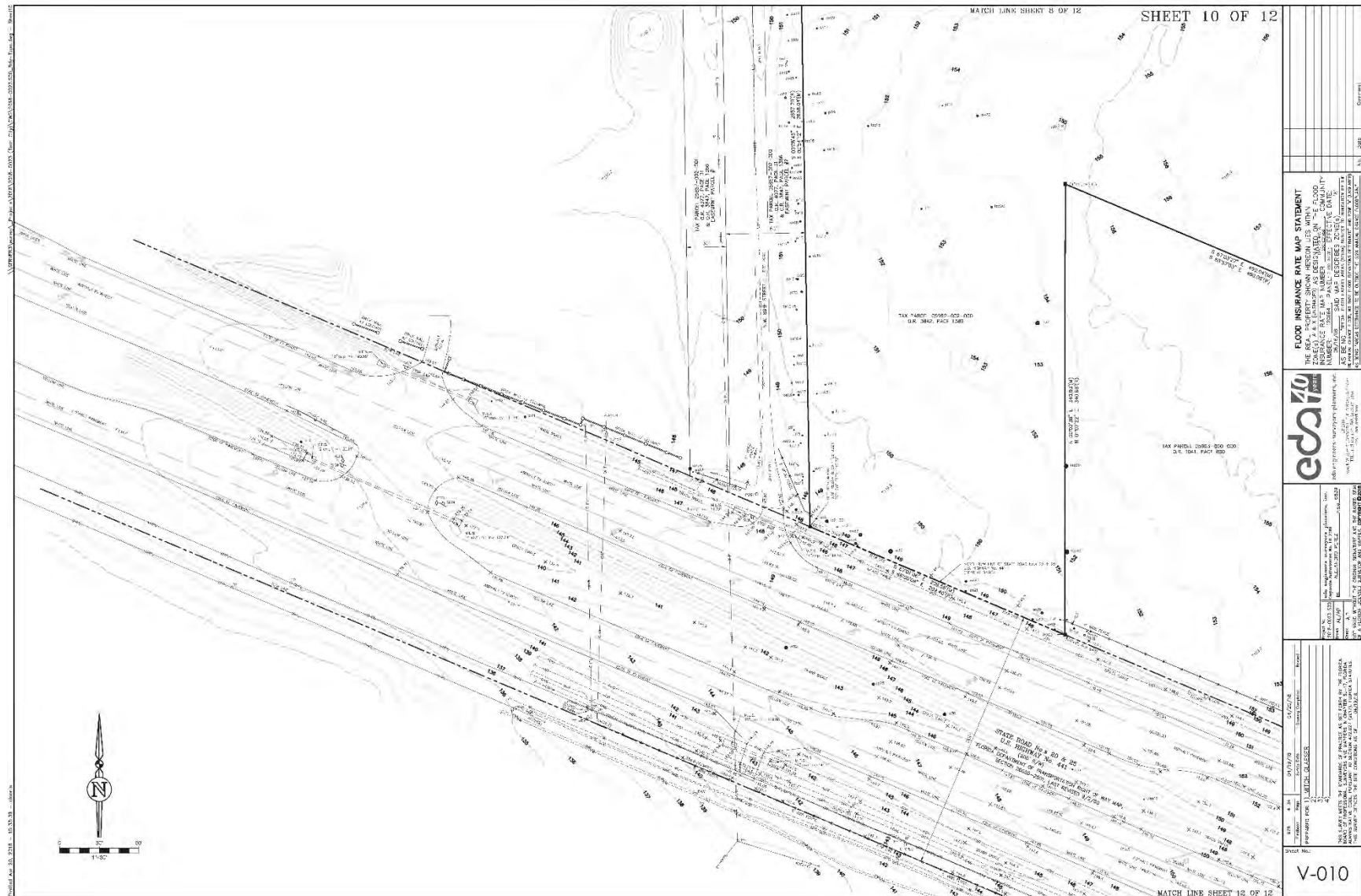


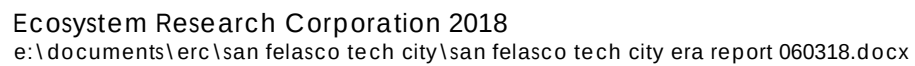












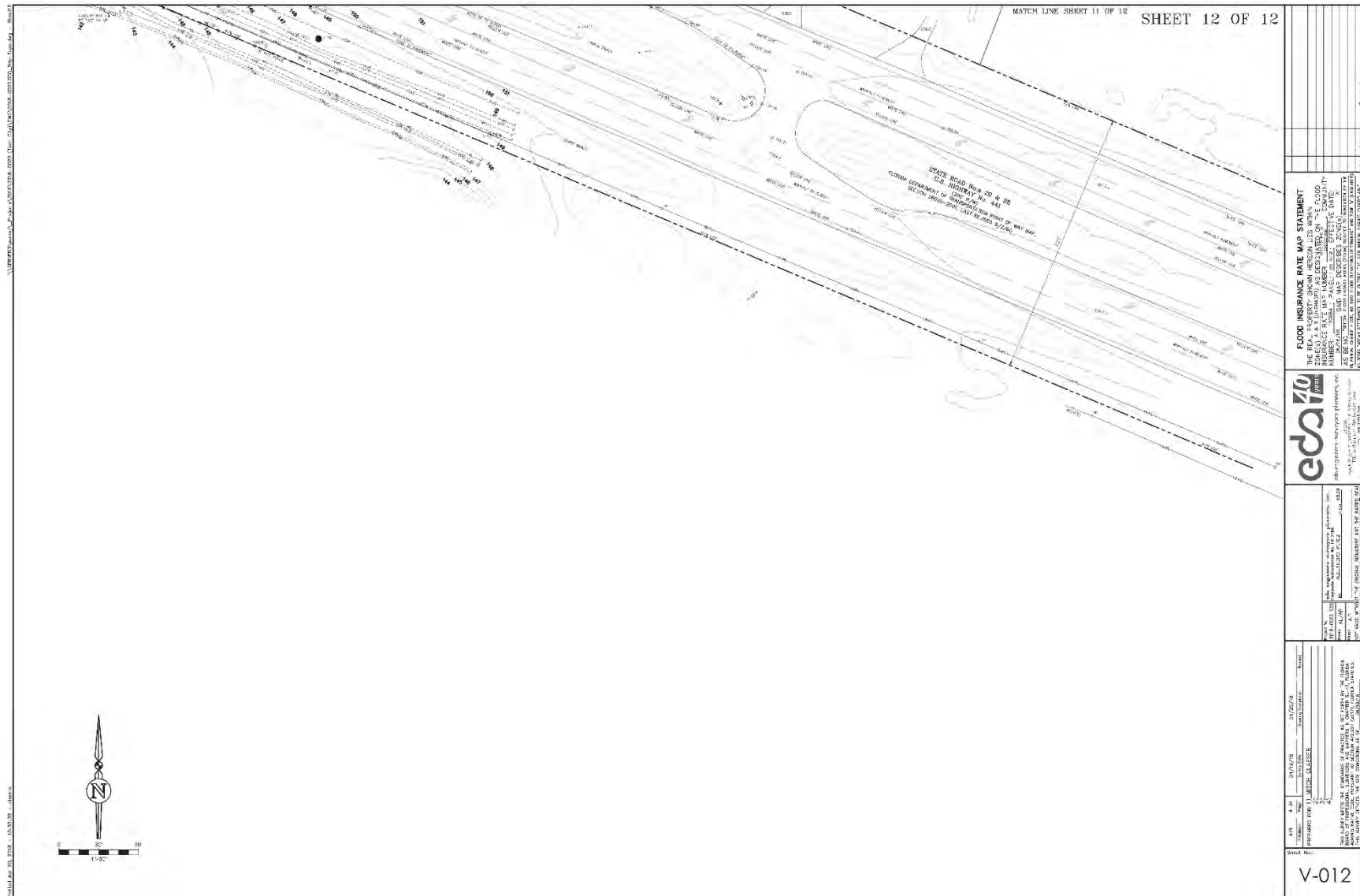


Figure 4. USGS Alachua topographic map of the Resource Assessment Area and surrounding area.

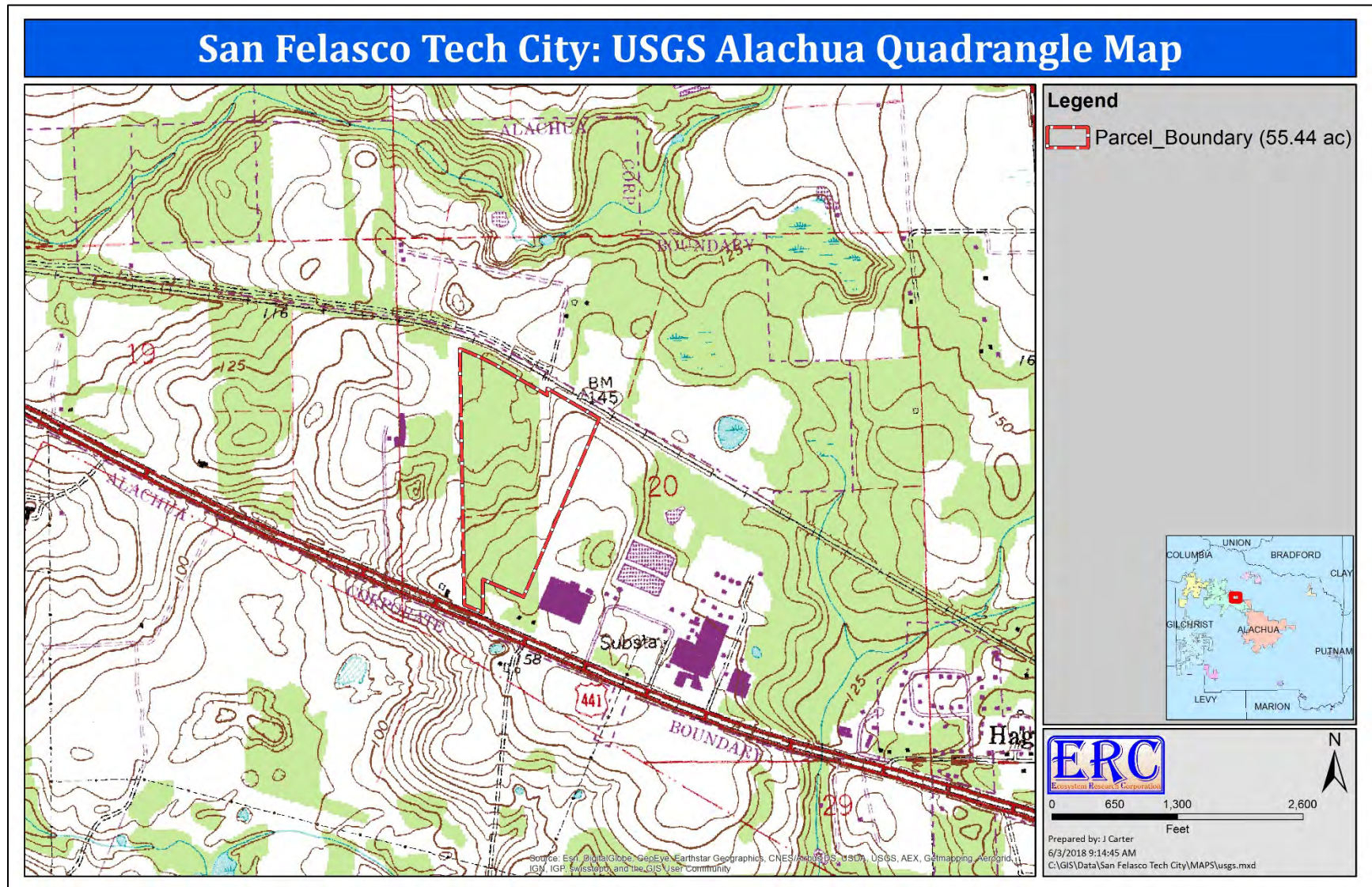


Figure 5. Topography map showing Alachua County 2001 topo contours overlain on a 2014 aerial photograph.

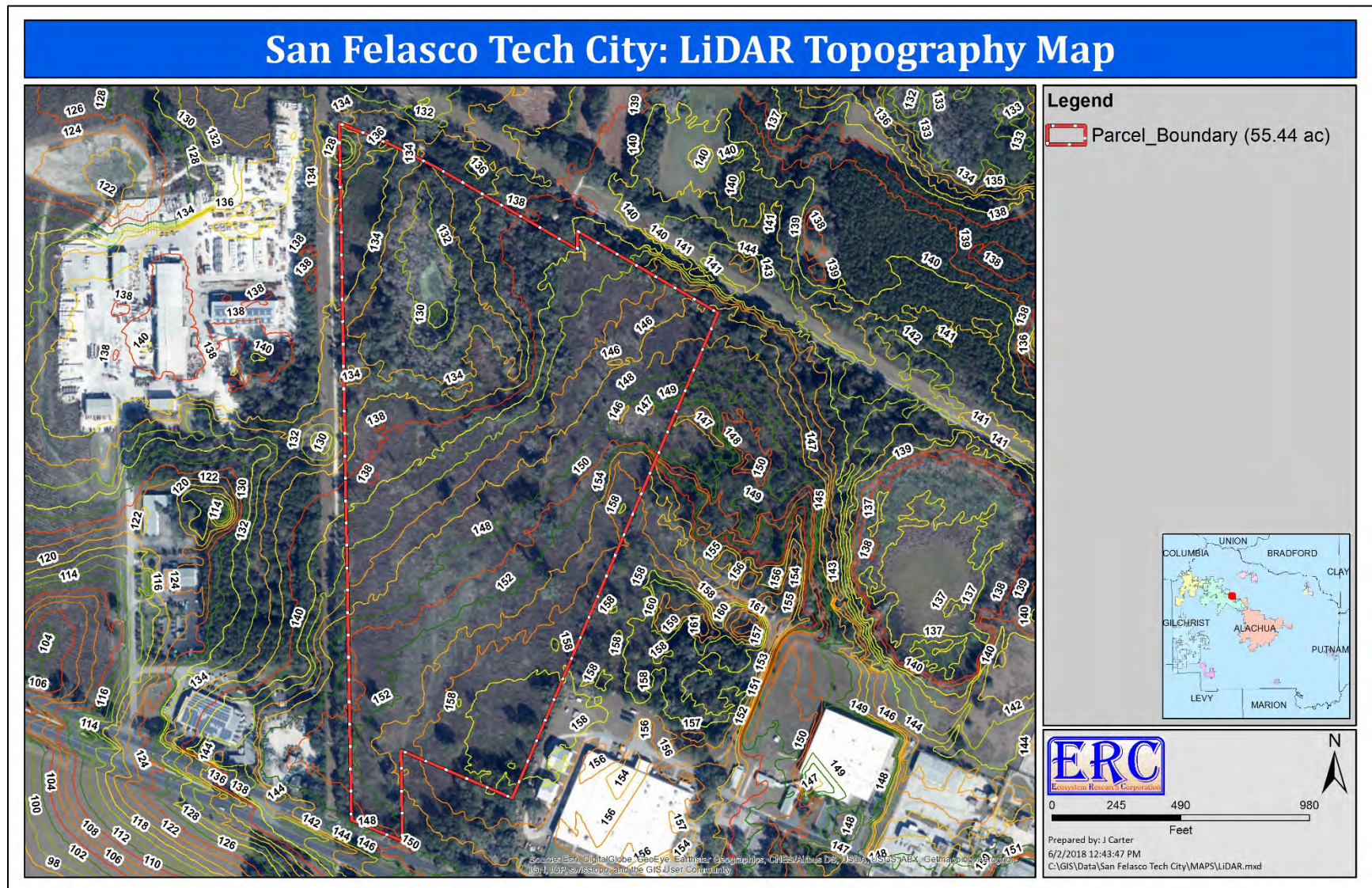


Figure 6. NRCS soils map of the Resource Assessment Area and surrounding area.

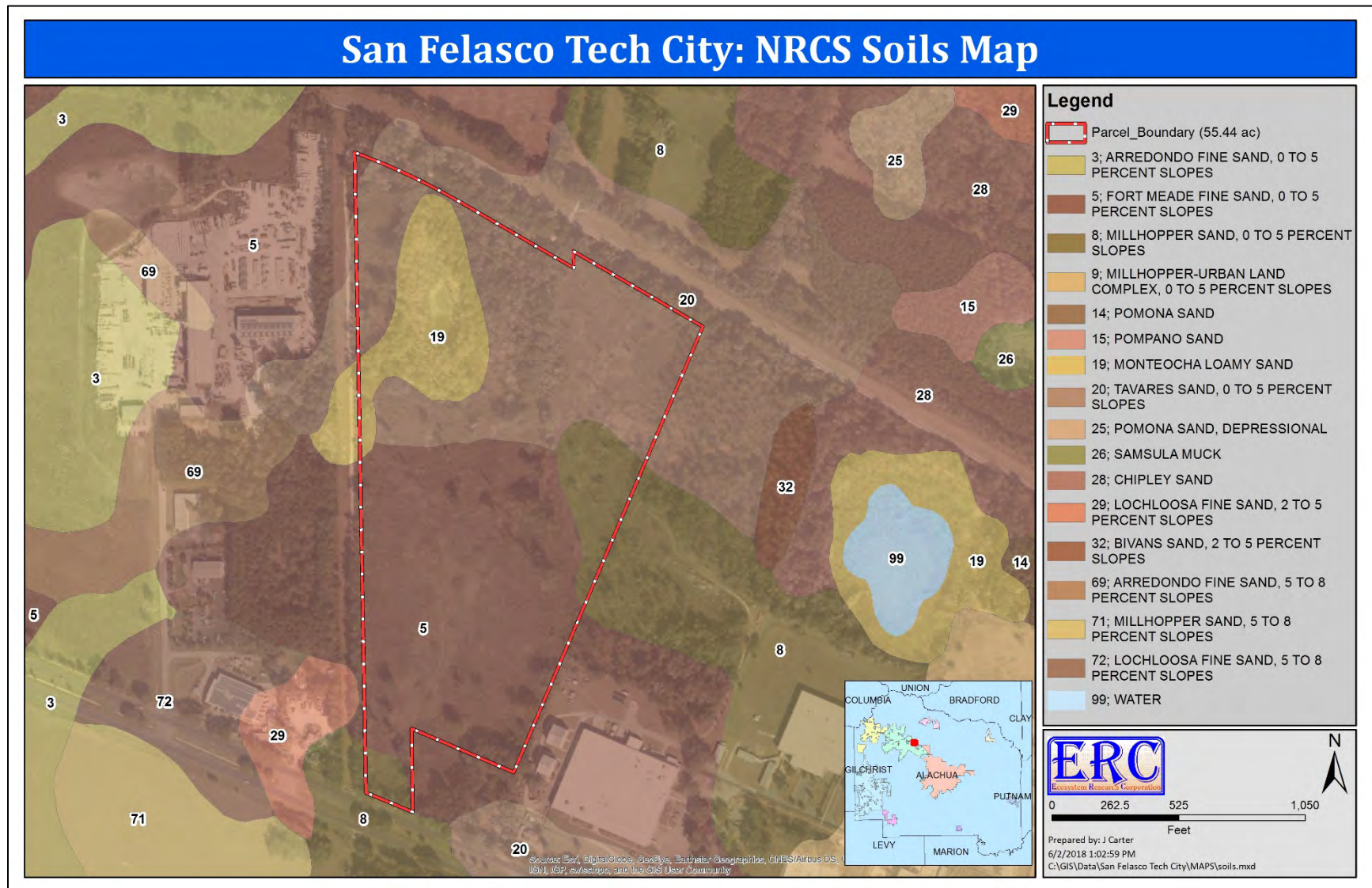


Figure 7. FEMA flood zone map of the Project Site and surrounding area.

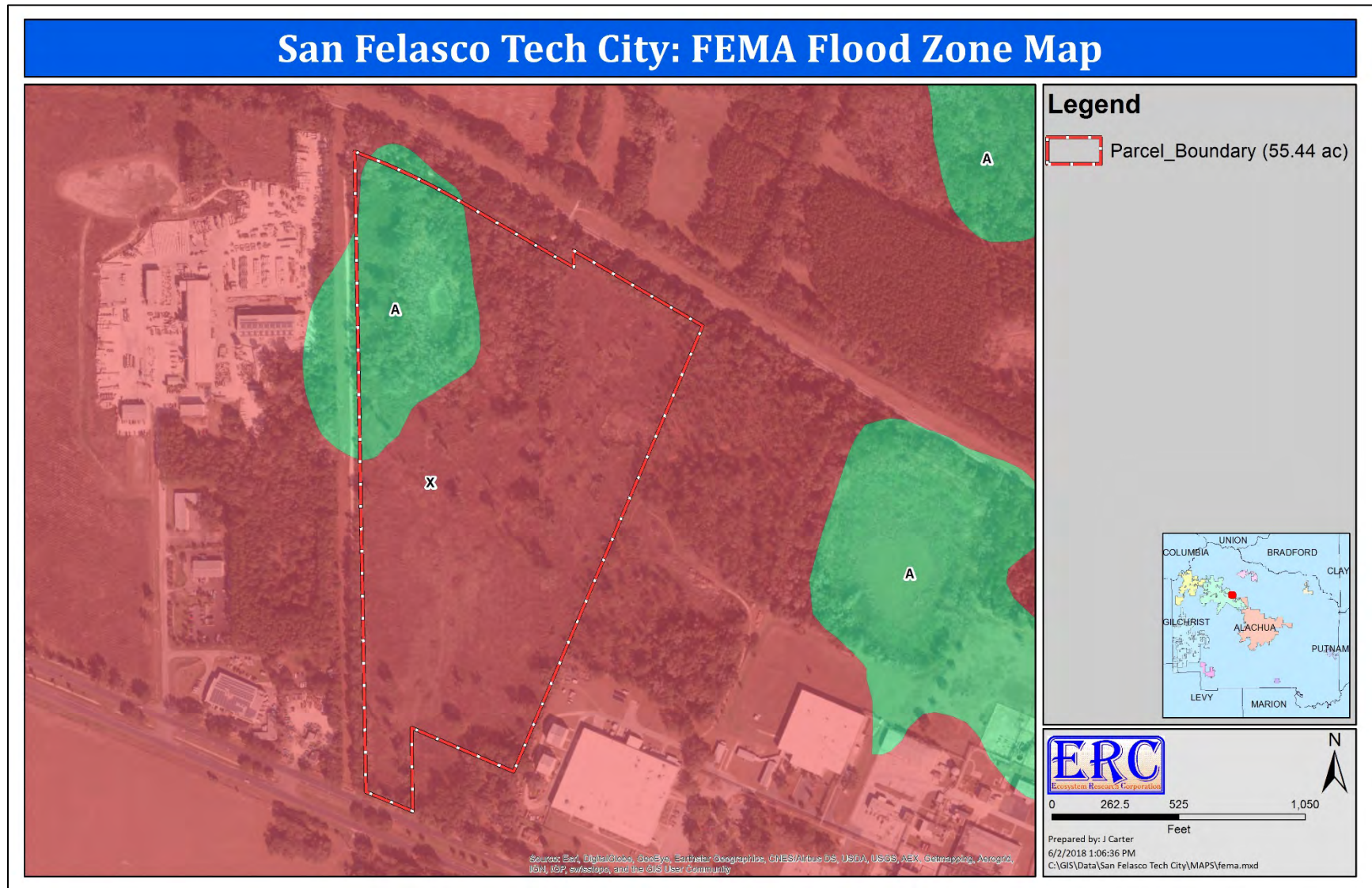


Figure 8. National Wetlands Inventory wetlands map of the Project Site and surrounding area.

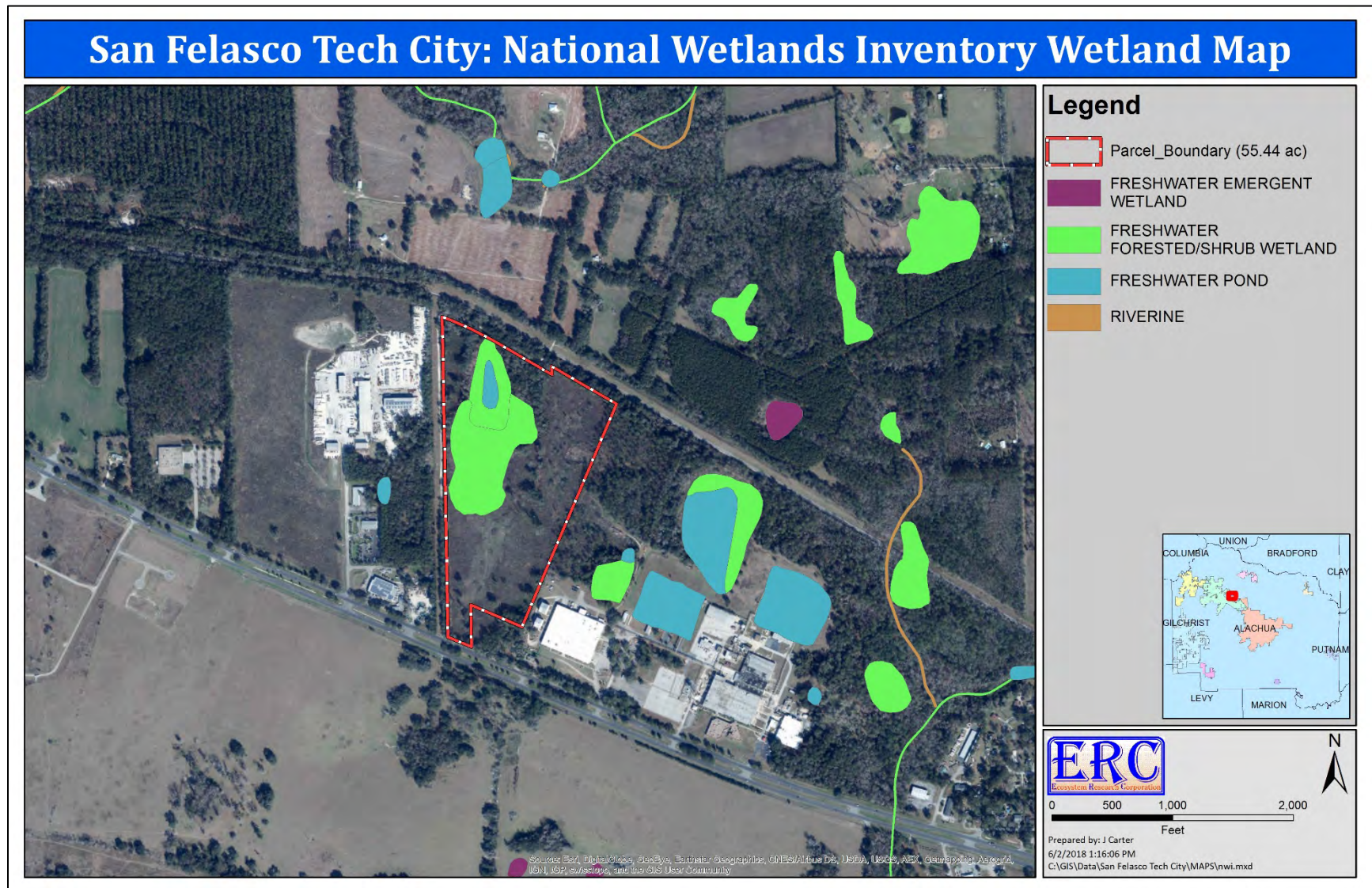


Figure 9. National Wetlands Inventory wetlands shown in relation to the Alachua County composite wetlands of the Project Site and surrounding area.

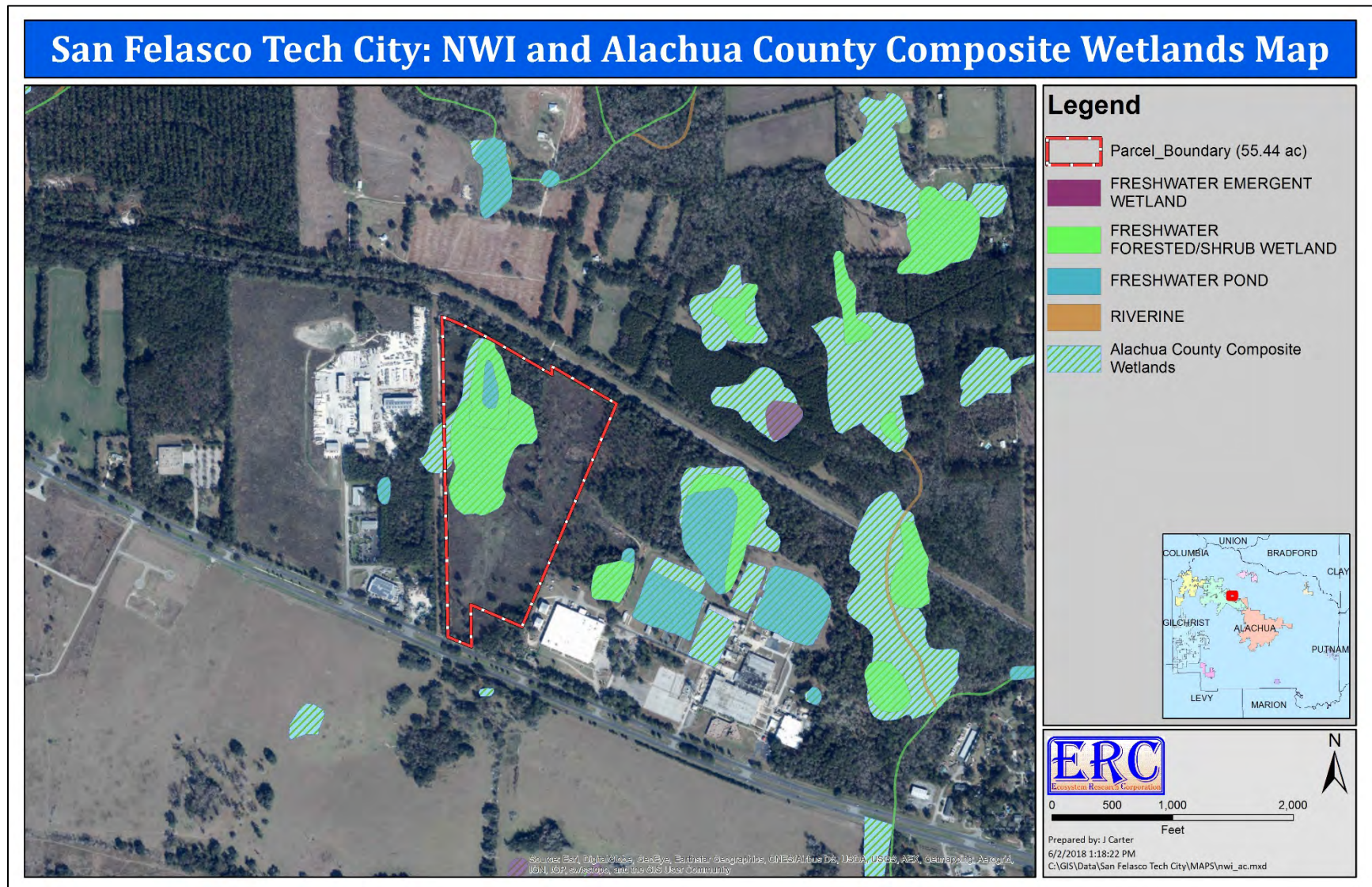


Figure 10. Strategic Ecosystem Overlay showing the Project Site and surrounding area.

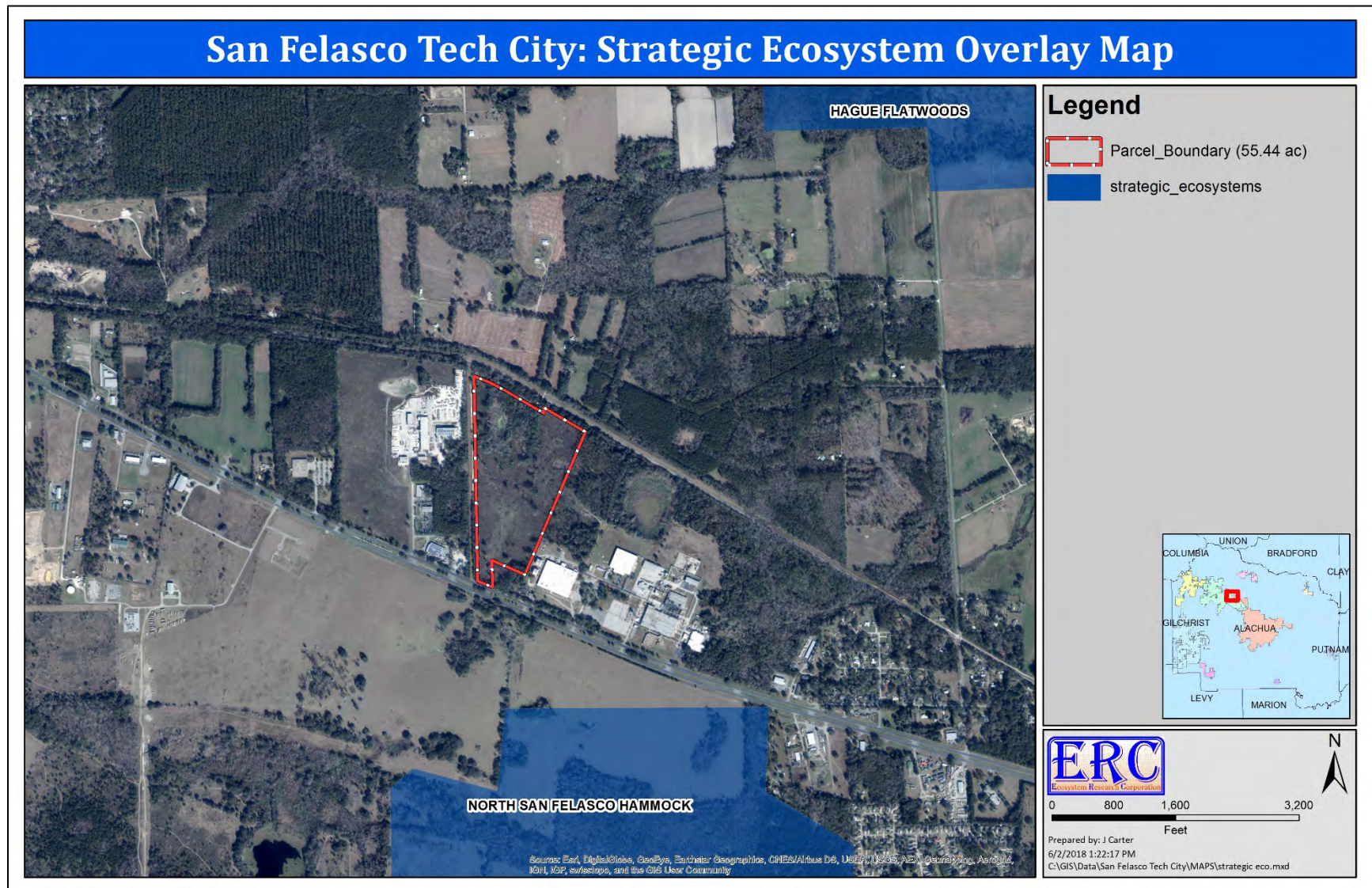


Figure 11. Alachua County hazardous materials storage facilities shown in relation to the Project Site.

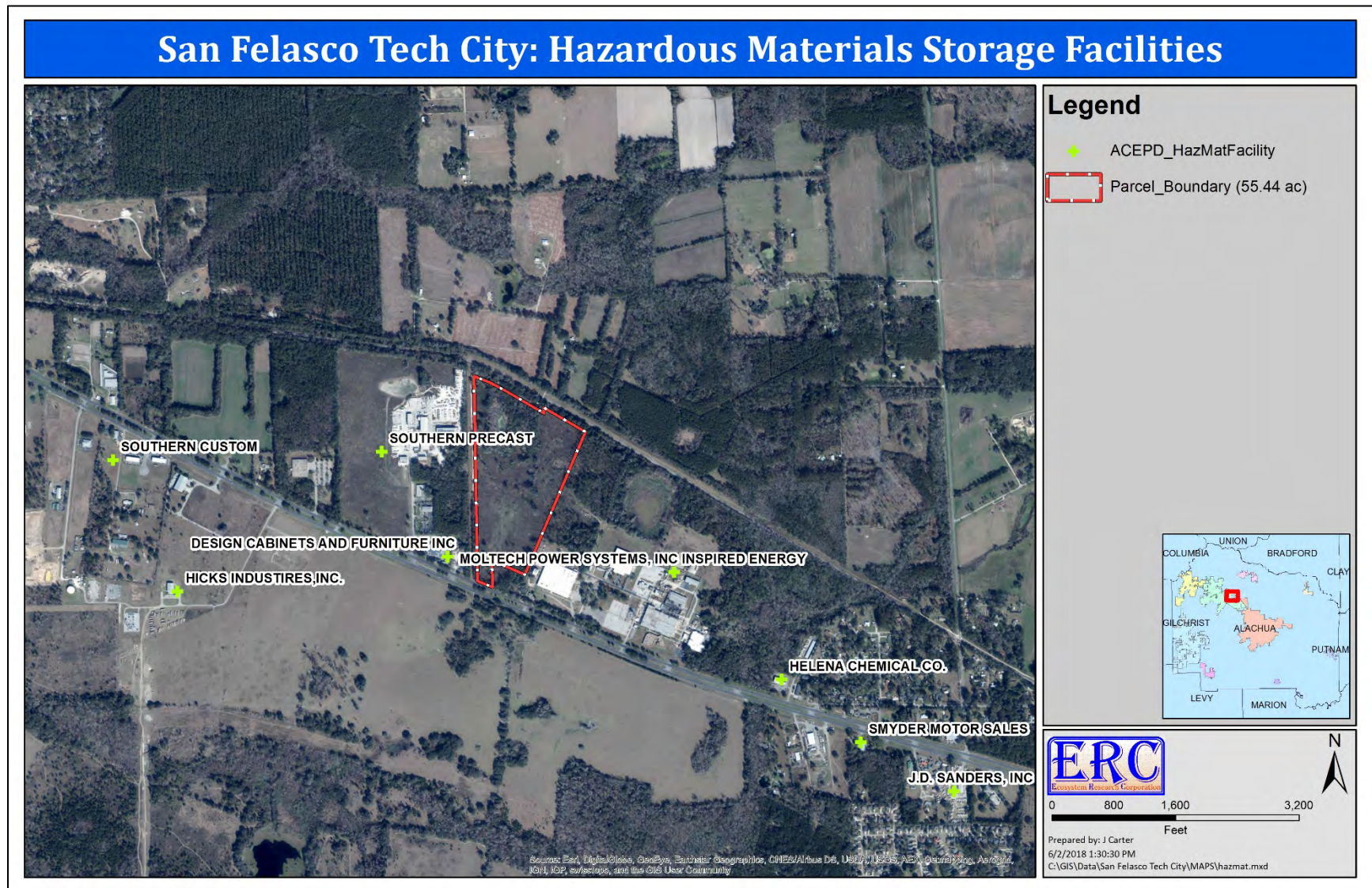


Figure 12. Historic structures shown in relationship to the Project Site.

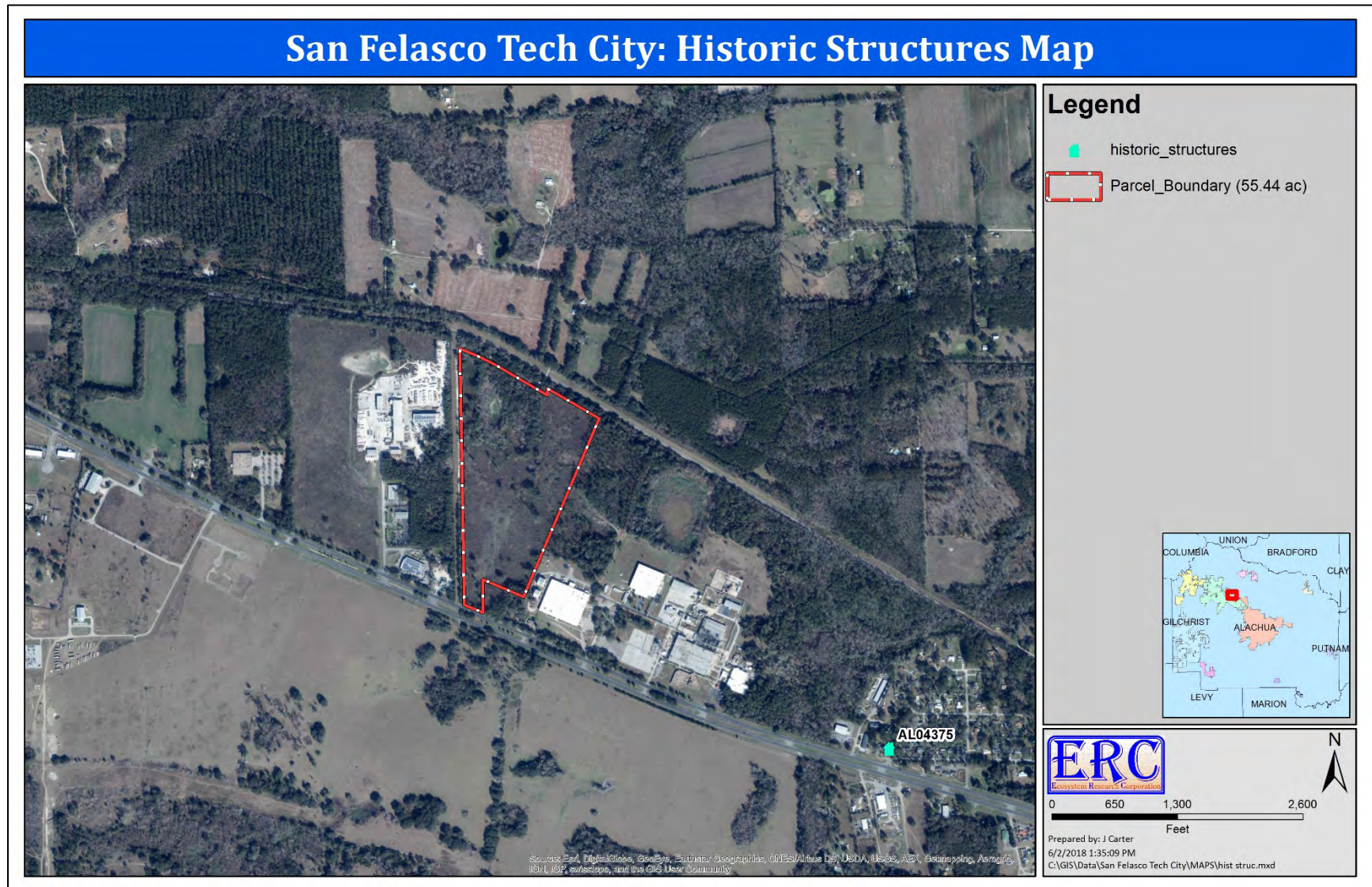


Figure 13. Listed species overlay map showing distribution of bird nesting sites, Florida Natural Areas Inventory element occurrence records, and listed species occurrence areas.

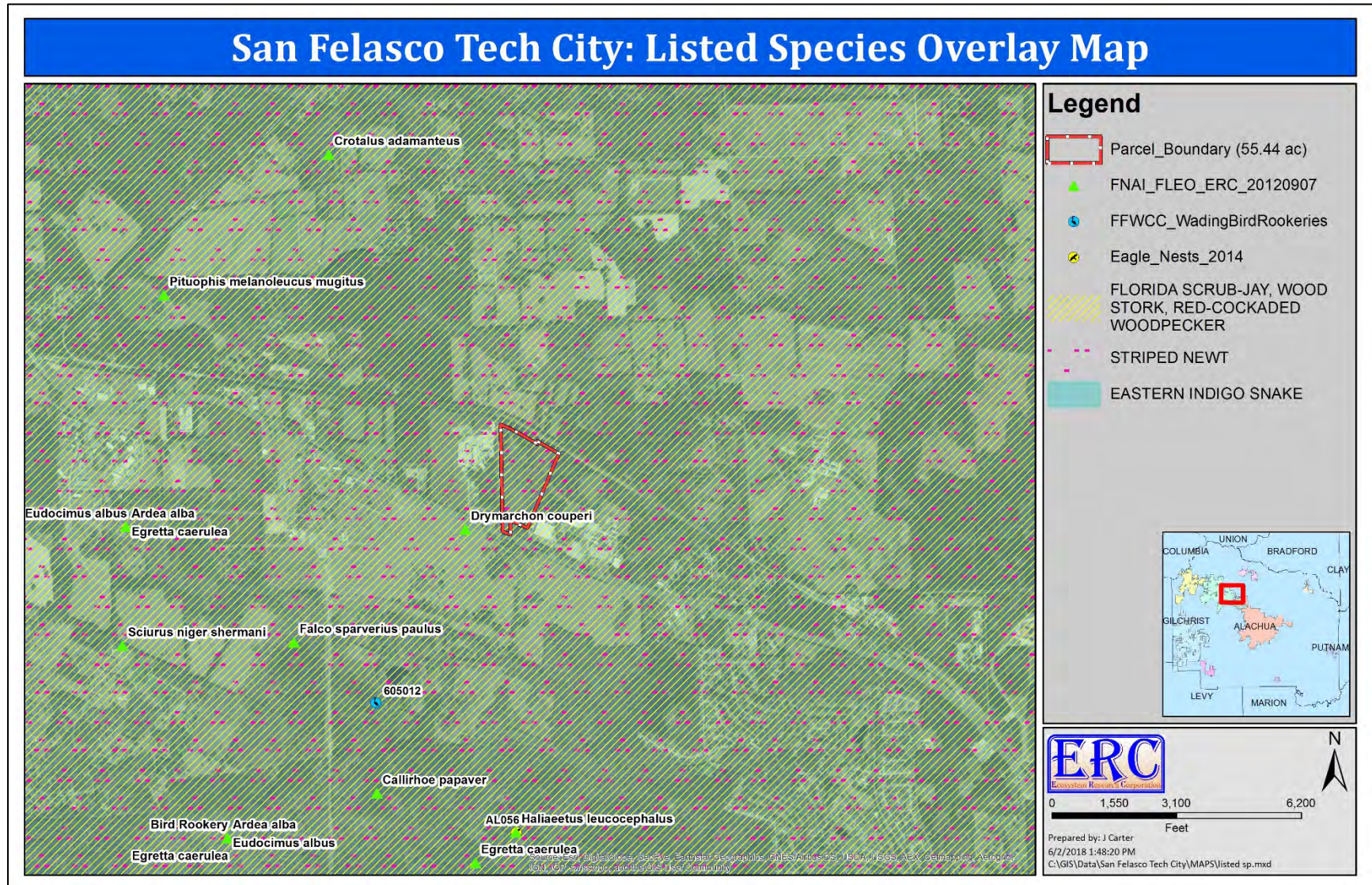


Figure 14. GPS locations where site-specific data were collected within the Parent Parcel, Project Site, and adjacent areas.

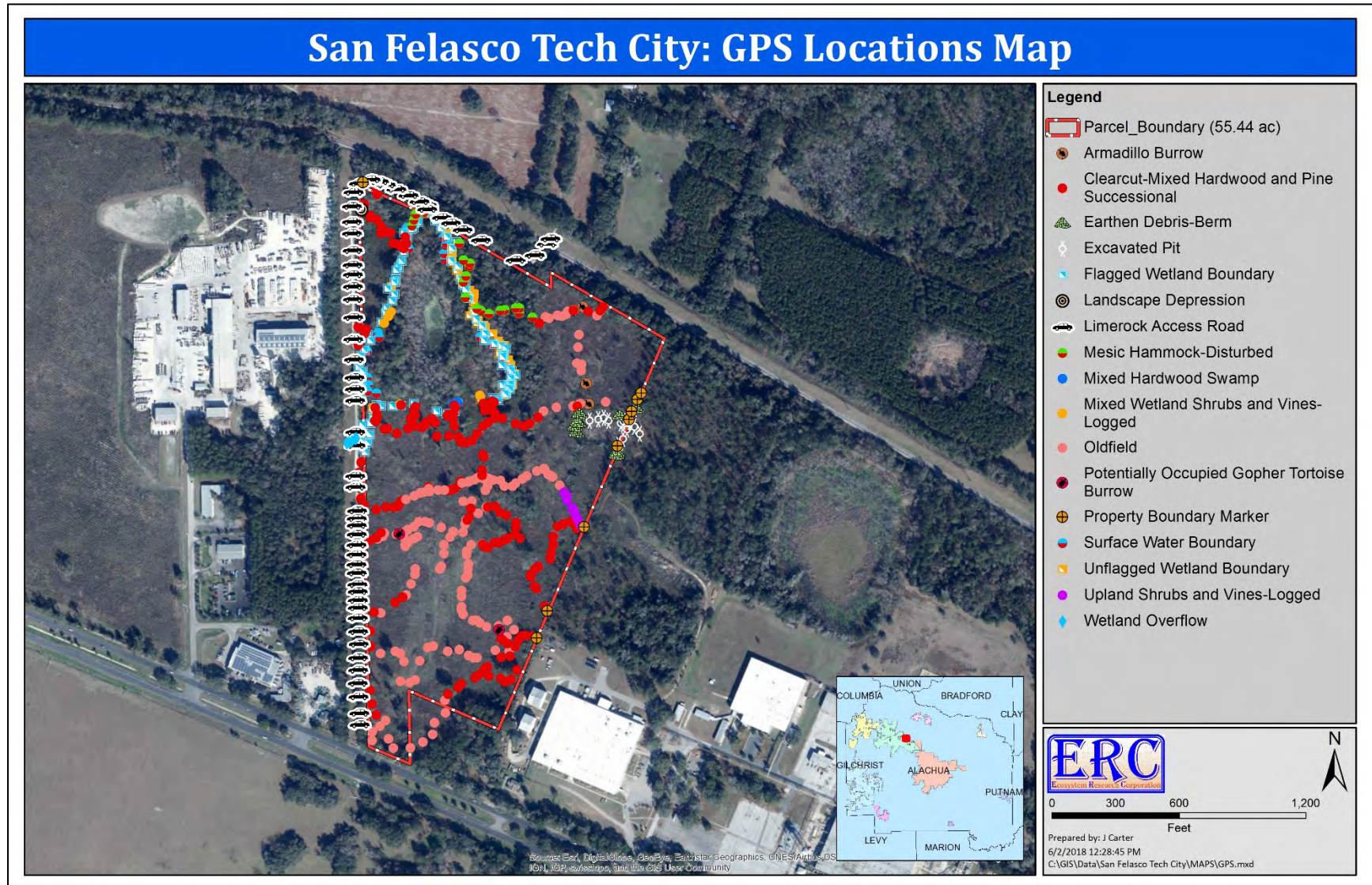


Figure 15. Locations of field delineated and survey wetland boundaries occurring within the Parent Parcel and Project Site.

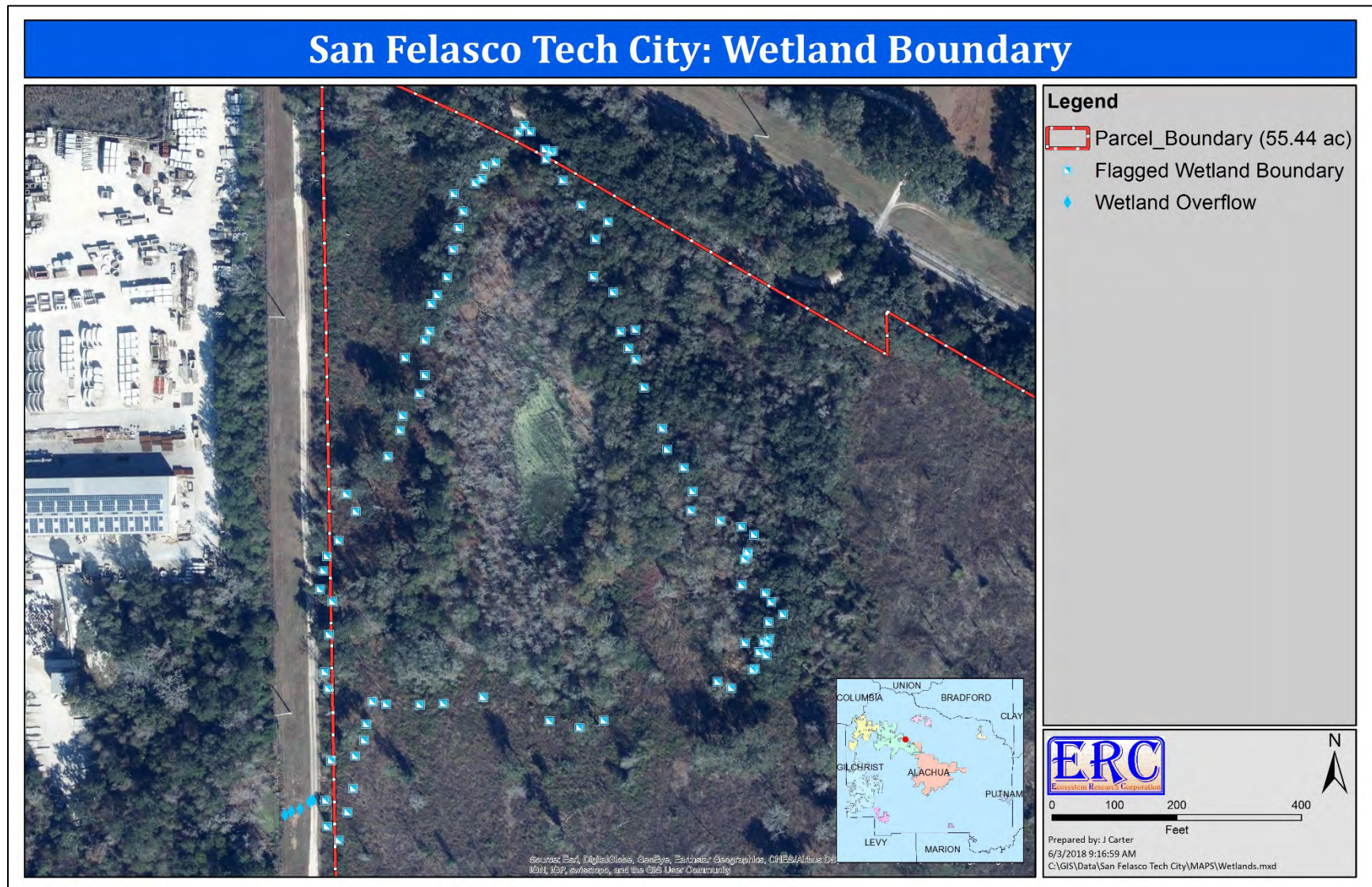


Figure 16. Locations of potentially occupied gopher tortoise burrows within the Project Site.

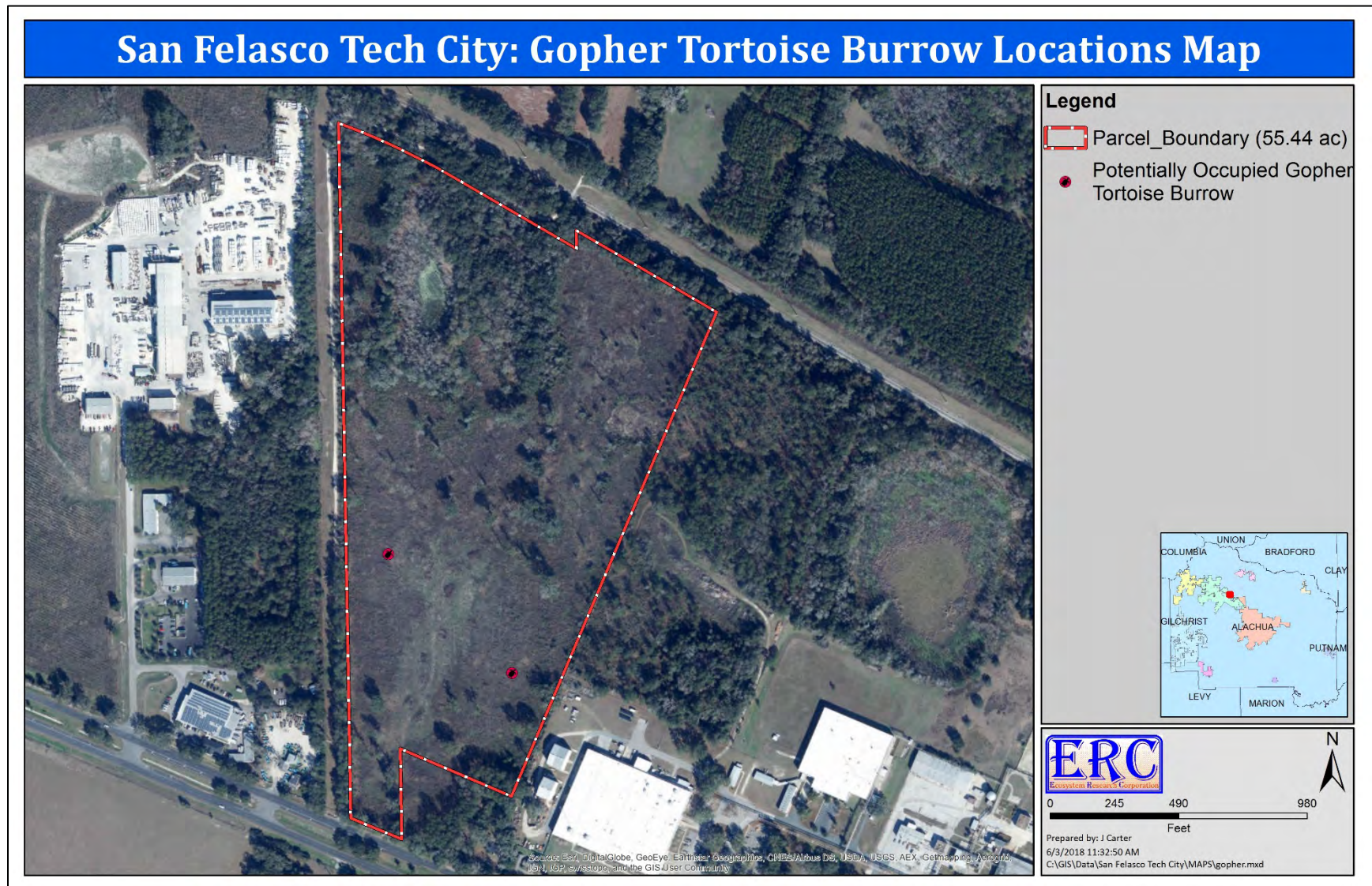
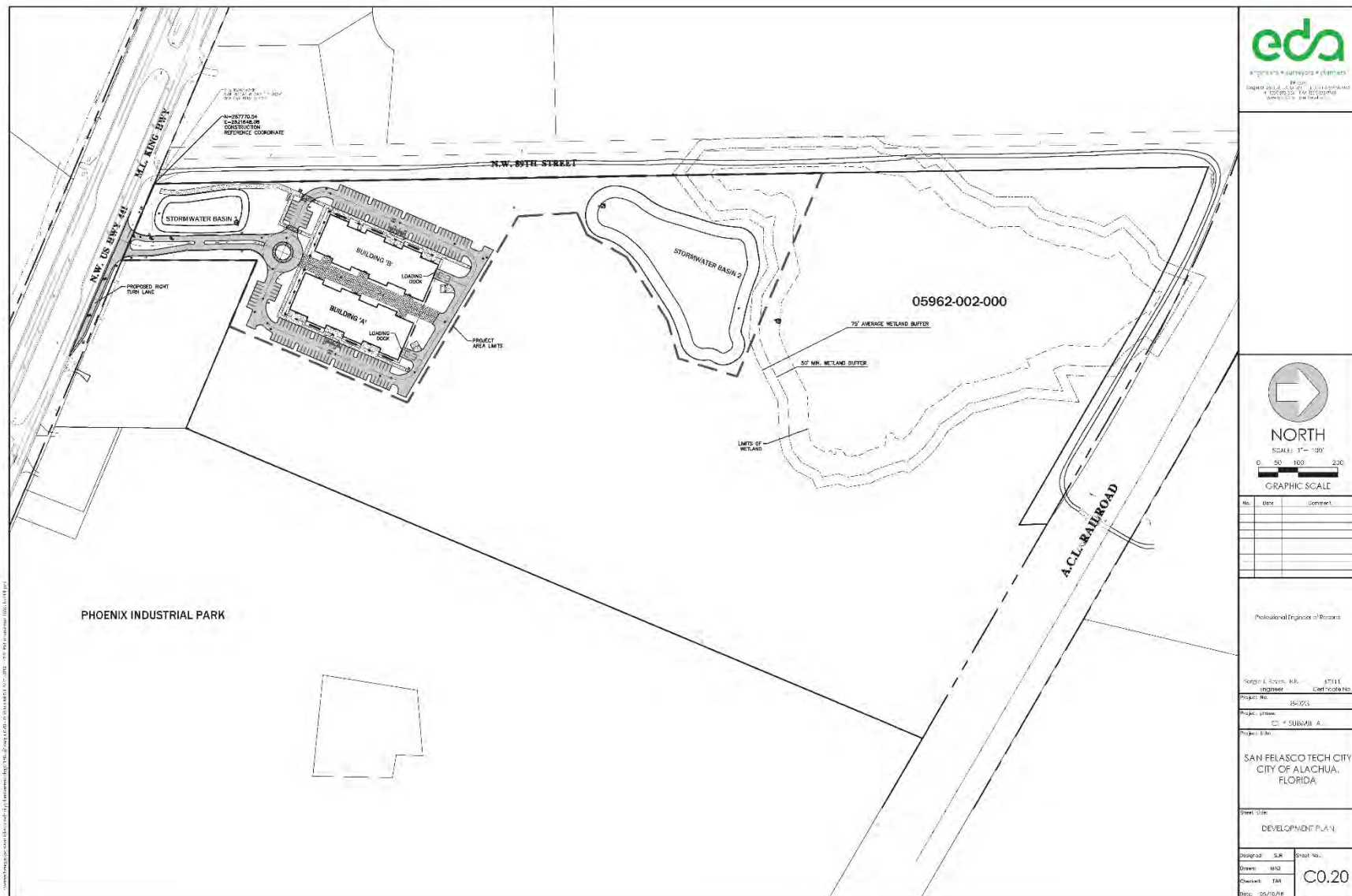


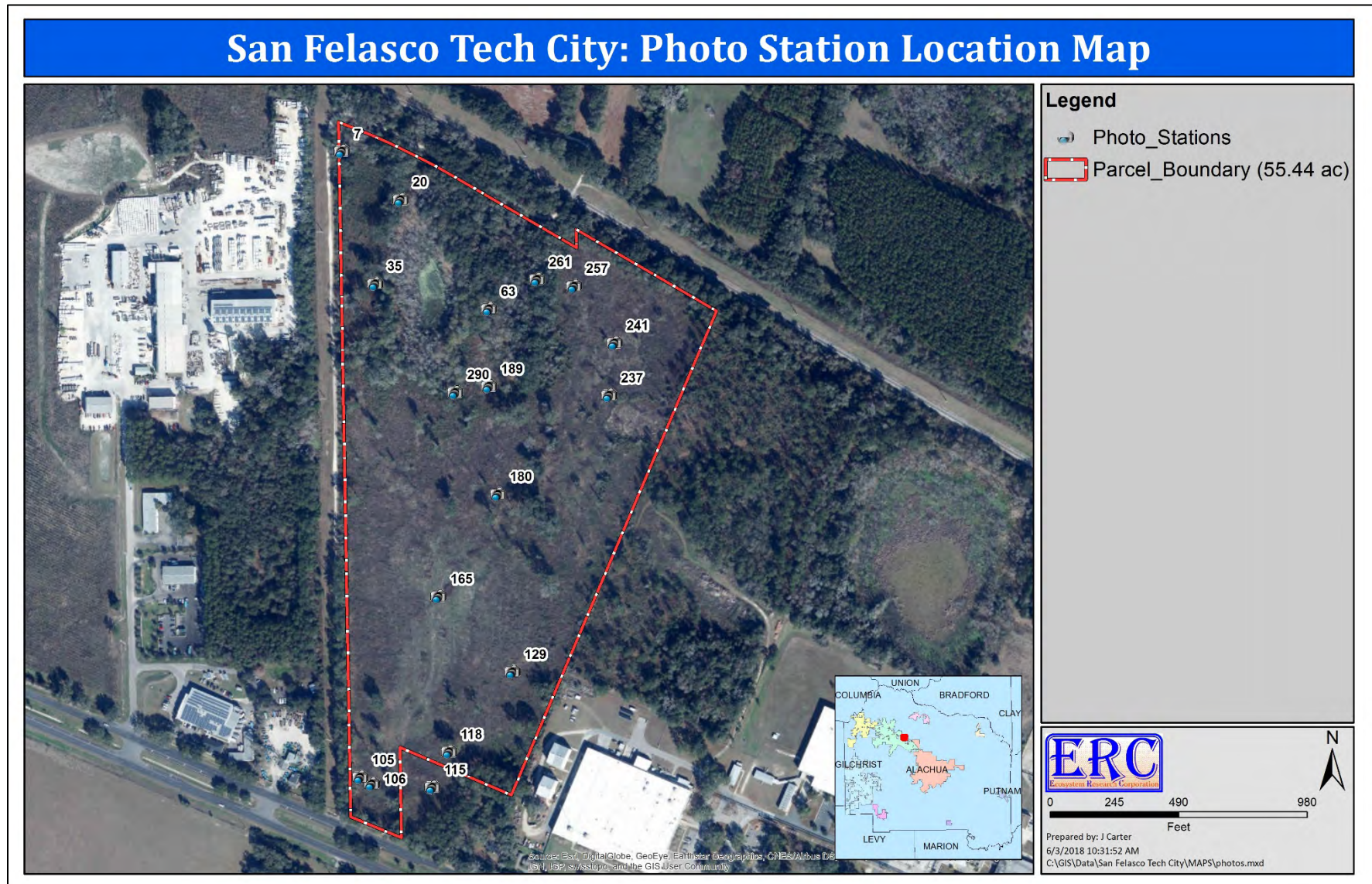
Figure 17. Development plan for the Project Site.



Attachment 1—Photographs

General appearance of the Project Site and adjacent areas during the field survey on 6–8 February 2018. Locations of GPS points referenced on photographs are shown on Figure 17.

Figure 18. Photo station location map.





2/6/2018
San Felasco Tech City
Photo 1_Frames 4500-4501 GPS 007 Sinkhole (Northwest).jpg



2/8/2018
San Felasco Tech City
Photo 2_Frames 4502-4503 GPS 105 (North).jpg



2/8/2018
San Felasco Tech City
Photo 3_Frames 4504-4505 GPS 020 (Southeast).jpg



2/6/2018
San Felasco Tech City
Photo 4_Frames 4506-4507 GPS 035 (South).jpg



2/8/2018
San Felasco Tech City
Photo 5_Frames 4508-4509 GPS 063 (Southeast).jpg



2/6/2018
San Felasco Tech City
Photo 6_Frames 4510-4511 GPS 063 (Northwest).jpg



2/7/2018
San Felasco Tech City
Photo 7_Frames 4512-4513 GPS 106 (East).jpg



2/7/2018
San Felasco Tech City
Photo 8_Frames 4514-4515 GPS 115 (Northeast).jpg



2/7/2018
San Felasco Tech City
Photo 9_Frames 4516-4517 GPS 118 (North).jpg



2/7/2018
San Felasco Tech City
Photo 10_Frames 4518 GPS 129 GT-PO-IA.jpg



2/7/2018
San Felasco Tech City
Photo 11_Frames 4519-4520 GPS 165 (North).jpg



2/8/2018
San Felasco Tech City
Photo 12_Frames 4521-4522 GPS 180 (North).jpg



2/7/2018
San Felasco Tech City
Photo 13_Frames 4523-4524 GPS 189 (North).jpg



2/7/2018
San Felasco Tech City
Photo 14_Frames 4525-4526 GPS 189 (South).jpg



2/7/2018
San Felasco Tech City
Photo 15_Frames 4527-4528 GPS 237 (Northeast).jpg



2/7/2018
San Felasco Tech City
Photo 16_Frames 4529-4530 GPS 241 (North).jpg



2/7/2018
San Felasco Tech City
Photo 17_Frames 4531-4532 GPS 257 (Northwest).jpg



2/7/2018
San Felasco Tech City
Photo 18_Frames 4533-4534 GPS 261 (Northwest).jpg



2/8/2018
San Felasco Tech City
Photo 19_Frames 4535-4536 GPS 290 (North).jpg



2/7/2018
San Felasco Tech City
Photo 20_Frames 4537-4538 GPS 290 (South).jpg

Tree No. 218
13" DBH Pignut Hickory



Tree No. 201
44" DBH Live Oak



Tree No. 202
13" DBH Live Oak



Tree No. 205
16" DBH Live Oak





Tree No. 216 (behind Pine)
11" DBH Sugarberry

Stephanie Sutton

From: Mark Brown <mbrown@alachuacounty.us>
Sent: Wednesday, January 16, 2019 8:27 AM
To: Stephanie Sutton; Sergio Reyes
Cc: Justin Tabor (jtabor@cityofalachua.org); Carr, Christina; Stephen Hofstetter
Subject: Wetlands Self Certification Submittal - San Felasco Tech City Phase 2
Attachments: Signed Self Certification Form.pdf; C010 OVERALL DEVELOPMENT PLAN.pdf; C210 RECONFIGURED BASIN 2 DETAIL.pdf; C001 COVER SHEET.pdf; GPS Locations.pdf; Self-Certification form.pdf; Survey.pdf; Wetlands.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Stephanie & Sergio – thanks for submitting information for Phase 2. Having previously evaluated the site and preliminary design for Phase 1, EPD staff concur the proposed Phase 2 design and associated basin reconfiguration complies with the wetland and buffer protection measures and criteria required through the Countywide Wetland Protection Code. Please don't hesitate to call if you have questions or desire technical/field assistance with this or any other proposed project site. Thanks for your efforts, coordination and support!! Sincerely, Mark

Mark Brown, PWS, CPSS
Senior Planner, Natural Resources
Alachua County Environmental
Protection Department
408 W. University Ave., Suite 106
Gainesville, FL 32601

Email – mbrown@alachuacounty.us
Office – 352-264-6815
Cell – 352-226-2977

From: Stephanie Sutton <ssutton@edafl.com>
Sent: Tuesday, January 15, 2019 3:50 PM
To: wetlands account <wetlands@alachuacounty.us>
Cc: Sergio Reyes <sreyes@edafl.com>; Justin Tabor <jtabor@cityofalachua.org>
Subject: Wetlands Self Certification Submittal - San Felasco Tech City Phase 2

Good afternoon,

I've attached our self certification documentation for San Felasco Tech City, Phase 2. Please let us know if you have any questions.

Stephanie

Stephanie Sutton | Project Manager |
| [eda engineers-planners-surveyors, inc.](http://edaengineers-planners-surveyors.com) |
2404 NW 43rd Street | Gainesville, Florida 32606
352.373.3541 | ssutton@edafl.com | www.edafl.com

PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

develop a clearly defined vision and strategy and identify actionable projects to accomplish goals, she said.

will lead the project.

#

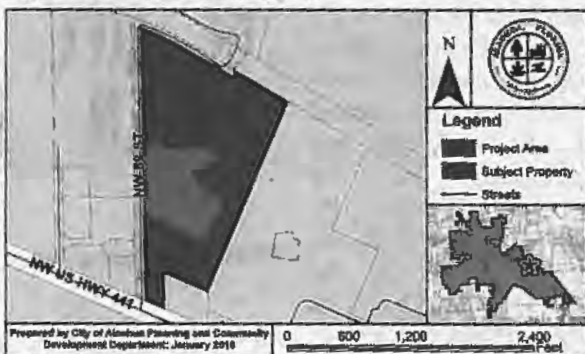
Email cwalker@alachuatoday.com



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 April 16, 2019, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweager, AICP, LEED AP, of EDA Engineers - Surveyors - Planners, Inc., applicant and agent for The Laser Investment Group, LLC, property owner, for consideration of a Site Plan to construct three (3) buildings - consisting of two (2) $\pm 30,100$ square foot buildings and one (1) $\pm 6,000$ square foot building - with associated paving, grading, drainage, and infrastructure improvements, on a ± 55.36 acre subject property, consisting of a ± 12.06 acre project area, located in the 12000 block of NW US Highway 441; Tax Parcel Number 05962-002-000; FLUM: Commercial and Industrial; Zoning: Commercial Intensive (CI) and Light & Warehouse Industrial (ILW).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

AFFIDAVIT FOR POSTED LAND USE SIGN

I MELISSA WATSON, POSTED THE LAND USE
(name)
SIGN ON 3/28/19 FOR THE San Felasco Tech City Phase 2 Site Plan (PZB Hearing)
(date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(signature)

4
(number of signs)

IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

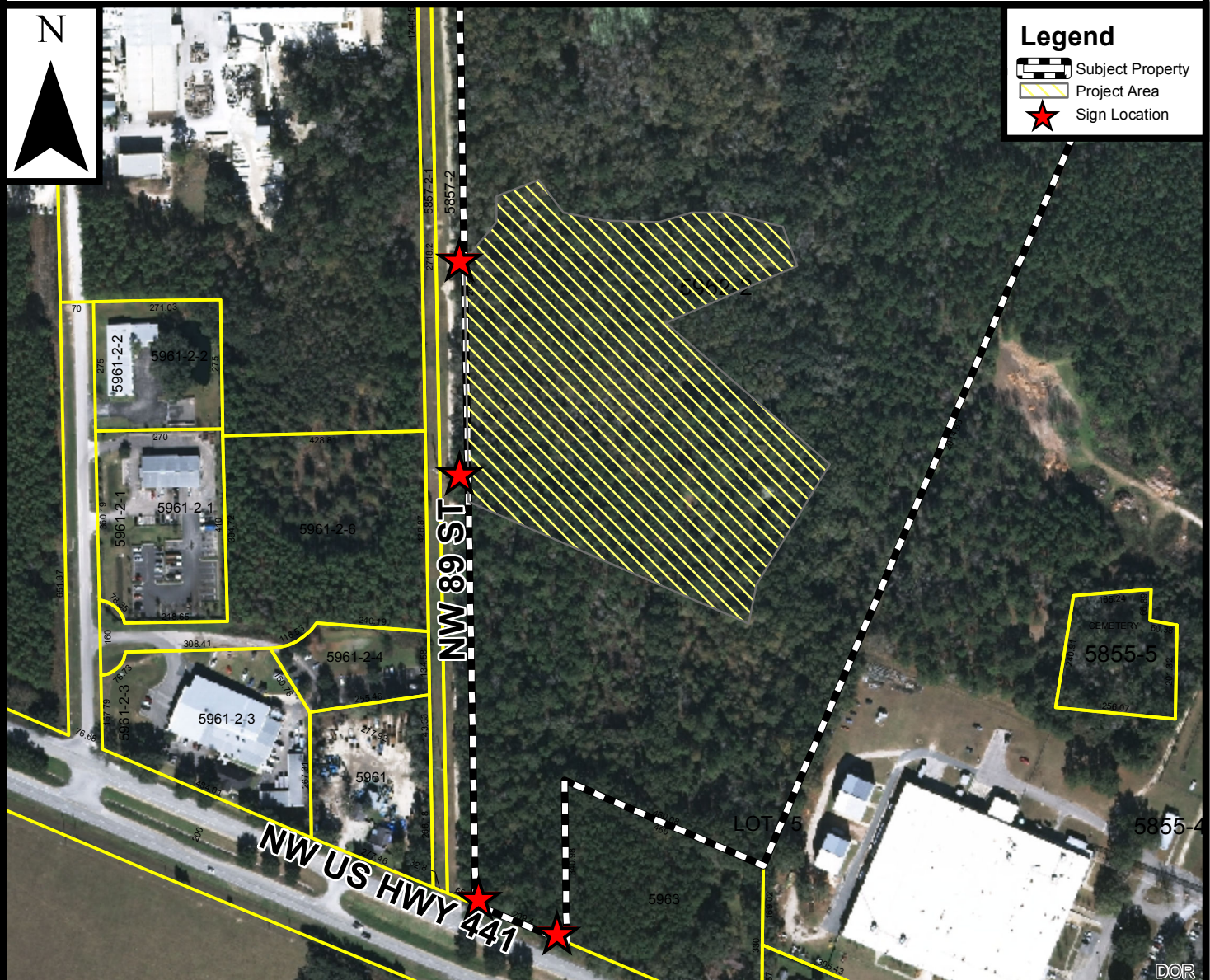
Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals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

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

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

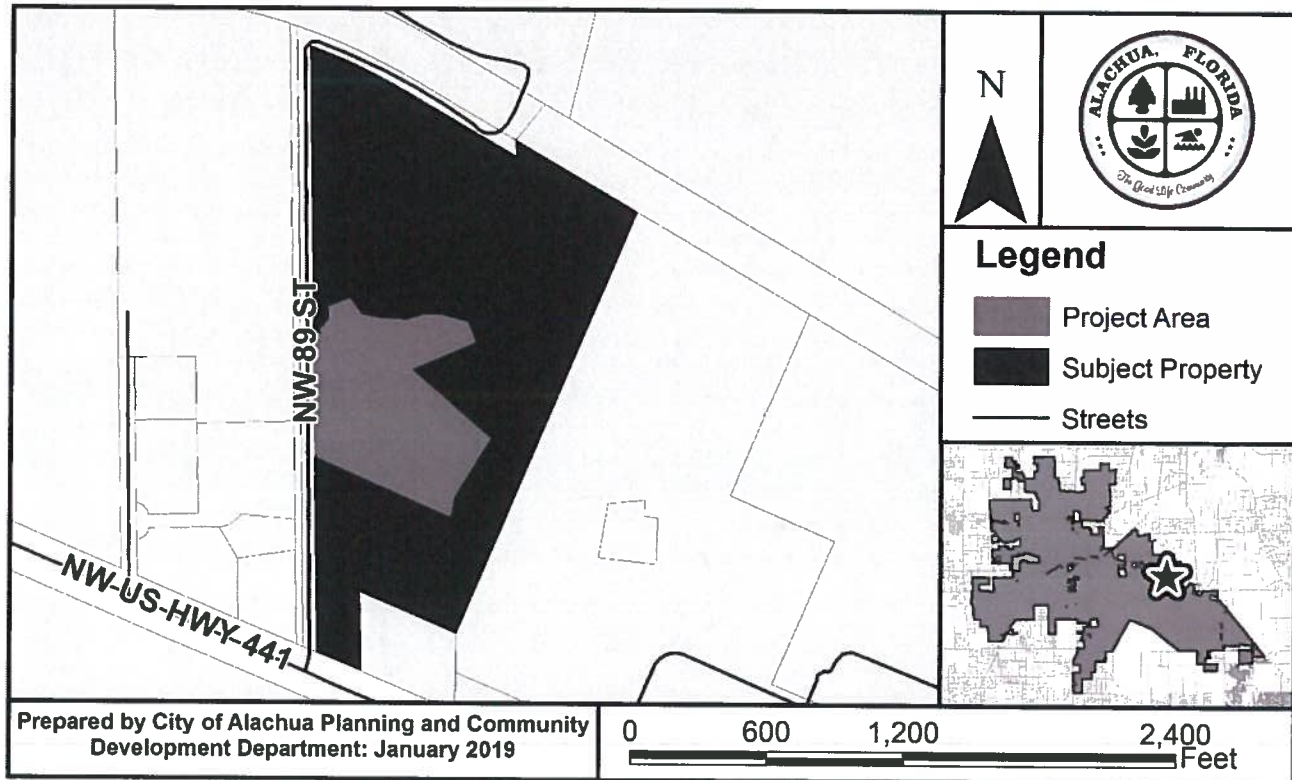


San Felasco Tech City, Phase 2 Site Plan



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

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



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Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

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

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

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

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

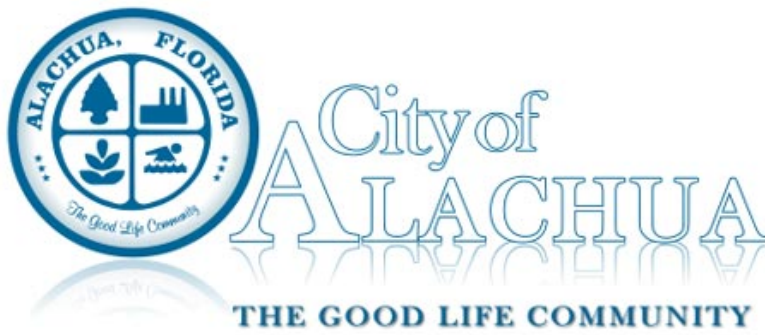


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05961-000-000
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100 AMBERWOOD COURT
LONGWOOD, FL 3277905855-002-000
TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 3260105961-002-003
DESIGN CABINET & FURNITURE INC
13313 SOUTHERN PRECAST DR
ALACHUA, FL 32615-854805961-002-004
DESIGN CABINETS & FURNITURE
13313 SOUTHERN PRECAST DR
ALACHUA, FL 32615-854805961-002-006
DESIGN CABINETS & FURNITURE
13313 SOUTHERN PRECAST DR
ALACHUA, FL 3261505857-001-001
LOWE MICHAEL S TRUSTEE
13929 NW 89TH ST
ALACHUA, FL 3261505857-002-000
F&R HOLDINGS OF GAINESVILLE
13929 NW 89TH ST
ALACHUA, FL 3261505949-005-002
HIPP INVESTMENTS LLC
14610 NW 129TH TER
ALACHUA, FL 3261505963-000-000
WERSHOW, J F
204 SE 1ST ST
GAINESVILLE, FL 3260105857-002-001
F&R HOLDINGS OF GAINESVILLE
220 NW 122ND ST
GAINESVILLE, FL 32607-110705949-005-000
PINKOSON & PINKOSON & UPSHAW
2820 NW 38TH DR
GAINESVILLE, FL 32605-268005949-005-001
PINKOSON & PINKOSON & UPSHAW
2820 NW 38TH DR
GAINESVILLE, FL 32605-268005962-001-000
SPERRING & SPERRING SR, TRUSTE
2928 NW 22ND ST
GAINESVILLE, FL 3260505855-000-000
LITHIUM NICKEL ASSET HOLDING
3 EXPRESSWAY PLAZA
ROSLYN HEIGHTS, NY 1157705962-002-000
LASER INVESTMENT GROUP LLC (THE)
3201 SW 42ND ST STE 2
GAINESVILLE, FL 3260805857-001-000
F&R HOLDINGS OF GAINESVILLE
50 PARTRIDGE WAY
SHELBURNE, VT 0548292060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-442305949-001-000
DUKE ENERGY FLORIDA INC
550 S TRYON ST TAX DEPT - DEC41B
CHARLOTTE, NC 2820205855-004-000
PHOENIX COMMERCIAL PARK LLP
PO BOX 1000
ALACHUA, FL 3261605855-005-000
PHOENIX COMMERCIAL PARK LLLP
PO BOX 1000
ALACHUA, FL 3261605949-000-000
U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604-242505961-002-000
TRIPLE L LLC
PO BOX 641
CANAL FULTON, OH 44164



Board/Committee Agenda Item

MEETING DATE: 4/16/2019

SUBJECT: Land Development Regulations Text Amendment : A request by Christopher Gmuer, P.E., of Gmuer Engineering, Inc. to amend the City of Alachua Land Development Regulations (LDRs) as follows: amend Section 5.1.2, Table 5.1-2, Related to the Dimensional Standards within Residential Zoning Districts; amend Section 7.3.1 (B)(1), relating to required standard street improvements for subdivisions; amend Section 7.3.1 (B)(2), relating to design requirements for streets utilizing transitional swales; amend Section 10.2, creating a definition for “transitional swale”. (Legislative Hearing)

PREPARED BY: Adam Hall, AICP, Planner

RECOMMENDED ACTION:

Based upon the presentation before this Board and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Land Development Regulations Text Amendment to the City Commission with a recommendation to approve.

Summary

The proposed amendment to the City's Land Development Regulations seeks to permit the use of swales in developments that currently would require the use of curb and gutter. The swales would differ from a typical open (standard) swale as there would be certain performance standards the swales would have to meet by definition. Additionally, under the proposed amendment, the use of curb would still be required in those developments, however, swales for the treatment and conveyance of stormwater would be permitted. The proposed amendment would result in developments with decentralized stormwater facilities. The swale systems would be maintained by a single entity, such as the Developer or the Home Owner's Association.

In summary, the substantial changes being proposed as a part of this amendments are:

- Creation of a definition for “transitional swale” that is a swale that can meet certain pollutant removal standards
 - Creates minimum lot size (10,000 square feet) for use of the transitional swale
 - Creates minimum lot width (75') for use of transitional swale
 - Requires that curbing still be provided with swale system
 - Requires that the swale system be maintained by a single entity such as the Developer or Home Owner's Association
-

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Application and Supporting Materials
- ☐ Draft Ordinance
- ☐ Public Notice Materials for 04/16/19 PZB Hearing



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date:
Legislative Hearing

April 16, 2019

SUBJECT:

A request to amend the City of Alachua Land Development Regulations (LDRs) as follows: amend Section 5.1.2, Table 5.1-2, Related to the Dimensional Standards within Residential Zoning Districts; amend Section 7.3.1 (B)(1), relating to required standard street improvements for subdivisions; amend Section 7.3.1 (B)(2), relating to design requirements for streets utilizing transitional swales; amend Section 10.2, creating a definition for “transitional swale”.

APPLICANT/AGENT:

Gmuer Engineering, Inc.

PROJECT PLANNERS:

Adam Hall, AICP

RECOMMENDATION:

Staff recommends that the Planning & Zoning Board find the proposed Text Amendments to the City’s Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City’s Land Development Regulations and transmit such finding to the City Commission with a recommendation to approve.

**RECOMMENDED
MOTION:**

This Board finds the proposed text amendments to the City’s Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City’s Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve.

SUMMARY

The proposed amendment to the City's Land Development Regulations seeks to permit the use of swales in developments that currently would require the use of curb and gutter. The swales would differ from a typical open (standard) swale as there would be certain performance standards the swales would have to meet by definition. Additionally, under the proposed amendment, the use of curb would still be required in those developments, however, swales for the treatment and conveyance of stormwater would be permitted. The proposed amendment would result in developments with decentralized stormwater facilities. The swale systems would be maintained by a single entity, such as the Developer or the Home Owner's Association.

In summary, the substantial changes being proposed as a part of this amendments are:

- ❖ Creation of a definition for "transitional swale" that is a swale that can meet certain pollutant removal standards
- ❖ Creates minimum lot size (10,000 square feet) for use of the transitional swale
- ❖ Creates minimum lot width (75') for use of transitional swale
- ❖ Requires that curbing still be provided with swale system
- ❖ Requires that the swale system be maintained by a single entity such as the Developer or Home Owner's Association

According to the Applicant, the purpose of this proposed amendment is to provide additional design options that will also allow developers to meet stormwater regulations.

Each proposed change and a staff comment further elaborating upon the purpose of the amendment is provided below. Added language is shown underlined; deleted language is shown with a ~~striketrough~~.

PROPOSED LDR TEXT AMENDMENTS

AMENDING SECTION 5.1.2; TABLE 5.1-2, TABLE OF DIMENSIONAL STANDARDS IN THE RESIDENTIAL ZONING DISTRICTS

5.1.2 *Dimensional standards in Residential Districts.* All primary and accessory structures in the residential zoning districts are subject to the dimensional standards set forth in Table 5.1-2, Table of Dimensional Standards in the Residential Zoning Districts. These standards may be further limited or modified by other applicable sections of these LDRs. Rules of measurement and permitted exceptions are set forth in Sections 5.2.1, Lots; 5.2.2, Setbacks and required yards; 5.2.3, Height; and 5.2.4, Bulk.

Table 5.1-2. Table of Dimensional Standards in the Residential Zoning Districts									
District and Use	Lots		Minimum Yards and Setbacks				Max. Height (ft.)	Max. Lot	Max. Gross Density (DU/acre) [3]
	Min. Area (sq. ft.)	Min. Width (ft.)	Front (ft.) [4]	Side (ft.)	Rear (ft.)	Wetland and Water-course (ft.)		Cover (incl. accessory structures)	
RSF-1									
Dwelling, single-family, detached	40,000	100	30	15 for each	15	Sec.	65	40%	1
All other uses	None	None	35	25 for each	35	5.2.2(B)		35%	N/A
RSF-3 (District permitted only in areas with community water and sewer systems)									
Dwelling, single-family detached	10,000	50/75 ¹	20	7.5 for each	15	Sec. 5.2.2(B)	65	40%	3
All other uses	None	None	35	25 for existing; 30 for new	35			50%	
RSF-4 (District permitted only in areas with community water and sewer systems)									
Dwelling, single-family, detached	7,500	50/75 ¹	20	7.5 for each	15	Sec. 5.2.2(B)	65	45%	4

Dwelling townhouse, and two- to four-family	7,500 per unit for the first 2 units; 2,000 per unit for each addi- tional	50	15	5 for each building side	10			60%	
All other uses	None	None	35	25 for existing; 30 for new	35			60%	
REMAINDER OF TABLE UNCHANGED									

¹ Note. Where the use of Transitional Swales is proposed for subdivisions with lots between 10,000 square feet and 20,000 square feet the minimum lot width shall be 75ft.

⁴² Note. There are also use-specific regulations for such parks found in Article 4.

Staff Comment: The proposed change would require an increase in the minimum lot width from 50 feet to 75 feet in the RSF-3 and RSF-4 Zoning Districts where the “transitional swales” are proposed to be used. The purpose of the increase is to ensure adequate spacing between any culvert structures serving each residential lot.

AMENDING SECTION 7.3.1 (B)(1) RELATED TO WEARING SURFACE AND RIGHT-OF-WAY WIDTH STANDARDS WITHIN SUBDIVISIONS

7.3.1 (B)(1) *Wearing surface width and right-of-way width standards*

(c) *Local streets.*

(i) For street types/standards A, B and C.

- a. 24-foot wearing surface. The minimum street wearing surface width for local streets may be reduced by two feet on each side served by a sidewalk or multipurpose trail with a minimum width of eight feet.
- b. Minimum right-of-way width or easement width of 50 feet for streets with curb and gutter, or 60 feet for streets with swale.

c. For street type/standard B that incorporate Transitional Swales the minimum right-of-way width shall be 50 feet plus an additional 20 feet (10 feet for each side of the roadway) of private easement width for each Transitional Swale facility.

(d) *Marginal access streets.*

(i) For street types/standards A, B and C.

a. 20-foot minimum wearing surface.

b. Minimum right-of-way width or easement width of 40 feet for streets with curb and gutter, or 60 feet for streets with swales.

c. For street type/standard B that incorporate Transitional Swales the minimum right-of-way width shall be 40 feet plus an additional 20 feet (10 feet for each side of the roadway) of private easement width for each Transitional Swale facility.

(e) *Wearing surface and right-of-way width summary table.* These standards are summarized in the following Table 7.3-1, Wearing Surface standards, and Table 7.3-2, Minimum Right-of-Way Width Standards:

Table 7.3-1. Wearing Surface Standards

Classification	Street Type Standard	Minimum Wearing Surface Width (in feet) [1]	Number of Travel Lanes [2]
Arterial	All	2 × 24	4
Collector	All	24	2
Local	All	24	2
Marginal access	All	20	2
[1] The minimum street wearing surface width for local streets may be reduced by two feet on each side served by a sidewalk or multipurpose trail with a minimum width of eight feet.			
[2] Individual travel lanes for streets shall be 12 feet wide, except for marginal access streets, which shall be a minimum ten feet in width.			

Table 7.3-2. Minimum Right-of-Way Width Standards

Classification	Street Type Standard	Curb and Gutter Right-of-Way Minimum Width (ft.)	<u>Transitional Swale Right-of-Way Minimum Width (private easement minimum width)(ft.)</u>	<u>Standard Swale Right-of-Way Minimum Width (ft.)</u>
Arterial	All	100	<u>N/A</u>	120
Collector	All	60	<u>N/A</u>	80
Local	A, B, C	50	<u>50 (20 total – 10 on each side of roadway)</u>	60
Local	D	40	<u>N/A</u>	60
Marginal access	All	40	<u>40 (20 total- 10 on each side of roadway)</u>	60

Staff Comment: The proposed change would create right-of-way standards for those streets utilizing transitional swales. For local streets where the lots are between 10,000 and 20,000 square feet, transitional swales are proposed to be permitted where the right-of-way width is a minimum of 50 feet with ten feet of private easement on each side of the roadway for placement of the swale. For marginal access, the right-of-way minimum width is 40 feet with 10 feet of private easement required on each side of the street. A sample street cross section has been provided by the applicant and can be found in Exhibit "A".

AMENDING SECTION 7.3.1 (B)(2) RELATED TO STANDARDS FOR USE OF TRANSITIONAL SWALES WITHIN SUBDIVISIONS

7.3.1 (B)(2) *Curb and gutter.*

(a) Curb and gutter shall be provided on type A and B streets, but is not required on type C and D streets.

(b) For lots including and between 10,000 square feet and 20,000 square feet, Transitional Swales may be provided as an alternative to providing Curb and Gutter for Type B streets that are designated Local or Marginal Access.

(i) If Transitional Swales are utilized the subdivider shall provide data-analysis from a licensed stormwater engineer demonstrating that performance measures outlined in the definition of Transitional Swale will be met by the Transitional Swale system.

(ii) In all cases where Transitional Swales are provided swale facilities shall be located within a minimum 10 foot wide private easement on each side of any proposed roadway. Such easements and all associated swales, culverts, and other features of the Transitional Swale shall be privately maintained and will be the sole responsibility of the subdivider or any successive Home Owner's Association. The Transitional Swale facility must be owned in its entirety by a single entity.

(iii) In all cases where Transitional Swales are provided, an F-type, or similar style, curbing is required to line the outer edge of an associated paved roadway. Curb breaks allowing for spillway connections to the swale system are permitted.

~~(b)~~ (c) If curb and gutter is not required, the subdivider shall comply with the right-of-way width requirements for streets with swales in accordance with the following Table 7-3.2, Minimum Right-of-Way Width Standards:

Staff Comment: The proposed change would include standards for the transitional swales. The minimum lot size for use of transitional swales is proposed to be 10,000 square feet (.23 acres) with a minimum lot width of 75 feet. The proposed swale system would be located on private property, within an easement, and would be maintained by a single entity (the subdivider or the Home Owner's Association). The proposed amendment would not permit a true open swale system as a curb will still be required along roadway edges. The purpose of the curb is to ensure comfort of and protect any pedestrians utilizing the sidewalk system. The curb would also prevent roadside parking, which may damage landscaping and/ or proposed swale system.

AMENDING SECTION 10.2 CREATING A DEFINITION FOR TRANSITIONAL SWALE

10.2. – Definitions

Transitional Swale means a swale, designed as a part of a stormwater management system that meets the pollutant removal goals of Chapter 62-40 of the Florida Administrative Code through the following criteria:

(1) The average treatment efficiency of the areas treated and the areas not treated must achieve at least 80% reduction of the average annual load of pollutants that would cause or contribute to violations of state water quality standards for Class III waters.

(2) The average treatment efficiency of the areas treated and the areas not treated must achieve at least 95% reduction of the average annual load of pollutants that would cause or contribute to violations of state water quality standards for Class I, Class II, Outstanding Florida Waters, or Class III waters which are approved, conditionally approved, restricted, or conditionally restricted for shellfish harvesting.

Staff Comment: The proposed definition of transitional swale clarifies that the swale is intended for runoff treatment in addition to conveyance. The swale would be required to be designed to meet certain treatment standards, as certified by the designing engineer.

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Subsection 2.4.1(E)(1) of the Land Development Regulations (LDRs) states that, “in determining whether to approve a proposed text amendment to the Land Development Regulations, the City Commission shall find that an application is consistent with the following standards.” These standards are listed below, followed by Staff’s evaluation.

- (a) ***Consistent with Comprehensive Plan*** – *Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.*

Evaluation & Findings: These amendments do not conflict with any Goals, Objectives, or Policies of the Comprehensive Plan.

Objective 3.5.a.3 of the Community Facilities and Natural Groundwater Recharge Element states that “Swale conveyances shall be used to the greatest extent possible” within high aquifer recharge areas.

- (b) ***Consistent with Ordinances*** – *Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.*

Evaluation & Findings: These amendments do not conflict with any provisions of the LDRs or the City Code of Ordinances.

- (c) ***Changed Conditions*** – *Whether and the extent to which there are changed conditions that require an amendment.*

Evaluation & Findings: The proposed amendment would allow Developer's a potential avenue to meet the Alachua County Stormwater Treatment program, which took effect January 1, 2019. According to the applicant, all new development within Alachua County is now required to demonstrate that at least one Low Impact Design (LID) element has been incorporated into the storm water management system and that nutrient loading will be reduced.

- (d) ***Community Need*** – *Whether and the extent to which the proposed amendment addresses a demonstrated community need.*

Evaluation & Findings: These amendments would address community need by providing additional development design options for residential subdivisions while generally maintaining the urban form and character of existing development.

- (e) ***Compatible with Surrounding Uses*** – *Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.*

Evaluation & Findings: To the extent of the applicability of this standard, these amendments would not adversely affect compatibility among uses or result in inefficient development.

- (f) ***Development Patterns*** – *Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.*

Evaluation & Findings: These amendments would result in a logical and orderly development pattern.

- (g) ***Effect on Natural Environment*** – *Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

Evaluation & Findings: These amendments would not have adverse impacts on the natural environment, and will give developers additional options for meeting the County Stormwater Program requirements.

- (h) ***Public Facilities*** – *Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, storm water management, parks, and solid wastes).*

Evaluation & Findings: These amendments would have no impact to the provision of public facilities.

EXHIBIT "A" TO STAFF REPORT – SAMPLE ROADWAY CROSS SECTION

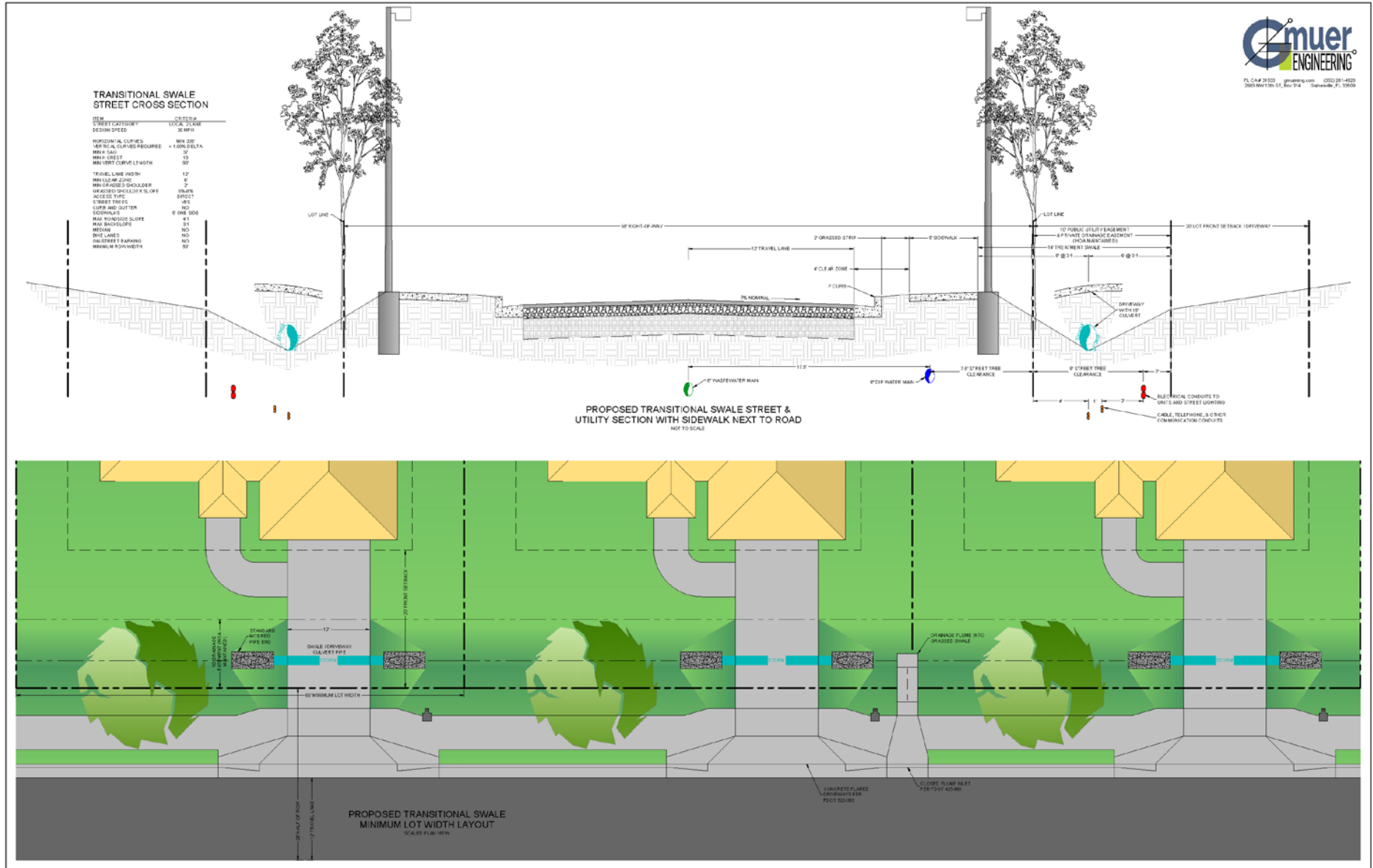


EXHIBIT “B”

TO

**LAND DEVELOPMENT REGULATIONS (LDR) TEXT
AMENDMENT STAFF REPORT**



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 20, 2019

Christopher Gmuer, P.E.
President, Gmuer Engineering, LLC.
2603 NW 13th St
Box 314
Gainesville, FL 32609

Also submitted electronically to chrisg@gmuereng.com.

RE: Revised Application for a Proposed Text Amendment to the City of Alachua Land Development Regulations (Transitional Swales)

Dear Mr. Gmuer:

On January 31, 2018 the City of Alachua received your revised submission for the above referenced application. The original application was received on October 8, 2018. The application was reviewed by the City's Development Review Team (DRT), and meetings were held to discuss the application's deficiencies on October 29, 2018 and on January 10, 2019.

The revised application referenced above has been reviewed by the City's DRT. Upon review of the application and materials, the following remaining insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, March 7, 2019**. A total of four (4) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the Planning and Zoning Board and City Commission. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If your revised application is received by the date specified above, and if your response adequately addresses the following comments, a hearing before the Planning & Zoning Board (PZB) may be scheduled for April 16, 2019.

Deficiencies to be Addressed

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

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations.

1. Consistency with Section 2.4.1 (E)(1), City of Alachua LDRs
 - a. *Consistent with Comprehensive Plan.*

- i. Future Land Use Element Objective 1.2 Residential states that the “City of Alachua shall establish three Residential land use categories to ensure an **orderly urban growth pattern**...”[emphasis added]. Staff finds that the provision of “transitional swales”, as defined in the application materials, would not contribute to an orderly urban growth pattern as swales could be provided at densities far greater than what is currently allowed under the Land Development Regulations.

Remaining Comment: Proposed lot size minimum of 7,500 square feet and minimum lot width of 65’ are found to not be appropriate for development without curb and gutter (swale). Lot sizes must be a minimum of 10,000 square feet with a minimum lot width of 75’.

b. *Consistent with Ordinances.*

- i. Section 7.1.1 *Purpose* provides the following standards for subdivisions.
 - (A) Economically sound community. To encourage the development of an economically sound and stable community.
 - (B) Provision of streets, utilities, and other facilities. To ensure the provision of required streets, utilities and other facilities and services for development.
 - (C) Safe and convenient access and circulation. To ensure the adequate provision of safe and convenient access and circulation, both vehicular and pedestrian, and to help ensure that all lots will be accessible to firefighting equipment and other emergency and service vehicles.
 - (F) Safe and healthy environment. To promote a safe and healthy environment.

Staff has concerns that this amendment would permit development that would not be economically sound for the City of Alachua, would not provide safe and convenient access or circulation for vehicles and pedestrians, and would not contribute a safe and healthy environment for the City of Alachua.

Remaining Comment: The presence of curbs helps protect pedestrians from auto drivers. Without curbs, additional protections from automobiles are required. These protections include larger “recovery areas”, planting strips, landscaping or relocation of sidewalk. The proposed cross section shows a one foot grassed area between travel lane and the five foot wide sidewalk. This may increase pedestrian discomfort and result in discouraging the use of the pedestrian facilities. The Federal Highway Administration recommends a minimum of 2’ separation for curbed streets, and placement of sidewalk behind swale when present.

- ii. Section 7.2.5 (A) states “[t]he arrangement, **character**, extent, width, grade , and location of all street shall be consistent with the Comprehensive Plan, where applicable, and shall be considered in **relation to existing and planned streets**, topographical conditions, **safety**, **public convenience**, and the **uses of land** to be served by the streets” [emphasis added]. The use of “transitional swales”, as defined in the application materials, is associated with large lot residential (1/2 acre or larger) or rural roads and would not match the character of higher density residential uses, such as those developments with 6,000 square foot lots with a 50’ foot minimum width. A development of this nature, which would be permitted under the proposed amendment, would result in driveway culverts in close proximity to each other with only a small area available for the open swale. Because RSF-3, RSF-4, and RSF-6 properties often exist in close proximity to each other, the proposed amendment could potentially result in a patchwork development pattern with some subdivisions having curb and gutter, and other subdivisions having the transitional swale system, as defined in the application materials. Further, for reasons that will be discussed in

greater detail below, Staff has concerns about the safety and public convenience issues that may result if this proposed amendment were to be adopted.

Comment: See above comments.

f. *Development Patterns.*

- i. Historic and current residential development patterns within the City of Alachua typically consist of open swale systems on larger lot (1/2 acre or larger) or rural subdivisions. Those subdivisions with lots smaller than 1/2 acre have generally had a curb and gutter system to handle stormwater. This pattern is also prevalent regionally. Staff has not been able to identify any subdivisions within the State that utilize “transitional swales”, as defined in the application materials, with lots less than 20,000 square feet.

Comment: See above comments.

g. *Public Facilities*

- i. Based on information provided by the City of Alachua Public Services Department there are numerous concerns about the impacts to public facilities.
 1. Stormwater System Maintenance: Frequency, cost, and responsibility for maintenance of swales, culverts, and other features of the “transitional swale”. Both proposed sections show all or a portion of the swale area within City right-of-way. The City historically does not maintain DRAs, but would maintain the stormwater piping to them. Culvert maintenance would also be problematic: depending on type of construction the useful life of the culvert may be up to 50% less than the useful life of a concrete stormwater drain/inlet typically found in a curb and gutter development.

Remaining Comment: Proposed cross section shows a portion of the culvert vertical wall within right-of-way. For clarity of maintenance responsibility, culvert vertical wall must be located completely within drainage easement.

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

Sincerely,



Adam Hall, AICP
Planner

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 3, 2019

Christopher Gmuer, P.E.
President, Gmuer Engineering, LLC.
2603 NW 13th St
Box 314
Gainesville, FL 32609

Also submitted electronically to chrisg@gmuereng.com.

RE: Revised Application for a Proposed Text Amendment to the City of Alachua Land Development Regulations (Transitional Swales)

Dear Mr. Gmuer:

On December 10, 2018 the City of Alachua received your revised submission for the above referenced application. The original application was received on October 8, 2018. The application was reviewed by the City's Development Review Team (DRT), and a meeting was held to discuss the application's deficiencies on October 29, 2018.

The revised application referenced above has been reviewed by the City's DRT. Upon review of the application and materials, the following remaining insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, January 17, 2019**. A total of four (4) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the Planning and Zoning Board and City Commission. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. If your revised application is received by the date specified above, and if your response adequately addresses the following comments, a hearing before the Planning & Zoning Board (PZB) may be scheduled for March 12, 2019.

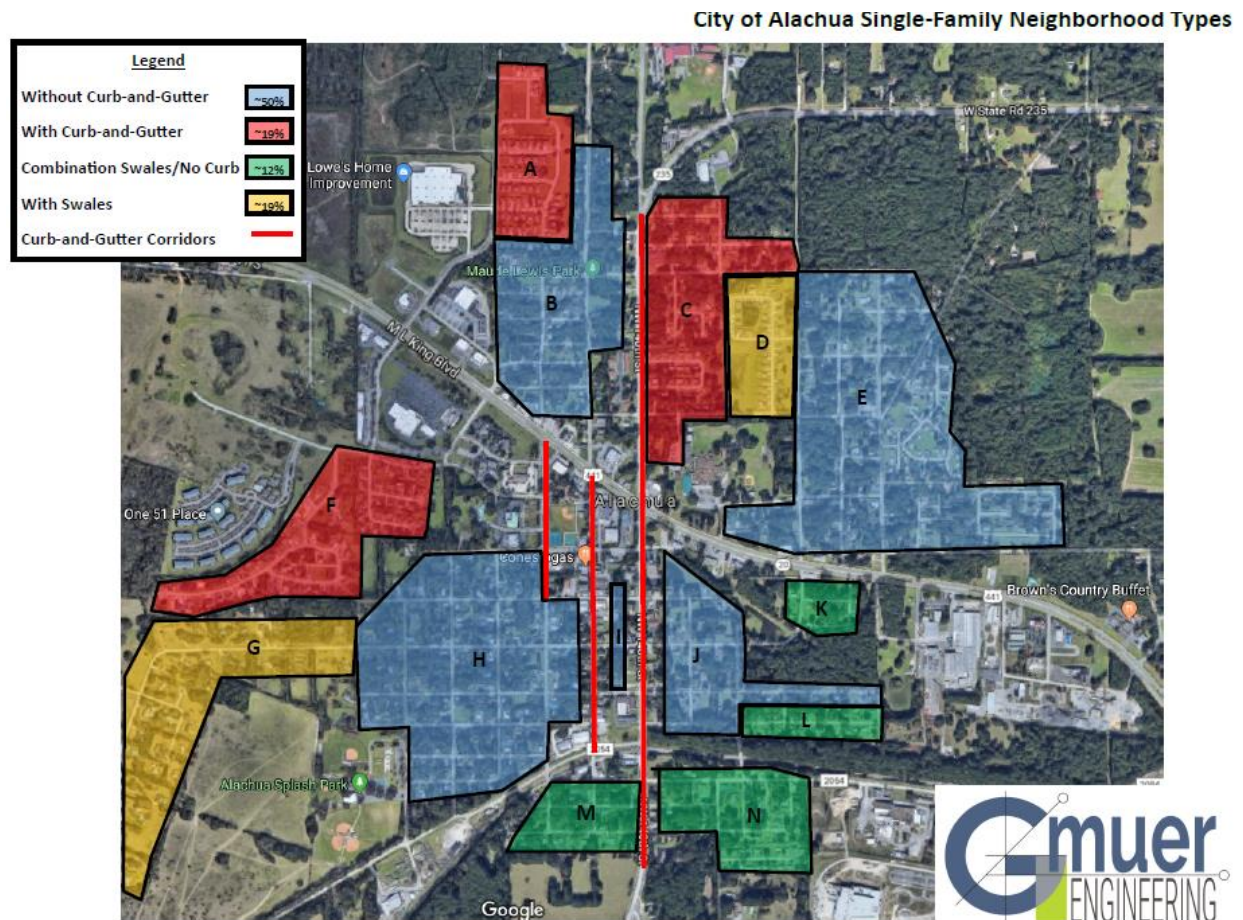
Deficiencies to be Addressed

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

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1. Consistency with Section 2.4.1 (E)(1), City of Alachua LDRs
 - a. *Consistent with Comprehensive Plan.*

- i. Future Land Use Element Objective 1.2 Residential states that the “City of Alachua shall establish three Residential land use categories to ensure an **orderly urban growth pattern**...”[emphasis added]. Staff finds that the provision of “transitional swales”, as defined in the application materials, would not contribute to an orderly urban growth pattern as swales could be provided at densities far greater than what is currently allowed under the Land Development Regulations.



Comment: Response indicates that curb and gutter systems are limited to new development and that a majority of existing development has developed without curb and gutter. As support for this, information has been provided showing existing subareas (Districts) and identifying if they have curb and gutter, swale, or some combination.

In Districts B, H, and J (identified in the above graphic), which are areas without curb and gutter, a majority of the parcels/ lots are significantly larger than the proposed 6,000 square foot size found in the proposed language. A majority of parcels within District B are 75' wide, .25 acre (10,890 square feet) lots. A majority of parcels within District J are 80' to 100' wide, .2 acre (8,712 square feet) lots. And a majority of lots within District H are 63' to 100' wide, .3 acre (13,068 square feet) lots. District E has a variety of lot sizes and widths, but 80' to 100' wide, .25 acre (10, 890 square feet) lots are not uncommon in that District.

Proposed lot size minimum of 6,000 square feet and minimum lot width of 50' are less than a majority of existing historic lots with a swale or combination system in place. Proposed

minimum lot size and minimum lot width must be adjusted such that they are appropriate for development without curb and gutter (swale).

Additionally, the provided sample developments are not applicable as they are either older plats, or were part of PD/PUDs. Please provide examples of transitional swale development as described in the application from developments approved within the past ten years.

b. Consistent with Ordinances.

- i. Section 7.1.1 *Purpose* provides the following standards for subdivisions.
 - (A) Economically sound community. To encourage the development of an economically sound and stable community.
 - (B) Provision of streets, utilities, and other facilities. To ensure the provision of required streets, utilities and other facilities and services for development.
 - (C) Safe and convenient access and circulation. To ensure the adequate provision of safe and convenient access and circulation, both vehicular and pedestrian, and to help ensure that all lots will be accessible to firefighting equipment and other emergency and service vehicles.
 - (F) Safe and healthy environment. To promote a safe and healthy environment.

Staff has concerns that this amendment would permit development that would not be economically sound for the City of Alachua, would not provide safe and convenient access or circulation for vehicles and pedestrians, and would not contribute a safe and healthy environment for the City of Alachua.

Comment: The presence of curbs helps protect pedestrians from auto drivers. Without curbs, additional protections from automobiles are needed. These protections include larger “recovery areas”, planting strips, landscaping or relocation of sidewalk. The proposed cross section shows a one foot grassed area between travel lane and the five foot wide sidewalk. This may increase pedestrian discomfort and result in discouraging the use of the pedestrian facilities. The Federal Highway Administration recommends a minimum of 2’ separation for curbed streets, and placement of sidewalk behind swale when present.

Additionally, because there is no grade separation between sidewalk and travel lane, cars parking on street will more than likely park on sidewalk, reducing its use further, potentially causing damage to any landscaping and to the sidewalk. A potential solution may be to place any required sidewalk within a private easement (the sidewalks would be privately maintained) located behind the swale.

- ii. Section 7.2.5 (A) states “[t]he arrangement, character, extent, width, grade , and location of all street shall be consistent with the Comprehensive Plan, where applicable, and shall be considered in relation to existing and planned streets, topographical conditions, safety, public convenience, and the uses of land to be served by the streets” [emphasis added]. The use of “transitional swales”, as defined in the application materials, is associated with large lot residential (1/2 acre or larger) or rural roads and would not match the character of higher density residential uses, such as those developments with 6,000 square foot lots with a 50’ foot minimum width. A development of this nature, which would be permitted under the proposed amendment, would result in driveway culverts in close proximity to each other with only a small area available for the open swale. Because RSF-3, RSF-4, and RSF-6 properties often exist in close proximity to each other, the proposed amendment could potentially result in a patchwork development pattern with some subdivisions having curb and gutter, and other subdivisions having the transitional swale system,

as defined in the application materials. Further, for reasons that will be discussed in greater detail below, Staff has concerns about the safety and public convenience issues that may result if this proposed amendment were to be adopted.

Comment: See above comments.

f. *Development Patterns.*

- i. Historic and current residential development patterns within the City of Alachua typically consist of open swale systems on larger lot (1/2 acre or larger) or rural subdivisions. Those subdivisions with lots smaller than 1/2 acre have generally had a curb and gutter system to handle stormwater. This pattern is also prevalent regionally. Staff has not been able to identify any subdivisions within the State that utilize “transitional swales”, as defined in the application materials, with lots less than 20,000 square feet.

Comment: See above comments.

g. *Public Facilities*

- i. Based on information provided by the City of Alachua Public Services Department there are numerous concerns about the impacts to public facilities.
 1. Stormwater System Maintenance: Frequency, cost, and responsibility for maintenance of swales, culverts, and other features of the “transitional swale”. Both proposed sections show all or a portion of the swale area within City right-of-way. The City historically does not maintain DRAs, but would maintain the stormwater piping to them. Culvert maintenance would also be problematic: depending on type of construction the useful life of the culvert may be up to 50% less than the useful life of a concrete stormwater drain/inlet typically found in a curb and gutter development.

Comment: Proposed Section 7.3.1 (B)(2)(b)(ii) includes language states that the transitional swale shall be maintained and be the sole responsibility of the subdivider, home owner’s association, or private land owner. As previously discussed, individual ownership and responsibility for the transitional swale is not acceptable and will lead to maintenance and code enforcement issues in the future.

Additionally, proposed cross section shows a portion of the culvert headwall within right-of-way. For clarity of maintenance responsibility, headwall must be located completely within drainage easement.

2. Other Comments:

- c. Proposed new Section 7.3.1 (1)(c)(i)c. indicates right of way width of 50’ with 10’ easement, however, proposed column shows 10’ easement with 60’ of right of way. Cross Sections also show 2 10’ easements- one on each side of the street.

Comment: Cross section shows 9’ easement for private drainage easement.

3. New Comments

- a. Verify newly renumbered sections would maintain referential integrity.

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

Sincerely,



Adam Hall, AICP
Planner

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

DEVELOPMENT REVIEW TEAM

SUMMARY

PROJECT NAME: Transitional Swales/ Subdivision Standards (Sections 7.3 and Article 10)

APPLICATION TYPE: Land Development Regulations (LDR) Text Amendment

APPLICANT: Christopher Gmuer, P.E., Gmuer Engineering, Inc.

DRT MEETING DATE: October 29, 2018

DRT MEETING TYPE: Applicant

PROJECT SUMMARY: Currently, Article 7 of the City's Land Development Regulations requires curb and gutter (C & G) for Type A and Type B streets. Type A standards apply to subdivisions with business, public, or institutional uses. Type B standards apply to subdivision with residential uses where **any** lot is less than 20,000 square feet (.44 acre). The proposed LDR text amendment would permit "transitional swales" on local roads and marginal access roads for subdivisions with lots between 6,000- 20,000 square feet, subject to certain easement provisions and performance standards for pollutant removal for the swales. Effectively, this would permit a portion of the development's overall stormwater treatment to be distributed throughout the development area instead of being concentrated into larger stormwater management facilities.

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the comments identified below must be received by the Planning Department on or before **5:00 PM on Tuesday, November 13, 2018.**

Comments

Unless otherwise noted, references to code Sections refer to City of Alachua Land Development Regulations.

1. Consistency with Section 2.4.1 (E)(1), City of Alachua LDRs
 - a. *Consistent with Comprehensive Plan.*
 - i. Future Land Use Element Objective 1.2 Residential states that the "City of Alachua shall establish three Residential land use categories to ensure an **orderly urban growth pattern...**"[emphasis added]. Staff finds that the provision of "transitional swales", as defined in the application materials, would be contrary to an orderly urban growth pattern as swales could be provided at dwelling unit densities far greater than what is currently allowed under the Land Development Regulations. Therefore this amendment would not ensure an orderly urban growth pattern and would not be consistent with the City of Alachua Comprehensive Plan.
 - b. *Consistent with Ordinances.*
 - i. Section 7.1.1 *Purpose* provides the following standards for subdivisions:
 - (A) Economically sound community. To encourage the development of an economically sound and stable community.
 - (B) Provision of streets, utilities, and other facilities. To ensure the provision of required streets, utilities and other facilities and services for development.

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

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

This amendment would permit development that would not be economically sound for the City of Alachua, would not provide safe and convenient access or circulation for vehicles and pedestrians, and would not contribute to a safe and healthy environment for the City of Alachua.

- ii. Section 7.2.5 (A) states “[t]he arrangement, **character**, extent, width, grade , and location of all street shall be consistent with the Comprehensive Plan, where applicable, and shall be considered in **relation to existing and planned streets**, topographical conditions, **safety, public convenience**, and the **uses of land** to be served by the streets” [emphasis added]. The use of “transitional swales”, as defined in the application materials, is associated with large lot residential (1/2 acre or larger) or rural roads and would not match the character of higher density residential uses, such as those developments with 6,000 square foot lots with a 50’ foot minimum width. This text amendment would result in driveway culverts in close proximity to each other with only a small area available for the open swale. Because RSF-3, RSF-4, and RSF-6 properties often exist in close proximity to each other, the proposed amendment would allow a patchwork development pattern with some subdivisions having curb and gutter, and other subdivisions having the transitional swale system, as defined in the application materials. This development pattern does not foster safety and public convenience within a subdivision.

c. *Changed Conditions.*

- i. No changed conditions identified.

e. *Compatible with surrounding land uses*

- i. As stated above, the proposed amendment would result in a patchwork development pattern with some subdivisions having curb and gutter, and other subdivisions having the transitional swale system, as defined in the application materials. Therefore, this would result in incompatible land uses adjacent to each other.

f. *Development Patterns.*

- i. Historic and current residential development patterns within the City of Alachua typically consist of open swale systems on larger lot (1/2 acre or larger) or rural subdivisions. Those subdivisions with lots smaller than ½ acre have generally had a curb and gutter system to handle stormwater. This pattern is also prevalent regionally. Application cites City of Newberry Land Development Code (Section 5.26) as a comparable code example. However, it appears that the use of swales is only permitted for subdivisions where lots

are larger than 20,000 square feet, which is consistent with what the City of Alachua currently permits. Therefore, the proposed amendment would not foster existing development patterns within the City of Alachua.

g. Public Facilities

- i. Based on information provided by the City of Alachua Public Services Department, this amendment would have numerous negative impacts to the public facilities of the City of Alachua.
 1. Stormwater System Maintenance: Frequency, cost, and responsibility for maintenance of swales, culverts, and other features of the “transitional swale”. Both proposed sections show all or a portion of the swale area within City right-of-way. The City historically does not maintain drainage retention areas (DRAs), but the City does maintain stormwater piping to them. Culvert maintenance would also be problematic: the use of culverts would increase the maintenance obligation of the City of Alachua as their useful life may be up to 50% less than the useful life of a concrete stormwater drain/inlet typically found in a curb and gutter development.
 2. Pavement Maintenance: In smaller lot subdivisions, there tends to be a greater prevalence of street parking. Street parking degrades the pavement at a much higher rate without curb and gutter system in place. Therefore, there would be a higher impact to the public facilities of the City of Alachua.

2. Other Comments:

- a. Application states in several locations that this amendment would apply to Tara Forest East. This amendment will apply to all development within the City of Alachua. The zoning designation for the Tara Forest property is RSF-3, which has a minimum lot size of 10,000 square feet, however, proposed text amendment applies to subdivisions where lots are between 6,000 and 20,000 square feet.
- b. Proposed new Section 7.3.1 (1)(c)(i)c. indicates right of way width of 50’ with 10’ easement, however, proposed column shows 10’ easement with 60’ of right of way. Cross Sections also show 2 10’ easements- one on each side of the street.
- c. Proposed new section 7.3.1 (B)(2)(b) cites section 18-4 for definition, but this should reference Section 10.2, City of Alachua Land Development Regulations.
- d. Label for proposed transitional swale street and utility section with sidewalk next to road appears to potentially be mislabeled.

ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 5:00 PM ON THE RESUBMISSION DATE OF NOVEMBER 13, 2018.

Development Review Team (DRT) Meeting

Meeting Date: October 29, 2018

Name	Email	Mailing Address	Phone

[illegible]



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 11, 2018

Christopher Gmuer, P.E.
President, Gmuer Engineering, LLC.
2603 NW 13th St
Box 314
Gainesville, FL 32609

Also submitted electronically to chrisg@gmuereng.com.

RE: Completeness Review for Land Development Regulation Text Amendment Application

Dear Mr. Gmuer:

On October 8, 2018 the City of Alachua received your application for an amendment to the City of Alachua Land Development Regulations which proposes to amend Section 7.3, relating to required street standards/types for subdivisions.

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

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at the Development Review Team meeting, which will be scheduled separately from this letter.

Please address the following:

- **Application Attachment C.3**

Section 2.4.1 (E)(1) of the City Land Development Regulations lists specific factors which must be addressed. While several of these factors have been addressed in the analysis submitted, such as Comprehensive Plan consistency, other factors were not explicitly addressed. Please review and respond to each of the following factors:

Continues on next page

- (a) *Consistent with Comprehensive Plan*. Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.
- (b) *Consistent with ordinances*. Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances.
- (c) *Changed conditions*. Whether and the extent to which there are changed conditions that require an amendment.
- (d) *Community need*. Whether and the extent to which the proposed amendment addresses a demonstrated community need.
- (e) *Compatible with surrounding uses*. Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City.
- (f) *Development patterns*. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern.
- (g) *Effect on natural environment*. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
- (h) *Public facilities*. Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, stormwater management, parks, and solid wastes).

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

Sincerely,



Adam Hall, AICP
Planner

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



City of Alachua Text Amendment Application

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____ Acceptance Date: _____
Review Type: P&Z, CC

☐ COMPREHENSIVE PLAN

☐ LAND DEVELOPMENT REGULATIONS

A. APPLICANT

- Applicant's Status ☐ Applicant ☐ Agent
- Name of Applicant(s) or Contact Person(s): Christopher Gmuer Title: President
Company (if applicable): Gmuer Engineering, LLC
Mailing address: 2603 NW 13th ST Box 314
City: Gainesville State: FL ZIP: 32609
Telephone: (352) 281-4928 FAX: () N/A e-mail: chrisg@gmuereng.com
- If the applicant is agent for the property owner*:
Name of Owner (title holder): Wallace Cain
Mailing Address: PO Box 100
City: Alachua State: FL ZIP: 32616-0100

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

B. PROPOSAL

- Description/Location of Section/Goal, Objective, or Policy Requesting to Amend/Add: Requesting to amend language in Section 7.3 of the LDRS restricting Type B street standards/types to requiring installation of curb and gutter systems.
- Proposed text language and/or explanation of reason for request: Please see accompanying document for a detailed explanation.
- List any and all new Section/Goal, Objective, or Policy Requested: Requested amendments have been made to Section 7.3 and Section 10.2. See attached document for specific language.

C. ATTACHMENTS

- Proposed text in strikethrough/underscore format.
- Explanation of need and justification.
- For a text amendment to the Land Development Regulations, reference Section 2.4.1(E)(1).
- For a Large Scale Comprehensive Plan Amendment to the Comprehensive Plan, demonstrate consistency with the Comprehensive Plan.

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

Chris Gmuer President
Typed or printed name and title of applicant

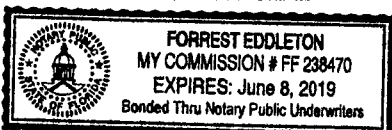
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 8th day of October, 2018, by Chris Gmuer, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

[Signature]
Signature of Notary Public, State of Florida



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



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 17002 NW CR 241, Alachua, FL 32615

Parcel ID Number(s): 03067-005-000

Acreage: ±100

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Wallace Cain

Title: Owner

Company (if applicable): _____

Mailing Address: PO Box 100

City: Alachua

State: FL

ZIP: 32616-0100

Telephone: (386) 462-1736

FAX: _____

e-mail: _____

C. AUTHORIZED AGENT

Name: Christopher Gmuer

Title: President

Company (if applicable): Gmuer Engineering, LLC

Mailing address: 2603 NW 13th ST Box 314

City: Gainesville

State: FL

ZIP: 32609

Telephone: 352-281-4928

FAX: N/A

e-mail: chrisg@gmuereng.com

D. REQUESTED ACTION:

Text Amendment to the Land Development Regulations

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.

x Wallace Cain

Signature of Applicant

Signature of Co-applicant

Wallace Cain, Owner

Typed or printed name and title of applicant

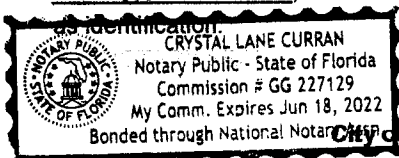
Typed or printed name of co-applicant

State of Florida

County of Alachua

The foregoing application is acknowledged before me this 5th day of October, 2018, by Wallace

R. Cain, who is/are personally known to me, or who has/have produced



Crystal Lane Curran
Signature of Notary Public, State of Florida

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

Revised 9/30/2014

Attachment A – Proposed Text Amendment Language

The proposed language in Sec. 10.2 – Definitions is entirely new language whereas proposed language in Sec. 7.3 and Sec. 5.1 is shown in **bold red**.

Sec. 10.2. - Definitions.

Transitional Swale means a swale, designed as a part of a stormwater management system that meets the pollutant removal goals of Chapter 62-40 of the Florida Administrative Code through the following criteria:

- (1) The average treatment efficiency of the areas treated and the areas not treated must achieve at least 80% reduction of the average annual load of pollutants that would cause or contribute to violations of state water quality standards for Class III waters.
- (2) The average treatment efficiency of the areas treated and the areas not treated must achieve at least 95% reduction of the average annual load of pollutants that would cause or contribute to violations of state water quality standards for Class I, Class II, Outstanding Florida Waters, or Class III waters which are approved, conditionally approved, restricted, or conditionally restricted for shellfish harvesting.

Sec. 7.3. - Required improvements.

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

- (A) *Street type improvement schedule*. For the purposes of this section, the types of subdivisions shall be given the classifications (street type standards) set forth in this subsection. Each subdivision shall comply with the required improvement standards for which it is classified.
- (1) Street type/standard A for subdivisions with business, or public and institutional uses.
 - (2) Street type/standard B for subdivisions with residential uses, where any lot is 20,000 square feet or less.
 - (3) Street type/standard C for subdivisions with residential uses, where all lots are greater than 20,000 square feet.

- (4) Street type/standard D for subdivisions with residential uses, with private streets with a maximum of ten lots using ingress and egress.

Where the proposed subdivision includes an existing street, the existing street shall conform to the standards in this section. (This standard shall not apply to any abutting street which is not connected to the proposed subdivision's street system.)

(B) *Standard street improvements.* The following standards apply to all street improvements:

(1) *Wearing surface width and right-of-way width standards.*

(a) *Arterial streets.* For street types/standards A, B, C and D.

- (i) Two 24-foot wearing surfaces with a 20-foot median.
- (ii) The subdivider shall be required to install the second 24-foot wearing surface only in subdivisions where projected average daily traffic generated on the arterial by the subdivision exceeds 7,000 vehicles.
- (iii) Minimum right-of-way width of 100 feet for streets with curb and gutter, or 120 feet for streets with swale.

(b) *Collector streets.* For street types/standards A, B, C and D.

- (i) 24-foot wearing surface.
- (ii) Minimum right-of-way width or easement of 60 feet for streets with curb and gutter, or 80 feet for streets with swales.

(c) *Local streets.*

(i) For street types/standards A, B and C.

- a. 24-foot wearing surface. The minimum street wearing surface width for local streets may be reduced by two feet on each side served by a sidewalk or multipurpose trail with a minimum width of eight feet.
- b. Minimum right-of-way width or easement width of 50 feet for streets with curb and gutter, or 60 feet for streets with swale.

c. For street type/standard B that incorporate Transitional Swales the minimum right-of-way width shall be 50 feet plus an additional 20 feet (10 feet for each side of the roadway) of private easement width for each Transitional Swale facility

(ii) For street type/standard D.

- a. 24-foot wearing surface. The minimum street wearing surface width for local streets may be reduced by two feet on each side served by a sidewalk or multipurpose trail with a minimum width of eight feet.
- b. Minimum right-of-way width or easement width of 40 feet for streets with curb and gutter, or 60 feet for streets with swale.

(d) *Marginal access streets.*

(i) For street types/standards A, B and C.

- a. 20-foot minimum wearing surface.
- b. Minimum right-of-way width or easement width of 40 feet for streets with curb and gutter, or 60 feet for streets with swales.
- c. For street type/standard B that incorporate Transitional Swales the minimum right-of-way width shall be 40 feet plus an additional 20 feet (10 feet for each side of the roadway) of private easement width for each Transitional Swale facility

(ii) For street type/standard D.

- a. 20-foot minimum wearing surface.
- b. Minimum right-of-way width or easement of 40 feet for streets with curb and gutter, or 60 feet for streets with swales.

(e) *Wearing surface and right-of-way width summary table.* These standards are summarized in the following Table 7.3-1, Wearing Surface standards, and Table 7.3-2, Minimum Right-of-Way Width Standards:

Table 7.3-1. Wearing Surface Standards			
Classification	Street Type Standard	Minimum Wearing Surface Width (in feet) [1]	Number of Travel Lanes [2]
Arterial	All	2 × 24	4
Collector	All	24	2
Local	All	24	2
Marginal access	All	20	2
[1] The minimum street wearing surface width for local streets may be reduced by two feet on each side served by a sidewalk or multipurpose trail with a minimum width of eight feet.			
[2] Individual travel lanes for streets shall be 12 feet wide, except for marginal access streets, which shall be a minimum ten feet in width.			

Table 7.3-2. Minimum Right-of-Way Width Standards				
Classification	Street Type Standard	Curb and Gutter Right-of-Way Minimum Width (ft.)	Transitional Swale Right-of-Way Minimum Width (private easement minimum width) (ft.)	Standard Swale Right-of-Way Minimum Width (ft.)
Arterial	All	100	N/A	120
Collector	All	60	N/A	80
Local	A, B, C	50	50 (20 total – 10 on each side of roadway)	60
Local	D	40	N/A	60
Marginal access	All	40	40 (20 total – 10 on each side of roadway)	60

(2) *Curb and gutter.*

- (a) Curb and gutter shall be provided on type A and B streets, but is not required on type C and D streets.
- (b) For lots including and between 10,000sf and 20,000sf Transitional Swales (as defined by Section 10.2) may be provided as an alternative to providing Curb and Gutter for Type B streets that are designated Local or Marginal Access.
 - (i) If Transitional Swales are utilized the subdivider shall provide data-analysis from a licensed stormwater engineer demonstrating that performance measures outlined in the definition of Transitional Swale (Sec. 10.2) will be met by the Transitional Swale system.
 - (ii) In all cases where Transitional Swales are provided swale facilities shall be located within a minimum 10 foot wide private easement on each side of any proposed roadway. Such easements and all associated swales, culverts, and other features of the

Transitional Swale shall be privately maintained and will be the sole responsibility of the subdivider or any successive Home Owner's Association. The Transitional Swale facility must be owned in its entirety by a single entity.

(iii) In all cases where Transitional Swales are provided an F-type, or similar style, curbing is required to line the outer edge of an associated paved roadway. Curb breaks allowing for spillway connections to the swale system are permitted.

- (c) If curb and gutter is not required, the subdivider shall comply with the right-of-way width requirements for streets with swales in accordance with the following Table 7-3.2, Minimum Right-of-Way Width Standards:

7.3.2 *Sidewalks.*

- (A) *Location.* Except for subdivisions (Section 2.4.10) located in the A zone district and subdivisions exceeding one dwelling unit per acre in the RSF-1 zone district, sidewalks meeting the standards of this subsection shall be located on both sides of all Type A, B, and C arterial and collector streets, and on at least one side of any other street.
- (B) *Configuration.* If sidewalks are required, they shall be concrete, installed by the subdivider, provide curb cuts for bicycles and handicapped access, and be at least five feet wide and four inches thick.
- (C) *Connection.* All multiple-family and nonresidential development shall provide at least one improved pedestrian connection between the on-site pedestrian circulation system and the adjacent public sidewalk or greenway network, with an additional connection required for each additional five acres of development area.

7.3.3 *Road and street signs.*

- (A) *Road and street signs.* Road and street signs are traffic control signs such as stop signs, speed limit signs, etc. For all subdivisions, all road and street signs shall be designed in number and location to meet the USDOT Manual for Uniform Traffic Control Device Standards and shall be shown on the preliminary plat. The subdivider shall install such road and street signage and shall maintain and repair such signage through the warranty period, until transfer to the homeowners' association. In lieu of installation of such signage, the posting of a surety device in accordance with Section 6.10, Improvement guarantees for private improvements, shall be filed, approved, and accepted by the City Commission.
- (B) *Street name signs.* Street name signs are signs within a subdivision that identify street names. Street name signs shall be placed, by the subdivider, at all intersections within or abutting the subdivision. The type and location of the street name signs shall be submitted as part of the preliminary plat and shall conform to the Alachua County's street naming and addressing system.

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

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

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

7.3.7 *Sanitary sewer.*

- (A) *Sanitary sewer available and reasonably accessible.* Where a publicly owned sanitary sewer system is available and reasonably accessible, the subdivider shall provide sanitary sewer services to each lot within the subdivision. All sewer lines serving lots within the subdivision shall be designed to operate on a gravity flow basis wherever possible. If a wearing surface and sanitary sewer lines are required, all sewer lines shall be installed by the subdivider prior to the paving of the street.
- (B) *Publicly owned sanitary sewer unavailable.* Where lots cannot be served by the extension of an existing publicly-owned sanitary sewer, an alternate method of sewage disposal for each lot may be used if it complies with all applicable standards of the Alachua County Health Department, the Florida Department of Health, the Florida Department of Environmental Protection and any other regional, State or Federal agency, as applicable. Alternative methods of sewage disposal shall be designed and installed as to enable subsequent connections to a publicly owned sanitary sewer system as service becomes available.
- (C) *Complies with requirements of Alachua County Health Department.* The subdivider shall furnish written proof demonstrating compliance with the provisions for sanitary sewage disposal for the entire subdivision prior to approval of a preliminary plat and construction plans for the subdivision.

7.3.8 *Water supply.*

- (A) *Publicly owned water supply available.* Where a publicly owned water supply is available and within a reasonable distance, the subdivider shall provide a system of water mains and shall connect the system to such supply. If a wearing surface and water mains are required, all water lines shall be installed by the subdivider prior to the paving of the street.
- (B) *Publicly owned water supply unavailable.* Where no publicly owned water supply is available within a reasonable distance, an alternate supply may be used if it is in compliance with all applicable standards of the Alachua County Health Department, the Florida Department of Health, the Suwannee River Water Management District and the Florida Department of Environmental Protection.
- (C) *Complies with requirements of Alachua County Health Department.* In cases where the development is not connected to a publicly owned water supply, the subdivider shall furnish written proof demonstrating compliance with the provisions for water supply for the entire subdivision prior to approval of a preliminary plat and construction plans for the subdivision.

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

- (A) *Fire hydrants.* Fire hydrants shall be located no more than 1,000 feet apart and within 500 feet of each lot;

- (B) *Residual pressures.* The distribution system shall be capable of delivering, in addition to domestic requirements, residual pressures of not less than 20 pounds per square inch and fire flows of at least 500 gallons per minute; and
- (C) *Complies with ISO standards.* The distribution system shall be designed to comply with the ISO standards for the development.

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

7.3.11 *Utilities.*

(A) *Location of utility easements.*

(1) *Generally.*

- (a) Utilities shall be located within the street right-of-way, as shown in the Technical Standards Manual.
- (b) Normally, the City will not permit utility easements across lots or centered on rear or side lot lines, except where, due to topography or other circumstances beyond the control of the subdivider, such utility easements are determined necessary for the reasonable development of the property. If approved, they shall be at least 15 feet wide and centered as near as practical between the lots.

(B) *Oversizing and reimbursement.*

- (1) *Oversized improvements.* Wherever a development contains public improvements that are required by the City to be larger than that necessary to serve the development where they are located, the owner/developer shall negotiate with the appropriate City departments to determine the proportional shared costs for the required improvements. Negotiated costs will be in accordance with existing City policy in place at the time of installation.
- (2) *Reimbursements.* Reimbursements to the owner/developer on oversized public improvements shall be in accordance with existing City policy in place at the time of installation.

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

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

Sec. 5.1. - Dimensional standards tables.

5.1.2 *Dimensional standards in Residential Districts.* All primary and accessory structures in the residential zoning districts are subject to the dimensional standards set forth in Table 5.1-2, Table of Dimensional Standards in the Residential Zoning Districts. These standards may be further limited or modified by other applicable sections of these LDRs. Rules of measurement and permitted exceptions are set forth in Sections 5.2.1, Lots; 5.2.2, Setbacks and required yards; 5.2.3, Height; and 5.2.4, Bulk.

Table 5.1-2. Table of Dimensional Standards in the Residential Zoning Districts									
District and Use	Lots		Minimum Yards and Setbacks				Max. Height (ft.)	Max. Lot	Max. Gross Density (DU/acre) [3]
	Min. Area (sq. ft.)	Min. Width (ft.)	Front (ft.) [4]	Side (ft.)	Rear (ft.)	Wetland and Water-course (ft.)		Cover (incl. accessory structures)	
RSF-1									
Dwelling, single-family, detached	40,000	100	30	15 for each	15	Sec. 5.2.2(B)	65	40%	1
All other uses	None	None	35	25 for each	35			35%	N/A
RSF-3 (District permitted only in areas with community water and sewer systems)									
Dwelling, single-family detached	10,000	50/75 ¹	20	7.5 for each	15	Sec. 5.2.2(B)	65	40%	3
All other uses	None	None	35	25 for existing; 30 for	35			50%	

				new					
RSF-4 (District permitted only in areas with community water and sewer systems)									
Dwelling, single-family, detached	7,500	50/75 ¹	20	7.5 for each	15	Sec. 5.2.2(B)	65	45%	4
Dwelling townhouse, and two- to four-family	7,500 per unit for the first 2 units; 2,000 per unit for each additional	50	15	5 for each building side	10			60%	
All other uses	None	None	35	25 for existing; 30 for new	35			60%	

Portions of table 5.1-2 to remain unchanged have been omitted from this review document.

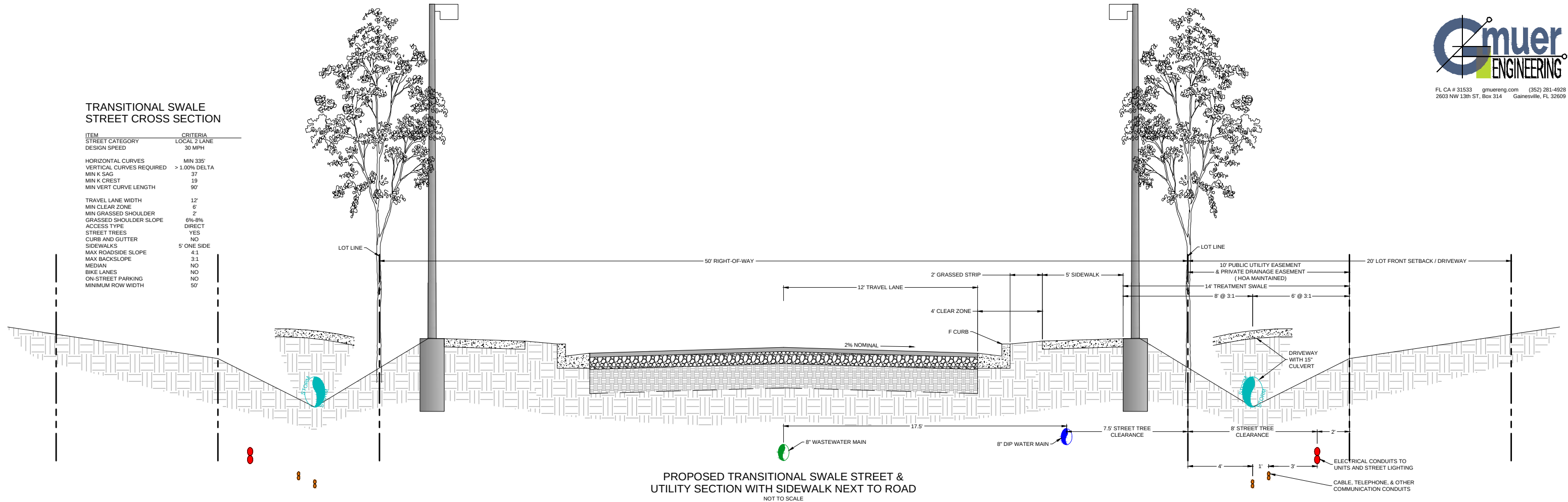
RMH-P									
Mobile home park ² , dwelling, mobile home	10 acres for park site; 5,445 per DU; 3,500 per park stand	400 for site; 40 average for park stand	35 at site perim.; 20 between homes and from access drives	25 at site perim.; 20 between homes and from access drives	15	Sec. 5.2.2(B)	65	30%	8
All other uses	None	None	35	25 for each	35			35%	N/A

¹ **Note.** Where the use of Transitional Swales is proposed for subdivisions with lots between 10,000sf and 20,000sf the minimum lot width shall be 75ft.

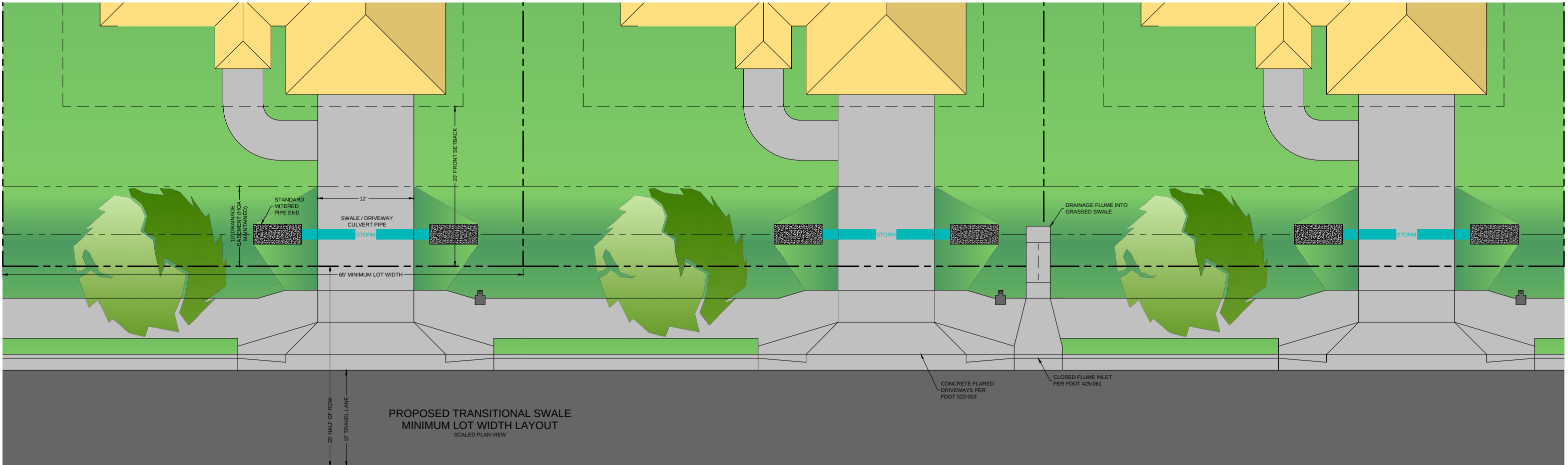
² **Note.** There are also use-specific regulations for such parks found in Article 4.

**TRANSITIONAL SWALE
STREET CROSS SECTION**

ITEM	CRITERIA
STREET CATEGORY	LOCAL 2 LANE
DESIGN SPEED	30 MPH
HORIZONTAL CURVES	MIN 335'
VERTICAL CURVES REQUIRED	> 1.00% DELTA
MIN K SAG	37
MIN K CREST	19
MIN VERT CURVE LENGTH	90'
TRAVEL LANE WIDTH	12'
MIN CLEAR ZONE	6'
MIN GRASSED SHOULDER	2'
GRASSED SHOULDER SLOPE	6%-8%
ACCESS TYPE	DIRECT
STREET TREES	YES
CURB AND GUTTER	NO
SIDEWALKS	5' ONE SIDE
MAX ROADSIDE SLOPE	4:1
MAX BACKSLOPE	3:1
MEDIAN	NO
BIKE LANES	NO
ON-STREET PARKING	NO
MINIMUM ROW WIDTH	50'



**PROPOSED TRANSITIONAL SWALE STREET &
UTILITY SECTION WITH SIDEWALK NEXT TO ROAD**
NOT TO SCALE



**PROPOSED TRANSITIONAL SWALE
MINIMUM LOT WIDTH LAYOUT**
SCALED PLAN VIEW



INTRODUCTION PAGE

Model requires the use of Excel 2007 or newer

This program is compiled from stormwater management publications and deliberations during a two year review of the stormwater rule in the State of Florida.

Input from the members of the Florida Department of Environmental Protection Stormwater Review Technical Advisory Committee and the staff and consultants from the State Water Management Districts is appreciated.

The State Department of Transportation provided guidance and resources to compile this program. The Stormwater Management Academy is responsible for the content of this program.



GENERAL SITE INFORMATION: V 8.6		GO TO INTRODUCTION PAGE		10/8/2018		Blue Numbers =		Input data	
		Red Numbers =		Calculated or Carryover					
Select the appropriate Meteorological Zone, input the appropriate Mean Annual Rainfall amount and select the type of analysis				NAME OF PROJECT		HELP Rainfall			
				Swale Treatment		VIEW ZONE MAP			
Meteorological Zone (Please use zone map):				CLICK ON CELL BELOW TO SELECT					
				Zone 2					
Mean Annual Rainfall (Please use rainfall map):				52.00		Inches		VIEW MEAN ANNUAL RAINFALL MAP	
Type of analysis:				CLICK ON CELL BELOW TO SELECT					
Treatment efficiency (N, P) (ex 80 70 (no decimal points) use only for specified removal efficiency):				Specified removal efficiency					
				80		80		GO TO WATERSHED CHARACTERISTICS	
				%					
Select the STORMWATER TREATMENT ANALYSIS Button below to begin analyzing the effectiveness of Best Management Practices.						Model documentation and example problems.			
STORMWATER TREATMENT ANALYSIS									
Systems available for analysis: Retention Basin with option for calculating effluent concentration Wet Detention Exfiltration Trench Pervious Pavement Stormwater Harvesting Biofiltration Greenroof Rainwater Harvesting Managed Aquatic Plants Detention Vegetated Natural Buffer Vegetated Filter Strip Swale Rain Garden Tree Well Lined reuse pond User Defined BMP						There is a user's manual for the BMPTRAINS model. It can be downloaded from www.stormwater.ucf.edu . The results from the example problems shown in the manual however may not reflect current model results due to ongoing updates of the model.			
RESET INPUT FOR STORMWATER TREATMENT ANALYSIS						METHODOLOGY FOR CALCULATING REQUIRED TREATMENT EFFICIENCY			
						METHODOLOGY FOR RETENTION SYSTEMS		METHODOLOGY FOR WET DETENTION SYSTEMS	
						METHODOLOGY FOR GREENROOF SYSTEMS		METHODOLOGY FOR WATER HARVESTING SYSTEMS	

WATERSHED CHARACTERISTICS		V 8.6	GO TO STORMWATER TREATMENT ANALYSIS		Blue Numbers =	Input data	LAND USES/EMC	
SELECT CATCHMENT CONFIGURATION		10/8/2018	CLICK ON CELL BELOW TO SELECT CONFIGURATION		VIEW CATCHMENT CONFIGURATION			
		A - Single Catchment		GO TO GENERAL SITE INFORMATION PAGE				
For comingling, the off-site catchment must be upstream. The delay is only for retention BMPs and must be used in hours as measured by the time of concentration at a one inch/hour rain		COMINGLING		MULTI-LAND USE		OVERWRITE DEFAULT CONCENTRATIONS USING:		
Delay [hrs]	0.00	CATCHMENT NO.1 NAME:		Lot and ROW				
max delay = 15 hrs.		CLICK ON CELL BELOW TO SELECT		VIEW AVERAGE ANNUAL RUNOFF "C" Factor				
Pre-development land use:		CLICK ON CELL BELOW TO SELECT		VIEW EMC & FLUCCS				
Post-development land use:		Single-Family: TN=2.070 TP=0.327		GO TO GIS LANDUSE DATA				
Total pre-development catchment area:			AC			USE DEFAULT CONCENTRATIONS		
Total post-development catchment or for BMP analysis:		0.250	AC	Average annual pre runoff volume:			ac-ft/year	
Pre-development Non DCIA CN:				Average annual post runoff volume (note no BMP area):		0.041	ac-ft/year	
Pre-development DCIA percentage:			%	Pre-development Annual Mass Loading - Nitrogen:			kg/year	
Post-development Non DCIA CN:		65.00		Pre-development Annual Mass Loading - Phosphorus:			kg/year	
Post-development DCIA percentage:		0.00	%	Post-development Annual Mass Loading - Nitrogen:		0.104	kg/year	
Estimated BMP Area (No loading from this area)		0.026	AC	Post-development Annual Mass Loading - Phosphorus:		0.016	kg/year	

SWALE

10/8/2018

V 8.6

SWALE SERVING CONTRIBUTING CATCHMENT:

Swale Treatment

Loadings from BMP area are contained by the BMP, thus no BMP area load.

Contributing catchment area:

Required treatment efficiency (**Nitrogen**):

Required treatment efficiency (**Phosphorus**):

Swale top width calculated for flood conditions [W]:

Swale bottom width (0 for triangular section) [B]:

Swale length [L]:

Average impervious length:

Average impervious width (including shoulder):

Average width of the pervious area to include swale width:

Contributing catchment area:

Swale slope (ft drop/ft length) [S]:

Manning's N:

Soil infiltration rate:

Side slope of swale (horizontal ft/vertical ft) [Z]:

Infiltrated storage depth:

Average height of the swale blocks [H]:

Length of the berm upstream of the crest [Lb]:

Number of swale blocks*:

Volume of water in swales upstream of swale blocks:

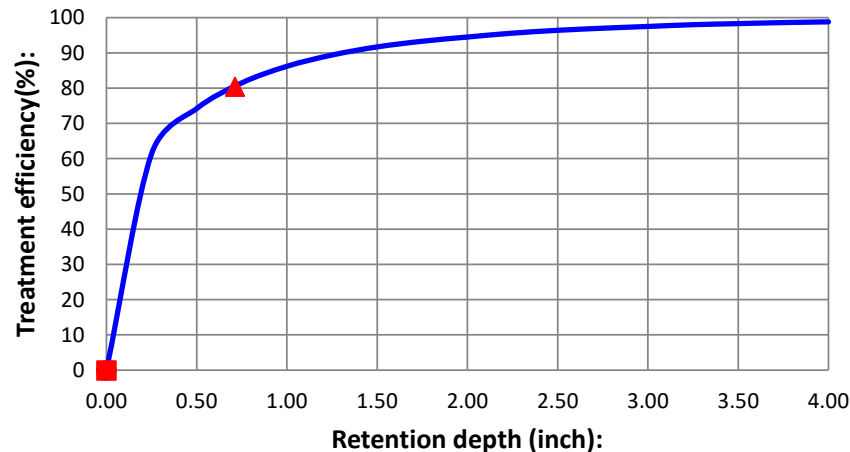
Total volume:

Provided treatment efficiency (**Nitrogen**):

Provided treatment efficiency (**Phosphorus**):

* Assumes that swale blocks are equidistant spacing along length of swale, swale slope is consistent, and swale length is total length of swale

Lot and ROW	Catchment 2	Catchment 3	Catchment 4	
0.224	0.000	0.000	0.000	ac
80.000	80.000	80.000	80.000	%
80.000	80.000	80.000	80.000	%
14.00				ft
0.00				ft
80.00				ft
0.00				ft
0.00				ft
14.00				ft
0.00	0.00	0.00	0.00	ft ²
0.040				
0.030				
3.000				in/hr
3.500				
0.113	0.000	0.000	0.000	in
1.00				ft
1.00				ft
2.00				
0.600	0.000	0.000	0.000	in
0.713	0.000	0.000	0.000	in
80.405	0.000	0.000	0.000	%
80.405	0.000	0.000	0.000	%



- Efficiency Curve:
- ▲ Sys. Eff. (N \$ P) CAT 1
- Sys. Eff. (N \$ P) CAT 2
- Sys. Eff. (N \$ P) CAT 3
- ◆ Sys. Eff. (N \$ P) CAT 4

NOTE FOR TREATMENT EFFICIENCY GRAPH:

The purpose of this graph is to help illustrate the treatment efficiency of the swale as the function of retention depth. The graph illustrates that there is diminishing effectiveness as the retention depth is increased.

HELP - EXAMPLE PROBLEM 1

Blue Numbers =	Input data	HELP - BACKGROUND
Red Numbers =	Calculated or Carryover	

GO TO STORMWATER TREATMENT ANALYSIS

Concentration reduction? (If $S \leq 1\%$ or $H \geq 6$ in)

Lot and ROW	Catchment 2	Catchment 3	Catchment 4

Provided percent mass reductions in surface discharges are:

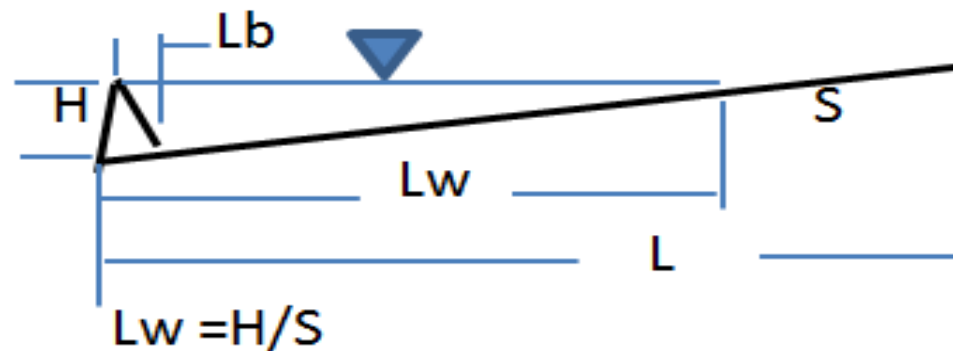
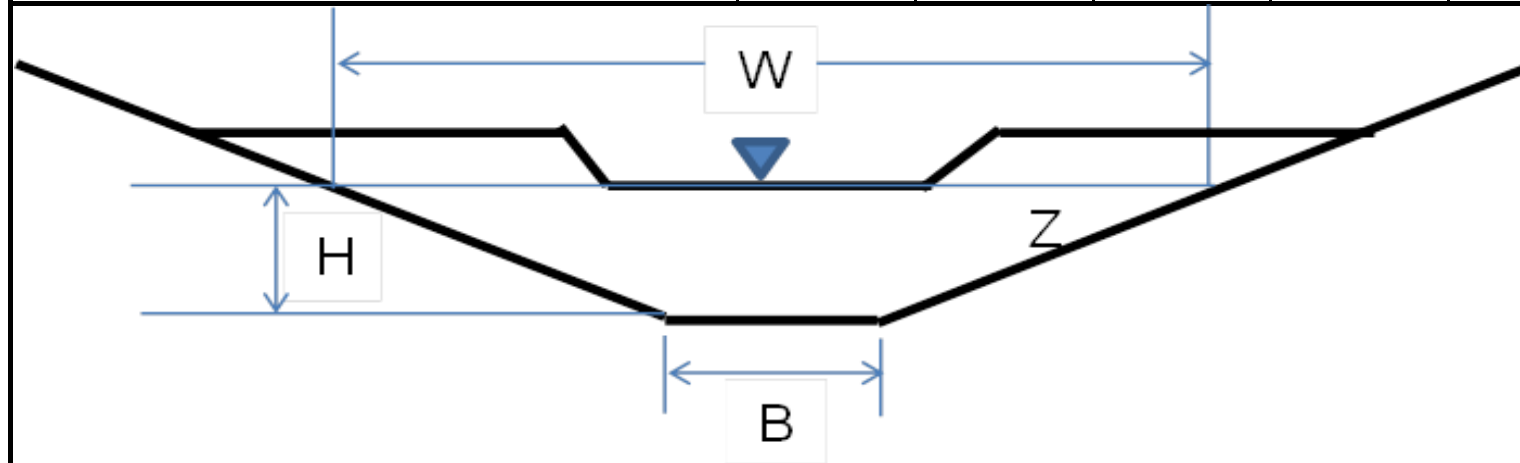
Nitrogen efficiency	80.405	0.000	0.000	0.000
Phosphorus efficiency	80.405	0.000	0.000	0.000

If you are you interested in the mass of pollutants removed before percolating into the groundwater?

[View Media Mixes](#)

Specify soil media

Nitrogen mass reduction in groundwater discharge					%
Phosphorus mass reduction in groundwater discharge					%



CATCHMENTS AND TREATMENT SURFACE DISCHARGE SUMMARY

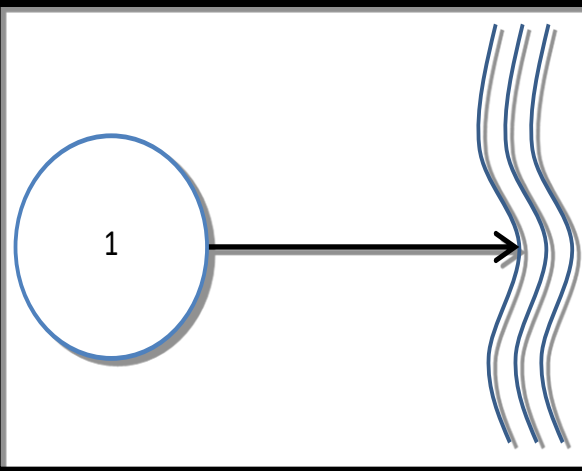
V 8.6

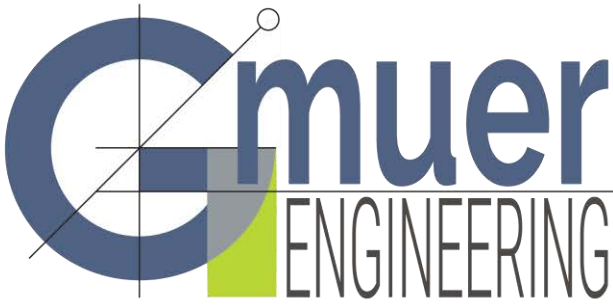
CALCULATION METHODS:

1. The effectiveness of each BMP in a single catchment is converted to an equivalent capture volume.
2. Certain BMP treatment train combinations have not been evaluated and in practice they are at this time not used, an example is a greenroof following a tree well.
3. Wet detention is last when used in a single catchment with other BMPs, except when followed by filtration

PROJECT TITLE	Swale Treatment	Optional Identification			
	Lot and ROW	Catchment 2	Catchment 3	Catchment 4	
BMP Name	Swale				
BMP Name					
BMP Name					

Surface Water Discharge Summary Performance of Entire Watershed

Catchment Configuration	A - Single Catchment		10/8/2018	
Nitrogen Pre Load (kg/yr)	0.00	Treatment Objectives or Target for TN MET TP MET	BMPTRAINS MODEL	
Phosphorus Pre Load (kg/yr)	0.00			
Nitrogen Post Load (kg/yr)	0.10			
Phosphorus Post Load (kg/yr)	0.02			
Target Load Reduction (N) %	80			
Target Load Reduction (P) %	80			
Target Discharge Load, N (kg/yr)	0.02			
Target Discharge Load, P (kg/yr)	0.00			
Provided Overall Efficiency, N (%):	80			
Provided Overall Efficiency, P (%):	80			
Discharged Load, N (kg/yr & lb/yr):	0.02	0.04		
Discharged Load, P (kg/yr & lb/yr):	0.00	0.01		
Load Removed, N (kg/yr & lb/yr):	0.08	0.18		
Load Removed, P (kg/yr & lb/yr):	0.01	0.03		



Attachment D - Maintenance and Costs Narrative

Infrastructure Maintenance Activities and Relative Costs of Curb-and-Gutter vs. Swale Sections

The subdivision road section defines the infrastructure to be maintained by the City and the lot line demarcating the area maintained by the home owner. A typical curb and gutter section places the most infrastructure in the right-of-way to be maintained by the City. It consists of the asphalt roadway and limerock, curb and gutter, curb inlets, longitudinal pipes, cross drain pipes, curb ramps, and sidewalks. Maintenance of curb and gutter road sections consist of the occasional blocked inlet pipe or repair of crushed curb inlet tops and sidewalk curb ramps. Any significant maintenance activities are usually scheduled and accompany road repair/resurfacing operations under a capital improvement project.

A typical swale section places the least amount of infrastructure in the right-of-way, mainly the asphalt roadway and any drains that cross the roadway. Typically, the maintenance of swale sections occurs usually every 2-3 years and, if swales are located within the right-of-way, maintenance is performed by City crews at the request of residents. The operations consist of swale regrading and sodding to remove sediment and the clearing of sediment from culverts.

City Staff in Public Works and Planning have expressed significant concerns with potential maintenance costs for developments with swale systems. Several elements have been incorporated into our proposed Text Amendment to address these concerns:

1. Pavement Maintenance

Staff: Increased prevalence of off-street parking will increase rate of damage to pavement in neighborhoods with smaller lots.

Response: Proposed cross-sections and requirements have been revised to include a concrete ribbon lining the edge of the paved roadway. This will act to address staff's concerns that parking on the edge of the pavement is increased in more dense neighborhoods and will reduce the lifespan of the roadway.

2. Stormwater Maintenance

Staff: The City historically does not maintain drainage retention areas (DRAs), but the City does maintain stormwater piping to them. Culvert maintenance would also be problematic: the use of culverts would increase the maintenance obligation of the City of Alachua as their useful life may be up to 50% less than the useful life of a concrete stormwater drain/inlet typically found in a curb and gutter development.

Response: The proposed cross-sections and language have been revised to show that swales, culverts, and other features of the "transitional swale" will be within private easement, privately maintained, and not within the City's right-of-way. The proposed language has also been revised to state that ownership and maintenance of the swales is solely the responsibility of an associated Home Owners Association. The language specifically spells out that in no way will the City be liable for maintenance or potential failures of the swale system. Through the subdivision, site plan review, and permitting processes the City is able to require and verify that swale systems are constructed according to best engineering practices and specific standards acceptable to the City. Requiring and monitoring these standards inherently ensures that the privately maintained and privately constructed swale system will not generate any more risk than if it were a publicly constructed project. In essence, the proposed language will allow the City to gain neighborhood development with privately constructed infrastructure. As proposed, long-term maintenance is only a factor in situations where the City has agreed to adopt privately constructed streets. Long-term maintenance of the swale system will be the sole responsibility of an associated Home Owners Association.

Attachment E: Analysis of Section City of Alachua Land Development Regulations Section 2.4.1(E)(1)

Section 2.4.1 (E) *Standards.*

(1) *Text amendments.* Amending the text of these LDRs is a matter committed to the legislative discretion of the City Commission. In determining whether to adopt or deny the proposed amendment, the City Commission shall consider and weight the relevance of the following factors:

(a) *Consistent with Comprehensive Plan.* Whether and the extent to which the proposed amendment is consistent with the Comprehensive Plan.

The proposed Text Amendment is consistent with the Comprehensive Plan. Please see the Tara Forest Text Amendment Narrative (re-submitted 3/27/19) which goes over this consistency in detail.

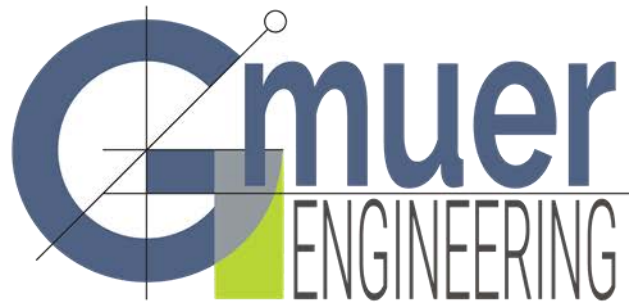
(b) *Consistent with ordinances.* Whether the proposed amendment is in conflict with any provision of these LDRs or the City Code of Ordinances. The proposed Text Amendment intends to augment the existing LDRs by providing additional options in subdivision roadway design. The goal is to present an option that meshes with existing code language and does not contrast or conflict with existing options. Please refer to Attachment A: Proposed Strikethroughs and Additions to the City of Alachua Land Development Regulations (re-submitted 3/27/19) for a detailed analysis and description of how the proposed Text Amendment will sync with existing code language.

(c) *Changed conditions.* Whether and the extent to which there are changed conditions that require an amendment. There are no known changed conditions that precipitated the Text Amendment request. The goal is to broaden the palate of options available for subdivision design standards as seen in some neighboring jurisdictions and across North Central Florida.

(d) *Community need.* Whether and the extent to which the proposed amendment addresses a demonstrated community need. Current code language limits street design standards and configurations to 4 types. This limited number of tools limits variety in development design and limits innovative approaches to establishing street networks. Additional tools will allow more opportunities for each neighborhood to have a unique character while still uniformly preserving efficiency and functionality for the City as a whole. Additionally, newly adopted Land Development Regulations for Alachua County require that all new stormwater treatment designs utilize several treatment options rather than one design solution. Currently,

the City of Alachua LDRs encourage singular design solutions such as curb and gutter and discourage the use of multiple design options (such as incorporating swale systems).

- (e) *Compatible with surrounding uses.* Whether and the extent to which the proposed amendment is consistent with the purpose and intent of the zone districts in these LDRs, or will improve compatibility among uses and will ensure efficient development within the City. **The proposed Text Amendment is compatible with the intent described for the zone districts where the proposed amendment would be applicable. Specifically, the proposed amendment allows for efficient and orderly development while continuing to retain the rural character espoused by the LDRs and City of Alachua branding. Much of the existing development that would be comparable to proposed development affected by the proposed amendment does not display elements that are required by current code namely curb-and-gutter and swale systems. Also, the ability to use Transitional Swales, as proposed, is highly situational and unlikely to be used on a wide scale due to the specifically defined treatment criteria highlighted in the definition of Transitional Swale. The limited practicability limits impacts on existing uses as shown in several nearby jurisdictions (see Attachment H: NCF Lot Mins with Swales Table).**
- (f) *Development patterns.* Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern. **The proposed amendment would lead to a logical and orderly development pattern by providing design tool that bridges the gap between existing development without curb-and-gutter or swale systems and any new comparable development. As currently written the Code would result in a hard visual break between existing development with a rural character and new development that would be decidedly more urban in appearance (see Attachment F: Comparable Neighborhoods and Attachment G: Neighborhood Types with Graphic).**
- (g) *Effect on natural environment.* Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment. **As proposed, "Transitional Swales" would be allowed only if specific criteria for stormwater capture and treatment are presented as a part of development plans. This will help ensure that water quality remains a primary element of designing the proposed street type. In addition, allowing swale systems as opposed to strictly requiring curb-and-gutters will allow development to disperse stormwater treatment of point sources rather than concentrating them into large stormwater ponds and other treatment systems. Acting to disperse pollution sources is a main tenant of Low Impact Design and similarly environmentally conscience design techniques.**
- (h) *Public facilities.* Whether and the extent to which the proposed amendment would result in development that is adequately served by public facilities (roads, potable water, sewage, stormwater management, parks, and solid wastes). **The proposed amendment will not have any negative impacts to public facilities or the provision of public services. For additional detail on how the proposal will positively affect stormwater management please see Attachment D: Maintenance and Costs Narrative.**



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Ph. (352) 281-4928

gmuereng.com

Comparable Neighborhoods

Support Material for Transitional Swales Text Amendment

Forrest Eddleton, Planning Director
11-29-2018

Eryn's Garden

North Gainesville

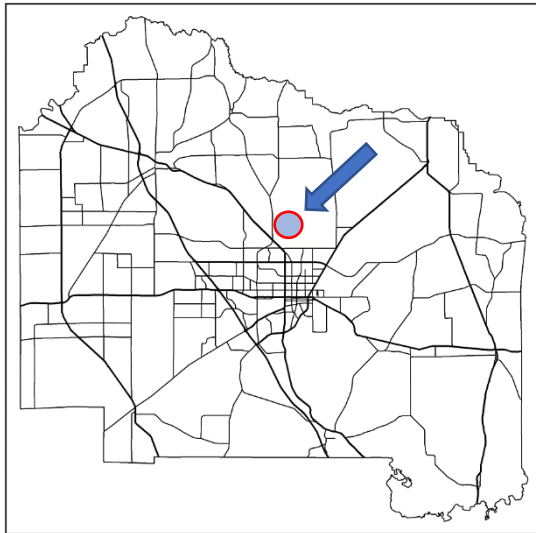
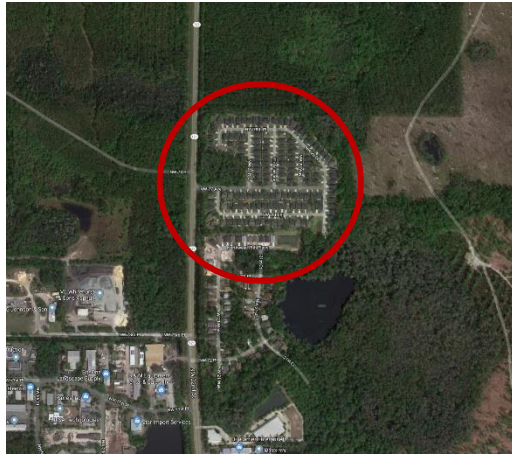
East Side of County Road 121

Original Plat 1983

Redeveloped 2010-2017

Lot Sizes: ~50ft x ~90ft

No curb-and-gutter/ No swales



Blues Creek Phase 6

Northwest Gainesville

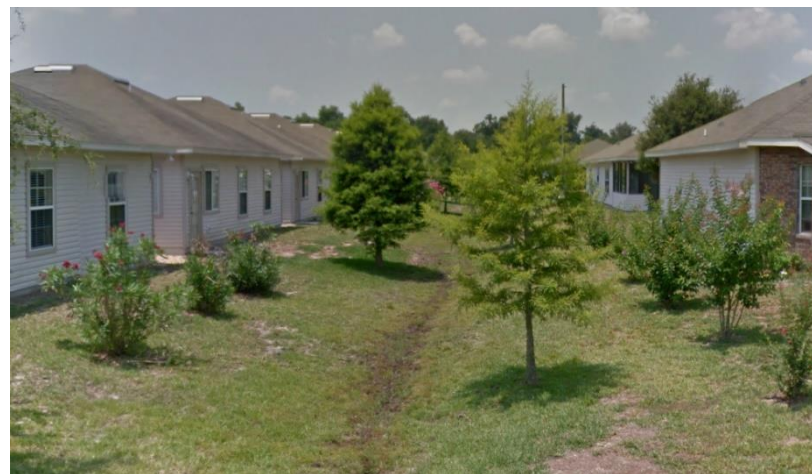
West side of NW 43rd Street

Platted in 2001

Lot sizes ~40ft x ~70ft

No curb-and-gutter

Swales at the rear of lots



Turkey Creek Forest

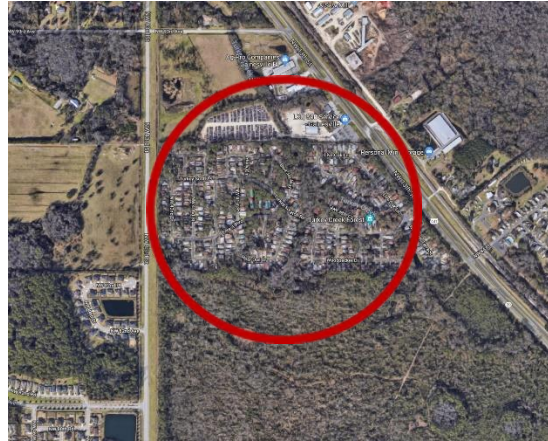
Northwest Gainesville

Between US 441 and NW 43rd St.

Original Plat: 1977

Lot Sizes: ~45ft x ~90ft

Mix of Swales with valley curb



Kingsland – Alachua

City of Alachua

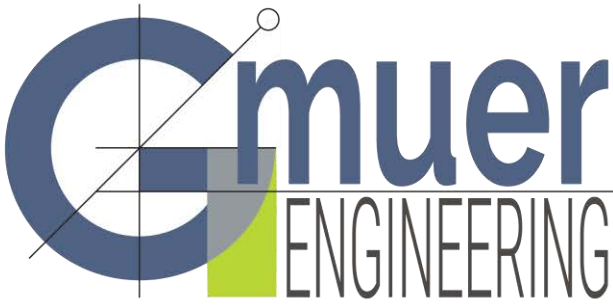
North of US 441, East of NW 140th St.

Plat: 2006

Lot Sizes: ~70ft x ~120ft

Swales with no curb-and-gutter





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gmuereng.com

Attachment G - City of Alachua Single-Family Neighborhoods by Roadway Types

The argument has been made that new single-family residential development on lots less than 20,000 square feet within the City of Alachua must be developed with curb-and-gutter stormwater management facilities in order to be compatible with the character of existing neighborhoods. However, an analysis of existing neighborhoods has shown that the overwhelming majority of streets do not contain curb-and-gutter systems. In addition, swales systems have been allowed in several neighborhoods dating back to at least the late 1950s and as recently as 2006. Two recent developments (2005/2010) have included curb-and-gutter systems but only one district within the City proper was developed with a curb-and-gutter system prior to 2005 (see Area C on attached graphic). Our analysis shows that curb-and-gutter systems are not a primary feature of Alachua's character but rather a new feature emblematic of newer developments on the periphery of Alachua's central urban area.

When analyzing the City of Alachua's single-family neighborhoods by roadway cross-sections four basic types of neighborhood can be identified: neighborhoods without curb-and-gutter, neighborhoods with a combination of no curb-and-gutter and swales, neighborhoods with swales, and neighborhoods with curb-and-gutter. Neighborhoods without curb-and-gutter (blue areas on the graphic) or any visible stormwater treatment system make up the largest share of the single-family neighborhoods at 50% of the total. These neighborhoods are predominantly the original neighborhoods of Alachua going back to 1907 with the most recent plat being recorded in 1998. Neighborhoods with a combination of swales and no curb-and-gutter make up roughly 12% of the total single-family neighborhoods. Plat dates in these areas are difficult to ascertain but the majority of development was done in mid last century (1950s-1970s). Neighborhoods with swales are roughly 19% of the total single-family neighborhoods with the largest of these neighborhoods being platted in 1959 and 1977. However, one of these neighborhoods with swales was permitted and platted in 2006 as a Planned Unit Development. This indicates that the City was willing to allow a neighborhood with swales in its recent history. Neighborhoods with curb-and-gutter are a relatively new style of development for Alachua. The "native" or existing neighborhoods with curb-and-gutter are located in a cluster to the north of the city on the east

side of County Road 235. These neighborhoods were platted in 1956, 1980, and 1986. The remaining curb-and-gutter neighborhoods are on the western edge of Alachua's urban area and were platted in 2005 and 2010.

District (See Attached Graphic)	Acreage	Plat Date
A	26.65	2010
B	44.97	1961
C	39.85	1980/1985/1956
D	17.48	2006 (PUD)
E	112.59	1907/1926/1971/1998
F	39.99	2005
G	87.82	1959/1977
H	84.90	1905-1970s
I	3.25	1905
J	29.72	1914/1966
K	8.99	1950s-1970s*
L	10.01	1961
M	17.55	1950s-1970s*
N	27.53	1950s-1970s*

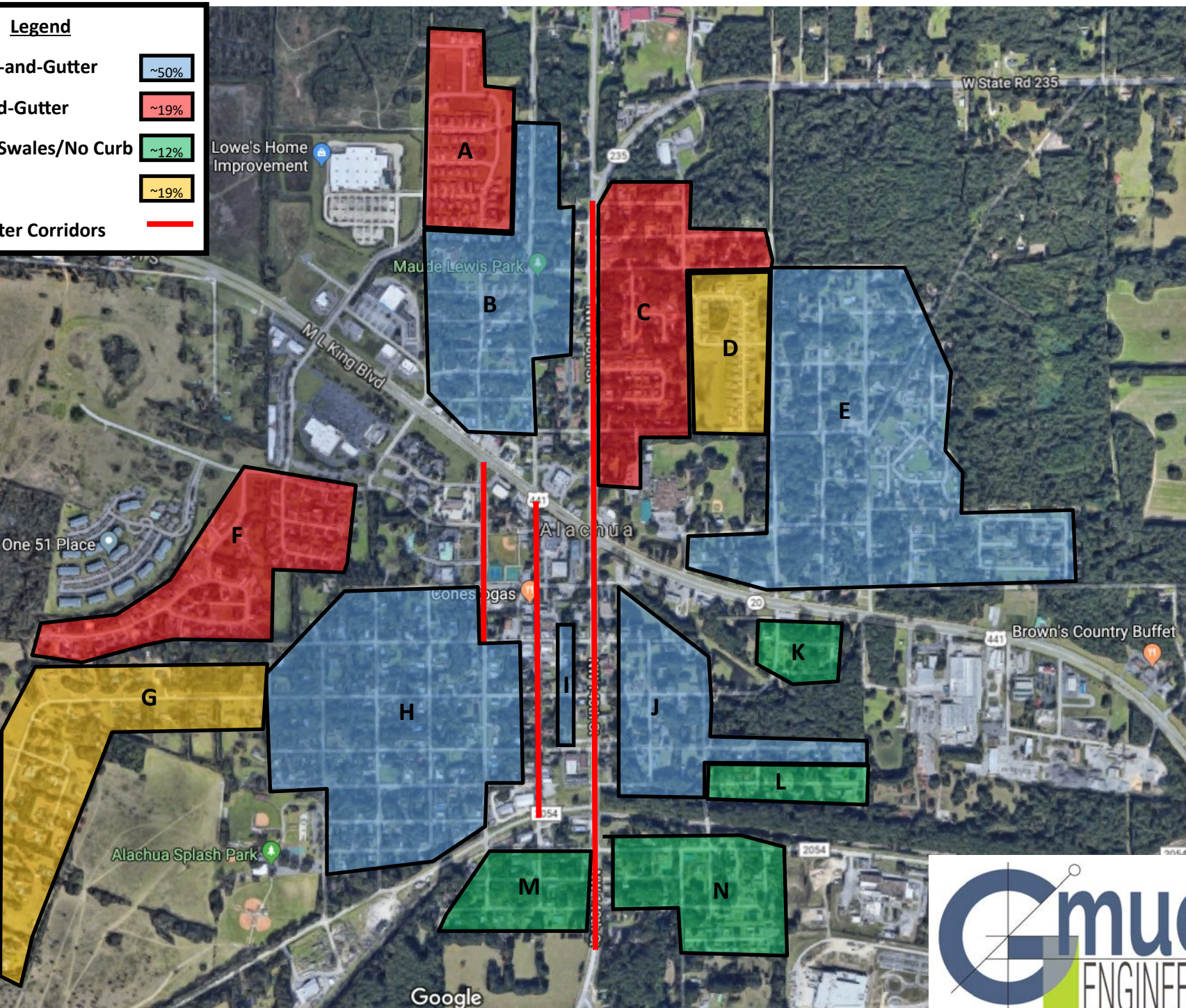
Neighborhood Type	Acreage	% of Total SF Area
Without Curb-and-Gutter (Blue: B, E, H, I, J)	275.42	50.0%
Combination Swales/No Curb (Green: K, L, M, N)	64.01	11.6%
With Swales (Orange: D, G)	105.30	19.1%
With Curb-and-Gutter (Red: A, C, F)	106.48	19.3%
Totals	551.21	100.0%

Judging by the development patterns of Alachua, no structural or inherent incompatibility exists between neighborhoods with curb-and-gutter, neighborhoods with swales, or neighborhoods without either. In several locations throughout the city existing neighborhoods with differing types are immediately adjacent to each other. Further, the City of Alachua approved a development with swales in 2006 located directly between existing neighborhoods with and without curb-and-gutter. It is unclear which design or performance trade-offs may have been incorporated as a part of the approval of this PUD but it is clear that neighborhoods with swales was palatable in some form or another to the City within relatively recent history.

The majority of large-scale development opportunities, particularly for single-family neighborhoods, exists on the fringe of Alachua's existing urban area. Strict application of the requirement for curb-and-gutter systems will

create a ring of neighborhoods surrounding the City that will be of a starkly different character and feel from the existing community. This ring of neighborhoods will also be starkly different from the surrounding rural areas. Creating a ring of new development between established neighborhoods and rural areas while forcing design elements that are out of character with the existing community threatens Alachua's character and branding as a small town/rural community. Adding roadways with swale systems as an available tool to neighborhood designers increases the opportunities to establish new neighborhoods that blend with existing character, provides measurable performance standards for stormwater facilities, and creates a more holistically developed community.

City of Alachua Single-Family Neighborhood Types



Jurisdiction	Min. Lot Width	Min. Lot Size	Swales Permitted	ROW Width Limits	Examples
Alachua County	Variable	Variable	Yes	Determined by design	No known examples of SF development under standard zoning with less than 70ft lot widths and swales
City of Gainesville	50ft (RSF-4)	4300sf (RSF-4)	Yes	Determined by design	No known constructed examples of SF developments under standard zoning with swales and less than 70-75ft lot widths
City of Newberry	50ft (RSF-3)	7500sf (RSF-3)	Yes (on lots greater than 20000sf)	Determined by design	No known constructed examples of SF developments under standard zoning with swales and less than 70-75ft lot widths
Marion County	70ft (with central water and sewer). Minimums can be further reduced through administrative process.	5000sf (with central water and sewer). Minimums can be further reduced through administrative process.	Yes	Determined by design	Oak Run: 60ft lot widths/7500sf lots with swales Marion Landing: 70-75ft lot widths/7500sf lots with swales
City of Belleview	50ft (RSF-4)	4000sf (RSF-4)	Yes (classified as subdivision type "C")	66ft with swales	Villas at Belleview: 50ft lot widths with 4000sf lots with swales
Columbia County	85ft (RSF-3 requires central water and sewer)	10000sf (RSF-3 requires central water and sewer)	Yes (on lots greater than 20000sf)	Determined by design	Eastside Villas: 55ft lot widths with 6500sf lots with swales
Lake City	50ft (RSF-3)	6000sf (RSF-3)	Yes	Determined by design	No known constructed examples of SF development with less than 75ft lot width, 7500sf lots, and swales.
Bradford County	50ft (RSF-3)	7500sf (RSF-3)	Yes	Determined by design	No known constructed examples of SF development with less than 80ft lot widths, 10000sf lots, and swales
City of Starke	60ft (R-2A)	6000sf (R-2A)	Yes	Determined by design	No known constructed examples of SF development with less than 80ft lot widths, 10000sf lots, and swales
Putnam County	75ft (R-4)	7500sf (R-4)	Yes	Determined by design	The majority of SF development within the county, particularly closer to more urban areas, conforms to this development standard.
City of Palatka	60ft (R-1)	6000sf (R-1)	Yes	Determined by design	No known SF development with less than 75ft lot widths, 7500sf lots, and swales.
St. John's County	75ft (R-3)	7500sf (R-3)	Yes (only on existing platted subdivisions or new lots greater than 1 acre)	60ft with swales (Local Road)	Many examples of developments with 75ft lot widths, 7500sf lots, and swales (St. Augustine Shores, etc.).

ORDINANCE 19-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; AMENDING SECTION 5.1.2, TABLE 5.1-2, RELATED TO DIMENSIONAL STANDARDS WITHIN RESIDENTIAL ZONING DISTRICTS; AMENDING SECTION 7.3.1 (B) (1) RELATING TO REQUIRED STANDARD STREET IMPROVEMENTS FOR SUBDIVISIONS; AMENDING SECTION 7.3.1 (B)(2) RELATING TO DESIGN REQUIREMENTS FOR STREETS UTILIZING TRANSITIONAL SWALES; AMENDING SECTION 10.2 CREATING A DEFINITION FOR "TRANSITIONAL SWALE"; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, a Text Amendment ("Amendment") to the City's Land Development Regulations ("LDRs"), as described below, has been proposed; and

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on March 28, 2019; and

WHEREAS, the LPA conducted a public hearing on the proposed Amendment on April 16, 2019, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on _____, and on _____; and

WHEREAS, the City Commission conducted public hearings on the proposed Amendment on _____, and _____, and provided for public participation at both public hearings; and

WHEREAS, the City Commission has determined and found the Amendment to be consistent with the City's Comprehensive Plan and City's LDRs; and

WHEREAS, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, that the Alachua City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;

NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

Section 1. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

Section 3. Amendment to the Land Development Regulations

The proposed Amendment to the City Land Development Regulations are attached as Exhibit "A" and are hereby incorporated herein by reference.

Section 4. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 5. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of the City of Alachua, Florida.

Section 6. Repealing Clause

All ordinances or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 7. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

Section 8. Effective Date

This ordinance shall take effect immediately upon its adoption by the City Commission and the signature of the Mayor.

Passed on First Reading the ____ day of ____, 2019.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this ____ day of ____, 2019.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

APPROVED AS TO FORM

Adam Boukari, City Manager/Clerk

Marian B. Rush, City Attorney

DRAFT

EXHIBIT “A”

Section 5.1.2 of the City’s LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 5.1.2 remains in full force and effect:

5.1.2 *Dimensional standards in Residential Districts.* All primary and accessory structures in the residential zoning districts are subject to the dimensional standards set forth in Table 5.1-2, Table of Dimensional Standards in the Residential Zoning Districts. These standards may be further limited or modified by other applicable sections of these LDRs. Rules of measurement and permitted exceptions are set forth in Sections 5.2.1, Lots; 5.2.2, Setbacks and required yards; 5.2.3, Height; and 5.2.4, Bulk.

Table 5.1-2. Table of Dimensional Standards in the Residential Zoning Districts									
District and Use	Lots		Minimum Yards and Setbacks				Max. Height (ft.)	Max. Lot Cover (incl. accessory structures)	Max. Gross Density (DU/acre) [3]
	Min. Area (sq. ft.)	Min. Width (ft.)	Front (ft.) [4]	Side (ft.)	Rear (ft.)	Wetland and Water-course (ft.)			
RSF-1									
Dwelling, single-family, detached	40,000	100	30	15 for each	15	Sec. 5.2.2(B)	65	40%	1
All other uses	None	None	35	25 for each	35			35%	N/A
RSF-3 (District permitted only in areas with community water and sewer systems)									
Dwelling, single-family detached	10,000	50/75 ¹	20	7.5 for each	15	Sec. 5.2.2(B)	65	40%	3
All other uses	None	None	35	25 for existing; 30 for	35			50%	

				new					
RSF-4 (District permitted only in areas with community water and sewer systems)									
Dwelling, single-family, detached	7,500	50/75 ¹	20	7.5 for each	15			45%	
Dwelling townhouse, and two- to four-family	7,500 per unit for the first 2 units; 2,000 per unit for each additional	50	15	5 for each building side	10	Sec. 5.2.2(B)	65	60%	4
All other uses	None	None	35	25 for existing; 30 for new	35			60%	
RSF-6 (District permitted only in areas with community water and sewer systems)									
Dwelling, single-family detached	6,000	50	20	7.5 for each	15	Sec.		50%	
Dwelling, single-family attached, townhouse, and	6,000 per unit for	40	15	5 for each building side	10	5.2.2(B)	65	60%	6

two- to four-family	first 2 units; 2,000 per unit for each additional								
All other uses	None	None	35	25 for existing; 30 for new	35			60%	
RMH-5									
Dwelling, mobile home	7,500 with public utilities; 20,000 without public utilities	50 with public utilities; 100 without public utilities	20	7.5 for each	15	Sec. 5.2.2(B)	65	40%	5 with public utilities; 2 without public utilities
All other uses	None	None	35	25 for each	35			35%; 40% for manufac-	

								tured homes	
RMH-P									
Mobile home park ⁴² , dwelling, mobile home	10 acres for park site; 5,445 per DU; 3,500 per park stand	400 for site; 40 average for park stand	35 at site perim.; 20 between homes and from access drives	25 at site perim.; 20 between homes and from access drives	15	Sec. 5.2.2(B)	65	30%	8
All other uses	None	None	35	25 for each	35			35%	N/A
RMF-8									
Dwelling, single- family detached	6,000	50	20	7.5 for each	15	Sec. 5.2.2(B)	65	40%	8
Dwelling, single- family attached, townhouse, and two- to four- family	10,000	40	15	5 for each building side	10				
Dwelling, multiple-family, group living	16,335 for site	80	30 at site perim.	15 at site perim.; 20 between build-	20 at site perim.				

				ings					
All other uses	None	None	35	25 for each	35			35%	
RMF-15									
Dwelling, single-family detached	5,000	50	20	7.5 for each	15				
Dwelling, single-family attached, townhouse, and two- to four-family	5,000	40	15	5 for each building side	10				
Dwelling, multiple-family, group living	16,335 for site	80	30 at site perim.	15 between building and lot line; 20 between buildings	20 at site perim.	Sec. 5.2.2(B)	65	40%	15
All other uses	None	None	35	25 for each	35			35%	
PD-R									
See Section 3.6.3(A)									
[1] Minimum lot area and width standards may be reduced to the minimum extent necessary in the RSF-4, RSF-6, RMF-8, and RMF-15 districts to accommodate deed-restricted affordable housing units.									

- [2] Minimum yards and setbacks may be reduced to the minimum extent necessary in the RSF-4, RSF-6, RMF-8, and RMF-15 districts to accommodate deed-restricted affordable housing units.
- [3] Maximum gross residential density may be increased by up to 20 percent in the RSF-6, RMF-8, and RMF-15 districts to accommodate deed-restricted housing units designated as affordable for low income residents.
- [4] Front setbacks shall be consistent with the definition of "yard, front" as provided in Subsection 5.2.2(A)(7).

¹ Note. Where the use of Transitional Swales is proposed for subdivisions with lots between 10,000 square feet and 20,000 square feet the minimum lot width shall be 75ft.

¹² Note. There are also use-specific regulations for such parks found in Article 4.

Section 7.3.1 (B)(1) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~struckthrough~~ is to be removed). Except as amended herein, the remainder of Section 7.3.1(B)(1) remains in full force and effect:

7.3.1 (B)(1) *Wearing surface width and right-of-way width standards*

(c) *Local streets.*

(i) For street types/standards A, B and C.

a. 24-foot wearing surface. The minimum street wearing surface width for local streets may be reduced by two feet on each side served by a sidewalk or multipurpose trail with a minimum width of eight feet.

b. Minimum right-of-way width or easement width of 50 feet for streets with curb and gutter, or 60 feet for streets with swale.

c. For street type/standard B that incorporate Transitional Swales the minimum right-of-way width shall be 50 feet plus an additional 20 feet (10 feet for each side of the roadway) of private easement width for each Transitional Swale facility.

(d) *Marginal access streets.*

(i) For street types/standards A, B and C.

a. 20-foot minimum wearing surface.

b. Minimum right-of-way width or easement width of 40 feet for streets with curb and gutter, or 60 feet for streets with swales.

c. For street type/standard B that incorporate Transitional Swales the minimum right-of-way width shall be 40 feet plus an additional 20 feet (10 feet for each side of the roadway) of private easement width for each Transitional Swale facility.

(e) *Wearing surface and right-of-way width summary table.* These standards are summarized in the following Table 7.3-1, Wearing Surface standards, and Table 7.3-2, Minimum Right-of-Way Width Standards:

Table 7.3-1. Wearing Surface Standards			
Classification	Street Type Standard	Minimum Wearing Surface Width (in feet) [1]	Number of Travel Lanes [2]

Arterial	All	2 × 24	4
Collector	All	24	2
Local	All	24	2
Marginal access	All	20	2

[1] The minimum street wearing surface width for local streets may be reduced by two feet on each side served by a sidewalk or multipurpose trail with a minimum width of eight feet.

[2] Individual travel lanes for streets shall be 12 feet wide, except for marginal access streets, which shall be a minimum ten feet in width.

Table 7.3-2. Minimum Right-of-Way Width Standards

Classification	Street Type	Curb and Gutter Right-of-Way Minimum Width (ft.)	<u>Transitional Swale Right-of-Way Minimum Width (private easement minimum width)(ft.)</u>	<u>Standard Swale Right-of-Way Minimum Width (ft.)</u>
Arterial	All	100	N/A	120
Collector	All	60	N/A	80
Local	A, B, C	50	<u>50 (20 total – 10 on each side of roadway)</u>	60
Local	D	40	N/A	60
Marginal access	All	40	<u>40 (20 total- 10 on each side of roadway)</u>	60

Section 7.3.1 (B)(2) of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~struckthrough~~ is to be removed). Except as amended herein, the remainder of Section 7.3.1(B)(2) remains in full force and effect:

7.3.1 (B)(2) *Curb and gutter.*

(a) Curb and gutter shall be provided on type A and B streets, but is not required on type C and D streets.

~~(b) For lots including and between 10,000sf and 20,000sf Transitional Swales may be provided as an alternative to providing Curb and Gutter for Type B streets that are designated Local or Marginal Access.~~

~~(i) If Transitional Swales are utilized the subdivider shall provide data-analysis from a licensed stormwater engineer demonstrating that performance measures outlined in the definition of Transitional Swale will be met by the Transitional Swale system.~~

~~(ii) In all cases where Transitional Swales are provided swale facilities shall be located within a minimum 10 foot wide private easement on each side of any proposed roadway. Such easements and all associated swales, culverts, and other features of the Transitional Swale shall be privately maintained and will be the sole responsibility of the subdivider or any successive Home Owner's Association. The Transitional Swale facility must be owned in its entirety by a single entity.~~

~~(iii) In all cases where Transitional Swales are provided, an F-type, or similar style, curbing is required to line the outer edge of an associated paved roadway. Curb breaks allowing for spillway connections to the swale system are permitted.~~

~~(b) (c)~~ (c) If curb and gutter is not required, the subdivider shall comply with the right-of-way width requirements for streets with swales in accordance with the following Table 7-3.2, Minimum Right-of-Way Width Standards:—

Section 10.2 of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~striketrough~~ is to be removed). The new defined term, *Transitional Swale*, shall be added at the appropriate alphabetical location within Section 10.2. Except as amended herein, the remainder of Section 10.2 remains in full force and effect:

10.2. – Definitions

Transitional Swale means a swale, designed as a part of a stormwater management system that meets the pollutant removal goals of Chapter 62-40 of the Florida Administrative Code through the following criteria:

(1) The average treatment efficiency of the areas treated and the areas not treated must achieve at least 80% reduction of the average annual load of pollutants that would cause or contribute to violations of state water quality standards for Class III waters.

(2) The average treatment efficiency of the areas treated and the areas not treated must achieve at least 95% reduction of the average annual load of pollutants that would cause or contribute to violations of state water quality standards for Class I, Class II, Outstanding Florida Waters, or Class III waters which are approved, conditionally approved, restricted, or conditionally restricted for shellfish harvesting.



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 April 16, 2019, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider a request by Christopher Gmuer, P.E., of Gmuer Engineering, Inc., to amend the City of Alachua Land Development Regulations (LDRs) as follows: amending Section 5.1.2, Table 5.1-2, Related to the Dimensional Standards within Residential Zoning Districts; amending Section 7.3.1 (B)(1), relating to required standard street improvements for subdivisions; amending Section 7.3.1 (B)(2), relating to design requirements for streets utilizing transitional swales; amending Section 10.2, creating a definition for "transitional swale".

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.

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