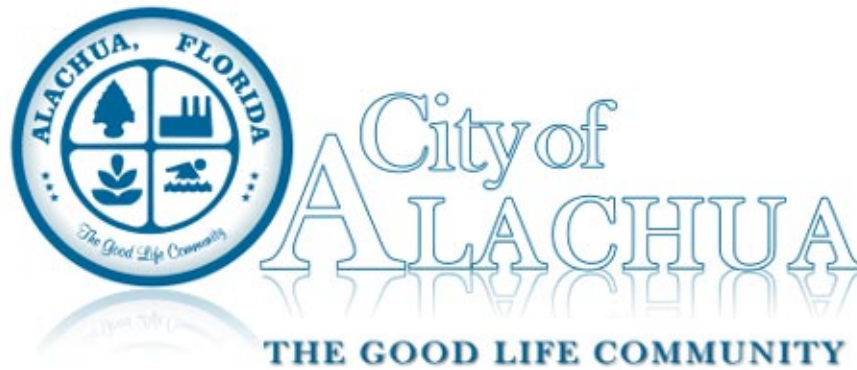




Planning and Zoning Board Agenda February 12, 2019

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: February 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 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 January 8, 2019 PZB Meeting
- B. Certificate of Appropriateness: A request by Austin King, applicant and agent, for Red Silk, Inc.,

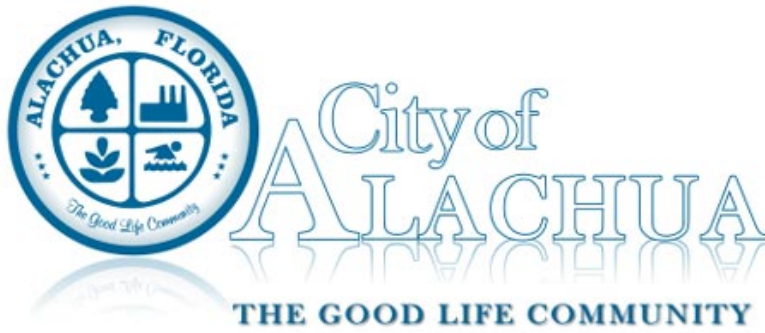
property owner, for the following alterations to a property located within the Historic Overlay District: installation of a red metal coping band on an existing parapet, located at 14545 Main Street, Tax Parcel No. 03696-000-000 (Quasi-Judicial Hearing)

- C. Site Plan - San Felasco Hammock State Park Shop Building: A request by Michael Freidin of George & Associates, Consulting Engineers, Inc., applicant and agent for the State of Florida, property owner, for consideration of a Site Plan for the construction of a ±2,030 square foot shop building on a ±.33 acre project area on a ±300 acre subject property. Tax Parcel No. 04033-000-000 (Quasi-Judicial)
- D. Upland Industrial Park, Lots 2 - 5 Site Plan: A request by Daniel Young, P.E., LEED A.P., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Upland Properties of NCF, LLC, property owner, for consideration of a Site Plan for the construction of two (2) buildings, a ±23,439 square foot building and a ±26,682 square foot building, with associated drainage, paving, grading and infrastructure improvements, on a ±4.82 acre subject property, located on Lots 2 – 5 of Upland Industrial Park and at the terminus of NW 101st Drive; Tax Parcel Nos. 05964-002-002 through 05964-002-005 (Quasi-Judicial Hearing).
- E. Land Development Regulations (LDR) Text Amendment: A request by the City of Alachua to amend, modify, or create the following Sections of the City of Alachua Land Development Regulations (LDRs): 2.2.1(B) and Table 2.1-1, relating to the development review structure; 2.1.3(C), relating to the powers and duties of the Planning & Zoning Board; 2.1.6(A)(2), relating to the powers and duties of the LDR Administrator; 2.4.6, relating to Certificates of Appropriateness; 3.7.2(A)(5)(a), relating to the requirement to obtain a Certificate of Appropriateness; and 10.2, definition of Certificate of Appropriateness (Legislative Hearing).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Board/Committee Agenda Item

MEETING DATE: 2/12/2019

SUBJECT: Approval of the Minutes of the January 8, 2019 PZB Meeting

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:

Approve the Minutes of the January 8, 2019 PZB Meeting

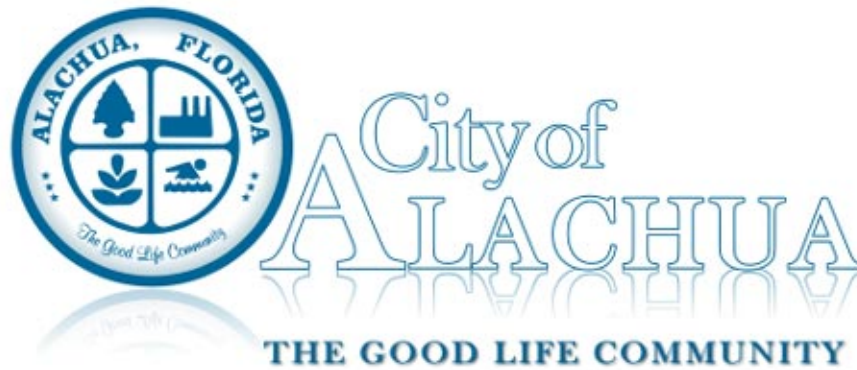
Summary

Approval of the Minutes of the January 8, 2019 PZB Meeting

ATTACHMENTS:

Description

- ▣ PZB Minutes for January 8, 2019 Meeting



Planning and Zoning Board Minutes January 8, 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: January 8, 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 called the meeting to order. All members were present.

INVOCATION

Vice Chair Anthony Wright led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Vice Chair Wright moved to approve the agenda; seconded by Member Virginia Johns.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the December 11, 2018 PZB Meeting

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

Passed by unanimous consent.

- B. Alachua West PD-R Preliminary Plat & Final PD Plan: A request by Eric Warren, P.E., of Poulos & Bennett, LLC, agent for M3 Alachua, LLC, applicant & property owner, for consideration of the Preliminary Plat & Final PD Plan for the Alachua West PD-R, which proposes the subdivision of a ±35.82 acre subject property into a total of 126 lots, with associated common areas and right-of-way. Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, & 03042-052-006 (Quasi-Judicial Hearing).

Department Director Kathy Winburn introduced the item.

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

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

Eric Warren, P.E. of Poulos and Bennett, availed himself for questions.

Member Jim Sajczuk asked Mr. Warren if he accepts the conditions.

Mr. Warren, P.E. acknowledged and accepted the conditions.

Member Johns moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Alachua West PD-R Preliminary Plat and Final PD Plan to the City Commission, with a recommendation to approve, subject to the three (3) conditions provided in Exhibit "A" as located on page 21 of the January 8, 2019 Staff Report to the Planning & Zoning Board; seconded by Member Sajczuk.

Member Burgess inquired about fire flow requirements.

Mr. Warren responded.

Motion Passed 5-0 in a roll call vote.

- C. Savannah Station Phase 2 Preliminary Plat & Final PD Plan: A request by Daniel Young, P.E. of CHW, Inc., applicant and agent for Waco Properties, Inc., property owner, for consideration of the preliminary plat and Final PD Plan for Savannah Station Phase II, which proposes the subdivision of a ±44.67 acre subject property into a total of 178 lots, with associated common

areas and right-of-way. Portions of Tax Parcel Numbers 03980-002-001 and 03905-002-000 (Quasi-Judicial Hearing).

Planning Director Winburn introduced the item.

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

Planner Adam Hall, AICP, presented the Staff Report.

Member Sajczuk asked if applicant accepted conditions.

Robert Walpole, P.E. of CHW, Inc., acknowledged and accepted the conditions.

Member Sajczuk moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development regulations and transmits the Preliminary Plat of Savannah Station Phase II to the City Commission, with a recommendation to approve, subject to the two (2) conditions provided in Exhibit "A" of the Staff Report; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

- D. Copeland Park Site Plan: A request by Daniel Young, P.E., LEED AP, applicant and agent for ADC Development & Investment Group, LLC and Alachua Copeland Park Investments, LLC, property owners, for consideration of a Site Plan for the construction of two (2) buildings, a ±13,300 square foot building and a ±11,750 square foot building, with associated parking, stormwater, utilities, and supporting site improvements, on a ±5.26 acre subject property, located south of County Road 2054 (also known as Rachael Boulevard), east of NW 129th Way, and north of Nano Court; A portion of Tax Parcel Nos. 03230-002-000, 03230-002-003, and 03927-000-000 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

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

Principal Planner Tabor, AICP, presented the Staff Report.

Vice Chair Wright moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the January 8, 2019 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Member Johns inquired about the expiration of the Site Plan.

Principal Planner Tabor, AICP, responded.

Motion Passed 5-0 in a roll call vote.

- E. Upland Industrial Park Replat of Lots 2 - 5: A request by Aaron Hickman, P.S.M., of CHW, applicant and agent for Upland Properties of NCF, LLC, property owner, for consideration of the

Replat of Lots 2 through 5 of Upland Industrial Park. Tax Parcel Numbers 05964-002-002, 05964-002-003, 05964-002-004, & 05964-002-005 (Quasi-Judicial Hearing).

Department Director Winburn introduced the item.

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

Principal Planner Tabor, AICP, presented the Staff Report.

Member Burgess moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the Replat of Lots 2-5 of Upland Industrial Park to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

- F. Large Scale Comprehensive Plan Amendment: A request by PJDJ, Inc., DMR 239 Estates, LLC, and Eric Fields, property owners, to amend the Future Land Use Map (FLUM) Designation from Agriculture (Alachua County) to Agriculture on a ±191.68 acre subject property. Consisting of Tax Parcel Numbers 02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000 (Legislative Hearing).

Planning Director Winburn introduced the item.

Planner Hall, AICP, presented the Staff Report.

Member Sajczuk 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 Vice Chair Wright.

Motion Passed 5-0 in a roll call vote.

- G. Site-Specific Amendment to the Official Zoning Atlas: A request by PJDJ, Inc., DMR 239 Estates, LLC, and Eric J. Fields, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A)(Alachua County) to Agricultural(A) on a ±191.68 acre subject property. Consisting of Parcel Numbers 02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000 (Quasi-Judicial Hearing).

Planning Director Winburn introduced the item.

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

Planner Hall, AICP, presented the Staff Report.

Member Burgess moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Site

Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve; seconded by Vice Chair Wright.

Motion Passed 5-0 in a roll call vote.

- H. Large Scale Comprehensive Plan Amendment: A request by Rodney and Deidra Smith, Tillman Little Farm, LLC, James Corey and Judith Lake-Corey, property owner, to amend the Future Land Use Map (FLUM) Designation from Agriculture (Alachua County) to Agriculture on a ±354.07 acre subject property. Consisting of Tax Parcel Numbers Tax Parcel Numbers 03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011. (Legislative Hearing)

Planning Director Winburn introduced the item.

Planner Hall, AICP, presented the Staff Report.

Member Johns 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 Burgess.

Motion Passed 5-0 in a roll call vote.

- I. Site-Specific Amendment to the Official Zoning Atlas: A request by Rodney and Deidra Smith, Tillman Little Farm, LLC, James Corey and Judith Lake-Corey, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A)(Alachua County) to Agricultural (A) on a ±354.07 acre subject property. Consisting of Parcel Numbers 03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011 (Quasi-Judicial Hearing)

Planning Director Winburn introduced the item.

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

Planner Hall, AICP, presented the Staff Report.

Member Sajczuk moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve; seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

- J. Large Scale Comprehensive Plan Amendment: A request by John May and John Williams, property owners, to amend the Future Land Use Map (FLUM) Designation from Agriculture (Alachua County) to Agriculture on a ±11.20 acre subject property. Consisting of Tax Parcel Numbers 04119-016-000 and 04119-016-003. (Legislative Hearing)

Planning Director Winburn introduced the item.

Planner Hall, AICP, presented the Staff Report.

Member Johns 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 Vice Chair Wright.

Motion Passed 5-0 in a roll call vote.

- K. Site-Specific Amendment to the Official Zoning Atlas: A request by John May and John Williams, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A)(Alachua County) to Agricultural (A) on a ±11.20 acre subject property. Consisting of Parcel Numbers 04119-016-000 and 04119-016-003 (Quasi-Judicial Hearing).

Planning Director Winburn introduced the item.

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

Planner Hall, AICP, presented the Staff Report.

Member Burgess moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve; seconded by Member Sajczuk.

Motion Passed 5-0 in a roll call vote.

- L. Large Scale Comprehensive Plan Amendment: A request by Phoenix Commercial Park, LLP., property owner, to amend the Future Land Use Map (FLUM) Designation from Rural Employment Center (Alachua County) to Industrial on a ±34.99 acre subject property. Consisting of a portion of Tax Parcel Number 05855-004-000 (Legislative Hearing).

Planning Director Winburn introduced the item.

Planner Hall, AICP, presented the Staff Report.

Member Johns recused herself and submitted into the record Form 8B, Memorandum of Voting Conflict.

Vice Chair Wright 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 Burgess.

Lynn Coullias spoke about contamination which resulted from past uses in the area.

Virginia Johns responded as a property owner of the land subject to the application.

Lynn Coullias responded to Ms. Johns' comments.

Motion Passed 3-0 in a roll call vote, with Member Johns abstaining and with Member Wright not present in the Chambers.

- M. Site-Specific Amendment to the Official Zoning Atlas: A request by Phoenix Commercial Park, LLP, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Industrial Services and Manufacturing (MP) (Alachua County) to Industrial General (IG) on a ±34.99 acre subject property. Consisting of a portion of Tax Parcel Number 05855-004-000 (Quasi-Judicial Hearing).

Planning Director Winburn introduced the item.

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

Planner Hall, AICP, presented the Staff Report.

Member Johns recused herself and submitted into the record Form 8B, Memorandum of voting conflict.

Member Sajczuk moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve; seconded by Member Burgess.

Lynn Coullias spoke about contamination which resulted from past uses in the area.

Motion Passed 4-0 in a roll call vote, with Member Johns abstaining.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated the next meeting will be on February 12, 2019 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Vice Chair Wright moved to adjourn; seconded by Member Burgess.

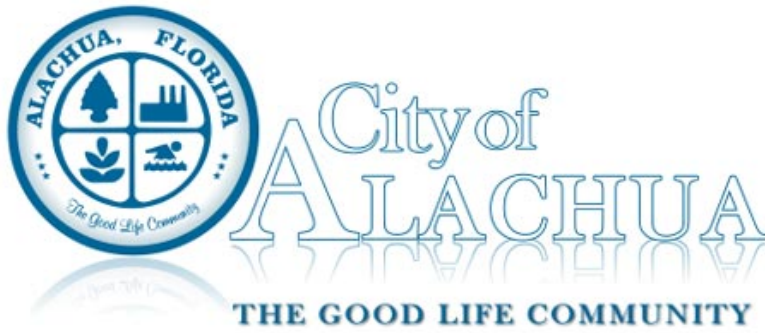
Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA

Presiding Officer

Staff Liaison



Board/Committee Agenda Item

MEETING DATE: 2/12/2019

SUBJECT: Certificate of Appropriateness: A request by Austin King, applicant and agent, for Red Silk, Inc., property owner, for the following alterations to a property located within the Historic Overlay District: installation of a red metal coping band on an existing parapet, located at 14545 Main Street, Tax Parcel No. 03696-000-000 (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 Austin King of Perry Roofing Contractors, Inc. , applicant and agent for Red Silk, Inc., property owner, for the approval of a Certificate of Appropriateness for the following alteration to an existing commercial structure: installation of a red metal coping band on an existing parapet wall.

The subject property is ±0.13 acres in area, and is located at 14545 Main Street, south of the Alachua Women's Club and west of the First Baptist Church of Alachua.

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."

As part of the application package, the applicant has submitted pictures and specifications for the proposed red metal coping band. Pictures have also been submitted of the structures on nearby properties to demonstrate that the proposed alteration is consistent with the character of nearby structures.

ATTACHMENTS:

Description

Description

- ▣ Staff Report
- ▣ Application and Supporting Materials
- ▣ Public Notice Materials for the 02/12/19 PZB Hearing



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date:
Quasi-Judicial Hearing

February 12, 2019

SUBJECT: A request for the approval of a Certificate of Appropriateness for the following alterations to an existing commercial structure: installation of a red metal coping band on parapet wall

APPLICANT/AGENT: Austin King/ Perry Roofing Contractors, Inc.

PROPERTY OWNER: Red Silk, Inc.

LOCATION: 14545 Main St

PARCEL ID NUMBER: 03696-000-000

ACREAGE: ±0.13 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 Austin King of Perry Roofing Contractors, Inc. , applicant and agent for Red Silk, Inc., property owner, for the approval of a Certificate of Appropriateness for the following alterations to an existing commercial structure: installation of a red metal coping band on an existing parapet wall.

The subject property is ±0.13 acres in area, and is located at 14545 Main Street, south of the Alachua Women's Club and west of the First Baptist Church of Alachua.

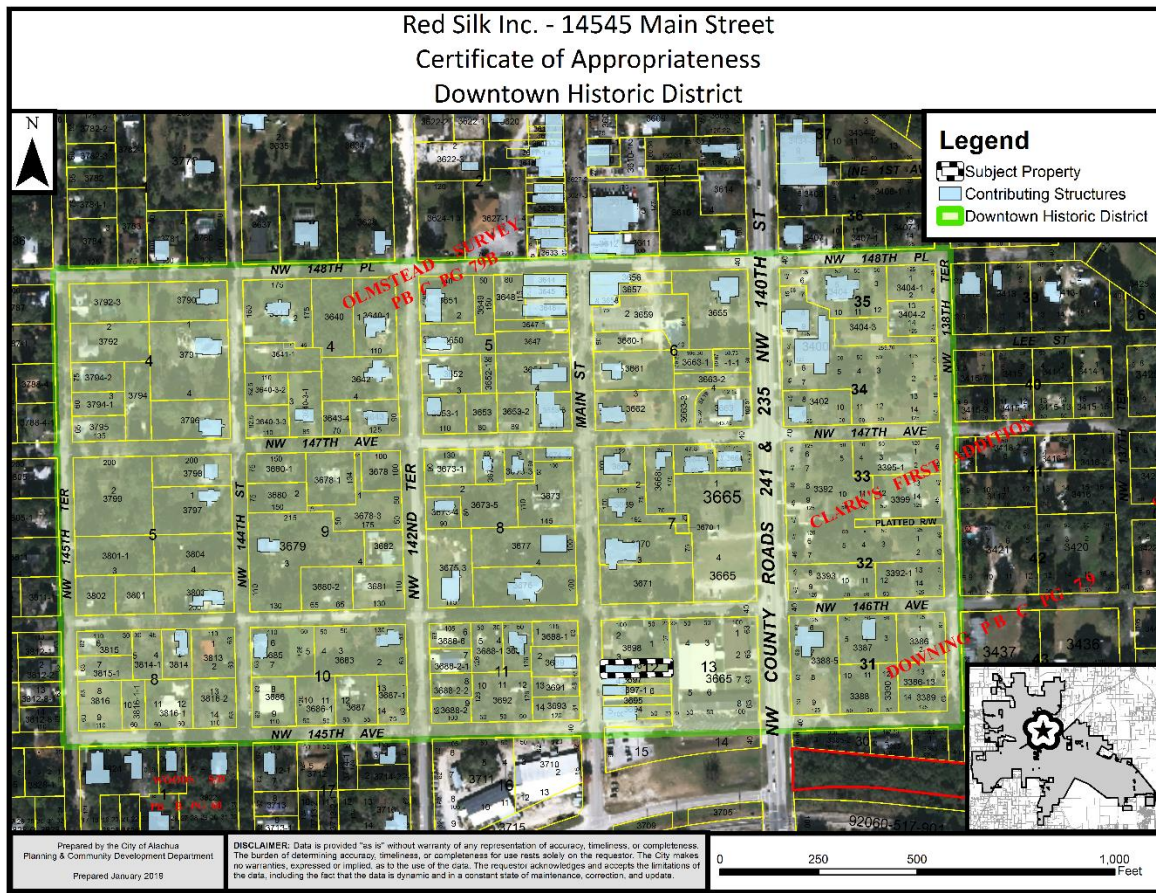
As part of the application package, the applicant has submitted pictures and specifications for the proposed red metal coping band. Pictures have also been submitted of the structures on nearby properties to demonstrate that the proposed alteration is consistent with the character of nearby structures.

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.

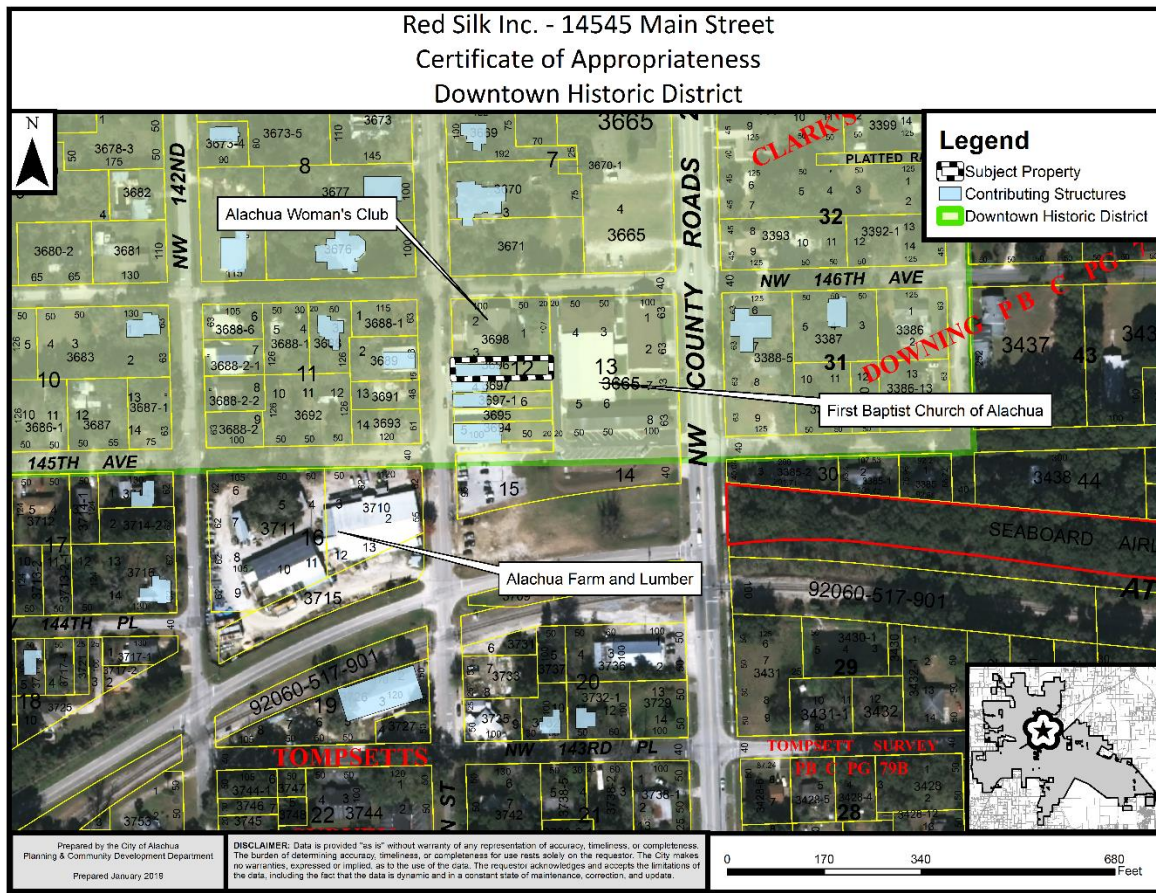
Map 1. City of Alachua Downtown Historic District & Location of Subject Property



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 modifications will be consistent with and sensitive to the character of the historic district. The proposed metal coping band is similar in nature to existing coping bands in the immediate 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 alterations, 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 alterations are consistent with the character of proximate structures (see exhibits and construction drawings submitted by the applicant).

Staff finds the proposed alterations would 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 building elements 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.

(4) *Effect of Denial*

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

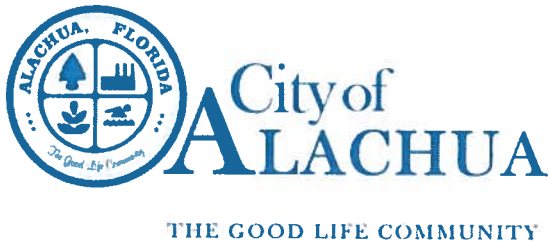
Evaluation: The approval of this application would permit the owners to replace building elements in need of renovation to maintain structure's habitability. The coping band is needed to maintain the roof. The property is currently zoned for business uses (CBD).

(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.

**FOR PLANNING USE ONLY**

Case #: _____
Application Fee: \$ _____
Filing Date: _____
Acceptance Date: _____
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): Austin King Title: Senior Estimator
Company (if applicable): Perry Roofing Contractors
Physical address: 2505 NW 71st Place, Gainesville, FL 32653
Mailing Address: same as above
City: Gainesville State: FL ZIP: 32653
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Red Silk, Inc. / Rudy Rothseiden
Mailing Address: PO Box 991
City: Alachua State: FL ZIP: 32616
Telephone: 352-318-3844 FAX: _____ e-mail: rudy.rothseiden@gmail.com

C. PROPERTY AFFECTED

1. Address of Subject Property: 14545 Main Street
2. Parcel ID Number(s): 0396-000-000
3. Existing Use of Property: Lighting Gallery/Retail
4. Future Land Use Map Designation: _____
5. Zoning Designation: _____
6. Acreage: _____
7. Number of Existing Structures on the Property: _____

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.

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.

(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.

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.

Austin King

Signature of Applicant

Austin King, Senior Estimator

Typed or printed name and title of applicant

1-10-19

Date

Signature of Co-applicant

Typed or printed name of co-applicant

Date

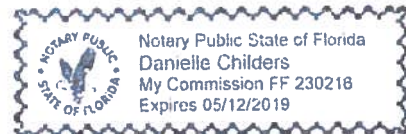
State of Florida County of Alachua

The foregoing application is acknowledged before me this 10th day of January, 2019, by Austin

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

Danielle Childers

Signature of Notary Public, State of FL





PROPERTY OWNER AFFIDAVIT

Owner Name: <u>REDSIK INC</u>			
Address: <u>PO Box 991</u> <u>Alachua FL 32616</u>		Phone: <u>386 462 2446</u>	
Agent Name: <u>Perry Roofing</u>			
Address: <u>2505 NW 71 place</u> <u>GAINESVILLE FL 32653</u>		Phone: <u>352 373 2724</u>	
Parcel No.: <u>03696-000-000</u>			
Acreage:		S: <u>15</u>	T: <u>8</u>
		R: <u>16</u>	
Requested Action: <u>Approve coping for top of</u> <u>PARAPHET wall.</u>			

I hereby certify that:

I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

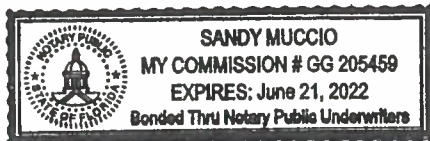
Property owner signature: Lewis Paul Rothseiden

Printed name: Lewis Paul Rothseiden

Date: 1/14/19

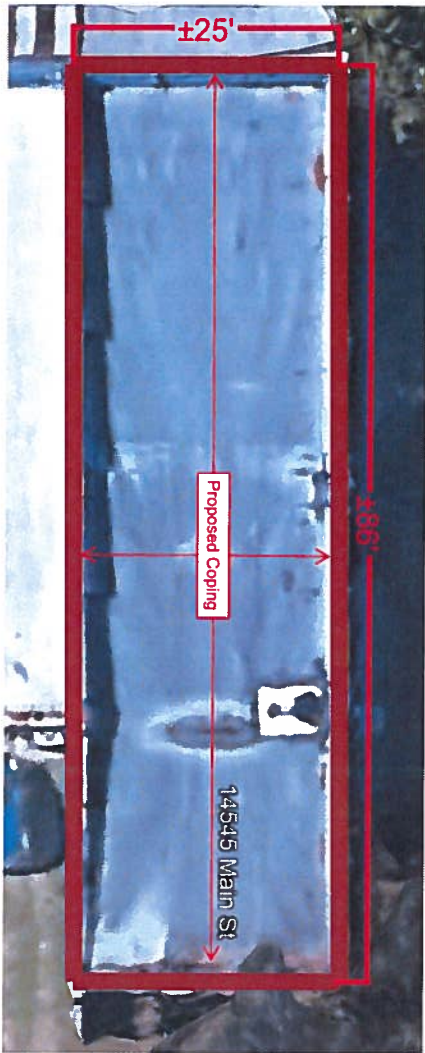
The foregoing affidavit is acknowledged before me this 14th day of January, 2019, by Lewis Paul Rothseiden, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL



Sandy Muccio
Signature of Notary Public, State of FL

RECEIVED
JAN 14 2019
BY: [Signature]



Parcel: 03696-000-000*Search Date: 1/8/2019 at 1:56:02 PM*

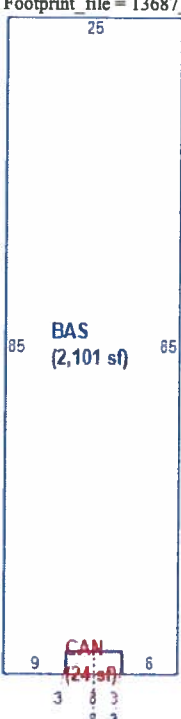
Taxpayer:	RED SILK INC	Legal:	TOMPSETT SURVEY PB A-68 N 31 FT OF S 145 FT OF W 150 FT OF BK 12 ALSO N 2.51 FT OF THE N 54 FT OF THE S 114 FT OF THE W 150 FT DEED APPEARS IN ERROR OR 2473/0231 ALSO W1/2 OF SE MAIN TER ADJ ON E VACATED PER RES 07-05 OR 3717/0336
Mailing:	PO BOX 991 ALACHUA, FL 32616		
Location:	14545 MAIN ST ALACHUA		
Sec-Twn-Rng:	15-08-18		
Property Use:	01100 - Stores		
Tax Jurisdiction:	Alachua - 1700		
Area:	Comm-Alachua		
Subdivision:	Tompsett Survey Blk 27-47		

	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	Stores	30500	30500	56600	0	87100	0	87100	87100	0	0	87100	87100
2017	Stores	30500	30500	57700	0	88200	0	88200	88200	0	0	88200	88200
2016	Stores	30500	30500	58800	0	89300	0	89300	89300	0	0	89300	89300
2015	Stores	30500	30500	59800	0	90300	0	90300	90300	0	0	90300	90300
2014	Stores	30500	30500	60800	0	91300	0	91300	91300	0	0	91300	91300
2013	Stores	30500	30500	61800	0	92300	0	92300	92300	0	0	92300	92300
2012	Stores	30500	30500	62900	0	93400	0	93400	93400	0	0	93400	93400
2011	Stores	30500	30500	64800	0	95300	0	95300	95300	0	0	95300	95300
2010	Stores	30500	30500	73300	0	103800	0	103800	103800	0	0	103800	103800
2009	Stores	30500	30500	58600	0	89100	0	89100	89100	0	0	89100	89100
2008	Stores	30500	30500	59600	0	90100	0	90100	0	0	0	90100	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Store 1 Floor	CBD		Square Feet	6098.4
			2018 Certified Land Just Value: 30500	2018 Certified Land Assessed Value: 30500

Building

Actual Year Built	1900	Footprint file = 13687_13687.jpg	
Effective Year Built	1970		
Building Quality	Average		
Building Style	Commercial		
Building Use	Store Retail		
Bedrooms:			
Baths:			
Stories:	1.0		
Exterior Wall 1:	Common Brick		
Exterior Wall 2:	N/A		
Interior Wall 1:	Drywall		
Interior Wall 2:	N/A		
Floor Cover 1:	Hardwood		
Floor Cover 2:	N/A		
Roof Cover:	Tar & Gravel		
Roof Structure:	Flat		
AC:	Central		
Heating Type:	Forced Air		
Heating System:	Electric		
Total Square Feet:	2125		
Heated Square Feet:	2101		
Area Type		Square Footage	
BAS (BASE AREA)		2101	
CAN (CANOPY)		24	

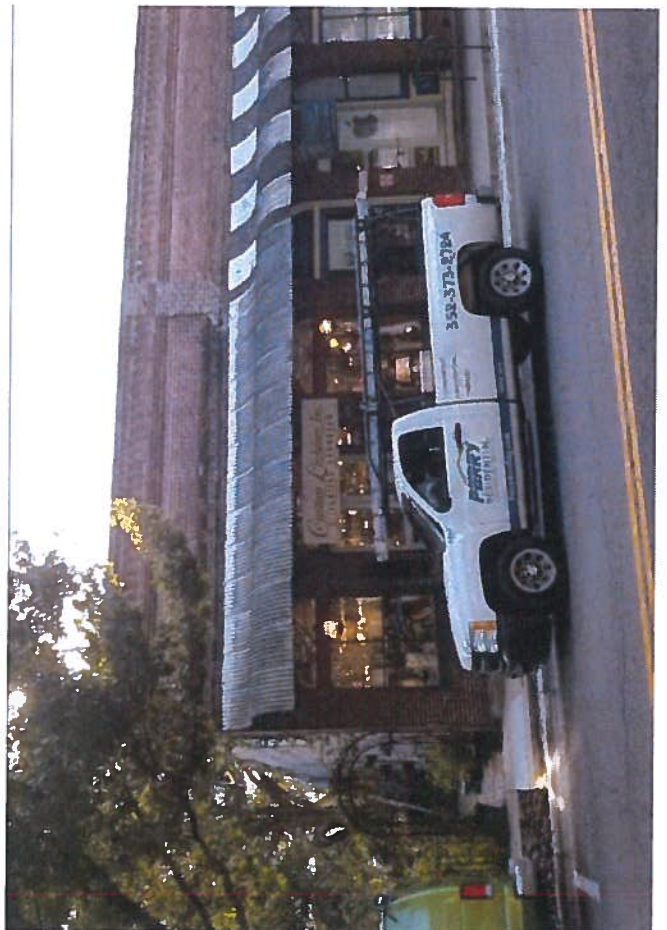
Sale

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
05/06/2002	100	I	U	2473	231	WD
05/20/1991	6000	I	U	1812	42	WD

Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
02-09-1265	MISC	02/13/2009		01/25/2010	CNGE OCCUPANCY





Tuesday, January 8, 2019

City of Alachua - Certificate of Appropriateness Application

Please see responses from Perry Roofing Contractors below in *red*.

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.

The addition of sheet metal copings will affect the exterior appearance of the structure, specifically at the top few inches of the parapet walls.

(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.

Most typical adjacent buildings have exposed brick parapets and do not have a sheet metal coping as proposed.

(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.

We see no 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.

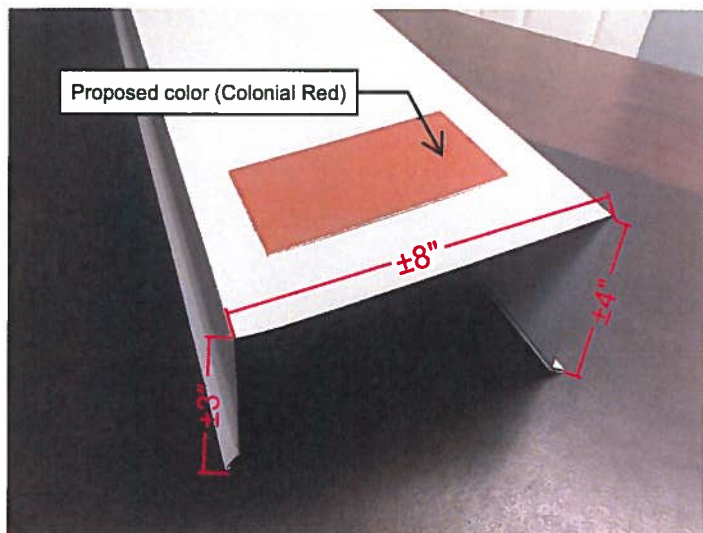
If this request is denied, the owner will not receive the ideal waterproofing detail as included in their re-roof contract.

(5) Demolition

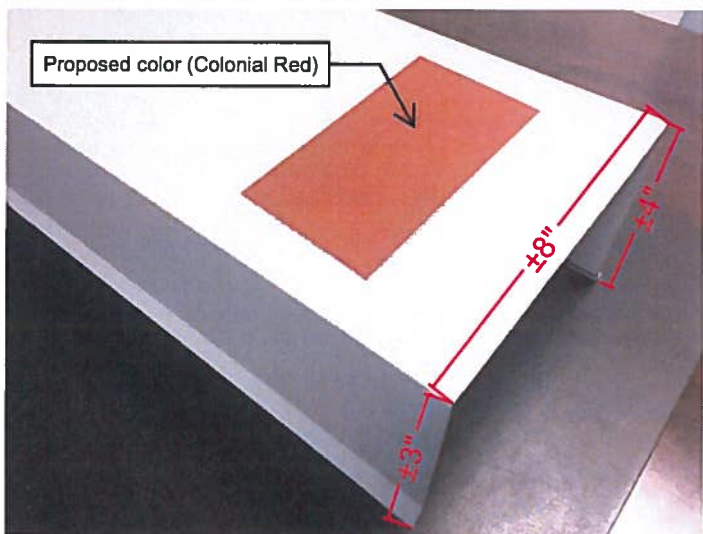
In cases where a Certificate of Appropriateness is proposed for demolition of all or a portion of a Historic Property, the applicant shall demonstrate:

- (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.

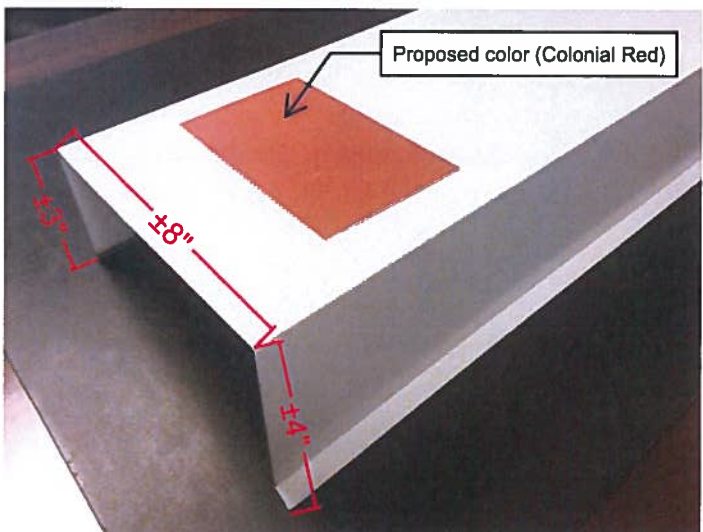
No visible demolition is required for this work.



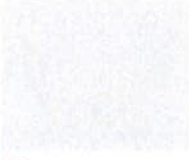
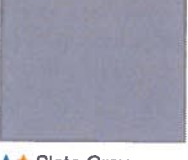
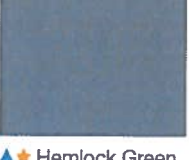
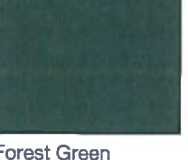
Side View



Front View



Rear View

					
▲★ Cardinal Red	▲★ Colonial Red	Burgundy	▲★ Terra Cotta	▲★ Sierra Tan	▲★ Mansard Brown
					
▲★ Stone White	▲★ Granite	▲★ Sandstone	▲★ Almond	▲★ Medium Bronze	▲★ Dark Bronze
					
▲★ Slate Gray	▲★ Bone White	▲★ Musket Gray	▲★ Charcoal	Midnight Bronze	Matte Black
					
▲★ Cityscape	Interstate Blue	▲★ Hemlock Green	▲★ Arcadia Green	▲★ Patina Green	▲ Hunter Green
					
▲★ Military Blue	Award Blue	▲ Teal	Hartford Green	Forest Green	▲★ Evergreen
		● Denotes PAC-CLAD Metallic Colors ★ Denotes Energy Star® Colors ▲ Denotes PAC-CLAD Cool Colors Kynar 500® or Hylar 5000® pre-finished galvanized steel and aluminum for roofing, curtainwall and storefront applications.			
★ Berkshire Blue	▲★ Slate Blue				

PAC-CLAD Metallic Colors

					
●▲★ Zinc	●▲★ Silver	●▲★ Copper Penny	●▲★ Aged Copper	●▲★ Champagne	●▲★ Weathered Zinc

PETERSEN ALUMINUM CORPORATION

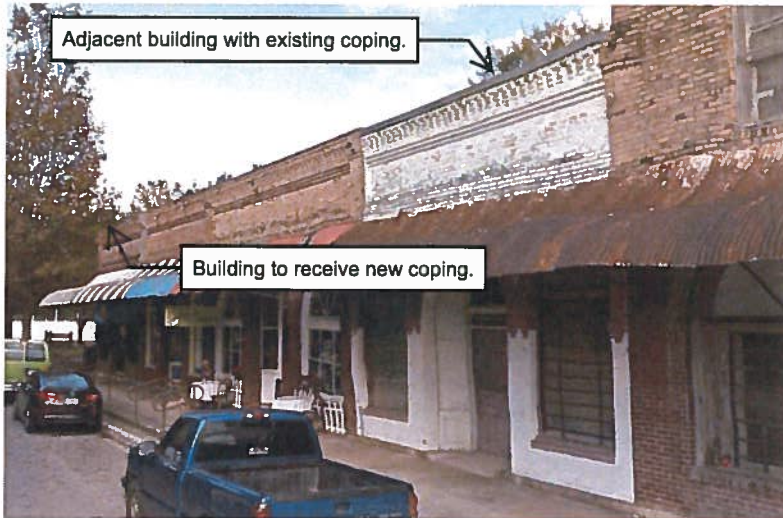
HQ: 1005 Tonne Road
Elk Grove Village, IL 60007
P: 800-PAC-CLAD
F: 800-722-7150

9060 Junction Drive
Annapolis Junction, MD 20701
P: 800-344-1400
F: 301-953-7627

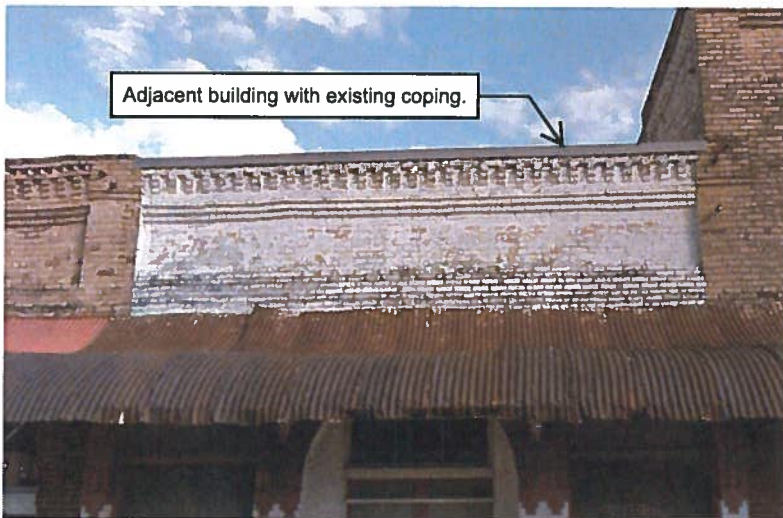
10551 PAC Road
Tyler, TX 75707
P: 800-441-8661
F: 903-581-8592

350 73rd Ave., NE, Ste 1
Fridley, MN 55432
P: 877-571-2025
F: 866-901-2935

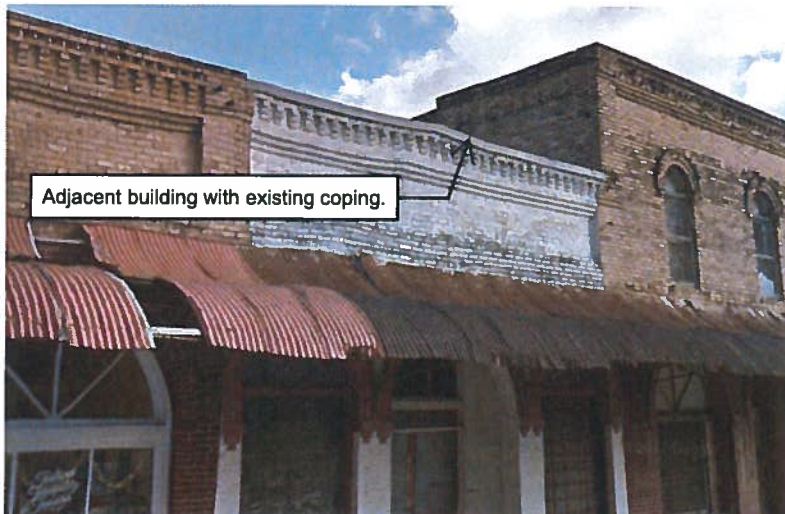
102 Northpoint Pkwy Ext, Bldg 1, Ste 100
Acworth, GA 30102
P: 800-272-4482
F: 770-420-2533



There is one (1) other building in the vicinity with existing coping caps on the parapet which shows that the proposed change will be not be inconsistent with the historical and architectural qualities of the District.



Adjacent building with existing parapet coping cap,



Adjacent building with existing parapet coping cap,



Custom Lighting, Inc.
A LIGHTING SHOWROOM



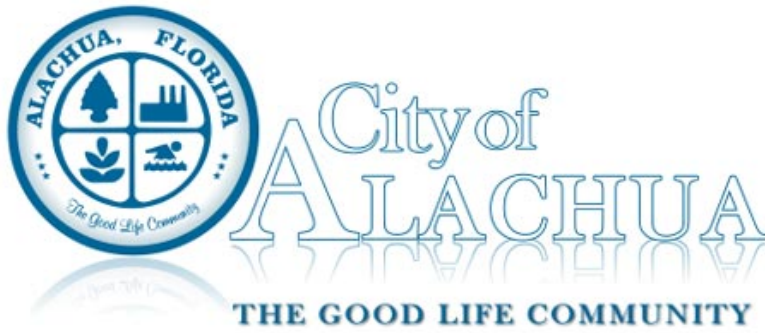
City of ALACHUA

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 February 12, 2019, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: a request by Austin King of Perry Roofing Contractors, applicant and agent for Red Silk, Inc., property owner, for the approval of a Certificate of Appropriateness for the following alteration to an existing nonresidential structure: installation of new metal coping on an existing parapet. The subject property is located at 14545 Main Street; Tax Parcel Number 03696-000-000; FLUM: Central Business District; Zoning: Central Business District ("CBD").



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: 2/12/2019

SUBJECT: Site Plan - San Felasco Hammock State Park Shop Building: A request by Michael Freidin of George & Associates, Consulting Engineers, Inc., applicant and agent for the State of Florida, property owner, for consideration of a Site Plan for the construction of a $\pm 2,030$ square foot shop building on a $\pm .33$ acre project area on a ± 300 acre subject property. Tax Parcel No. 04033-000-000 (Quasi-Judicial)

PREPARED BY: Adam Hall, AICP

RECOMMENDED ACTION:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the two (2) conditions provided in Exhibit "A" and located on page 15 of the February 12, 2019, Staff Report to the Planning & Zoning Board.

Summary

The proposed site plan is a request by Michael Freidin, of George & Associates Consulting Engineers, Inc., applicant and agent for the State of Florida, property owner, for the construction of a $\pm 2,030$ square foot building with landscaping and parking improvements. The overall parcel acreage is ± 300 acres in area, however, the project area is $.33$ acre. The property is a part of the San Felasco Hammock State Park, and is located north of NW 109th Lane, I-75 and San Felasco Farms subdivision, east of SR 241, and south of the Alachua Highlands subdivision. Access to the subject property would be provided primarily by an existing ingress/egress drive connecting to NW 109th Lane.

The applicant has submitted evidence from the Suwannee River Water Management District that no stormwater retention improvements are required for this project.

The Site Plan was previously approved by the Planning and Zoning Board on May 9, 2017. According to the applicant, state funds for the project were reallocated, preventing the project from being constructed.

ATTACHMENTS:

Description

- ☐ Staff Report
- ☐ Exhibit "B" to Staff Report: Staff Supporting Application Materials
- ☐ Application and Supporting Materials
- ☐ Site Plan
- ☐ Public Notice Materials for 02/12/19 PZB Hearing



City of Alachua

Planning & Community Development Department Staff Report

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

SUBJECT: A request for a Site Plan for the construction of a ±2,030 square foot building with landscaping and parking improvements

APPLICANT/AGENT: Michael Freidin, George & Associates Consulting Engineers, Inc.

PROPERTY OWNER: State of Florida (Florida Department of Environmental Protection)

LOCATION: North of NW 109th Lane, I-75 and San Felasco Farms subdivision, east of SR 241, south of the Alachua Highlands subdivision, southwest section of the San Felasco Hammock State Park property

PARCEL ID NUMBER: 04033-000-000

FLUM DESIGNATION: Conservation

ZONING: CSV ("Conservation")

OVERLAY: NA

ACREAGE: Overall parcel- 300 ac.; Project Area- .33 ac.

PROJECT PLANNER: Adam Hall, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the 2 (two) conditions provided in Exhibit "A" of this Staff Report.

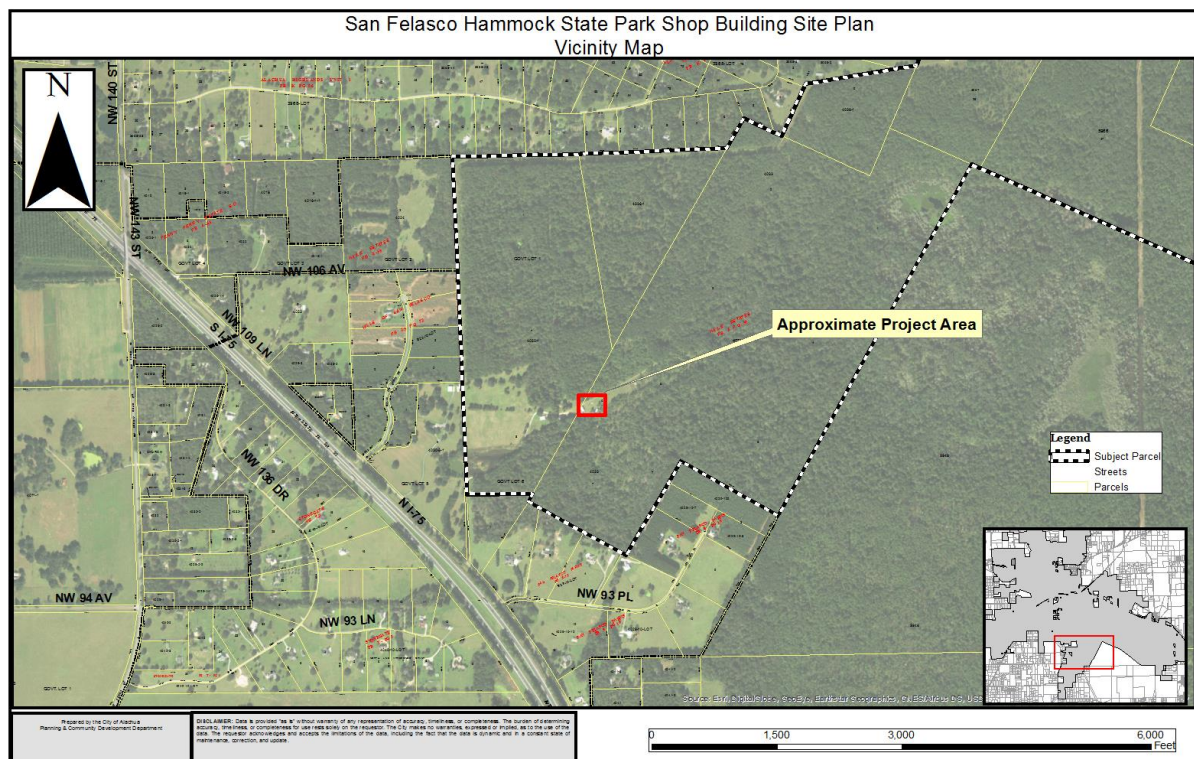
RECOMMENDED MOTION: *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the 2 (two) conditions provided in Exhibit "A" and on page 15 of the February 12, 2019 Staff Report to the Planning & Zoning Board.*

SUMMARY

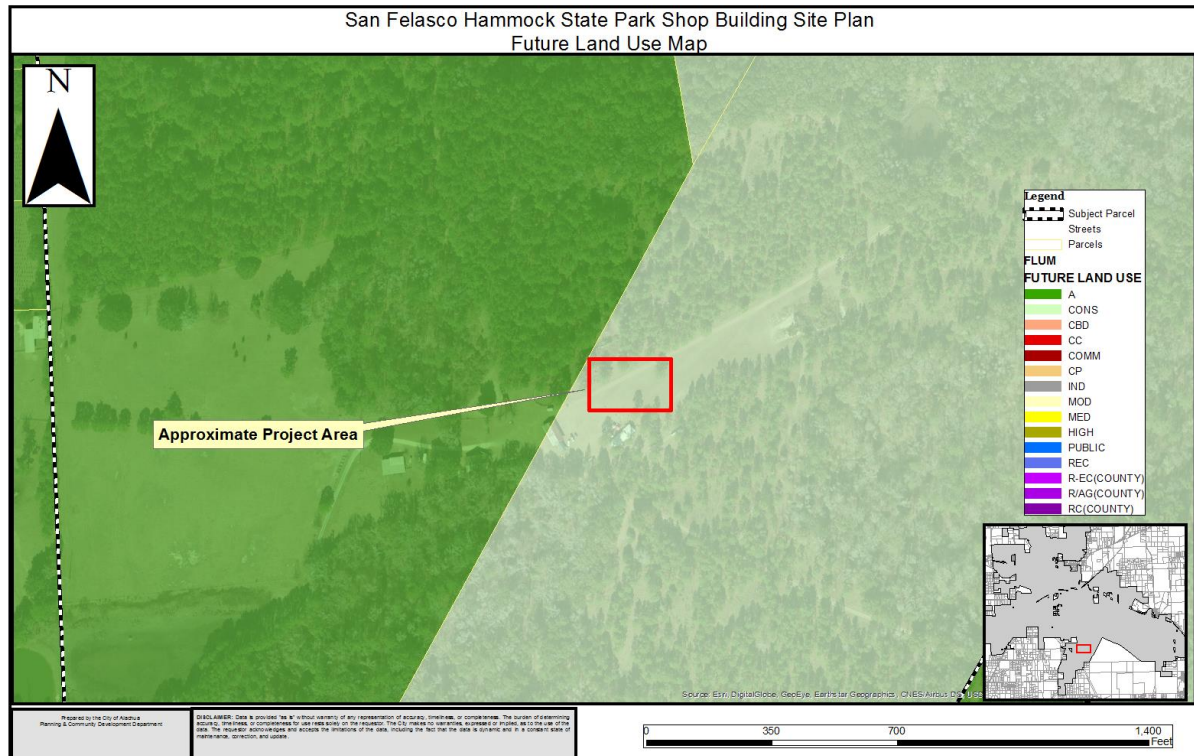
The proposed site plan is a request by Michael Freidin, of George & Associates Consulting Engineers, Inc., applicant and agent for the State of Florida, property owner, for the construction of a ±2,030 square foot building with landscaping and parking improvements.

The overall parcel acreage is ±300 acres in area, however, the project area is .33 acre. The property is located north of NW 109th Lane, I-75 and San Felasco Farms subdivision, east of SR 241, south of the Alachua Highlands subdivision, southwest section of the San Felasco Hammock State Park property. Access to the subject property would be provided primarily by an existing ingress/egress drive connecting to NW 109th Lane.

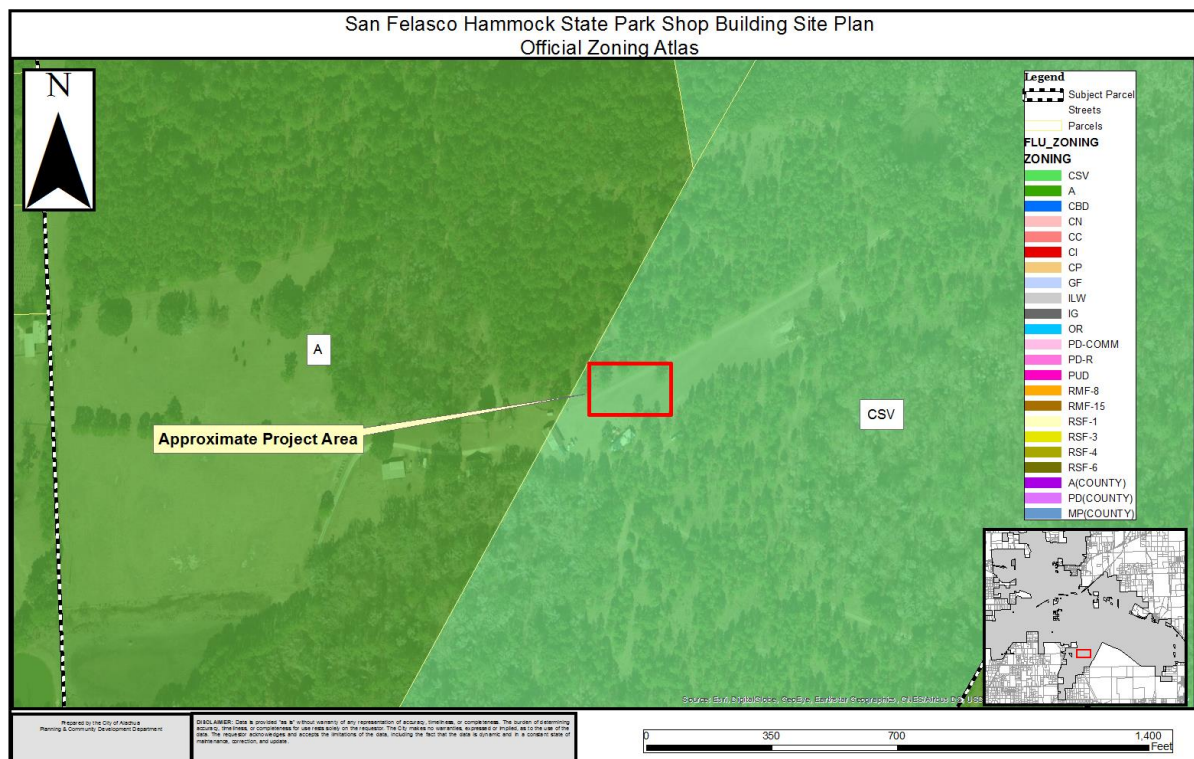
Map 1. Vicinity Map



Map 2. Subject Property with Future Land Use



Map 3. Subject Property with Zoning



The applicant has submitted evidence from the Suwannee River Water Management District that no stormwater retention improvements are required for this project.

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	San Felasco Hammock State Park/ Alachua Highlands Subdivision	Conservation/ Agriculture	"CSV" / "A"
South	San Felasco Farms Subdivision	Agriculture	"A"
East	San Felasco Hammock State Park	Preservation	Conservation ("C-1") (Alachua County designation)
West	Hills of San Felasco Subdivision	Agriculture	"A"

NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on December 12, 2018 at the Devil's Millhopper Park (4732 Millhopper Rd Gainesville, FL 32653). The applicant was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by six (6) individuals. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

The City 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 1.8: Conservation

The City shall create a Conservation land use category for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and development opportunities, depending on the nature and degree of vulnerability of the susceptible features present.

Evaluation and Findings of Consistency with Objective 1.8: The proposed structure will serve as a maintenance and repair facility for the San Felasco State Park. The property is owned and maintained by the Florida Department of Environmental Protection as a State Park. The actual area of development, the project site, will not have a significant impact on any identifiable environmental features and is adjacent to existing structures used by the State in maintaining the park. See the analysis of environmental conditions section of this report below.

Policy 1.8.a: Conservation uses: Conservation uses shall be limited to public access, low-intensity resource based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).

Evaluation and Findings of Consistency with Policy 1.8.a: The subject property will continue to be a state park (San Felasco Hammock State Park). The proposed development is classified as a non-residential use necessary to manage conservation lands.

Conservation and Open Space Element

GOAL 2: Human Interaction and Impacts:

To provide for positive interaction between residents and natural resources, while minimizing negative impacts to the environment.

Objective 2.1:

The City shall conserve natural resources by educating the public about the impacts of humans on natural resources and the benefits of employing conservation and stewardship practices.

Policy 2.1.e: The City shall coordinate with FDEP Division of Recreation and Parks, Alachua County, and private entities to provide opportunities for the public to interact with natural amenities.

Evaluation and Findings of Consistency with Policy 2.1.e: The proposed structure will allow FDEP to effectively continue its mission to provide opportunities for the public to interact with natural amenities.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to best available data, there are no wetlands located within the project area. There are wetlands located within the San Felasco Hammock State Park property (the subject parcel).

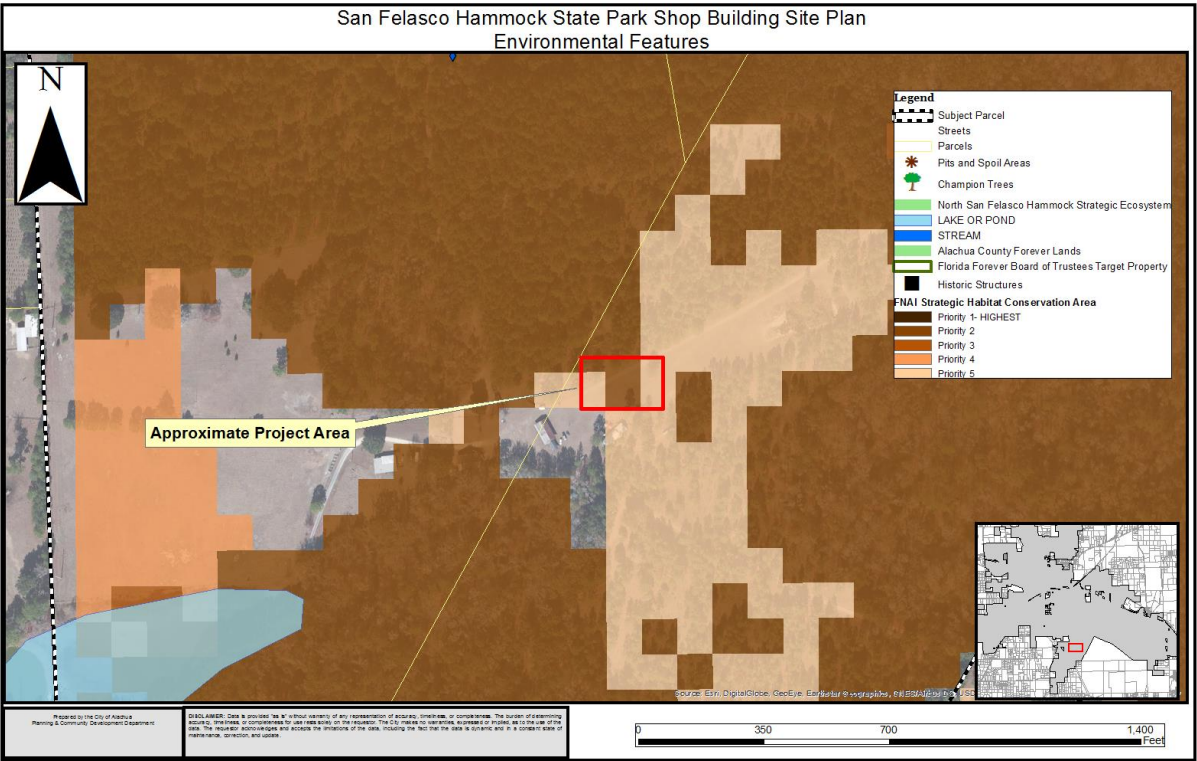
Evaluation: No wetlands have been identified within project area; wetlands have been identified on the subject parcel (a portion of the San Felasco Hammock State Park property). The project area is located approximately 200' away from any identified wetlands.

Strategic Ecosystems

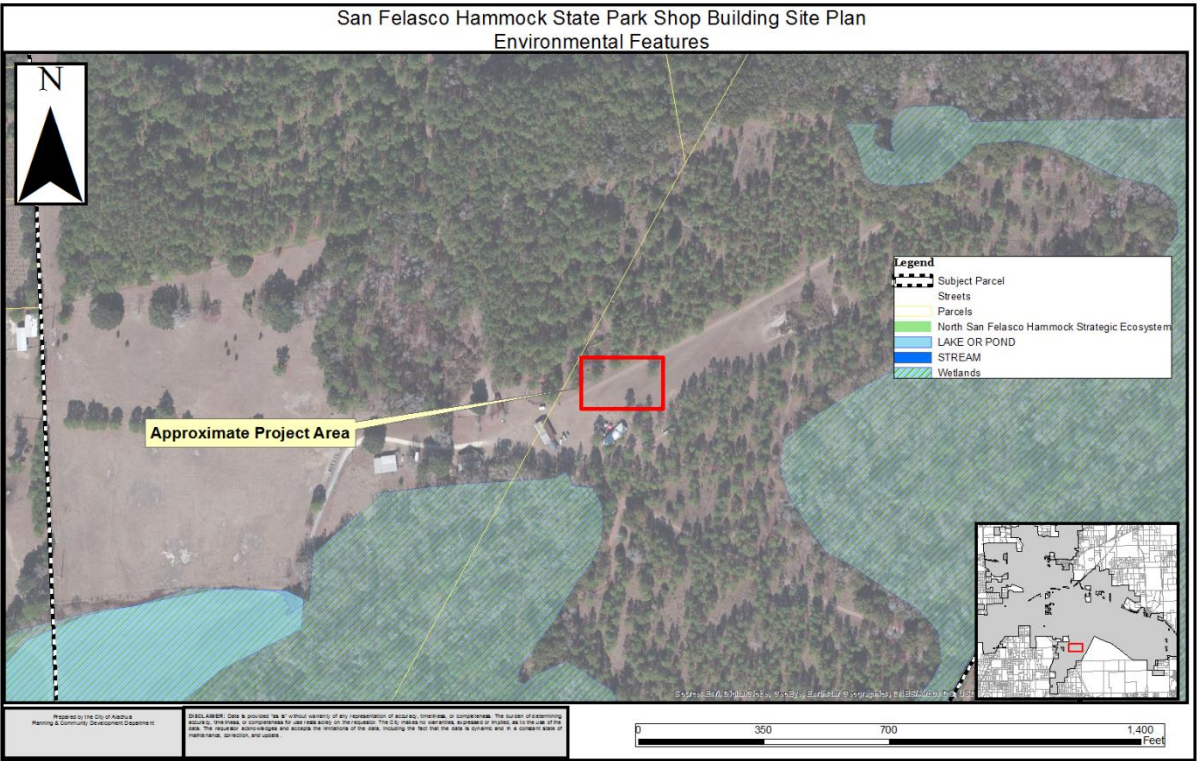
Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County. The subject property is not located within or adjacent to a Strategic Ecosystem.

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

Map 4. Environmental Features



Map 5. Wetlands and Flood Zones



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 within the project area. The FNAI PNA data layer does indicate that a portion of the project area as Priority 2, which is land potentially having habitat which could support species identified as endangered, threatened, or of special concern, however, this data is not intended for use in a regulatory decision making process. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

There are two (2) soil types found on the subject property:

Millhopper Sand (0-5% slopes)

Hydrologic Soil Group: B

This soil type is moderately well drained and permeability is rapid in the surface and moderately rapid in subsurface layers. This soil type poses only slight limitations as

sites for dwellings, small commercial buildings, and local roads and streets. Limitations are moderate for absorption fields for septic tanks.

Arredondo Fine Sand (0-5% slopes)

Hydrologic Soil Group: B

This soil type is well drained and permeability is rapid in the surface and subsurface layers. Surface runoff is slow. This soil type poses only slight limitations as sites for dwellings, absorption fields for septic tanks, small commercial buildings, and local roads and streets.

Evaluation: The soils located within the project area only pose slight limitations for small commercial buildings; septic system design is permitted through Alachua County Health Department. No issues related to soil composition of the project area.

Flood Potential

Panel 12001C0280D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain.) See Map 5 above.

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

Karst-Sensitive Features

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

Evaluation: There are no geologic features located on or approximate to the project area which indicate an increased potential for karst sensitivity.

Wellfield Protection Zones

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

Evaluation: The project area 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 project area 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 use "resource-based recreation use, nonintensive" is permitted with the Conservation ("CSV") 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 set forth for this use in Table 4.1-1 of the LDRs.

(4) *Development and Design Standards*

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

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

(5) *Subdivision Standards*

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

Evaluation & Findings: No subdivision is proposed as a part of this application.

(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

Section 2.4.14 (C) (3) exempts developments with de minimis or no impact on public facility levels from the requirements of Concurrency Compliance. Article 10, City of Alachua Land Development Regulation defines de minimis as “an impact of not more than ten average daily trips on the affected road from an existing parcel of record, contiguous commonly-held parcels, or a development proposal unless the impact exceeds the adopted level of service of a designated hurricane evacuation route.” As shown in Table 3 below the anticipated impact of this development is 9 trips per day, therefore, the development is exempt from concurrency requirements. Concurrency calculations have been provided below. No negative impact to public facilities is anticipated from this proposed development.

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
NA	SR 241 (from 235A to SCL)	2/U	County Maintained Arterial	Rural	D

¹ Source: City of Alachua Comprehensive Plan, Transportation Element.
² For developments generating fewer than 1,000 trips, affected roadway segments are identified as those located partially or wholly within ½ mile of the development's ingress/egress [Section 2.4.14(H)(2) of the LDRs.]
³ FDOT roadway segment number shown in parenthesis (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
General Light Industrial* (ITE Code 110)	9 (5/4)	1 (1/0)	1 (0/1)
Total Trips	9 (5/4)	1 (1/0)	1 (0/1)

¹ Source: ITE Trip Generation, 9th Edition.
² Formulas: ITE Code 110 – AADT – 3.02 trips per employee x 3 employees (50% entering/50% exiting); AM Peak Hour – .44 trips per employee x 3 employees (83% entering/17% exiting); PM Peak Hour – .42 trips per employee (21% entering/79% exiting)
 *The Institute of Transportation Engineers (ITE) code 110 is the most similar code to the proposed use; no manufacturing or uses associated with industrial land uses are proposed to take place at the property. This use code is being used for automobile trip generation only.

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

Traffic System Category	SR 241 ¹
Average Annual Daily Trips	
Maximum Service Volume ²	20,880
Existing Traffic ³	8,710
Reserved Trips ³	9
Available Capacity ³	12,161
Increase/Decrease in Daily Trips Generated by Development	9
Residual Capacity After Development's Impacts⁶	12,152

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 Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
³ Source: City of Alachua January 2018 Development Monitoring Report.
⁴ 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 (PM Peak Hour)

Traffic System Category	SR 241 ¹
Maximum Service Volume ²	1,881
Existing Traffic ³	827
Reserved Trips ⁴	1
Available Capacity ⁴	1,053
Increase/Decrease in PM Peak Hour Trips Generated by Development ⁵	1
Residual Capacity After Development's Impacts⁶	1,052
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 Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. ³ Source: City of Alachua January 2018 Development Monitoring Report. ⁴ 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 demand generated by the development is 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 ¹	51,675
Available Capacity	1,012,325
Projected Potable Water Demand from Application ²	0
Residual Capacity	1,012,325
Percentage of Permitted Design Capacity Utilized	55.99%
Sources: ¹ City of Alachua January 2019 Development Monitoring Report. ² Site not within Potable Water Service Area - will be served by private well	

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

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity ¹	1,500,000
Less Actual Treatment Plant Flows ¹	687,000
Reserved Capacity ¹	47,647
Available Capacity	765,553
Projected Sanitary Sewer Demand from Application ²	0.00
Residual Capacity	765,553
Percentage of Permitted Design Capacity Utilized	48.98%
<i>Sources:</i> ¹ City of Alachua January 2019 Development Monitoring Report. ² Site not within Wastewater Service Area - will be served by private septic system	

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

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	39,744	7,253.28
Reserved Capacity ¹	4,672.39	852.71
Demand Generated by Application ²	24	4.4
New River Solid Waste Facility Capacity ³	50 years	
Sources: ¹ City of Alachua January 2019 Development Monitoring Report. ² Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996 ³ Darrell O'Neal, Executive Director, New River Solid Waste Association, March 2018		

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

Recreation Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

Public School Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

EXHIBIT “A”
TO
STATE OF FLORIDA; SAN FELASCO HAMMOCK STATE PARK SHOP
BUILDING

SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
2. The applicant agrees that Condition 1 as stated above does not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 & 2 as stated herein.

**EXHIBIT “B”
TO
STATE OF FLORIDA; SAN FELASCO HAMMOCK STATE PARK SHOP
BUILDING
SITE PLAN
STAFF REPORT**

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 29, 2019

Michael Freidin
George & Associates Consulting Engineers, Inc.
1967 Commonwealth Lane, Suite 200
Tallahassee, FL 32303

Also sent electronically to: mfreidin@gaceng.net

RE: Hearing to be scheduled for San Felasco Hammock State Park Shop Building Site Plan Application

Dear Mr. Freidin:

On January 10, 2019, the City of Alachua received your application for a Site Plan for San Felasco Hammock State Park Shop Building which proposes the construction of a ±2,030 square foot building, with associated paving, grading, and utility infrastructure improvements on a ±.33 acre project area, located north of San Felasco Farms subdivision, east of NW 143rd Street (CR 241), and south of the Alachua Hills subdivision, consisting of a portion of Tax Parcel Number 04033-000-000.

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

You must provide 13 *double-sided, three-hole punched, color sets* of the **complete** application package and a digital copy of all materials in PDF format no later than 12 PM on **Monday, February 4, 2019.** Materials may be submitted earlier than this date.

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

Sincerely,

Adam Hall, AICP
Planner

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



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 Hammock State Park Shop Building
2. Address of Subject Property: 11101 Cellon Creek Loop, Alachua, FL 32615
3. Parcel ID Number(s): 04033-000-000
4. Existing Use of Property: 08030- State (TIITF) Vacant/ XF
5. Future Land Use Map Designation : _____
6. Zoning Designation: CSV
7. Acreage: 300

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Michael Freidin Title: Project Manager
Company (if applicable): George & Associates Consulting Engineers, Inc.
Mailing address: 1967 Commonwealth Lane, Suite 200
City: Tallahassee State: Florida ZIP: 32303
Telephone: 850-521-0344 FAX: 850-521-0345 e-mail: mfreidin@gaceng.net
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Florida Department of Environmental Protection
Mailing Address: _____
City: Tallahassee State: FL ZIP: _____

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

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

Revised 9/30/2014

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

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

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

For commercial project Applications:

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

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

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

For industrial project Applications:

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

Policy 1.5.d

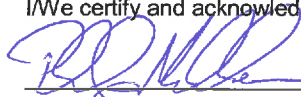
The City shall develop performance standards for industrial uses in order to address the following:

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

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

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

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


 Signature of Applicant

 Signature of Co-applicant

Philip Madden, Asst Chief
 Typed or printed name and title of applicant

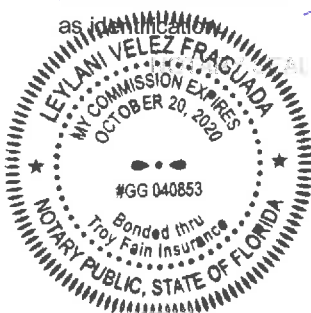
 Typed or printed name of co-applicant

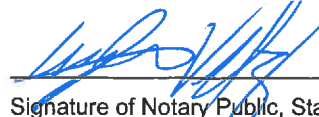
State of Florida County of Leon

The foregoing application is acknowledged before me this 3 day of January, 2019, by Philip

Madden, 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

Revised 9/30/2014



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 12720 NW 109th LN, Alachua, FL (San Felasco State Park)

Parcel ID Number(s): 04033-000-000

Acreage: 300 acres

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Michael W. Foster, Jr. Title: Bureau Chief

Company (if applicable): Bureau of Design and Construction, Office of Operations, FDEP

Mailing Address: 3900 Commonwealth Blvd, MS520

City: Tallahassee State: Florida ZIP: 32399

Telephone: 850-245-2694 FAX: _____ e-mail: michael.fost@dep.state.fl.us

C. AUTHORIZED AGENT

Name: Michael Freidin Title: Project Manager

Company (if applicable): George & Associates Consulting Engineers, Inc.

Mailing address: 1967 Commonwealth Lane, Suite 200

City: Tallahassee State: Florida ZIP: 32303

Telephone: 850-521-0344 FAX: 850-521-0345 e-mail: mfreidin@gaceng.net

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]
Signature of Applicant

Signature of Co-applicant

Philip Madden, Asst. Chief
Typed or printed name and title of applicant

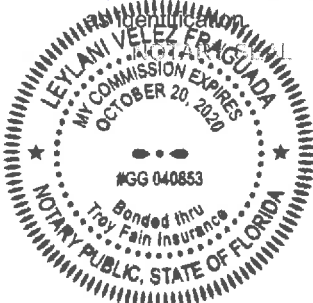
Typed or printed name of co-applicant

State of Florida County of Leon

The foregoing application is acknowledged before me this 3 day of January, 2019, by Philip

Madden, who is/are personally known to me, or who has/have produced _____

[Signature]
Signature of Notary Public, State of Florida



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

Parcel: 04033-000-000

Search Date: 3/7/2017 at 11:57:23 AM

Taxpayer: STATE OF FLA IIF Mailing: 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399 Location: Sec-Twn-Rng: 35-08-18 Property Use: 08030 - State(Tiitf) Vacant/Xf Tax Jurisdiction: Alachua - 1700 Area: 8-18 Rural Subdivision: HAILE ESTATES S/D	Legal: HAILE ESTATE S/D PB A-56 LOTS 1 2 3 4 5 6 7 IN FERNANDEX GRANT OR 908/858
--	--

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School	Total
YeaR	Use	Assessed Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable	Taxes
2016	State(Tiitf) Vacant/Xf	540000	540000	0	0	540000	0	540000	540000	540000	540000	0	0	0
2015	State(Tiitf) Vacant/Xf	540000	540000	0	0	540000	0	540000	540000	540000	540000	0	0	0
2014	State(Tiitf) Vacant/Xf	540000	540000	0	0	540000	0	540000	540000	540000	540000	0	0	0
2013	State(Tiitf) Vacant/Xf	540000	540000	0	0	540000	0	540000	540000	540000	540000	0	0	0
2012	State-Not Tiitf	540000	540000	0	0	540000	0	540000	540000	540000	540000	0	0	0
2011	State-Not Tiitf	540000	540000	0	0	540000	0	540000	540000	540000	540000	0	0	0
2010	State-Not Tiitf	540000	540000	0	0	540000	0	540000	540000	540000	540000	0	0	0
2009	Vacant	540000	540000	0	0	540000	0	540000	540000	540000	540000	0	0	0
2008	Vacant	540000	540000	0	0	540000	0	540000	0	540000	0	0	0	0
2007	Vacant	540000	540000	0	0	540000	0	540000	0	540000	0	0	0	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
State Owned	CSV		Acre	300
			2016 Certified Land Just Value: 540000	2016 Certified Land Assessed Value: 540000

Legal Description: San Felasco Hammock State Park

Parcel Number: 04033-000-000

Haile Estate S/D PB A-56 Lots 1 2 3 4 5 6 7 in Fernandez Grant or 908/858

This Warranty Deed Made and executed the 27th day of September, A D 1974, by
CONTEXT DEVELOPMENT CO.

a corporation existing under the laws of Delaware and having its principal place of
business at 3010 Coral Way, Miami, Florida 33145
hereinafter called the grantor, to State of Florida, Board of Trustees of the Internal
Improvement Trust Fund

whose postoffice address is Tallahassee, Florida

hereinafter called the grantee:

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

Witnesseth: That the grantor, for and in consideration of the sum of \$1,956,570 and other
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell,
alien, remise, release, convey and confirm unto the grantee all that certain land situate in
County, Florida, viz:

See Exhibit A attached hereto
and made a part hereof

Subject to zoning restrictions, easements, rights-of-way,
reservations and limitations of record and taxes for the
year 1974 and subsequent years.

STATE OF FLORIDA DOCUMENTARY DEPT. OF REVENUE SEP 27 74 10528	ORIDA STAMP TAX 469.00	ORIDA STAMP TAX 900.00	ORIDA STAMP TAX 900.00	ORIDA STAMP TAX 900.00	ORIDA STAMP TAX 900.00	ORIDA STAMP TAX 900.00	ORIDA STAMP TAX 900.00
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Together with all the tenements, hereditaments and appurtenances thereto belonging or in any
wise appertaining.

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

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee
simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully war-
rants 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

030748	FLORIDA DEPT. OF REVENUE SEP 27 74 PE 11013	DOCUMENTARY SUR TAX 352.70	FLORIDA DEPT. OF REVENUE SEP 27 74 PE 11013	DOCUMENTARY SUR TAX 900.00	DOCUMENTARY SUR TAX 300.00
--------	--	----------------------------------	--	----------------------------------	----------------------------------

In Witness Whereof the 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.

CONTEXT DEVELOPMENT CO.

By James E. Schulte
James E. Schulte, Exec. Vice President

STATE OF FLORIDA
COUNTY OF

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments,
personally appeared James E. Schulte and W. M. Porter

Executive Vice

well known to me to be the / President and Assistant Secretary respectively of the corporation named as grantor
in the foregoing deed and that they severally acknowledged executing the same in the presence of two subscribing witnesses (real and void) under
authority duly vested in them by said corporation and that the seal affixed therein is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of September, A D 1974

This Instrument prepared by: Roy C. Young, Esq., of Brown, Smith, Young & Co., Inc.
Address: Suite 740, Barnett Bank Building
Post Office Box
Tallahassee, Fla.
Notary Public, State of
New Commission Expires

September 20, 1974

For: Context Industries

Proposed tract to be deeded to State of Florida

Description:

Commence at the Northwest corner of Fractional Section 36-T8S-R18E as the Point of Beginning and run North $88^{\circ} 40' 53''$ East along the North line of said Section, 1782.95' to the westerly line of Lot 2 of Haile Estate in the Fernandez Grant, thence run North $30^{\circ} 16' 56''$ East along said West line 407.52' to the most Northerly corner of said lot and the Southerly line of Lot 8 in the Haile Estates in the Sanchez Grant, thence run South $64^{\circ} 37' 15''$ East along the South line of said Lot 510.84 to the Southeast corner of said lot, thence run North $25^{\circ} 26'$ East along the East line of said lot 688.73', thence run North $81^{\circ} 33' 12''$ East 4009.23', thence run North $86^{\circ} 33' 49''$ East 3610.85', thence run South $81^{\circ} 47' 26''$ East 1946.10', thence run South $64^{\circ} 10' 47''$ East 1815.93', thence run North $23^{\circ} 17' 12''$ East 25.06', thence run South $73^{\circ} 05' 09''$ East 3873.48' to the West R/W of State Road No. S-237, thence run South $1^{\circ} 51' 32''$ East along said R/W 1762.57' to the P.C. of a curve concave to the West and having a radius of 4533.66', thence run Southerly along the arc of said R/W curve 1048.6', thence run North $76^{\circ} 07' 44''$ West 3689.11' thence run South $19^{\circ} 49' 08''$ East 3817.82' to the North line of Arrendondo Grant, thence run North $89^{\circ} 08' 40''$ West along said North line 773.29', thence run North $55^{\circ} 23' 08''$ West 7044.53 to the Southeast corner of Lot 29 of the L.L. Dell Estate, Thence run North $64^{\circ} 46' 10''$ West along the South line of said lot, 1317.03' to the Southeast

Exhibit A, page 1, to Warranty Deed dated
September 27, 1974, from Context Development
Co. to State of Florida, Trustees of the 938 and 859
Internal Improvement Trust Fund.

corner of Lot 28 of L.L. Dell Estate, thence run North 65° 07' 33" West along the South line of L.L. Dell Estate 3104.79', thence run South 29° 52' 44" West along the East line of Haile Estate in Fernandez Grant 4807.53' to the Southeast corner of Lot 5 of Haile Estate, thence run North 60° 02' 03" West along the South line of said Lot 1340.02 to the Northeast corner of Lot 7 of Haile Estate, thence run South 31° 05' 18" West along the East line of said Lot 1309.06' thence run North 60° 26' 05" West along the South line of said Lot 1335.80', thence run North 30° 16' 56" East along the West line of said lot 106.57', thence run North 89° 30' 30" West 794.38', thence run North 1° 28' 54" West along the West line of Lot 1, 7, and 8 of Haile Estate 4062.36' to the North line of Section 35-T8S-R18E, thence run North 89° 45' 01" East along the North line of said Section 1520.09' to the NE corner of said Section and the P.O.B. Being and lying in T8S-R18 and 19 and Fernandez and Sanchez Grants, Alachua County, Florida and containing 1694 acres, more or less.

1694
P.M.

Checked by

Ray C. McRuff
Reg. Fla. Cont. No. 509

Exhibit A, page 2, to Warranty Deed dated September 27, 1974, from Context Development Co. to State of Florida, Trustees of the Internal Improvement Trust Fund.

RECORDER'S MEMO: LEGIBILITY
OF WRITING, TYPING OR PRINTING
UNSATISFACTORY IN THIS DOCUMENT
WHEN RECEIVED.

908 800

1/3/2019

City of Alachua Planning & Community Development
15100 NW 142nd Terrace, Alachua, FL 32615
Tallahassee, FL 32301

**RE: San Felasco State Park- Proposed Shop Building
Site Plan Permit Application
Concurrency Exemption Request
Parcel ID: 04033 000 000**

We are requesting exemption from a Concurrency Impact Analysis for the San Felasco State Park Shop Building project based on the de minimis impacts this project will have on public facilities in accordance with City of Alachua LDC section 2.4.14(C)(3).

The proposed shop building is located in San Felasco State Park in a private area that will not be accessible to the public. The new building will be replacing an existing building on-site and therefore will not increase the personnel and/or employees that are currently working in this location. The potable water for the proposed building will be provided by an existing private well located approximately 300' to the west of the proposed shop building, which currently serves the existing buildings and ranger residence on site. There will be a septic system and drainfield constructed for the new shop building, therefore no public sewer systems will be affected by this building.

The existing solid waste on-site is currently disposed in typical 65-gallon garbage cans and 2 yard bin which is collected and disposed off-site by Waste Pro. The area where the trash bin and cans are located is not within the project area. Photos of on-site garbage receptacles have been provided by park staff. The proposed shop building will be replacing the existing shop building and there will not be an increase in number of staff on site. Therefore, there will not be an increase in solid waste for this project.



Given those factors, the public utilities capacity and level of service of the surrounding area will not be affected by this project.

Additionally, the traffic impact from this project is going to be extremely minimal. According to meeting notes, there are approximately 1 to 2 full time employees at the location each weekday

and they are currently working in other location on site, therefore will not increase trips generated to the site and surrounding roadways. Since this area of the park is not for public access, these will be the only people traveling to the location on an average day. The Institution of Transportation Engineers Trip Generation 4th Edition is shown below, which gives us the average number of employees they use for a weekday at a state park is 7.8 employees. This gives them 60.198 trips per day, but that includes public vehicle trips going to the park as well. One reason we believe this data may even be inaccurate and that it should be based on a park-to-park basis is that the R^2 value is 0.448, indicating that there is not a strong trend in the data that was used to develop these numbers. A strong value for R^2 should be close to 1, but as we can see, this value is not near that. This leads us to believe that the trip generation for a state park situation needs to be evaluated based on the number of employees at this location specifically. Since there are only 1 to 2 employees traveling there per day, a maximum of 10 trips would likely be taken if the employees leave the site and come back multiple times in one day.

For the reasons stated above, we believe this project will have de minimis or no impacts to the public facilities level of service and that this project should be exempt from the Concurrency Impact Analysis during the review process. If you have any questions or concerns, please contact our office at your earliest convenience.

1/03/2019

City of Alachua Planning & Community Development
15100 NW 142nd Terrace, Alachua, FL 32615
Tallahassee, FL 32301

**RE: San Felasco State Park- Proposed Shop Building
Site Plan Permit Application
City of Alachua Comprehensive Plan Consistency Analysis
Parcel ID: 04033 000 000**

The proposed shop building located within the San Felasco Hammock Preserve State Park on a 300- acre parcel, parcel number 04033 000 000, and is zoned conservation (CSV). According to the future land use map (FLUM) in the City of Alachua Comprehensive Plan, the parcel is designated as conservation zoning on the future land use map. The proposed shop building is considered an ancillary use within the State Park, which is a consistent permitted use as outlined in the City of Alachua Land Development code section 4.1.1, and consistent with Policy 1.8.a in the Future Land Use Element of the City of Alachua Comprehensive Plan. The shop building is an ancillary building, non-residential use that is necessary for the management of conservation lands that San Felasco State park encompasses. The proposed project will not change the land use of the parcel at all.

As outlined in Goal 1 of the Conservation and Open Space Element of the Comprehensive Plan, the San Felasco Hammock Preserve State Park proposed Shop Building will ultimately assist the city with conserving and managing the natural and environmental resources of the City. The shop building will provide a maintenance facility and shop that will allow the state park rangers and park personnel to store equipment and other items that will be essential to preservation, conservation and maintaining the open space and conservation areas within the state park. In addition, the design for the shop building has minimized all environmental impacts using best management practices, following Policy 2.1.b in the City of Alachua Comprehensive Plan, Conservation and Open Space Element.

In accordance with Objective 1.5 of the Conservation and Open Space Element of the Comprehensive Plan, the San Felasco Hammock Preserve State Park proposed Shop Building is located in the northwest portion of the park not accessible to the public, only park staff. The

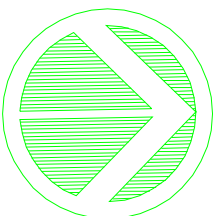
predominant soil types in the area are Millhopper sand which is a Type-A sand according to USDA that is moderately well drained. According to the geotechnical subsurface analysis

completed for this project by Southern Earth Science, the depth to seasonal high water table was estimated to be approximately 5.5' below finished grade elevation.

This project will implement Best Management Practices for erosion control measures to minimize any erosion and ensure no sediment leaves limits of construction during the duration of construction activities which is consistent of Policy 1.5.b of the Comprehensive Plan. The trees being removed are not protected, Native or heritage species of trees. Sheet C201 of the plan set shows the Erosion Control Plan for this project. This project has minimized impacts to existing native vegetation and will not impact any steep or seepage slopes, which is consistent with Policy 1.5.c of the Comprehensive Plan.

Objective 1.10 of the Conservation and Open Space Element of the Comprehensive Plan addresses protection of wetlands from any human caused disturbances. The proposed project will have no impacts to wetlands or existing wetland buffers in the area, which is consistent with Policy 1.10.g of the Comprehensive Plan with a required buffer of 75'. According to the Alachua County GIS, the limits of construction of the proposed shop building are approximately 200' to the nearest wetland which is located to the southwest. The proposed project has been reviewed and a no permit required letter has been issued by the Suwanee River Water Management District and attached with the site plan application.

For these reasons, we believe that the proposed shop building follows the goals that are set out in the City of Alachua Comprehensive Plan, and ultimately works in the same direction that the City is planning.



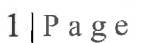
AERIAL WITH DISTANCE BETWEEN PARCELS



SHEET NO. 1	AERIAL		PROFESSIONAL REGISTRATION # State of Florida P.E. # #	DESIGNER :	ISSUE DATE: 04/14/17	SYMBOL	REVISION	DATE	SYMBOL	REVISION	DATE	
	SHEET TITLE			DRAWN BY: TMD	COMP. FILE No.:	A	#		#	C	#	#
	PROJECT TITLE			REVIEWED BY: MAF	STATE PROJECT No.:	B	#		#	D	#	#
	SAN FELASCO SHOP BUILDING			Consultant : GA George & Associates Consulting Engineers, Inc. (CORP. - ENVIRONMENTAL - TRANSPORTATION - SURVEYING - PLANNING - LAND USE) ENGINEERING BUSINESS NO. 2070 1967 Commonwealth Lane, Suite 200, Tallahassee, FL 32305 PHONE: 850.521.0344 - FAX: 850.521.0345 Department of Environmental Protection Division of Recreation and Parks Bureau of Design and Construction 3540 Thomasville Rd., Tallahassee, FL 32309 (850) 488-5372								

*San Felasco State Park
Proposed New Shop Building*

Gainesville, FL 32653

[illegible]



FLORIDA DEPARTMENT OF Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Noah Valenstein
Secretary

San Felasco Shop Building – Neighborhood Meeting

Date: December 12, 2018

FROM: Laura Ross, Project Manager, Bureau of Design and Construction

SUBJECT: San Felasco Hammock Preserve State Park – Shop Building

Location: Devil's Millhopper 4732 Millhopper Rd, Gainesville, FL 32653

Participants:

Jack Bragg	Lot 6 Alachua FL	386-462-4857	tdbragg@windstream.net
Teresa Bragg	Lot 6 Alachua FL	386-462-4857	tdbragg@windstream.net
Mike Heaney	Turkey Crk. Preserve	352-727-0432	mheaney@alachuacounty.us
Bob Dampman	San Felasco Park Manager		Robert.Dampman@FloridaDEP.gov
JR Keen	D-4 Construction Project Manager		Uyles.Keen@FloridaDEP.gov
Laura Ross	Bureau of Design & Construction		Laura.S.Ross@FloridaDEP.gov

Meeting Summary:

The intent of this meeting was to update any interested people on the status of the project, and to answer any questions.

Jack and Teresa Bragg had been at the 2017 meeting, and were checking to see if this was regarding the same building or if a new one was being proposed. We reviewed the boards that had been presented at the earlier meeting and discussed the minor changes in the shop building interior. They were in favor of this construction, as well as maintaining the fence along the Park's property line.

Mike Heaney manages Turkey Creek Preserve, and was coming to the meeting out of general interest, not as an adjacent property owner. He was interested in the building plan, as Turkey Creek also needs to build a shop.

No new questions were asked, other than the time frame when construction might start. That answer is dependent upon funding in the coming legislative cycle. Previous funds that were intended to construct the shop had been redirected toward hurricane relief projects at various parks.



San Felasco State Park Proposed New Shop Building

Neighborhood Meeting

December 12 ,2018

5:30 PM

Comments:

(Please Print)

Contact Information (please print):

Name: _____

Address: _____

Phone: _____ Email: _____

For additional information or questions regarding proposed project please contact:

Karin Zawrotny

DodStone Group Architects, Inc.

P: 850-656-7326

kzawrotny@dodstone.com

OR

Michael Freidin

George and Associates Consulting Engineers, Inc.

P: 850-521-0344

mfreidin@gaceng.net

MEBANE:

Continued from page A1

A.L. Mebane Alumni celebrate history

organizations, churches and A.L. Mebane alumni. The Parade Grand Marshall David Cheesborough was joined by Homecoming Queens Miss Alumni Geneva Moore; Miss Hornet Gloria Washington, and Miss Green & Gold Frankie Sheppard.

The annual parade is a source of great pride for the community, and the Alumni Association has hosted the homecoming weekend every year since 1996. Even though the landmark U.S. Supreme Court case Brown

v. Board of Education ruled that it was unconstitutional for public schools to be segregated on the basis of color and that states must desegregate "with all deliberate speed," for many schools in many states, this "deliberate speed" was not so speedy.

A.L. Mebane High School, along with the rest of the public school system of Alachua County, was not desegregated until 1970. The annual homecoming weekend and subsequent parade is a celebration

of the rich past of A.L. Mebane High School, as well as a recognition of its place in the history of segregation and civil rights in the United States.

The A.L. Mebane High School Alumni Association Inc. was formed as a scholarship program for the descendants of alumni and strives to "highlight the accomplishments of former students, faculty and staff of A.L. Mebane High School," as well as to provide culture enrichment and social services to the community.

E-mail imyers@alachuatoday.com



Photo special to Alachua County Today
Parade Grand Marshall David Cheesborough (back) along with Homecoming Queens Geneva Moore, Gloria Washington, and Frankie Sheppard

PUBLIC NOTICE

A neighborhood meeting will be held to discuss a proposed 3000 of shop building located on a 300-acre parcel within the San Felasco State Hammock Park. The parcel is located in the City of Alachua and is zoned conservation(CSV). This is not a public hearing. The purpose of the meeting is to inform neighboring property owners about the nature of the proposed project and seek their comments.

The proposed shop building is considered an ancillary use within the state park, which is a consistent permitted use as outlined in the City of Alachua Land Development code section 4.1-1. The parcel is owned by Department of Environmental Protection Division of Parks and Recreation.

Meeting will be held Wednesday December 12th, 2018 at:

Devils Millhopper State Park Visitor Center
4732 Millhopper Rd.
Gainesville, FL 32653
Contact Person: Karin Zawrotny at (850)656-7326
Michael Freidin at (850)-521-0344

(Published: Alachua County Today - November 29, 2018)

City of ALACHUA
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on December 10, 2018, at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 19-05

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 3.7.2 (C), RELATING TO LANDSCAPE REQUIREMENTS FOR THE U.S. HIGHWAY 44/ INTERSTATE 75 GATEWAY OVERLAY DISTRICT; AMENDING SECTION 6.2, RELATING TO TREE PROTECTION & LANDSCAPING STANDARDS; AMENDING SECTION 6.2.1, RELATING TO TREE PROTECTION STANDARDS; AMENDING SECTION 6.2.2, RELATING TO LANDSCAPING STANDARDS; AMENDING SECTION 6.2.3, RELATING TO SCREENING STANDARDS; AMENDING APPENDIX 6.2.2.A, RELATING TO THE LIST OF RECOMMENDED TREES/PLANTS AND NUISANCE TREES; AMENDING ARTICLE 10, PROVIDING DEFINITIONS FOR FLORIDA FRIENDLY LANDSCAPING AND QUALITY TREE PROTECTION AREA.; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - November 29, 2018)

BK Cedars Official State of Florida Living Christmas Tree
www.BKCedars.com 386-462-2060 • 352-474-1885
Open Fridays and Saturdays 10 a.m. to 6 p.m. Nov. 23 to Dec. 22

Potted native Red Cedar 'Robin Blue' & Arizona Cypress: 3 to 30 gallon; 2'-10" - \$9 to \$75
Free Sugar cane and pecans with purchase

20926 NW 75 Street (1.5 miles off Hwy 235 between Alachua and LaCrosse)

NEWBERRY LIONS:
Continued from page A1**Antique car show, arts and crafts**

a Classic and Antique Car Show, a Car Parts Swap Meet, a Holiday Arts and Craft Show, an Antique Tractor Exhibit and other entertainment. The Lions Club will also be serving a pancake breakfast from 7 a.m. to 11 a.m. and BBQ chicken lunches from 11 a.m. to 2 p.m.

According to project chairperson Ken McIntosh, money raised at the Extravaganza will allow Lions to meet pressing needs in the community. Participants in the Car Show can register from 8 a.m. to noon the day of the event. Registration is \$20 per car and includes a \$5 food voucher good for the day of the event. Trophies

will be presented including prizes for Participants Choice, Best GM, Truck, Mopar, Specialty, Street Rod, Foreign, Modern Muscle, Old Muscle, Motorcycle and Best of Show.

The Holiday Arts and Craft show will have more than 20 vendors. Participants can reserve a spot by calling Helen McIntosh at 352-359-2984. Spot rental is \$50 for businesses and \$35 for individuals, both include a \$5 food voucher good for the day of the event.

The Big D will provide entertainment during the Extravaganza.

The Newberry Lions Club has

34 members and has been serving the Newberry, Florida area since 1943. The Club meets on the second and fourth Tuesdays of the month at 6 p.m. at the Lions Clubhouse located at 25847 W. Newberry Road. Lions clubs are a group of men and women who identify needs within the community and work together to fulfill those needs. For more information or to get involved with the Newberry Lions Club, please contact Ken McIntosh at 352-359-3095, or email newberrylionsclub@gmail.com.

Email editor@alachuatoday.com

HOLIDAY Mattress Savings

SAVE \$100 Plush Mattress Set Reg. \$599 Now Only **\$499**

THE mattress experts FINANCING AVAILABLE! Up to 60 MONTHS Interest Free

Find the Perfect Mattress ...and the perfect price! SAVE UP TO \$500 ON SELECT MATTRESSES

SAVE \$100 PILLOWTOP Mattress Set Reg. \$699 \$599	SAVE \$100 FIRM Mattress Set Reg. \$699 \$599	SAVE \$100 PLUSH Mattress Set Reg. \$699 \$599	SAVE \$100 PILLOWTOP Mattress Set Reg. \$899 \$799
SAVE \$100 LUXURY FIRM Mattress Set Reg. \$899 \$799	SAVE \$200 SEAL FIRM Mattress Set Reg. \$1099 \$899	SAVE \$200 LUXURY FIRM Mattress Set Reg. \$1299 \$1099	SAVE \$200 RESTONIC FIRM Mattress Set Reg. \$1299 \$1099
SAVE \$400 RESTONIC HYBRID Mattress Set Reg. \$1599 \$1199	SAVE \$500 RESTONIC HYBRID Mattress Set Reg. \$1799 \$1299	SAVE \$500 ULTRA PLUSH FIRM Mattress Set Reg. \$1729 \$1229	SAVE \$500 LUXURY FIRM LATEX Mattress Set Reg. \$2299 \$1799

3 LOCATIONS IN NORTHERN FLORIDA

Morrell's Lake City (386) 752-3910
Mattress Experts Lake City (386) 319-8016
Mattress Experts Alachua (386) 518-2002

www.Morrells.com

Santa's Coming to Alachua at the Good Life Community Christmas Celebration

Join Santa and Mrs. Claus at the Christmas Tree Lighting on Main Street and then follow them to the "Winter Wonderland" decorated Alan Hitchcock Theatre Park on Main Street for free photos and a treat bag!

Date: Friday, November 30, 2018
Times: 6:00 p.m. - 8:00 p.m.
Location: Main Street Theatre Park

Please contact Alachua City Hall for additional information.
This activity is neither sponsored nor endorsed by Alachua County Public Schools.

PUBLIC NOTICE

A neighborhood meeting will be held to discuss a proposed 3000 sf shop building located on a 300-acre parcel within the San Felasco State Hammock Park. The parcel is located in the City of Alachua and is zoned conservation(CSV). This is not a public hearing. The purpose of the meeting to inform neighboring property owners about the nature of the proposed project and seek their comments.

The proposed shop building is considered an ancillary use within the state park, which is a consistent permitted use as outlined in the City of Alachua Land Development code section 4.1-1. The parcel is owned by Department of Environmental Protection Division of Parks and Recreation.

Meeting will be held Wednesday December 12th, 2018 at:

Devils Millhopper State Park Visitor Center
4732 Millhopper Rd.
Gainesville, FL 32653

Contact Person: Karin Zawrotny at (850)656-7326
Michael Freidin at (850)-521-0344

Public Notice Mailing List

Parcel Number	Prefix	First Name	Last Name	Company	Mailing Address	City	State	Zip	Location Address	City	State	Zip
	Ms.	Antoinette	Endelicato		5562 NW 93rd Avenue	Gainesville	FL	32653				
	Mr.	Dan	Rhine		288 Turkey Creek	Alachua	FL	32615				
	Mr.	Tom	Gorman		9210 NW 59th Street	Alachua	FL	32653				
	Mr.	Richard	Gorman		5716 NW 93rd Avenue	Alachua	FL	32653				
	Ms.	Peggy	Arnold		410 Turkey Creek	Alachua	FL	32615				
	Mr.	David	Forest		23 Turkey Creek	Alachua	FL	32615				
	Mr.	John	Tingue		333 Turkey Creek	Alachua	FL	32615				
	TCMOA	President		TCMOA	1000 Turkey Creek	Alachua	FL	32615				
	Ms.	Linda Dixon, AICP		Assistant Director Planning	PO Box 115050	Gainesville	FL	32611				
	Mr.	Craig	Parenteau	FL Deptarment of Environmental Protection	4801 Camp Ranch Road	Gainesville	FL	32641				
	Ms.	Jeannette	Hinsdale		P.O. Box 1156	Alachua	FL	32616				
	Ms.	Lynn	Coullias		7406 NW 126th Ave	Alachua	FL	32615				
	Ms.	Lynda	Coon		7216 NW 126 Avenue	Alachua	FL	32615				
	Ms.	Tamara	Robbins		PO Box 2317	Alachua	FL	32616				
	Dr.	Lee A.	Niblock	Alachua County Manager	12 SE 1st Street	Gainesville	FL	32601				
	Mr.	John	Amerson	All County Marion Property Management	2916 NE Jacksonville Rd	Ocala	FI	34479				
	Ms.	Traci L.	Gresham	Alachua City Manager	P.O. Box 9	Alachua	FL	32616				
04029-010-001												
04029-010-002	Sir or Madam	Hernandez & Infante W/H		Hernandez & Infante W/H	12724 NW 93rd PL	Alachua	FL	32615				
04029-010-003	Ms.	Pam Conklin			12708 NW 93rd PL	Alachua	FL	32615				
04029-010-004	Mr. and Ms.	Don & Donna M Gocek			12624 NW 93rd PL	Alachua	FL	32615				
04029-010-005	Mr. and Ms.	Tyson & Tyson			12604 NW 93rd PL	Alachua	FL	32615				
04029-010-006	Mr. and Ms.	Crumpton & Verner-Crumpton		Crumpton & Verner-Crumpton	P.O. Box 249	Alachua	FL	32616	12507 NW 93rd PI	Alachua	FL	32615
04029-010-006	Sir or Madam	Current Resident			12507 NW 93rd PI	Alachua	FL	32615				
04029-010-007	Mr. and Ms.	Anthony G & Anna R Boggess			12401 NW 93rd PL	Alachua	FL	32615				
04029-010-008	Mr. and Ms.	Anthony G & Anna R Boggess			12401 NW 93rd PL	Alachua	FL	32615				
04029-100-000	Sir or Madam	Foundation for Environmental		Foundation for Environmental	510 Mississippi River Blvd Rd	St. Paul	MN	55104				
04023-001-000,												
05967-000-000,												
04036-001-000		State of FL IIF		State of FL IIF	3900 Commonwealth Blvd	Tallahassee	FL	32399				
03968-004-000	Sir or Madam	Brenes Trustee			11505 NW 112th Ave	Alachua	FL	32615				
03968-005-000	Ms.	Brenda K Pickens			550 NW 58th St	Gainesville	FL	32607	11613 NW 112TH Ave	Alachua	FL	32615
03968-005-000	Sir or Madam	Current Resident			11613 NW 112TH Ave	Alachua	FL	32615				
03968-006-000	Sir or Madam	Bragg & Bragg Trustees			P.O. Box 183	La Crosse	FL	32658	11709 NW 112TH	Alachua	FL	32615
03968-006-000	Sir or Madam	Current Resident			11709 NW 112TH	Alachua	FL	32615				
03968-007-000	Mr.	Brian D Clay			11807 NW 112th Ave	Alachua	FL	32615				
03968-008-000	Mr. and Ms.	Esmond & Michelle Grosz			11901 NW 112th Ave	Alachua	FL	32615				



November 26, 2018

Sir or Madam Current Resident
Owner Parcel ID: 03968-005-000
11613 NW 112TH Ave
Alachua, FL 32615

RE: San Felasco Hammock State Park- Proposed Shop Building
Alachua County, Florida
Project Parcel number: 04033-000-000

Dear Sir or Madam Current Resident,

The Florida Division of Parks and Recreation and the Florida Department of Environmental Protection invites you to attend the neighborhood meeting for the proposed Shop Building at the San Felasco State Park. The meeting will be held Wednesday, December 12th, 2018 at Devils Millhopper State Park Visitor Center at 4732 Millhopper Rd., Gainesville, Florida. The hearing will be held from 5:30 p.m. to 6:30 p.m. EST. The purpose of the meeting is to inform neighboring property owners about the nature of the proposed project and seek any comments. This proposed project will consist of an approximate 3,000 square foot shop building to accommodate park activities.

Representatives from Florida Department of Environmental Protection will attend the meeting to discuss the proposed 3000 SF new shop building located on a 300-acre parcel within the San Felasco State Hammock Park. This parcel is zoned Conservation (CSV). The proposed shop building is considered an auxiliary use within the state park and is consistent with the City of Alachua Land Development code section 4.1-1.

Maps, drawings, and other information will be on display at the public hearing. Representatives from FDEP will be available to discuss proposed improvements, answer questions, and receive comments.

Should you have questions regarding the proposed project or scheduled public hearing, please contact Karin Zawrotny, AIA, at (850)656-7326 or via email at kzawrotny@dodstone.com or Michael Freidin at (850)-521-0344 or via email at mfreidin@gaceng.net.

We look forward to seeing you there.

Sincerely,

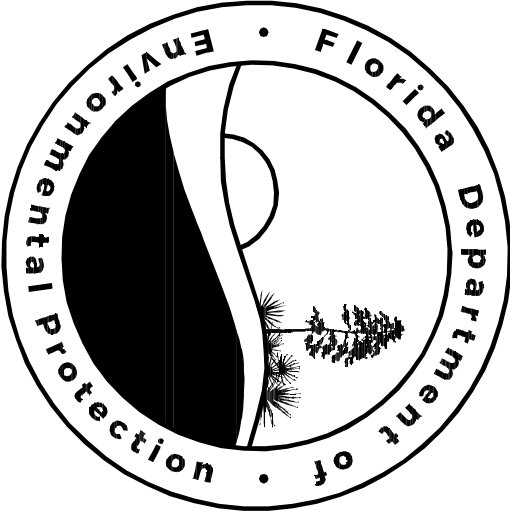
Michael Freidin
George & Associates Consulting Engineers, Inc.

[illegible]

ROBERT D. GEORGE, P.E.
DESIGNER

61106C
<i>FILE No.</i>
11/30/18
<i>INITIAL ISSUE DATE</i>

Office-of-Operations—Bureau-of-Design-and-Construction—



SAN FELASCO HAMMOCK STATE PARK
NEW SHOP BUILDING

GENERAL NOTES

[illegible]

CIVIL GENERAL NOTES:

GENERAL NOTES

GENERAL PROJECT NOTES:

- [illegible]

AS BUILT / RECORD DRAWINGS:

- (1) UNLESS OTHERWISE INDICATED ON THE PLANS OR IN THE RESTORATION NOTES, ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION MATERIALS AND SITE WORK.
- (2) WHERE REFERENCE IS MADE TO A STANDARD INDEX OR DETAIL, THE FLORIDA DEPARTMENT OF TRANSPORTATION SHALL PROVIDE THE STANDARD INDEX OR DETAIL.
- (3) IF A PART OF THIS PLAN, THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- (4) CONTRACTORS SHALL PROTECT EXISTING UTILITIES AND ASSOCIATES CONSULTING ENGINEERS, INC. AS BUILT DRAWINGS OF FINISHED IMPROVEMENTS.
- (5) CONTRACTOR SHALL MAINTAIN SUITABLE SODENIZATION AND EROSION STRUCTURES DURING ALL PHASES OF CONSTRUCTION.
- (6) CONTRACTOR SHALL PROVIDE ADEQUATE SPACE TO DIRECT TRAFFIC AROUND CONSTRUCTION CONTRACTS. ADEQUACY OF SPACE MUST BE APPROVED PRIOR TO CONSTRUCTION START.
- (7) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF UNDESIRABLE MATERIALS.
- (8) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF JOB SITE SAFETY INCLUDING, BUT NOT LIMITED TO, PERSONNEL TRAINING, UTILIZATION OF MACHINERY WITH BRAKES, WARNING SIGNALS, ETCETERA.
- (9) CONTRACTOR IS RESPONSIBLE TO COMPLETELY REMOVE ALL DISLOUSED MATERIALS NOT BEING SAVED FROM SITE AND WASTED OR PROPERLY.
- (10) CONTRACTOR SHALL MAINTAIN A MINIMUM SLOPE OF 1:10X ON ALL IMPROVEMENTS, IF PROPOSED SLOPE IS LESS THAN 1:10X CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD IMMEDIATELY.
- (11) ALL DAMAGED DRIVEWAYS AND PAVES SHALL BE RESTORED TO ORIGINAL CONDITION PER FOOT SQUARE.
- (12) ALL RESTORATION OF UNPAVED AREAS SHALL BE WITH SOG. RESTORATION SHALL BE RESTORED TO ORIGINAL CONDITION PER FOOT SQUARE.
- (13) CONTRACTOR SHALL PROTECT EXISTING UTILITIES AND ASSOCIATES CONSULTING ENGINEERS, INC. AS BUILT DRAWINGS OF FINISHED IMPROVEMENTS.
- (14) CONTRACTOR SHALL MAINTAIN SUITABLE SODENIZATION AND EROSION STRUCTURES DURING ALL PHASES OF CONSTRUCTION.
- (15) ADDITIONAL UTILITY TRENCHES OR ANY OTHERS SHALL BE CONSTRUCTED AS NECESSARY, IN ADDITION TO THOSE SHOWN, TO PROTECT ADJACENT PROPERTY FROM SUBMERGATION DURING CONSTRUCTION. ALL STURPLE AREAS SHALL BE SURROUNDED BY SIX INCH, THERMOPLASTIC STRIPING TO PREVENT VEHICLES FROM ENTERING THE AREA. THE AREA IS A DESIGNATED STOPPING PLACE FOR EMERGENCY SERVICES. ACCESS TO THE AREA SHALL BE RESTRICTED TO ONE WAY ONLY TO THE S.W.M.F. PRIOR TO INSTALLATION OF DRAINAGE PIPES.
- (16) IT'S THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE HANDCOP RAILS AND ACCESSIBLE WALKWAYS BE CONSTRUCTED IN ACCORDANCE WITH THE DESIGNED DETAILS AND LAYOUT OF PROPOSED RAMP OR ACCESSIBLE WALKWAY. IF THE CONTRACTOR IDENTIFIES A CONFLICT WITH THE REQUIRED STANDARDS IT WILL BE THE CONTRACTOR RESPONSIBILITY TO BE PROVIDED. IF THE CONTRACTOR DOES NOT NOTIFY THE ENGINEER THEN IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO RECONSTRUCT THE RAMP OR ACCESSIBLE WALKWAY AT THE CONTRACTOR'S EXPENSE. IN ADDITION, WITH THE STANDARD DETAILS.
- #### CONSTRUCTION SEQUENCE:
- (1) THE CONTRACTOR SHALL REQUEST AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE ENGINEER OF RECORD 72 HOURS PRIOR TO ANY COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
 - (2) POST ALL APPLICABLE PERMIT PLACARDS; THE PERMIT PLACARDS SHALL NOT BE NAILED TO TREES.
 - (3) FLAG OR STAKE THE PROPOSED LIMITS OF CLEARING.
 - (4) CONSTRUCT TREE BARRIERIDES OR FENCES AROUND PROTECTED TREES IN THE VICINITY OF ANY VEGETABLE HABITAT.
 - (5) CONSTRUCT SEDIMENTATION CONTROL DEVICES PER EROSION CONTROL PLAN.
 - (6) THE CONTRACTOR MUST APPROVE THE INSTALLATION OF EROSION CONTROLS AND STAKED LIMITS OF CONSTRUCTION PRIOR TO DISTURBANCE ACTIVITIES.
 - (7) DESIGNATE VEHICULAR PATHWAYS WITHIN THE LIMITS OF THE SITE.
 - (8) DESIGNATE EMPLOYEE PARKING AREAS, MATERIALS STORAGE AREAS, AND TOPSOIL STORAGE AREAS.
 - (9) CONDUCT ALL SITEWORK AS INDICATED IN THE PLANS AND SPECIFICATIONS.
 - (10) REMOVE ALL STOCKPILE FROM SITE, INSTALL LANDSCAPING, SOG ALL DISTURBED AREAS.
 - (11) CONTRACTOR SHALL PROVIDE ARCHITECT AND GEOTECH & ASSOCIATES AS-BUILT DRAWINGS OF ALL FINISHED IMPROVEMENTS INCLUDING STORMWATER AND LANDSCAPE IMPROVEMENTS. AS-BUILT DRAWINGS WILL BE SUBMITTED PRIOR TO FINAL CLOSURE.
 - (12) FIELD INSPECTION AND CLEAN UP.
- #### ADA COMPLIANCE NOTES:
- (1) CONTRACTOR AND OWNER WILL BE HELD ACCOUNTABLE DURING CONSTRUCTION FOR COMPLIANCE WITH THE AMERICAN DISABILITY ACT (ADA). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE ADA. IF NONCOMPLIANT AT THE FINAL INSPECTION, CONTRACTOR WILL BE REQUIRED TO MODIFY CONSTRUCTION TO COMPLY WITH THE FOLLOWING:
 - (1) PARKING SPACES(1) SHALL BE 12' WIDE WITH WHITE STRIPING OUTER LINE, BLUE STRIPING INNER LINES.
 - (2) ACCESSIBLE PARKING SPACES SERVING A BUILDING SHALL BE LOCATED ON THE SHORTEST SIDEWALK ROUTE TO THE BUILDING. ACCESSIBLE PARKING SHALL BE LOCATED WITHIN 200 FEET OF THE SHORTEST ACCESSIBLE ROUTE OF TRAVEL FROM ADJACENT PARKING TO ANY ACCESSIBLE ENTRANCE.
 - (3) PARKING SPACE AND ACCESS AISLE SHALL BE LEVEL, NOT TO EXCEED 1:50 SLOPE IN ANY DIRECTION.
 - (4) ACCESS AISLES(1) SHALL BE 5' WIDE WITH REQUIRED DIAGONAL STRIPING IN APPROVED BLUE MARKING PAINT.
 - (5) CURB RAMP SLOPES IN COMPLIANCE WITH CODE (NOT TO EXCEED 1:12 SLOPE IN ANY DIRECTION).
 - (6) CURB RAMPS SHALL NOT ENDOUGH ACCESS AISLE.
 - (7) APPROVED 1/4" DIA AT PROPER MOUNTING HEIGHT (7' FROM GROUND TO BOTTOM OF SIGN).
 - (8) SON INDICATING \$250 FINE.
 - (9) SON INDICATING \$250 FINE.
 - (10) DETECTABLE MARKINGS AT HAZARDOUS VEHICULAR AREAS.
 - (11) IF A CROSS CROSSOVERS OF ACCESS A VEHICLE WAY AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS, OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND THE VEHICULAR AREAS, THE CONTRACTOR SHALL PROVIDE A CONTINUOUS DETECTABLE WARNING. THIS IS 36" IN WIDTH, COMPLYING WITH § 11-2.2.5.

CONSTRUCTION SEQUENCE:

- (1) THE CONTRACTOR SHALL REQUEST AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE ENGINEER OF RECORD 72 HOURS PRIOR TO ANY COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- (2) POST ALL APPLICABLE PERMIT PLACARDS; THE PERMIT PLACARDS SHALL NOT BE NAILED TO TREES.
- (3) FLAG OR STAKE THE PROPOSED LIMITS OF CLEARING.
- (4) CONSTRUCT TREE BARRICADES OR FENCES AROUND PROTECTED TREES IN THE VICINITY OF ANY VEHICULAR TRAFFIC.
- (5) CONSTRUCT SEDIMENTATION CONTROL DEVICES PER EROSION CONTROL PLAN.
- (6) THE INSPECTOR MUST APPROVE THE INSTALLATION OF EROSION CONTROLS AND STAKED LIMITS OF CONSTRUCTION PRIOR TO DISTURBANCE ACTIVITIES.
- (7) DESIGNATE VEHICULAR PATHWAYS WITHIN THE LIMITS OF THE SITE.
- (8) DESIGNATE EMPLOYEE PARKING AREAS, MATERIALS STORAGE AREAS, AND TOOLS/STORAGE AREAS.
- (9) CONSTRUCT ALL IMPROVEMENTS AS INDICATED IN THE PLANS AND SPECIFICATIONS.
- (10) REMOVE ALL STORAGE FROM SITE, INSTALLED LANDSCAPING, 500' ALL DISTURBED AREAS.
- (11) THE CONTRACTOR SHALL REMOVE GRASS AND GRASS & ASSOCIATES AS-BUILT DRAWINGS OF ALL IMPROVEMENTS INCLUDING TOPOGRAPHY AND GEOTECHNICAL DATA. ALL AS-BUILT DRAWINGS WILL BE SUBMITTED PRIOR TO FINAL CLOSEOUT.
- (12) FIELD INSPECTION AND CLEAN UP.

ADA COMPLIANCE NOTES:

- (7) CONTRACTOR'S OWNER WILL BE HELD ACCOUNTABLE FOR CONSTRUCTION FOR COMPLIANCE WITH ALL CITY ORDINANCES AND APPLICABLE STATE LAWS. CONTRACTORS SHALL BE REQUIRED TO MODIFY CONSTRUCTION TO COMPLY WITH THE FOLLOWING:
- (8) PARKING SPACES SHALL BE 12' WIDE WITH WHITE STRIPING OUTER LINE, BLUE STRIPING INNER LINES.
- (9) ACCESSIBLE PARKING SPACES SERVING A BUILDING SHALL BE LOCATED ON THE SHORTEST SAFEST ROUTE OF TRAVEL FROM ADJACENT PARKING TO AN ACCESSIBLE ENTRANCE.
- (10) PARKING SPACE AND ACCESS AISLE SHALL BE LEVEL, NOT TO EXCEED 1/50 SLOPE IN ANY DIRECTION.
- (11) ACCESS AISLES SHALL BE 5' WIDE WITH REQUIRED DIAGONAL STRIPING IN APPROVED BLUE MARKED PAINT.
- (12) CURB BUILT STORES IN COMPLIANCE WITH CODE (NOT TO EXCEED 1:12 SLOPE IN ANY DIRECTION) SHALL NOT EXCEED 6' HIGH.
- (13) CURB RAILS SHALL NOT EXCEED 4' ACCESS AISLE.
- (14) APPROVED H/C SIGN AT PROPER MOUNTAIN HEIGHT (7' FROM GRADE TO BOTTOM OF SIGN).
- (15) SIGN INDICATING \$250 FINE.
- (16) DETECTABLE WARNING: AT HAZARDOUS VEHICULAR AREAS.
- (17) IF A CURE CROSSERS OR ADDING A VEHICLE WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS, OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND DETECTABLE WARNING PAVT IS 36" IN WIDE, COMPLYING WITH §11-4-2.2

g) DELINEATE ALL EASEMENT BOUNDARIES AND LABEL WITH THE "OR" BOOK AND PAGE NUMBER.

DRAWING INDEX	
Sheet Number	Sheet Title
C 001	Index Page
C 101	Existing Conditions
C 201	Erosion Control Plan
C 301	Site Plan
C 302	Autoturn Simulation Plan
C 303	Landscape Plan
C 401	Site Details
C 501	Utility Details

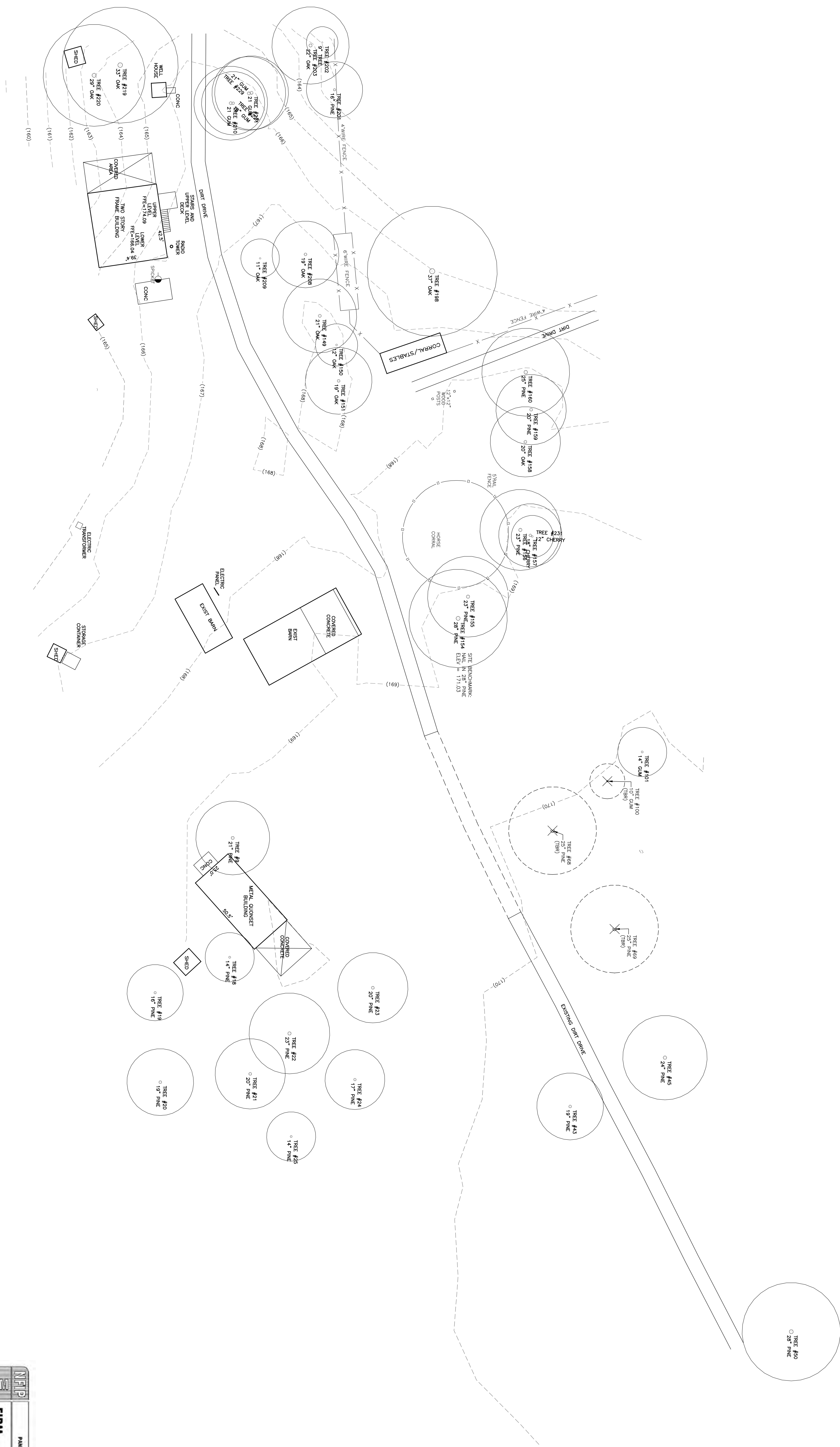
DRAWING INDEX

BUREAU OF DESIGN AND CONSTRUCTION GENERAL NOTES:

- 1) THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND ACCEPTING THE EXISTING CONDITIONS OF THE SITE PRIOR TO BEGINNING.
- 2) ALL DISTURBED AREAS WITHIN THE LIMITS OF RESTORATION SHALL BE REGENERATED AS SPECIFIED BY THE PARK SERVICE BROCHURE.
- 3) EXISTING UNDERGROUND UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND DEEPENING ANY EXISTING UTILITIES THAT DO NOT CORRELATE WITH THE PROPOSED PROJECT. CONFLICTS SHALL BE REFERRED TO THE PROJECT MANAGER IMMEDIATELY.
- 4) THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES IN CONFLICT WITH THE WORK. CONSTRUCTION OF TEMPORARY UTILITIES IN THE EVENT THAT EXISTING UTILITIES SERVICE MUST BE INTERRUPTED AND ANY OTHER CONSTRUCTION RELATED ACTIVITIES SHALL BE SCHEDULED TO OCCUR DURING THE PERIODS OF SERVICE INTERRUPTION.
- 5) THE LOCATION AND DEPTH OF ALL UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR. THE LOCATION AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS BASED ON INFORMATION PROVIDED BY THE UTILITY COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND DEEPENING ANY EXISTING UTILITIES THAT DO NOT CORRELATE WITH THE PROPOSED PROJECT. CONFLICTS SHALL BE REFERRED TO THE PROJECT MANAGER IMMEDIATELY.
- 6) THE CONTRACTOR SHALL MAKE ITS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UTILITIES AS NECESSARY TO ESTABLISH THEIR LOCATION AND DEPTH.
- 7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL GRADE STAKES, LINES AND LEVELS.
- 8) THE CONTRACTOR SHALL SUE AND SUE ALL DISTURBED AREAS UNLESS OTHERWISE SPECIFIED OR SHOWN. NO SEPARATE PAYMENT WILL BE MADE FOR DEMOLITION. THE COSTS FOR DEMOLITION ARE INCLUDED IN THE UNIT PRICES FOR CONSTRUCTION OF THIS PROJECT.
- 9) ALL ALLEYS, STREETS, PARKWAYS, PARKING LOTS, ETC. DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL OR BETTER CONDITION.
- 10) THE CONTRACTOR WILL HAVE ALL REQUIRED PERMITS IN-HAND PRIOR TO BEGINNING CONSTRUCTION, AND WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES.
- 11) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES.
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- 20) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES.



EXISTING CONDITIONS



SYMBOLS & ABBREVIATIONS

- | | |
|-----------------------------------|------------------------------|
| Δ - CENTRAL ANGLE | DE - DEGREE RECORD BOOK |
| AC - ARCS 2 | DEG - DEGREE |
| AD - AREA | DEPT - DEPTH |
| DB - DEED BOOK | POB - POINT OF BEGINNING |
| FCM - FOUND CONCRETE FOUNDMENT | PR - RADIUS OF RANGE |
| FL - FOUND (IRON NAIL) | PR - RADIUS OF WAY |
| F.L.R. - FOUND (IRON NAIL) | SEC. - SECTION |
| F.I.R. - FOUND INSURANCE RATE MAP | SEC. - SET 5/6" IRON ROD/CAP |
| FIP - FOUND IRON PIPE | SET - SET MAP AND CAP |
| FP - FOUND PNEUMATIC IRON PIPE | SH - SHOT OR GROUND |
| FNC - FOUND NAIL (IRON NAIL) | SL - DOWNSHIP |
| FL - AC LENGTH | LB - LICENSED BUSINESS |

- LEGAL DESCRIPTION

PARCEL 04033-000-000
HAILE ESTATE S/D PB A-56 LOTS 1 2 3 4 5 6 7 IN FERNANDEZ
GRANT DR 908/858, PER ALACHUA COUNTY PROPERTY APPRAISER WEBSITE

SURVEYOR NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. ELEVATIONS ARE BASED ON N.A.V.D. 1988 DATUM.
3. NORTH IS BASED ON GRID NORTH, FLORIDA NORTH ZONE PER N.A.D. 1983 DATUM.

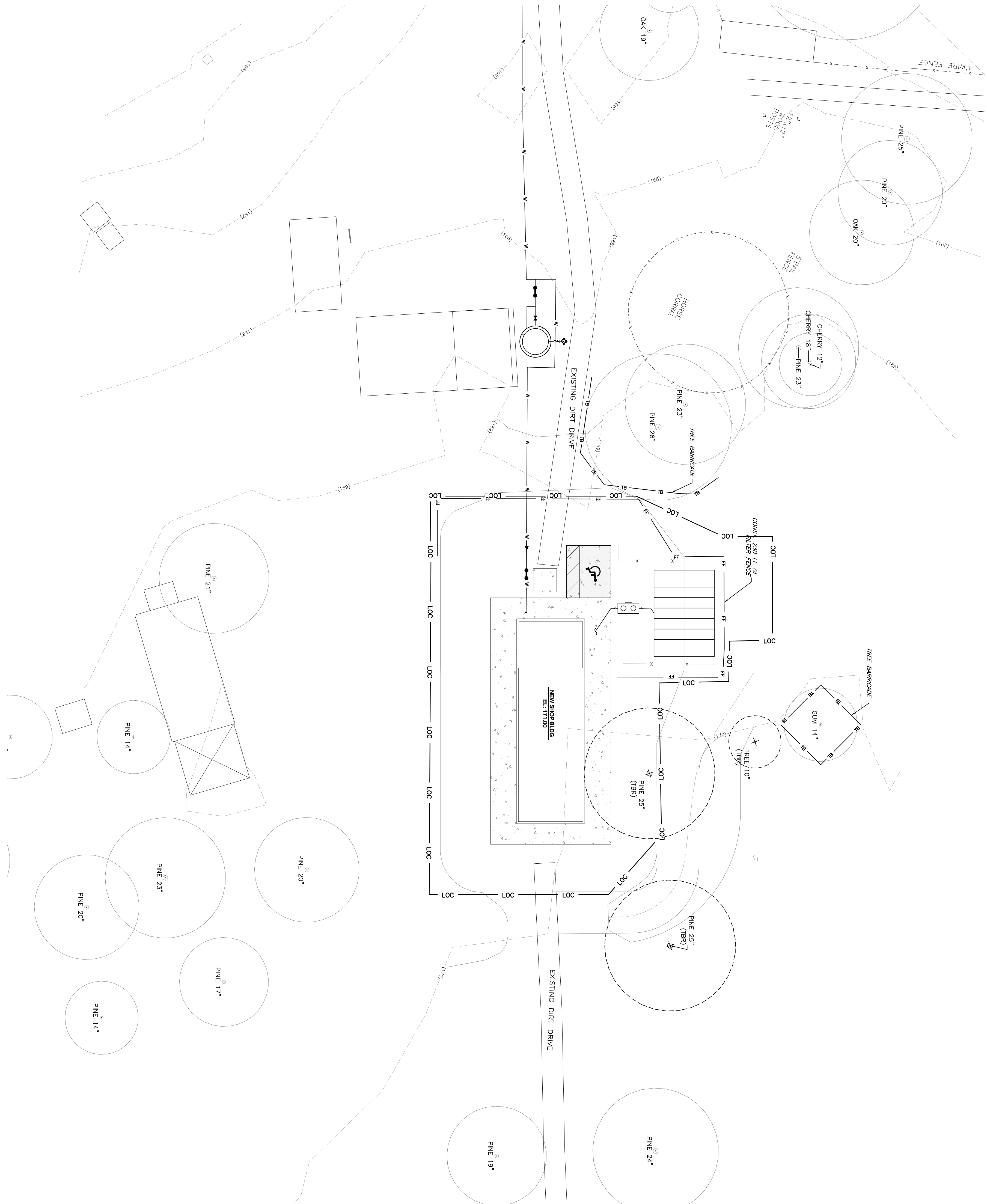
NATIONAL FLOOD INSURANCE PROGRAM	
FIRM FLOOD INSURANCE RATE MAP ALACHUA COUNTY, FLORIDA	
PANEL 230 OF 640	
CONTRACT 123456789	DATE 12/31/99
COVERAGE 123456789	DATE 12/31/99
APPLICANT 123456789	DATE 12/31/99
ADDRESS 123456789	DATE 12/31/99
DATE 12/31/99	DATE 12/31/99

C 101	SAN FELASCO HAMMOCK STATE PARK		PROFESSIONAL REGISTRATION Robert D. George State of Florida P.E. #	DESIGNER : MAF	ISSUE DATE: 11/30/2018	SYMBOL	REVISION	DATE	SYMBOL	REVISION	DATE
	SHEET TITLE EXISTING CONDITIONS			DRAWN BY: LJR	COMP. FILE No.:						
	PROJECT TITLE NEW SHOP BUILDING			REVIEWED BY: RDG	STATE PROJECT No.: 61106C						
			Consultant :  George & Associates Consulting Engineers, Inc. (DB - PROFESSIONAL ENGINEERING) ENGINEERING BUSINESS NO. 7679 1967 Commonwealth Lane, Suite 200, Tallahassee, FL 32303 PHONE: 850.521.0344 • FAX: 850.521.0345	Department of Environmental Protection Division of Recreation and Parks Bureau of Design and Construction 3540 Thomasville Rd., Tallahassee, FL 32309 (850) 488-5372							



SCALE:1" = 20'

EROSION CONTROL PLAN



SEDIMENTATION AND EROSION CONTROL NOTES

1. EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
2. ALL DESIGNS WILL CONFORM TO & ALL WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS & SPECIFICATIONS OF THE PUBLICATION ENTITLED "FLORIDA STREAM/RIVER EROSION & SEDIMENTATION CONTROL INSPECTOR'S MANUAL."
3. ADDITIONAL MEASURES WILL BE ADDED IF DETERMINED TO BE NEEDED ON-SITE INSPECTIONS.
4. LIMITS OF CLEARING SHALL NOT EXTEND BEYOND PROPERTY LINES.
5. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICE PRIOR TO, OR CONCURRENT WITH, LAND-DISBURSE ACTIVITIES.
6. CONTRACTOR SHALL MAINTAIN SUITABLE SEDIMENTATION AND EROSION MEASURES DURING ALL PHASES OF CONSTRUCTION AND SHALL COMPLY WITH THE SWPPP PREPARED FOR THIS PROJECT IN ACCORDANCE WITH THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT AND/OR F.O.D.P.
7. ALL DISTURBED AREAS TO BE LEFT IDE LONGER THAN 14 DAYS MUST BE STABILIZED WITH QUICK GROW GRASS SEED AND MULCH. FDEP PARK BIOLOGIST TO DETERMINE SPECIES.
8. ADDITIONAL SEDIMENT AND EROSION CONTROL MEASURES MAY BE REQUIRED DURING ANY PHASE OF DEVELOPMENT AT THE DISCRETION OF THE CITY OF ALACHUA ENVIRONMENTAL INSPECTOR AND FDEP PARK MANAGER.
9. THE CONTRACTOR SHALL ENSURE THAT A FOREMAN OR SUPERVISOR WHO HAS BEEN CERTIFIED UNDER FLORIDA STREAM/RIVER, EROSION AND SEDIMENT CONTROL INSPECTOR TRAINING PROGRAM IS AVAILABLE IN PERSON OR BY PHONE AT ALL TIMES DURING THE CONSTRUCTION ACTIVITIES.

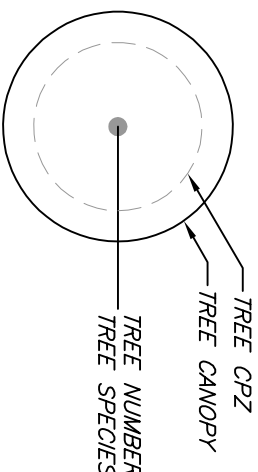
BUREAU OF DESIGN AND CONSTRUCTION EROSION CONTROL NOTES:

1. ALL EROSION SEDIMENTATION CONTROLS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
 2. ALL EROSION AND SEDIMENTATION CONTROLS SHALL BE INSPECTED DAILY AND REPAIRS MADE AS NECESSARY TO ENSURE THE PROPER AND CONTINUED FUNCTION OF THE CONTROLS.)
 3. ALL EROSION AND SEDIMENTATION CONTROL SHALL REMAIN IN PLACE UNTIL A PERMANENT VEGETATIVE COVER HAS BEEN ESTABLISHED.
 4. UNDER NO CIRCUMSTANCES SHALL SEDIMENTS BE PERMITTED TO EXIT THE PROJECT LIMITS INCLUDING TRAVELING BY VEHICLES OR INTO PAVED ROWWAYS. THE CONTRACTOR SHALL MAKE IMMEDIATE REPAIRS OR ENHANCEMENTS TO ANY EROSION CONTROL SYSTEM THAT ALLOWS THE RELEASE OF SEDIMENTS.
- GENERAL NOTES:**
1. SEE SHEET C401 FOR FILTER FENCE AND EROSION CONTROL DETAILS.
 2. SEE SITE W/AL CONJAIN ENGINE, UTILITY LINES, UTILITY STRUCTURES, AND MISCELLANEOUS UTILITY EQUIPMENT THAT MAY NOT HAVE BEEN SURVEYED AND IN CONFLICT WITH PROPOSED CONSTRUCTION.
 3. ALL UTILITIES MUST REMAIN IN OPERATION THROUGHOUT CONSTRUCTION ACTIVITIES FOR THIS PROJECT.
 4. CONTRACTOR TO COORDINATE WITH UTILITY PROGRESS) AND CIVIL ENGINEER FOR ANY CONFLICTS WITH ALL UTILITIES THAT BE IN CONFLICT WITH PROPOSED CONSTRUCTION ACTIVITIES.

GENERAL NOTES

1. SEE SHEET C401 FOR FENCE, EROSION CONTROL, DETAILS.
2. THIS SHEET MAY CONTAIN EXISTING UTILITY LINES, UTILITY STRUCTURES, AND MISCELLANEOUS UTILITY EQUIPMENT THAT MAY NOT HAVE BEEN SUBMITTED AND IN CONFLICT WITH PROPOSED CONSTRUCTION.
3. ALL UTILITIES MUST REMAIN IN OPERATION THROUGHOUT CONSTRUCTION ACTIVITIES FOR THIS PROJECT.
4. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER(S) AND CIVIL ENGINEER FOR ANY AND ALL UTILITIES THAT MAY BE IN CONFLICT WITH PROPOSED CONSTRUCTION ACTIVITIES.

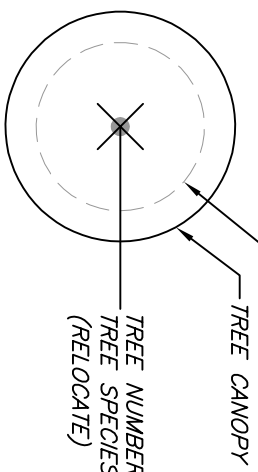
TREE LEGEND



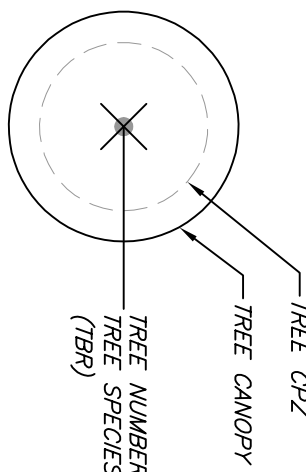
TREE NOTES:

1. CONTRACTOR SHALL COORDINATE WITH PROJECT OWNER FOR NEW LOCATION OF TREES TO BE RELOCATED, IF APPLICABLE.
2. CONTRACTOR SHALL TAKE GREAT CARE AS TO NOT DAMAGE THE TRUNKS OR ROOTS OF THE TREES TO REMAIN ON SITE THAT FALL WITHIN THE LIMITS OF CONSTRUCTION

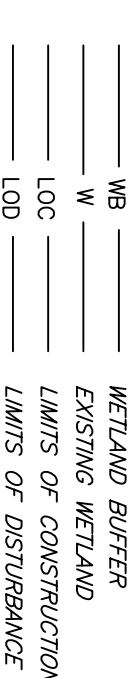
EXISTING TREE TO REMAIN



EXISTING TREE TO BE RELOCATED



EXISTING TREE TO BE REMOVED



018	SYMBOL	REVISION	DATE	SYMBOL	REVISION	DATE
	(A)			(C)		
C	(B)			(D)		

Department of Environmental Protection
Division of Recreation and Parks
Bureau of Design and Construction
 3540 Thomasville Rd., Tallahassee, FL 32309 (850) 488-5372

DESIGNER :	MAF	ISSUE DATE:	11/30/20
DRAWN BY:	LJR	COMP. FILE No.:	
REVIEWED BY:	RDG	STATE PROJECT No.:	611068

Consultant :



GA Consulting & Associates
Consulting Engineers, Inc.

ARCH. • CIVIL/GEOTECH. • TRANSPORTATION • SYSTEMS PLANNING • LAND USE
 ENGINEERING BUSINESS SINCE 1970

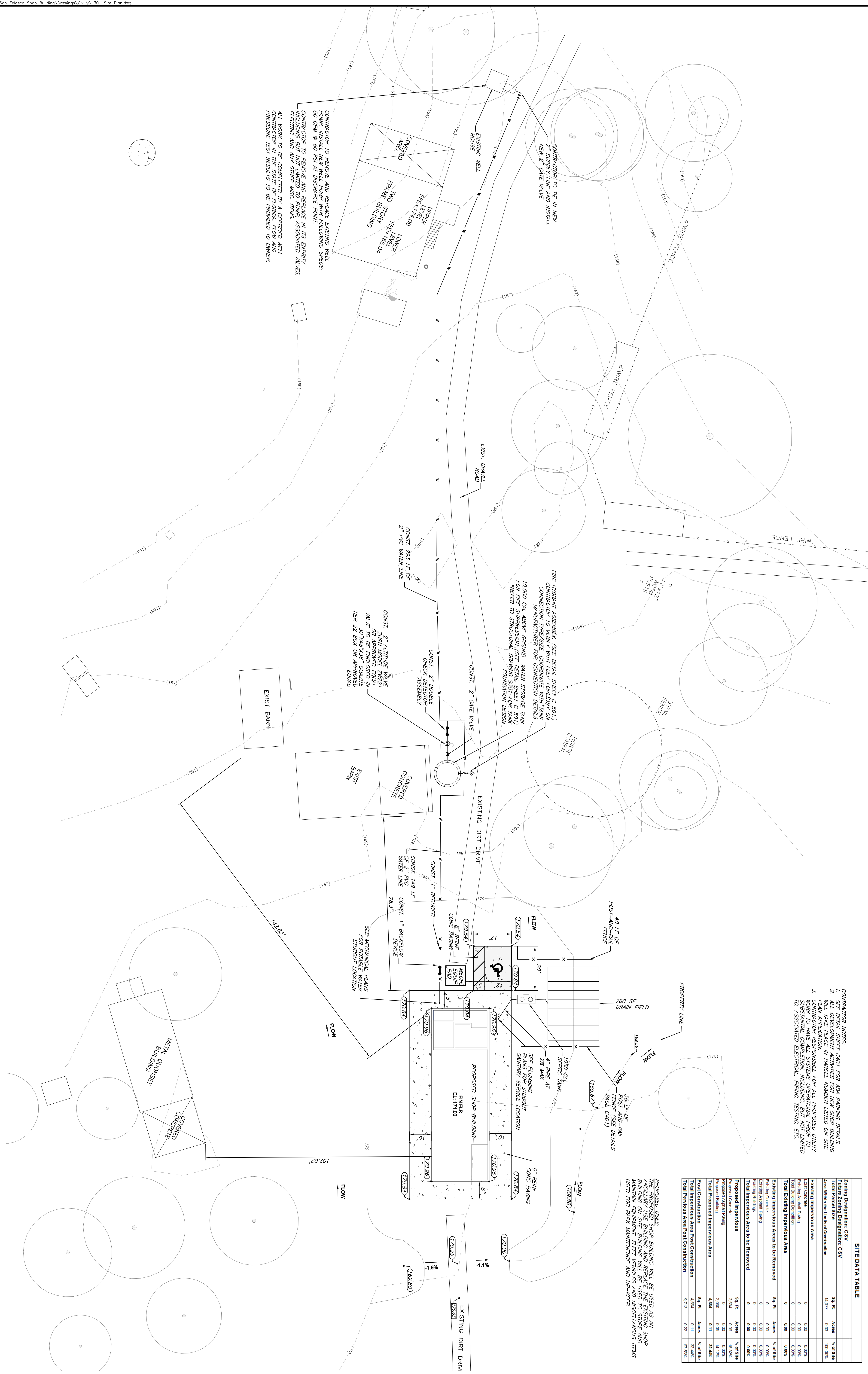
1967 Commonwealth Lane, Suite 200, Tallahassee, FL 32303
 PHONE: 850.521.0344 • FAX 850.521.0345

PROFESSIONAL REGISTRATION
Robert D. George State of Florida P.E. #

SAN FELASCO HAMMOCK STATE PARK	
SHEET TITLE	EROSION CONTROL PLAN
PROJECT TITLE	NEW SHOP BUILDING

C 201

SITE PLAN



SITE DATA TABLE				
Zoning Designation: CSV		Future Zoning Designation: CSV		
Total Project Size	Acres	% of site		
Acres within the Limits of Construction	14.377	93.32	100.00%	
Existing Impervious Area				
Existing Concrete	0	0.00	0.00%	
Existing Asphalt	0	0.00	0.00%	
Total Existing Impervious	0	0.00	0.00%	
Total Existing Impervious Area				
Existing Impervious Areas to be Removed	0	0.00	0.00%	
Existing Concrete	0	0.00	0.00%	
Existing Asphalt	0	0.00	0.00%	
Total Existing Impervious	0	0.00	0.00%	
Total Impervious Area to be Removed				
Existing Concrete	0	0.00	0.00%	
Existing Asphalt	0	0.00	0.00%	
Total Impervious Area to be Removed	0	0.00	0.00%	
Proposed Impervious				
Proposed Concrete Paving	59.39	38.75	38.75%	
Proposed Asphalt Paving	2.634	0.66	1.324%	
Total Proposed Impervious	62.024	39.41	39.41%	
Total Proposed Impervious Area				
Proposed Concrete	59.39	38.75	38.75%	
Proposed Asphalt	2.634	0.66	1.324%	
Total Proposed Impervious	62.024	39.41	39.41%	
Total Impervious Area Post Construction				
Existing Impervious	0	0.00	0.00%	
Proposed Impervious	62.024	39.41	39.41%	
Total Impervious	62.024	39.41	39.41%	

018	SYMBOL	REVISION	DATE	SYMBOL	REVISION	DATE
6C	(A)			(C)		
	(B)			(D)		

Department of Environmental Protection
Division of Recreation and Parks
Bureau of Design and Construction
 3540 Thomasville Rd., Tallahassee, FL 32309 (850) 488-5372

DESIGNER :	MAF	ISSUE DATE:	11/30/
DRAWN BY:	LJR/TMD	COMP. FILE No.:	
REVIEWED BY:	RDG	STATE PROJECT No.:	611
Consultant :	 George & Associates Consulting Engineers, Inc. TRB - FPMO/INSP/INTL - TRNS/VEHICULAR - SPECIAL PLANNING - LAND USE ENGINEERING/PLANNING/DESIGN - 2029 1967 Commonwealth Lane, Suite 200, Tallahassee, FL 32303 PHONE: 850.521.0344 - FAX 850.521.0345		

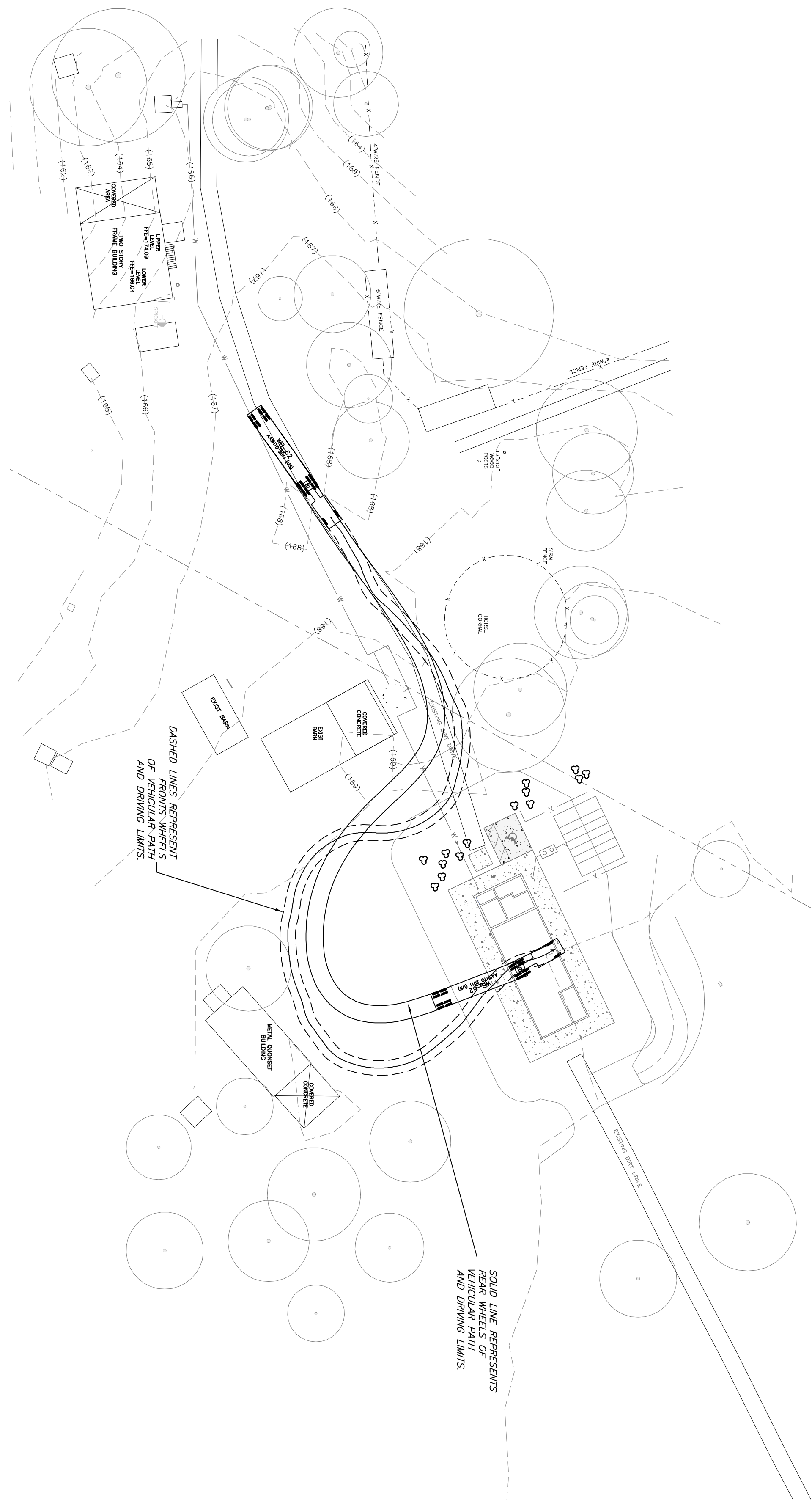
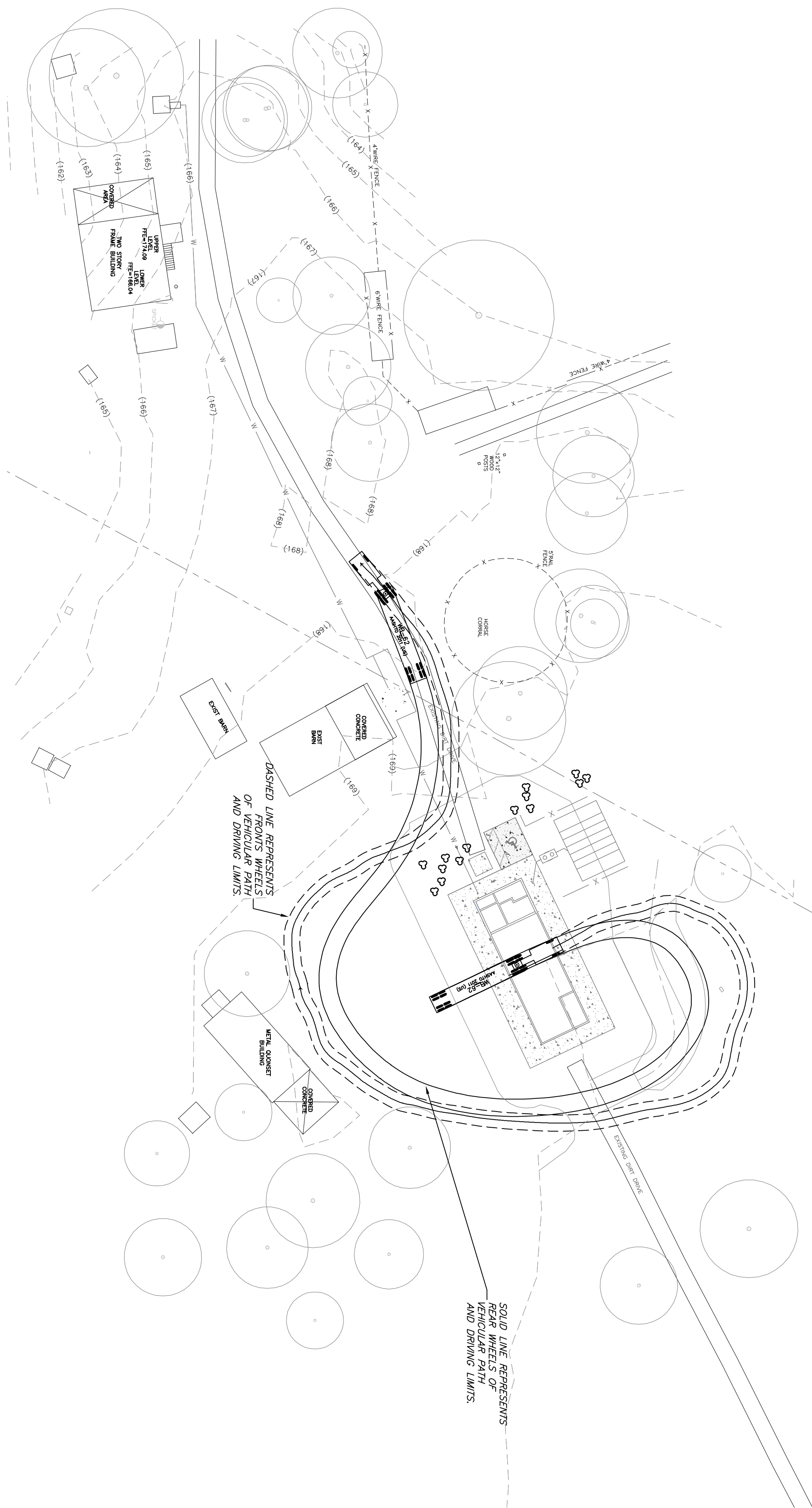
PROFESSIONAL REGISTRATION

Robert D. George
State of Florida P.E. #

SAN FELASCO HAMMOCK STATE PARK	
SHEET TITLE	SITE PLAN
PROJECT TITLE	NEW SHOP BUILDING

SCALE: 1" = 40'

AUTOTURN SIMULATION PLAN



1. AUTOTURN SHOWN IS USING AASHTO WB-62 (WHEELBASE 62') TO SIMULATE FIRE TRUCK.
2. DRIVING SURFACE AND ACCESS MUST BE COMPLY WITH NTPA 18.2.
3. CITY OF ALBUQUERQUE HAS TO APPROVE PROPOSED FIRE TRUCK ACCESS PRIOR TO CONSTRUCTION.

C 302 SHEET NO.	SAN FELASCO HAMMOCK STATE PARK		PROFESSIONAL REGISTRATION Robert D. George State of Florida P.E. #	DESIGNER : MAF	ISSUE DATE: 11/30/2018	SYMBOL	REVISION	DATE	SYMBOL	REVISION	DATE
	SHEET TITLE AUTOTURN SIMULATION PLAN			DRAWN BY: LJR	COMP. FILE No.:						
	PROJECT TITLE NEW SHOP BUILDING			REVIEWED BY: RDG	STATE PROJECT No.: 61106C						
				Consultant : George & Associates Consulting Engineers, Inc. INC. - ENVIRONMENTAL - TRANSPORTATION - CIVIL ENGINEERING - LAND USE ENGINEERING PLANNING INC. 70291 1967 Commonwealth Lane, Suite 200, Tallahassee, FL 32303 PHONE: 850.521.0344 - FAX: 850.521.0345		<i>Department of Environmental Protection</i> <i>Division of Recreation and Parks</i> <i>Bureau of Design and Construction</i> 3540 Thomasville Rd., Tallahassee, FL 32309 (850) 488-5372					



SCALE:1" = 30

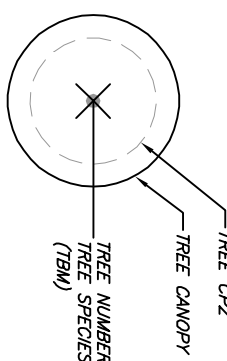
LANDSCAPE PLAN

EXISTING TREE TO BE REMOVED

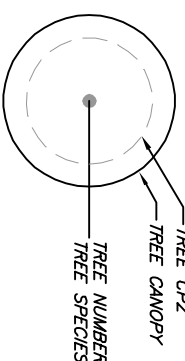
TREE NOTES:

1. CONTRACTOR SHALL COORDINATE WITH PROJECT OWNER FOR NEW LOCATION OF TREES TO BE RELOCATED, IF APPLICABLE.
2. CONTRACTOR SHALL TAKE GREAT CARE AS TO NOT DAMAGE THE TRUNKS OR ROOTS OF THE TREES TO REMAIN ON SITE THAT FALL WITHIN THE LIMITS OF CONSTRUCTION

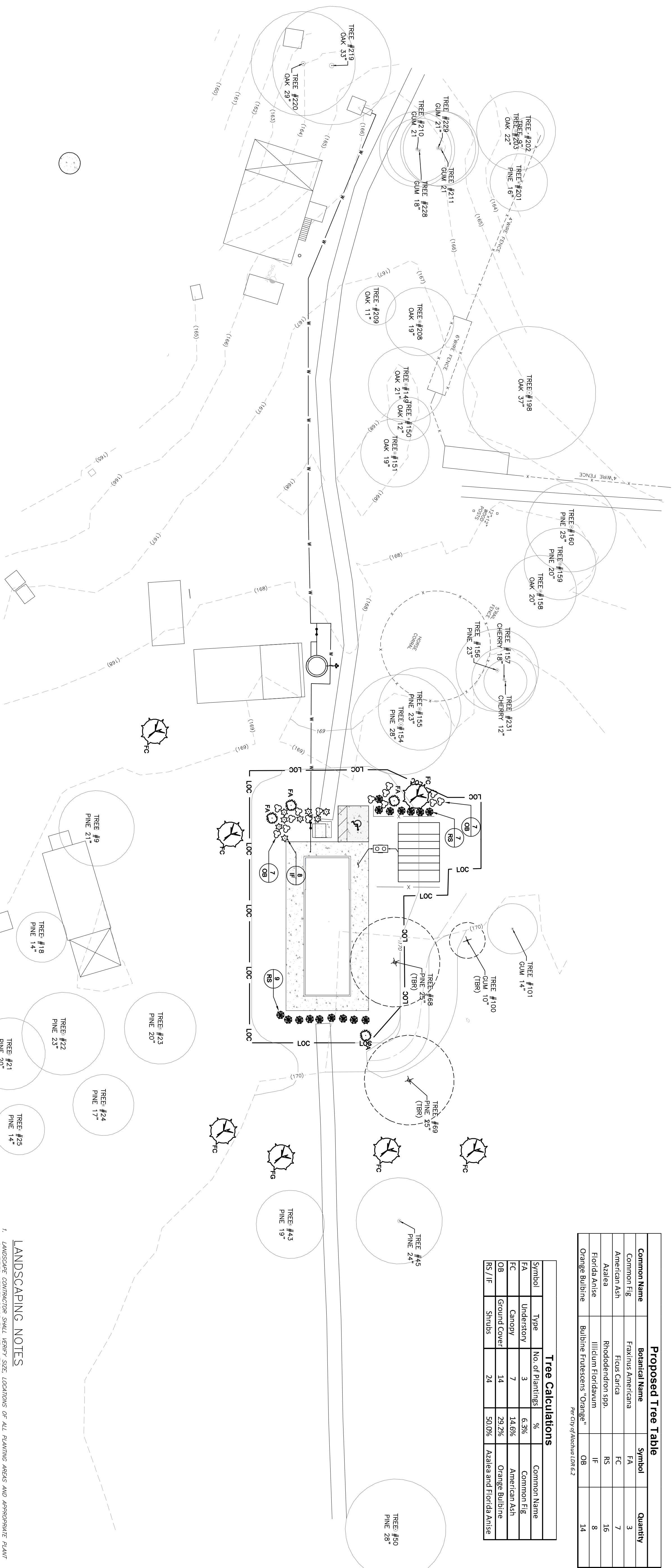
EXISTING TREE TO BE MOVED



EXISTING TREE TO REMAIN



TREE LEGEND

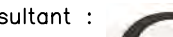


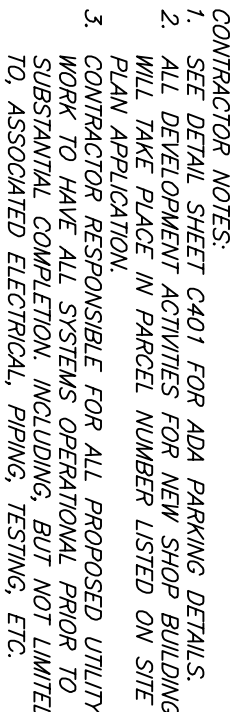
Proposed Tree Table			
Common Name	Botanical Name	Symbol	Quantity
Common Fig	Ficus carica	FA	3
American Ash	Fraxinus americana	FC	7
Azalea	Rhododendron spp.	RS	16
Florida Anise	Illicium floridanum	IF	8
Orange Bulbine	Bulbine frutescens "Orange"	OB	14

Tree Calculations			
Symbol	Type	No. of plantings	Common Name
FA	Understory	3	Common Fig
FC	Canopy	7	American Ash
OB	Ground Cover	14	Orange Bulbine
RS / IF	Shrubs	24	Azalea and Florida Anise

LANDSCAPING NOTES

1. LANDSCAPE CONTRACTOR SHALL VERIFY SIZE, LOCATIONS OF ALL PLANTING AREAS AND APPROPRIATE PLANT QUANTITIES PRIOR TO INSTALLATION.
2. CLEARANCES OF 7' 1/2" SHALL BE MAINTAINED TO THE FRONT AND SIDES AND 4' TO THE REAR OF ALL TREE PLANTINGS (I.E., HYDRANTS, BACKFLOW PREVENTERS, POST INDICATOR VALVES, THE DEPARTMENT CONNECTIONS).
3. MUCH ALL BEDS AND TREES WITH 3" OF PINE STRAW.
4. QUANTITIES SHOWN ON PLANS ARE FOR PRELIMINARY PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR HIS OWN TAKE OFF.
5. STATE TREES AS NECESSARY.
6. PROPOSED TREES SHALL BE GRADED FLORIDA NO. 1 OR BETTER, AS OBTAINED BY THE MOST RECENT PUBLICATION OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY, GRADES AND STANDARDS FOR NURSERY PLANTS, AND GRADES AND STANDARDS FOR NURSERY PLANTS, ALL TREES WITH A MINIMUM 21 GALLON TRAILERS, SLOW RELEASE 20-10-15 FERTILIZER WITH ONE TABLET PER 1/2" OF TRUNK CIRCUMFERENCE.
7. BACKFILL ALL PLANTING WITH A Mixture OF 1/3 ON SITE SOIL AND 2/3 CLEAN FILLABLE TOPSOIL.
8. LAY 500 STRIP ALONG ALL PAVING, WALKWAYS, AND AROUND BUILDINGS WITH AREAS NOT DESIGNATED FOR SOILD SOIL.
9. 100 SOD SHALL BE 90% CENTIGRAPH SOD.
10. SEED AND MULCH ALL DISTURBED AREAS NOT COVERED BY SOD OR PLANT BEDS.
11. THE OWNER OF THE REPLACEMENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRESENTED, ATTACHED, OR REPLACEMENT TREES. ALL TREES WILL BE INSPECTED BY AN ARBORIST, FORESTER, OR LANDSCAPE ARCHITECT, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TREES 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 THE TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TREES FOR A PERIOD OF 30 DAYS OF SUBSTITUTION OF THE REPORT. THE REPLACEMENT IS NECESSARY, THERE SHALL BE A REPLACEMENT REPORT SUBMITTED WITHIN SIX MONTHS AFTER THE REPLACEMENT.
12. SHRUBS WHICH ARE UPRIGHT IN NATURE SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT AT TIME OF PLANTING, AND SHRUBS WHICH ARE SPREADING IN NATURE SHALL BE A MINIMUM OF 18 INCHES IN DIAMETER AT THE TIME OF PLANTING.
13. ALL DISTURBED AREAS WITHIN THE LIMITS OF RESTORATION SHALL BE REVEGETATED AS SPECIFIED BY THE PARK SERVICE BUDGET.
14. NO SEPARATE PAYMENT WILL BE MADE FOR DEMONSTRATING THE COSTS FOR DEMONSTRATING AS INCLUDED IN THE UNIT PRICES FOR CONSTRUCTION FOR THIS PROJECT.

SHEET NO. 303	SAN FELASCO HAMMOCK STATE PARK		PROFESSIONAL REGISTRATION Robert D. George State of Florida P.E. # 1967 Commonwealth Lane, Suite 200, Tallahassee, FL 32303 PHONE 850.521.0344 • FAX 850.521.0345	DESIGNER : MAF	ISSUE DATE: 11/30/2018	SYMBOL	REVISION	DATE	SYMBOL	REVISION	DATE
	SHEET TITLE LANDSCAPE PLAN			DRAWN BY: LJR/TMD	COMP. FILE No.:						
	PROJECT TITLE NEW SHOP BUILDING			REVIEWED BY: RDG	STATE PROJECT No.: 61106C						
				Consultant :  George & Associates Consulting Engineers, Inc. (INC - PROFESSIONAL - SUBSIDIARY OF GEORGE & ASSOCIATES ENGINEERING BUSINESS NO. 7629) 1967 Commonwealth Lane, Suite 200, Tallahassee, FL 32303 PHONE 850.521.0344 • FAX 850.521.0345		<i>Department of Environmental Protection</i> <i>Division of Recreation and Parks</i> <i>Bureau of Design and Construction</i> 3540 Thomasville Rd., Tallahassee, FL 32309 (850) 488-5372					



SITE DATA TABLE				
Zoning Designation: CSV		Farms Zoning Designation: CSV		
Total Tract Size		Sq. Ft.	Acres	% of Site
Area within the Limits of Consideration		14,037	0.32	100.00%
Existing Impervious Area				
Existing Impervious Area		0	0.00	0.00%
Proposed New Impervious Area		0	0.00	0.00%
Total Existing Impervious Area		0	0.00	0.00%
Total Existing Impervious Area to be Removed				
Existing Impervious Area		Sq. Ft.	Acres	% of site
Existing Impervious Area		0	0.00	0.00%
Existing Impervious Area		0	0.00	0.00%
Total Impervious Area to be Removed		0	0.00	0.00%
Proposed Improvements				
Proposed Improvements		Sq. Ft.	Acres	% of site
Proposed New Impervious Area		2,624	0.06	16.93%
Proposed New Impervious Area		0	0.00	0.00%
Total Proposed Impervious Area		4,664	0.11	32.46%
Total Impervious Area Post Construction				
Total Impervious Area Post Construction		Sq. Ft.	Acres	% of site
Total Impervious Area Post Construction		4,664	0.11	32.46%
Total Impervious Area Post Construction		8,715	0.22	64.92%

PROPOSED USES:
THE PROPOSED SHOP BUILDING WILL BE USED AS AN ANCILLARY USE BUILDING AND REPLACE THE EXISTING SHOP BUILDING ON SITE. BUILDING WILL BE USED TO STORE AND MAINTAIN EQUIPMENT, FLEET VEHICLES AND MISCELLANEOUS ITEMS USED FOR PARK MAINTENANCE AND UP-KEEP.

018	SYMBOL	REVISION	DATE	SYMBOL	REVISION	DATE
	(A)			(C)		
06C	(B)			(D)		

Department of Environmental Protection
Division of Recreation and Parks
Bureau of Design and Construction
 3540 Thomasville Rd., Tallahassee, FL 32309 (850) 488-5372

DESIGNER : MAF	ISSUE DATE: 11/30/2018
DRAWN BY: LUR/TMD	COMP. FILE No.:
REVIEWED BY: RDG	STATE PROJECT No.: 61106C
Consultant :  Georgia & Associates Consulting Engineers, Inc. INCORPORATED • PROFESSIONAL • REGISTERED • CERTIFIED FLEXPRO • EIT/FEIT/SEIT PROFESSIONAL BUSINESS NO. 7059 1967 Commonwealth Lane, Suite 200, Tallahassee, FL 32303 PHONE: 850.521.0344 • FAX 850.521.0345	

PROFESSIONAL REGISTRATION

Robert D. George
State of Florida P.E. #

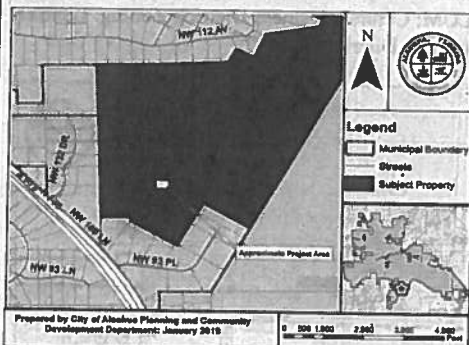
SAN FELASCO HAMMOCK STATE PARK	
SHEET TITLE	SITE PLAN
PROJECT TITLE	NEW SHOP BUILDING



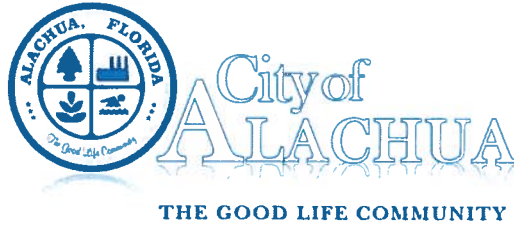
City of ALACHUA

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 February 12, 2019 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Michael Friedin, of George & Associates Consulting Engineers, Inc., applicant and agent for the State of Florida, property owner, for consideration of a Site Plan for a proposed $\pm 2,030$ square foot shop building with associated parking and landscaping on a $\pm .33$ acre project area on a ± 300 acre subject parcel, located north of NW 109th Lane, I-75 and the San Felasco Farms subdivision, east of NW 143rd Street/SR 241, south of the Alachua Highlands subdivision; Tax Parcel No. 04033-000-000; FLUM: Conservation; Zoning: Conservation (CSV).



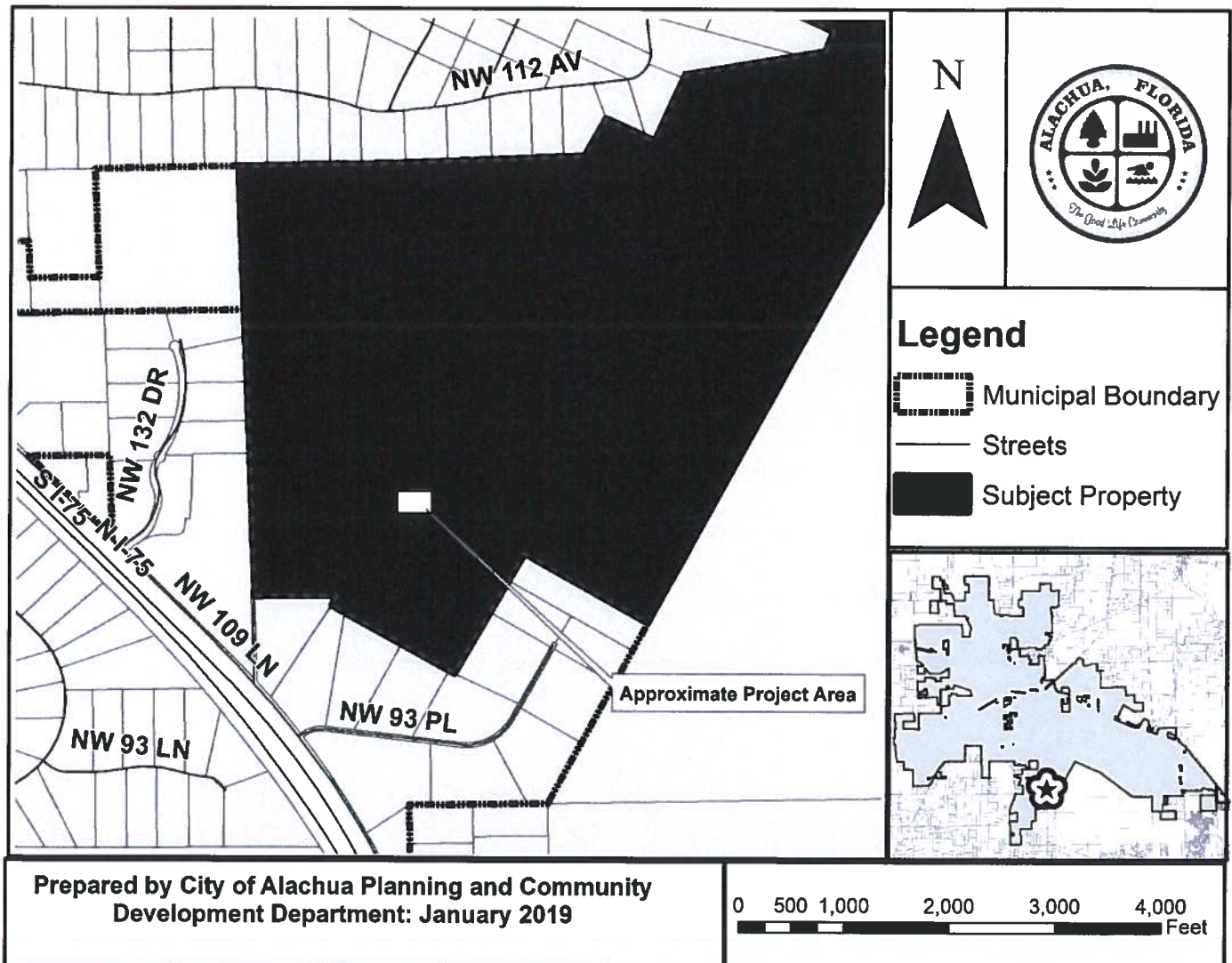
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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.



Mailed 1/28/2019
KC

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on February 12, 2019 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Michael Friedin, of George & Associates Consulting Engineers, Inc., applicant and agent for the State of Florida, property owner, for consideration of a Site Plan for a proposed $\pm 2,030$ square foot shop building with associated parking and landscaping on a $\pm .33$ acre project area on a ± 300 acre subject parcel, located north of NW 109th Lane, I-75 and the San Felasco Farms subdivision, east of NW 143^d Street/SR 241, south of the Alachua Highlands subdivision; Tax Parcel No. 04033-000-000; FLUM: Conservation; Zoning: Conservation (CSV).





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.

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
388 Turkey Creek
Alachua, FL 32615

Tom Gorman
9310 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
25 Turkey Creek
Alachua, FL 32615

John Tingle
333 Turkey Creek
Alachua, FL 32615

TCMOA President
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
Florida Department of Environmental
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4801 Camp Ranch Road
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Jeannette Hinsdale
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Lynda Coon
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Alachua, FL 32615

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PO Box 2317
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Dr. Lee A. Niblock Niblock
12 SE 1st Street
Gainesville, FL 32601

John Amerson
2916 NE Jacksonville Rd
Ocala, FL 34479

Traci L. Gresham
P.O. Box 9
Alachua, FL 32616

Hernandez & Infante W/H
Owner Parcel ID: 04029-010-001,
04029-010-002
12724 NW 93rd PL
Alachua, FL 32615

Pam Conklin
Owner Parcel ID: 04029-010-003
12708 NW 93rd PL
Alachua, FL 32615

Don & Donna M Gocek
Owner Parcel ID: 04029-010-004
12624 NW 93rd PL
Alachua, FL 32615

John Donald Tyson
Owner Parcel ID: 04029-010-005
12604 NW 93rd PL
Alachua, FL 32615

Crumpton & Verner-Crumpton
Owner Parcel ID: 04029-010-006
P.O. Box 249
Alachua, FL 32615

Current Resident
Owner Parcel ID: 04029-010-006
12507 NW 93rd Pl
Alachua, FL 32615

Anthony G & Anna R Boggess
Owner Parcel ID: 04029-010-007
12401 NW 93rd PL
Alachua, FL 32615

Anthony G & Anna R Boggess
Owner Parcel ID: 04029-010-008
12405 NW 93rd PL
Alachua, FL 32615

Foundation for Environmental
Owner Parcel ID: 04029-100-000
1501 Chelsford St
St. Paul, MN 55108

State of FL ILF
Owner Parcel ID: 04023-001-000,
05967-000-000, 04036-001-000
3900 Commonwelath Blvd
Tallahassee, FL 32399

Trustee Brenes
Owner Parcel ID: 03968-004-000
11505 NW 112th Ave
Alachua, FL 32615

Brenda K Pickens
Owner Parcel ID: 03968-005-000
550 NW 58th St
Gainesville, FL 32607

Current Resident
Owner Parcel ID: 03968-005-000
11613 NW 112TH Ave
Alachua, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

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TCMOA
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Dan Rhine
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Alachua, FL 32615

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

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

Lynn Coullias
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Alachua, FL 32615

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

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

David Forest
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Alachua, FL 32615

Craig Parenteau
FL Department of Environmental Protection
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Gainesville, FL 32641

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

AFFIDAVIT FOR POSTED LAND USE SIGN

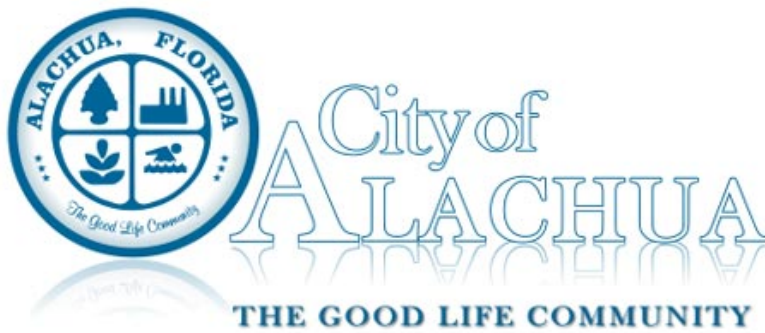
I Adam Hall, POSTED THE LAND USE
(Name)
SIGN ON 01/28/19 FOR THE Site Plan – SFHSP Shop Building
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.


(Signature)

1
(Number of signs)



Board/Committee Agenda Item

MEETING DATE: 2/12/2019

SUBJECT: Upland Industrial Park, Lots 2 - 5 Site Plan: A request by Daniel Young, P.E., LEED A.P., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Upland Properties of NCF, LLC, property owner, for consideration of a Site Plan for the construction of two (2) buildings, a ±23,439 square foot building and a ±26,682 square foot building, with associated drainage, paving, grading and infrastructure improvements, on a ±4.82 acre subject property, located on Lots 2 – 5 of Upland Industrial Park and at the terminus of NW 101st Drive; Tax Parcel Nos. 05964-002-002 through 05964-002-005 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the three (3) conditions provided in Exhibit “A” and located on page 19 of the February 12, 2019 Staff Report to the Planning & Zoning Board upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff’s recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the three (3) conditions provided in Exhibit “A” and located on page 19 of the February 12, 2019 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Daniel Young, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Upland Properties of NCF, LLC, property owner, for the consideration of a Site Plan to construct two (2) buildings, a ±23,439 square foot building and a ±26,682 square foot building, with associated drainage, paving, grading and infrastructure improvements. Future tenants of the proposed buildings are unknown, but are expected to be classified within the light manufacturing use type, with limited office use as part of a light manufacturing use.

The plat of Upland Industrial Park was recorded in 2008, and consists of a total of six (6) lots ranging in size from ±1.00 acres to ±1.50 acres, as well as a drainage area / common area, primarily comprised of a stormwater management facility (±1.40 acres), and a private roadway (NW 101st Drive, which provides access to the six (6) lots. A ±9,000 square foot building was constructed on Lot 1 in 2010, and a ±10,000 square foot building was constructed on Lot 6 in 2015. In 2016, the Future Land Use Map (FLUM) Designation and zoning of Lots 1 and 6 were amended from Industrial to Commercial and Light & Warehouse Industrial (ILW) to Commercial and Commercial Intensive (CI), respectively.

Lots 2 through 5 comprise the remaining undeveloped portion of Upland Industrial Park. There are presently no improvements on the subject property. Concurrent with this Site Plan application, the applicant submitted an application for a Minor Subdivision to reconfigure Lots 2 through 5 into a total of two (2) lots (the “Replat of Lots 2, 3, 4, & 5, Upland Industrial Park”). The reconfigured lot layout supports the development plan presented by this Site Plan application. Staff has proposed a condition which would require the replat to be recorded in the Official Records of Alachua County prior to submitting a building permit application for any building associated with this Site Plan.

The subject property is ±4.82 acres in size and is located at the terminus of NW 101st Drive, within Upland Industrial Park. Access to the subject property will be provided by three (3) ingress/egress connections to NW 101st Drive. This configuration permits service deliveries to enter through the center ingress connection, with circulation patterns around each building.

The proposed development will convey the development's stormwater runoff to an existing stormwater basin located north of the subject property. This stormwater basin has been previously permitted and was designed as a master system to serve Upland Industrial Park.

Section 2.4.9(G)(1) of the City's Land Development Regulations (LDRs), requires that a building permit be approved for the building within 12 months of the date of the Site Plan approval, unless the Site Plan development order is extended in accordance with Section 2.4.10(G)(2). If a building permit is approved for either building within this timeframe, a building permit must be approved for the second building within three (3) years of the date of the approval of the Site Plan.

ATTACHMENTS:

Description

- ☐ Staff Report & Staff Supporting Materials
- ☐ Upland Industrial Park Lots 2 - 5 Site Plan (Part 1 of 3)
- ☐ Upland Industrial Park Lots 2 -5 Site Plan (Part 2 of 3)
- ☐ Upland Industrial Park Lots 2 - 5 Site Plan (Part 3 of 3)
- ☐ Application & Supporting Materials
- ☐ Public Notice Materials for 02/12/19 PZB Hearing



City of Alachua

Planning & Community Development Department Staff Report

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

SUBJECT: A request for a Site Plan for the construction of two (2) buildings, a $\pm 23,439$ square foot building and a $\pm 26,682$ square foot building, with associated drainage, paving, grading and infrastructure improvements

APPLICANT/AGENT: Daniel Young, P.E., LEED A.P., CHW

PROPERTY OWNER: Upland Properties of NCF, LLC

LOCATION: Terminus of NW 101st Drive

PARCEL ID NUMBERS: 05964-002-002 – 05964-002-005

FLUM DESIGNATION: Industrial

ZONING: Light & Warehouse Industrial (ILW)

OVERLAY: N/A

ACREAGE: ± 4.82 acres

PROJECT PLANNER: Justin Tabor, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the February 12, 2019 Staff Report to the Planning & Zoning Board.

RECOMMENDED MOTION: *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the February 12, 2019 Staff Report to the Planning & Zoning Board.*

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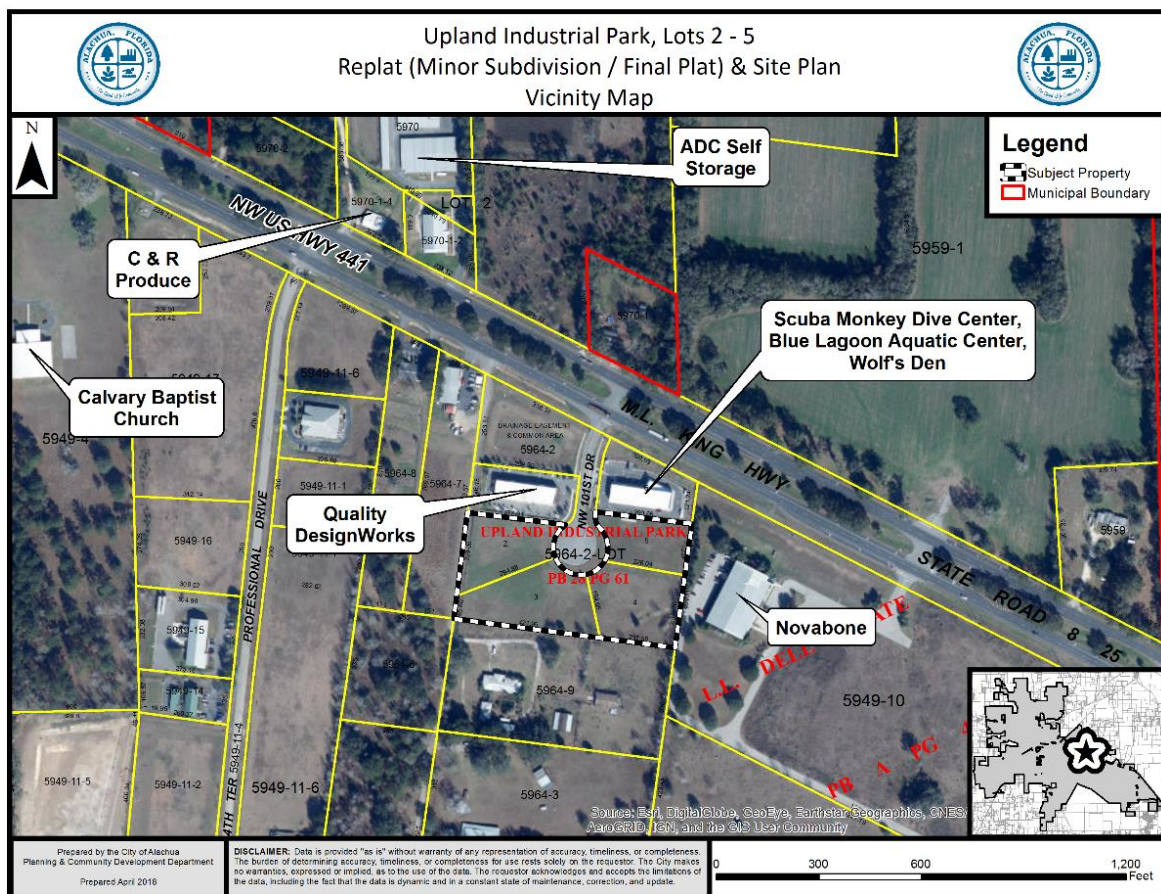
SURROUNDING USES

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

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Lots 1 and 6, Upland Industrial Park; Quality Design Works; Florida HOSA; American Forestry Management; Scuba Monkey Dive Center / Blue Lagoon Aquatic Center; Wolf's Den	Commercial	Commercial Intensive (CI)
South	Quay Acquisitions	Industrial	Light and Warehouse Industrial (ILW)
East	NovaBone	Industrial	Light and Warehouse Industrial (ILW)
West	Vacant Industrial Lands	Industrial	Light and Warehouse Industrial (ILW)

Map 1. Vicinity Map



NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on December 6, 2017, at the Alachua Branch of the 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 would provide for continued growth of industrial uses within the City.

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.

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

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

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
Office Showroom	150,000 sq.ft. maximum	None permitted	60% warehousing/ 20% retail showroom maximum	50% maximum
Multitenant	120,000 sq.ft.	None permitted	60%retail/ 40%warehousing	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 a variety of uses. It is expected that the use of the property would primarily consist of light industrial / multitenant uses.

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 would comply with all applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations. Upon completion of the development, approximately 32.04% of the subject property would consist of landscaped areas, which exceeds the minimum 30% area required by Policy 2.4.a.

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

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

Evaluation and Findings of Consistency with Objective 2.5 and Policy 2.5.a: The site plan indicates that following completion of the development, the subject property would 1.54 acres of open space (31.95% 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 would 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 would not adversely affect the level of service (LOS) standard of any monitored public facilities.

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

Evaluation and Findings of Consistency with Policy 9.1: The development is located within the City's utility service area and would 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 would not adversely affect the level of service for transportation facilities.

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

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

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

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

Evaluation and Findings of Consistency with Objective 1.1 and Policies 1.3.a, 1.3.d, 1.3.f, and 1.3.g: The site plan demonstrates that the development will comply with Objective 1.1 and Policies 1.3.a, 1.3.d, 1.3.f, and 1.3.g, which are implemented by the standards found within Section 6.1 of the City's Land Development Regulations. Required landscaping materials, pedestrian crossings, and connections would 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 would 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 development is located within the City's utility service area and would 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 would 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 development would convey the development's stormwater runoff to an existing stormwater basin north of the subject property. The stormwater basin was previously permitted and designed as a master system to serve Upland Industrial Park.

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

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

Evaluation and Findings of Consistency with Policy 4.1.b: The development is located within the City's utility service area and would 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 would not adversely affect the level of service for potable water facilities.

Conservation & Open Space Element

Policy 1.2.a:

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

Policy 1.3.e:

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

Evaluation and Findings of Consistency with Policy 1.2.a and 1.3.e: The development would have minimal impacts upon environmentally sensitive lands. Please reference the Environmental Conditions Analysis provided within this report for further review of specific features and environmental features.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to best available data, there are no wetlands located on the subject property. If any wetlands are identified on the subject property at a later time, these areas will be subject

to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

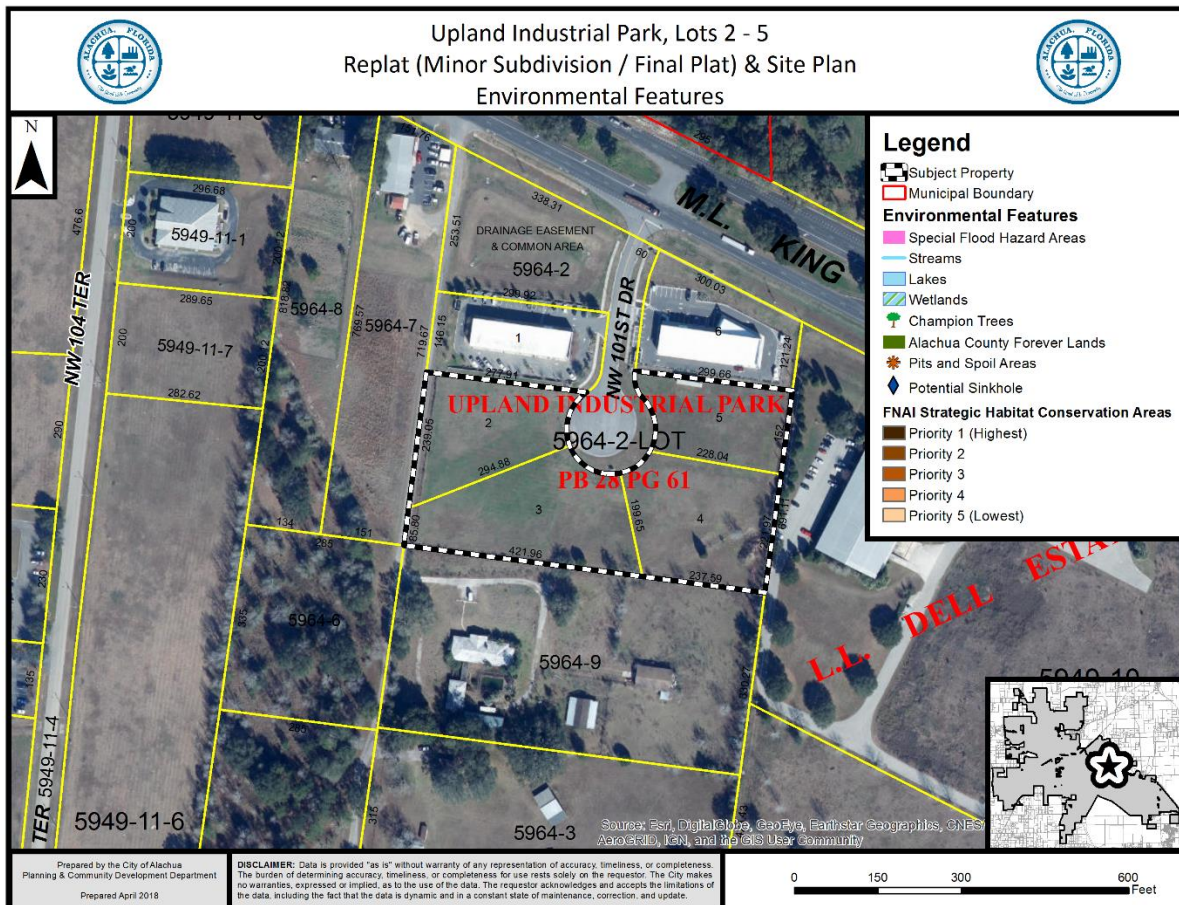
Evaluation: No wetlands have been identified on subject property therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

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

Map 2. Environmental Features



Regulated Plant & Animal Species

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

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

Soil Survey

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

There are two (2) soil types found on the subject property:

Arredondo Fine Sand (5% – 8% slopes)

Hydrologic Soil Group: A

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

Kendrick Sand (5% – 8% slopes)

Hydrologic Soil Group: A

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

Evaluation: There are no significant limitations for small commercial buildings, 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.)

The proposed buildings would be located within areas of the subject property located in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation: Since the proposed buildings would be located within areas of the subject property located in Flood Zone X (areas determined to be outside of the 500-year floodplain), there are no issues related to flood potential.

Karst-Sensitive Features

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

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

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

(1) *Consistency with Comprehensive Plan*

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

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

(2) *Use Allowed in Zone District*

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

Evaluation & Findings: The subject property is zoned Light & Warehouse Industrial (ILW). The site plan proposes the construction of two (2) buildings, a ±23,439 square foot building and a ±26,682 square foot building. Future tenants of the proposed buildings are unknown, however, it is anticipated that the uses within the buildings will be a type of use defined by the City's LDRs as "light manufacturing".

Article 10 of the City's LDRs defines "light manufacturing" as: "the mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors,

fumes, dust, glare, odor or vibration. Examples include, but are not limited to: production or repair of small machines or electronic parts and equipment; woodworking and cabinet building; publishing and lithography; computer design and development; research, development, testing facilities and laboratories; apparel production; sign making; assembly of prefabricated parts; manufacture of electric, electronic, or optical instruments or devices; manufacture and assembly of artificial limbs, dentures, hearing aids and surgical instruments; manufacture, processing, and packing of food products, cosmetics; and manufacturing of components, jewelry, clothing, trimming decorations and any similar item” (emphasis added).

Table 4.1-1 of the City’s LDRs establishes the allowable uses within each zoning district, and indicates that the ILW zoning district permits light manufacturing uses.

(3) *Zone District Use-Specific Standards*

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

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

(4) *Development and Design Standards*

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

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

(5) *Subdivision Standards*

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

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

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

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

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

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	Level of Service (LOS)
3/4 (106)	US Highway 441 (from NW 126 th Ave to SR 235)	4D	Principle Arterial	Urban	D
¹ Source: City of Alachua Comprehensive Plan, Traffic Circulation 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. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.					

Table 3. Potential Trip Generation

Land Use ¹	AADT (Enter/Exit) ²	AM Peak Hour (Enter/Exit) ²	PM Peak Hour (Enter/Exit) ²
General Light Industrial (ITE Code 110)	172 (86 / 86)	32 (28 / 4)	29 (5 / 24)
General Office Building (ITE Code 710)	149 (74 / 75)	22 (19 / 3)	22 (3 / 19)
Total	321 (160 / 161)	54 (47 / 7)	51 (8 / 43)
¹ Source: ITE Trip Generation, 10th Edition. ² Formulas: AADT – ITE Code 110: 4.96 trips per 1,000 square feet of floor area x 34,700 square feet (50% entering/50% exiting); AM Peak Hour – 0.92 trips per 1,000 square feet of floor area x 34,700 square feet (87% entering/13% exiting); PM Peak Hour – 0.83 trips per 1,000 square feet of floor area x 34,700 square feet (18% entering/82% exiting); ITE Code 710: 9.74 trips per 1,000 square feet of floor area x 15,300 square feet (50% entering/50% exiting); AM Peak Hour – 1.47 trips per 1,000 square feet of floor area x 15,300 square feet (88% entering/12% exiting); PM Peak Hour – 1.42 trips per 1,000 square feet of floor area x 15,300 square feet (18% entering/82% exiting);			

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

Traffic System Category	Segment 3/4 US Highway 441 (from NW 126 th Ave to SR 235) ¹
Average Annual Daily Trips	
Maximum Service Volume ²	45,700
Existing Traffic ³	18,579
Reserved Trips ⁴	1,425
Available Capacity ⁴	25,696
Increase in Daily Trips Generated by Development ⁵	321
Residual Capacity⁶	25,375
¹ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017). ⁴ Source: City of Alachua January 2019 Development Monitoring Report. ⁵ This application is for a Final Development Order. Concurrency will be reserved.	

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

Traffic System Category	Segment 3/4 US Highway 441 (from NW 126 th Ave to SR 235) ¹
PM Peak Trips	
Maximum Service Volume ²	4,110
Existing Traffic ³	1,765
Reserved Trips ⁴	199
Available Capacity ⁴	2,146
Increase in PM Peak Hour Trips Generated by Development	51
Residual Capacity⁵	2,095
¹ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. ³ Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017). ⁴ Source: City of Alachua January 2019 Development Monitoring Report. ⁵ This application is for a Final Development Order. Concurrency will be reserved.	

Evaluation: The impacts generated by the development would not adversely affect the Level of Service (LOS) of the roadway segment identified above. The impacts that would 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	51,675
Available Capacity	1,012,325
Projected Potable Water Demand from Application ³	3,758
Residual Capacity	1,008,567
Percentage of Permitted Design Capacity Utilized	56.15%
Sources: ¹ City of Alachua Public Services Department, March 2018 ² City of Alachua January 2019 Development Monitoring Report ³ Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 25,050 square feet.	

Evaluation: The impacts to the potable water system that would be generated by the development would not adversely affect the Level of Service (LOS) for potable water facilities. The impacts that would 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	615,000
Reserved Capacity ²	47,647
Available Capacity	765,353
Projected Sanitary Sewer Demand from Application ³	3,758
Residual Capacity	761,595
Percentage of Permitted Design Capacity Utilized	49.23%
Sources: ¹ City of Alachua Public Services Department, March 2018 ² City of Alachua January 2019 Development Monitoring Report ³ Source: Chapter 64E-6, Florida Administrative Code; 15 gallons per day per 100 square feet x 25,050 square feet.	

Evaluation: The impacts to the sanitary sewer system that would be generated by the development would not adversely affect the Level of Service (LOS) for sanitary sewer facilities. The impacts that would 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	4,672.39	852.71
Demand Generated by Application ³	602	110
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 January 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 would be generated by the development would not adversely affect the Level of Service (LOS) for solid waste facilities. The impacts that would 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
UPLAND INDUSTRIAL PARK
LOTS 2 – 5
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant agrees that the Replat of Lots 2, 3, 4, & 5, Upland Industrial Park, which was approved by the City Commission on February 11, 2019, shall be recorded in the Official Records of Alachua County, Florida prior to submitting a building permit application for any building associated with this Site Plan application and Development Order. In accordance with Section 2.4.10(G)(4) of the City's Land Development Regulations, the Replat shall be recorded within 30 days after is approval by the City Commission or it shall be null and void.
2. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
3. The applicant agrees that Conditions 1 – 2 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 3 as stated herein.

**EXHIBIT “B”
TO
UPLAND INDUSTRIAL PARK
LOTS 2 – 5
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

January 8, 2019

Also sent electronically 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: Upland Industrial Park Lots 2 – 5 Site Plan

Dear Mr. Young:

The City of Alachua has reviewed the revised application materials for the above referenced application, submitted on December 27, 2018, and finds that the materials address the Staff's review comments. As such, the application may now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide 13 *double-sided, three-hole punched, color sets* of the **complete** application package and plans and a digital copy of all materials in PDF format on a CD *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 **February 12, 2019** PZB meeting; therefore, the above referenced materials must be submitted to the City no later than **Tuesday, January 29, 2018**. Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 107 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Bryan Nazworth, Upland Properties of NCF, LLC (*by electronic mail*)
Project File



January 8, 2019

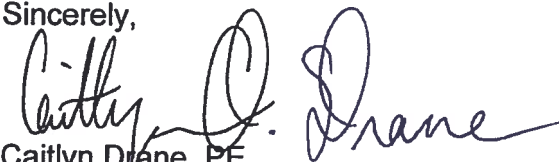
Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

Re: Review of Upland Industrial Park Lot 2, 3, 4, and 5 Site Plan

Dear Mr. Tabor,

Thank you for the opportunity to review the Upland Industrial Park Lot 2, 3, 4, and 5 Site Plan. Our comments have been satisfied. If you have any questions, please contact my office at 352-373-3541.

Sincerely,



Caitlyn Drane, PE
Project Manager



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 12, 2018

Also sent by electronic mail to johnm@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 November 29, 2018: Upland Industrial Park, Lots 2 – 5 Site Plan

Dear Mr. Young:

On November 29, 2018, the City of Alachua received your revised application and materials for the Upland Industrial Park, Lots 2 – 5 Site Plan and Replat. The revised application and materials were submitted to address the comments issued in a letter dated September 6, 2018, and issued at the project's Development Review Team (DRT) Meeting, held on April 23, 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 Thursday, December 27, 2018**. A total of four (4) copies of the **complete** application package (i.e., all application materials and attachments) and a CD containing a PDF of **all** application materials must be provided by this date.

Please address the following:

1. **Compliance with Section 6.1, Off-Street Parking and Loading Standards (and Traffic Circulation)**
 - a. ...Office space is only permitted as a limited / accessory type use within the Industrial FLUM Designation, such as an accessory use to light manufacturing. Parking criteria for each use type are established in Table 6.1-1....

Remaining Issues: Offices (as a principle use) are not permitted in ILW zoning. Parking requirements must be calculated using the parking standard for the principle use of the property / building. The principle use must be a permitted use in the zoning district of the property, and must use the using the parking standard for the permitted principle use, as set forth in Table 6.1-1.

The "light manufacturing" use type is permitted in ILW zoning. This use type permits offices as a part of the use. Table 6.1-1 establishes a parking standard of 1 space per 350 square feet of floor area for the office portion of a light manufacturing use.

The applicant's response letter states "the office space reflects the office and business component of the industrial operation of the tenants." As noted above, offices as a part of a permitted industrial use type, such as light manufacturing, is permitted in the ILW zoning district, however, the parking calculation must be as set forth in Table 6.1-1 for the light manufacturing use type. Revise parking calculations accordingly.

2. Compliance with Section 6.2, Tree Protection / Landscape / Xeriscape Standards

- c. Shrubs not provided within interior parking lot landscape islands. Per Section 6.2.2(D)(2)(a)(iii), shrubs shall be required at the minimum rate of ten shrubs per canopy or ornamental/understory tree. Revise accordingly.

Remaining Issues: Comment was not addressed. No shrubs are provided within interior parking lot landscape islands. Revise accordingly.

- f. Section 6.2.3(B) requires sides of waste receptacle screens providing service to be gated, and for such gates to be constructed of a material consistent with screening material used on all other sides of the receptacle. Architectural plans note gate to be constructed of "decorative wood slats or chain link with vinyl slats". Chain link / vinyl slats are not consistent with proposed stucco screen wall. Revise accordingly.

Remaining Issues: Comment was not addressed. Sheet A310 still states "decorative vertical wood slats or chain link with vertical vinyl slats". Revise accordingly.

8. Miscellaneous / General Comments

- d. C0.00: Note 11 – Note should state that uses "shall be" consistent with the uses permitted in ILW zoning. "Proposed Possible Uses" is also not necessary, given the statement which proceeds this information.

Remaining Issues: There is a typographical error in the revised statement.

Additional Comments Based Upon 8/9/2018 Plans

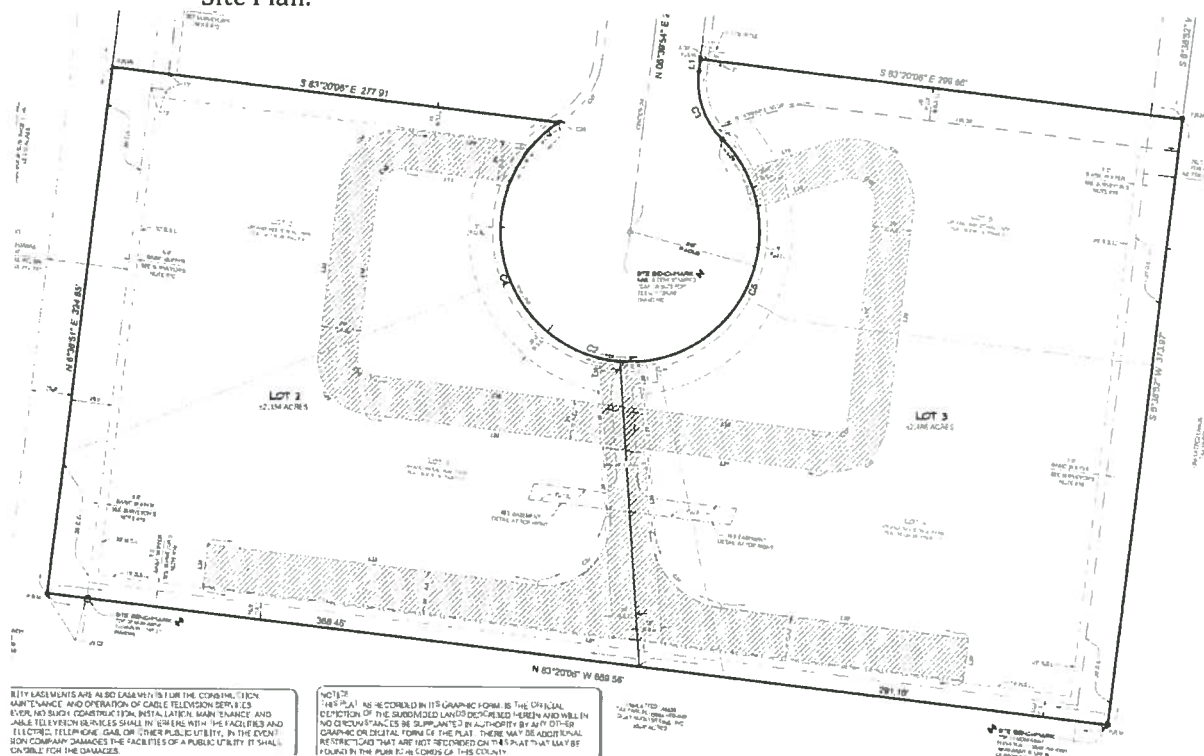
5. Sheet C1.20: Correct the location of ADA accessible path / sidewalk from ROW to building on Lots 4 – 5.

Remaining Issues: ADA accessible path and sidewalk are do not align. Revise accordingly

Additional Comments Based Upon 11/29/2018 Plans

1. The applicant must address the comments provided by Caitlyn Drane, P.E., of EDA Engineers – Surveyors – Planners, Inc., in a letter dated December 11, 2018.
2. There are inconsistencies between civil sheets. For example, some civil sheets depict 2 bicycle racks on Lots 4 – 5, but other sheets depict 6 racks. Ensure all plan sheets are consistent with one another and notes throughout the plan set are revised as needed.
3. Sheet C0.00: A "Required Bicycle Parking" section has been added under Note 3, Parking Calculations. This section states no bicycle parking is required for Lots 2 – 3. However, bicycle parking is required for Lots 2 – 3. The rate of provision, per Section 6.1.4(D)(1)(a), is one bicycle space for every 10 required parking spaces. Revise note to reflect bicycle parking requirements.
4. Sheet C0.00: Setbacks.
 - a. Setbacks are not consistent with those shown on companion Replat of Lots 2 – 5. See image below.

- b. Setback notes a side setback "along NW 101st Drive". This is the front setback for the proposed development.
- c. Setbacks include a rear setback "from adjacent Lot 5". Lot 5 is part of the proposed Site Plan.



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

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachment: Letter from Caitlyn Drane, P.E., of EDA Engineers – Surveyors – Planners, Inc., dated December 11, 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)
 Bryan Nazworth, Upland Properties of NCF, LLC (by electronic mail)
 Project File

December 11, 2018

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616



Re: Upland Industrial Park, Lots 2-5 - Site Plan

Dear Mr. Tabor,

Thank you for the opportunity to review the Upland Industrial Park, Lots 2-5 - Site Plan.
Please find my comments below:

Comments:

Sheet C0.20

1. Fill out the Stormwater Pollution Prevention Plan Notes. The sheet as submitted shows "?????????????" in many locations.

Sheets C2.01/C2.02 (Sheet #s Changed to C2.10/C2.11)/Stormwater Management Report – Addendum 1

1. Per Previous Comment: *Provide stormwater pipe calculations to demonstrate that the existing inlets and pipes in NW 101st Drive can accommodate the runoff generated by the proposed development. The permitted drainage area from ERP #209863-2 shows contours indicating that a portion of the site would have been collected and piped along the western property line. The proposed project shows that the entire site would be sheet flowed into the street and collected by the inlets within the road. Provide calculations for the proposed conditions showing that the existing inlets/pipes have the capacity to serve the entire development as is shown in the plans. Include a sub-drainage area exhibit showing the drainage areas going to each inlet.*

It is noted that pipe calculations were included. The calculations provided did not address the proposed piping. Provide pipe calculations for the piping from the most upstream inlet to the existing mitered end section within the existing basin. It appears that there should be two sets of calculations, S-11 to the existing MES and then the proposed S-13 to the other existing mitered end section.

The calculations should demonstrate that the proposed pipes are sized adequately and that the system they are being connected to has sufficient capacity for the pipes to be connected.

The revised Stormwater Management Report - Addendum 1 should include a copy of the sub-drainage areas going to each inlet, a print out of the plan view, and a copy of the results printed in FDOT format.

2. *Per previous comment: Are the inlets on Lot 6 designed to accommodate the drainage from the proposed site? Provide calculations that demonstrate that the inlets can handle the additional runoff. Is there a Drainage Easement to allow the proposed site to discharge onto the adjacent property? The calculations submitted do not address these inlets. Provide calculations for the proposed conditions. Include a sub-drainage area map showing the drainage areas going to each inlet.*

Provide a copy of the plan view from the Hydraflow model with the pipe calculations. The exhibit was not attached to the calculations.

Sheet C2.33

1. On Typical Retaining Wall Section A-A and B-B, label the side slopes of the proposed swale, the min depth of the proposed swale, and the minimum width of the proposed swale.

If you have any questions, please contact my office at 352-373-3541.

Sincerely,



Caitlyn Drane, P.E.
Project Manager

Zimbra

ju_tabor@cityofalachua.org

Upland

From : John Maxfield <JohnM@chw-inc.com>

Tue, Nov 27, 2018 02:15 PM

Subject : Upland

 1 attachment

To : Justin Tabor <jtabor@cityofalachua.org>

Justin – can you put the drawings at the front desk in the next hour. We'll come by around 3:15 and pick them up. We'll get the updated sets back to you this afternoon along with the updated CD.

JOHN MAXFIELD, PE | Senior Engineer

t: (352) 331-1976 ext 142 | **c:** (352) 672-0227

e: johnm@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

PLANNING DESIGN SURVEYING ENGINEERING CONSTRUCTION

RE: Upland**From :** John Maxfield <JohnM@chw-inc.com>

Mon, Nov 19, 2018 09:41 AM

Subject : RE: Upland 1 attachment**To :** Justin Tabor <jtabor@cityofalachua.org>**Cc :** Kathy Winburn <kwinburn@cityofalachua.org>, Aaron Hickman <AaronH@chw-inc.com>

Thanks, Justin. I was working off information from our office regarding the schedule. We must just have an internal schedule based on what we believe it may take to make the meeting. I have a couple of updated architectural drawings that show the fire walls and I also will bring by an updated cover sheet that addresses the comment about the bicycle parking (although we have the required bicycle parking shown on the drawings) that I will have brought over later today.

As far as the plat goes, Tommy is no longer with CHW and Aaron Hickman (copied on this email) has picked up this project. I'll forward the comments to him to address.

JOHN MAXFIELD, PE | Senior Engineer
t: (386) 518-5142 | c: (352) 672-0227
e: johnm@chw-inc.com
w: www.chw-inc.com

From: Justin Tabor <jtabor@cityofalachua.org>**Sent:** Monday, November 19, 2018 8:19 AM**To:** John Maxfield <JohnM@chw-inc.com>**Cc:** Thomas Bon <tommyb@chw-inc.com>; Kathy Winburn <kwinburn@cityofalachua.org>**Subject:** Re: Upland

John,

We received the revised application and materials for the Upland site plan on Thursday, 11/15. I'm not sure where the date of 11/15 to resubmit for the 1/8 PZB was derived, but we will review the revised application and materials and let you know if there are any remaining comments to address in order for the application to be able to be scheduled for a public hearing.

As we've discussed previously, the City Commission must first approve the replat of Lots 2 - 5 before the PZB can consider the site plan. There were 2 comments sent by email to Tommy on 10/23 which need to be addressed in order for the replat to be scheduled for a public hearing. I haven't received a response to these comments. Given notice requirements, we are unable to schedule the replat for the 12/10 City Commission Meeting. Due to the holidays, the City Commission meets only once in December; the next meeting after the 12/10 meeting will be 1/14/19.

For convenience, the 2 remaining comments on the replat application are below. I have also attached the replat submitted on 10/18 with comments to further explain the second comment below:

- **Updated Title Opinion:** The response received on 10/18/18 states the updated title opinion letter has been requested and will be provided as soon as it is received. This must be received and deemed to meet the requirements of the City's LDRs and Chapter 177, F.S., before the item can be scheduled for a hearing.
- **Cross Access Easement:** It is unclear on the plat if the Cross Access Easement covers the area near the south end of the cul-de-sac (as shown on the proposed Site Plan). This should be clarified through call outs or other means that clearly indicate the Cross Access Easement extends over the area and connects to the Cross Access Easement extending east / west south of the cul-de-sac. There are also lines that depict the Cross Access Easement that cross, and could be clarified to reduce confusion between the Cross Access Easement and the PUE in the same area. See the attached drawing with notes.

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: "John Maxfield" <JohnM@chw-inc.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Sent: Thursday, November 15, 2018 12:51:00 PM
Subject: Upland

Justin – we are working to resubmit Upland today but I just got a curve ball thrown at me by the architect. If we don't get this submitted to you until Monday morning, can you still get the staff report ready by 12/12 for a P&Z hearing on 1/8? Alternatively, can I submit everything today and submit a revision to the fire flow on Monday once we get things resolved with the architect? Let me know as soon as you can. Thanks.

JOHN MAXFIELD, PE | Senior Engineer
t: (352) 331-1976 ext 142 | **c:** (352) 672-0227
e: johnm@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
PLANNING DESIGN SURVEYING ENGINEERING CONSTRUCTION

RE: Upland resubmittal

From : John Maxfield <JohnM@chw-inc.com>
Subject : RE: Upland resubmittal
To : Justin Tabor <jtabor@cityofalachua.org>

Wed, Sep 19, 2018 09:59 AM

1 attachment

Let me check on that. I'll let you know about the replat.

JOHN MAXFIELD, PE | Director of Land Development
t: (386) 518-5142 | c: (352) 672-0227
e: johnm@chw-inc.com
w: www.chw-inc.com

From: Justin Tabor [mailto:jtabor@cityofalachua.org]
Sent: Wednesday, September 19, 2018 9:56 AM
To: John Maxfield <JohnM@chw-inc.com>
Subject: Re: Upland resubmittal

John,

Thank you for the update. Is this applicable to the replat as well? Resubmitting the site plan (and replat) next week should not affect the timing of the site plan public hearing. The replat will need to go to the Commission first, which is the reason for my inquiry about resubmitting that application.

Sincerely,

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

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From: "John Maxfield" <JohnM@chw-inc.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Sent: Wednesday, September 19, 2018 9:16:55 AM
Subject: Upland resubmittal

Justin – due to some conflicting submittals, we will not be able to resubmit by 9/20 as requested in your letter. We will resubmit sometime next week. Let me know if that is a problem. Thanks.

JOHN MAXFIELD, PE | Director of Land Development
t: (352) 331-1976 ext 955 | c: (352) 672-0227
e: johnm@chw-inc.com
w: www.chw-inc.com



JACKSONVILLE.GAINESVILLE.OCALA
t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
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t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
PLANNING DESIGN.SURVEYING ENGINEERING.CONSTRUCTION



City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: September 13, 2018

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

RE: Upland Industrial Park (Lots 2-5) (Replat)

Public Services have reviewed the Upland Industrial Park (Lots 2- 5) Replat Plans and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	No Comments
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

September 6, 2018

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

John Maxfield
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Review of Revised Application & Materials, Dated August 9, 2018: Upland Industrial Park,
Lots 2 – 5 Site Plan

Dear Mr. Maxfield:

On August 16, 2018, the City of Alachua received your revised application and materials for the Upland Industrial Park, Lots 2 – 5 Site Plan and Replat. The revised application and materials were submitted to address the comments issued at the project's Development Review Team (DRT) Meeting, held on April 23, 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 Thursday, September 20, 2018**. A total of four (4) copies of the **complete** application package (i.e., all application materials and attachments) and a CD containing a PDF of **all** application materials must be provided by this date.

Please address the following:

1. **Compliance with Section 6.1, Off-Street Parking and Loading Standards (and Traffic Circulation)**
 - a. The applicant has utilized a parking standard of 1 space per 300 square feet of floor area for office space (30% of each building). Per Table 6.1-1, the parking standard for all office use types is 1 space per 330 square feet of floor area. Revise accordingly.

Remaining Issues: Comment was not addressed. Parking calculation on Sheet C0.00 still states 1 space per 300 square feet of floor area. Also note, uses which are comprised exclusively of an office are not permitted in ILW. (ALSO NOTE: Office space is only permitted as a limited / accessory type use within the Industrial FLUM Designation, such as an accessory use to light manufacturing. Parking criteria for each use type are established in Table 6.1-1. The applicant should reference the parking criteria for light manufacturing, as this parking standard is more applicable to the permitted uses within the FLUM / zoning of the property.)
 - b. "Light industrial" is not a use type established in Table 6.1-1. The intended use type may be "light manufacturing". Revise the use type identified on Sheet C0.00 to identify the correct use type.

Remaining Issues: Comment was not addressed. Plans state "light industrial portion". A use type, permitted in the ILW zoning district per Table 4.1-1, and utilizing the parking standards set forth in Table 6.1-1, must be utilized for parking calculations.

- d. The circulation pattern for waste collection restricts the ability of trucks to circulate around the building. Circulation pattern of the site must accommodate waste collection trucks. Provide AutoTurn simulation demonstrating an acceptable traffic flow for waste collection.

Remaining Issues: Configuration and circulation patterns for waste collection has been revised, however, notes remain on the plans stating "*pickup via contra flow*." Note is no longer applicable.

2. **Compliance with Section 6.2, Tree Protection / Landscape / Xeriscape Standards**

- c. Shrubs not provided within interior parking lot landscape islands. Per Section 6.2.2(D)(2)(a)(iii), shrubs shall be required at the minimum rate of ten shrubs per canopy or ornamental/understory tree. Revise accordingly.

Remaining Issues: Comment was not addressed. No shrubs are provided within interior parking lot landscape islands. Revise accordingly.

- f. Section 6.2.3(B) requires sides of waste receptacle screens providing service to be gated, and for such gates to be constructed of a material consistent with screening material used on all other sides of the receptacle. Architectural plans note gate to be constructed of "decorative wood slats or chain link with vinyl slats". Chain link / vinyl slats are not consistent with proposed stucco screen wall. Revise accordingly.

Remaining Issues: Comment was not addressed. Sheet A310 still states "*decorative wood slats or chain link with vinyl slats*". Revise accordingly.

3. **Compliance with Section 6.3, Fencing Standards**

- b. Portions of the chain link fence proposed along the top of the retaining wall south of the drive aisle near the south property line will be visible from NW 101st Drive. Chain link (galvanized) is prohibited when visible from the right of way. Black or green vinyl coated is permitted (except when visible from an arterial or collector road). Please address.

Remaining Issues: Comment was not addressed. Cross sections on Sheet 0.15 do not indicate vinyl coated chain link as stated by applicant in response letter. Revise accordingly.

4. **Compliance with Section 6.4, Exterior Lighting Standards**

- a. Pole-mounted light fixtures are proposed to be mounted at 25'. Per Section 6.4.5(A), maximum height of light fixtures for the proposed development is 15'. Revise accordingly.
 - i. Also note the maximum mounted height of light fixtures along the retaining wall must not exceed 15'.

Remaining Issues: Correct note 1 on Sheet E-1, under Fixture and Photometric Notes, which states "[p]roposed lights shall be mounted at 25 ft afg..."

- c. Provide cut sheets for each proposed light fixture. Cut sheets for wall lights must demonstrate how the proposed wall light fixtures will comply with Section 6.4.4(A) (fully shielded luminaires, such as shoebox or can-style fixtures).

Remaining Issues: Comment was not addressed. Provide cut sheets of wall mounted lights demonstrating the fixtures shall have fully shielded luminaires, such as shoebox or can-style fixtures.

5. Comprehensive Plan Consistency

- a. The applicant must address compliance with Policy 1.2.b of the Transportation Element, which requires a minimum 100 feet between ingress/egress points.

Remaining Issues: The applicant's response is noted. The applicant states in its response that, per FDOT Standard Index No. 515, the measurement of spacing between access points excludes transition tapers, and that the distance is measured along the arc of the cul-de-sac. The applicant further states in its response that FDOT Standard Index No. 515 is attached to the response. The Index was not attached or included within application materials. Staff reviewed FDOT Standard Index No. 515, and was unable to identify the section(s) of the Index which the applicant is referencing.

Please identify the specific section(s) of FDOT Standard Index No. 515 which are being referenced in the 8/9/18 response letter. In addition, provide a measurement, either on the site plan or as a separate exhibit, which dimensions the distance between each access point.

6. Concurrency Impact Analysis

- a. References within the Concurrency Impact Analysis to NW US Highway 441 also identify the highway as "NW 13th Street". This title is not applicable to the portion of NW US Highway 441 proximate to the subject property. Revise accordingly.

Remaining Issues: The revision was made to the Concurrency Impact Analysis, however, the analysis submitted with Site Plan application materials is the analysis for the companion Minor Subdivision / Final Plat (replat) application.

7. Comprehensive Plan Consistency Analysis

- a. References within the Comprehensive Plan Consistency Analysis to NW US Highway 441 also identify the highway as "NW 13th Street". This title is not applicable to the portion of NW US Highway 441 proximate to the subject property. Revise accordingly.

Remaining Issues: The revision was made to the Comprehensive Plan Consistency Analysis, however, the analysis submitted with Site Plan application materials is the analysis for the companion Minor Subdivision / Final Plat (replat) application.

- b. Please clarify within the Comprehensive Plan Consistency Analysis the stated uses, and the square footage associated with such uses, are potential uses/area. If a tenant(s) or a definitive use is known, please clarify within the application the known use(s).

Remaining Issues: Comment was not addressed.

8. Miscellaneous / General Comments

- b. Sheet C0.15: Section C-C labeled as "Typical Retaining Wall Section C-C". No retaining wall depicted for Typical Section C-C.

Remaining Issues: Comment was not addressed.

- d. Sheet C0.00: Setbacks reflect information not applicable to Lots 2 – 5 (i.e., front setback from US 441; side setbacks along NW 101st Drive. In addition, the setbacks as stated are not consistent with those as per the recorded plat and the proposed replat. Revise accordingly.

Remaining Issues: Comment was not addressed.

- e. C0.00: Note 11 – Note should state that uses “shall be” consistent with the uses permitted in ILW zoning. “Proposed Possible Uses” is also not necessary, given the statement which proceeds this information.

Remaining Issues: Comment was not addressed.

- g. Sheet C0.10: General Note 14 – reference to “Alachua County Environmental Protection Department” should be changed to the “Landscape Architect for the Project”.

Remaining Issues: Comment was not addressed. The project is in the City of Alachua, and as such the reference to Alachua County EPD is not applicable given the purpose of the note.

9. **Outside Engineering Review Comments**

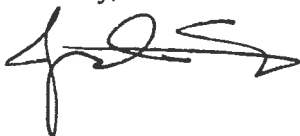
- c. The applicant must address the comments provided by Caitlyn Drane, P.E., of EDA Engineers – Surveyors – Planners, Inc., in a letter dated August 30, 2018.

Additional Comments Based Upon 8/9/2018 Plans

1. Sheet C0.00 indicates there are 44 parking spaces provided for Lots 2 – 3. There are 47 parking spaces shown on the plans. Revise accordingly.
2. Accessible parking requirements have been considered based upon the total number of parking spaces for the entire project. The development will be comprised of two separate lots (proposed Lots 2 and 3 by the companion replat) and may not remain in common ownership. Accessible parking should therefore, be considered for each lot independent of one another. This would require 1 additional accessible space on current Lots 4 – 5.
3. Bicycle parking is required for Lots 4 – 5 per Section 6.1.4(D)(1). The rate of provision, per Section 6.1.4(D)(1)(a), is one bicycle space for every 10 required parking spaces. Sheet C0.00 notes bicycle parking is not required. Revise accordingly.
4. Sheets C1.01, C1.02: Confirm number of bike racks in call-out.
5. Sheet C1.20: Correct the location of ADA accessible path / sidewalk from ROW to building on Lots 4 – 5.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

Attachment: Letter from Caitlyn Drane, P.E., of EDA Engineers – Surveyors – Planners, Inc., dated August 30, 2018

cc: Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Tommy Bon, PSM, CHW, Inc. (*by electronic mail*)
Bryan Nazworth, Upland Properties of NCF, LLC (*by electronic mail*)
Project File

Upland Industrial Park, Lots 2 - 5 Replat & Site Plan

From : Justin Tabor <jtabor@cityofalachua.com>

Mon, Aug 13, 2018 03:10 PM

Subject : Upland Industrial Park, Lots 2 - 5 Replat & Site Plan

To : John Maxfield <JohnM@chw-inc.com>, Thomas Bon <tommyb@chw-inc.com>

John, Tommy,

On Thursday, 8/9, we received the revised application and materials for the Upland Industrial Park, Lots 2 - 5 Site Plan. It does not appear, however, that the revised application and materials for the companion replat were submitted.

Could you advise of the status of submitting the revised replat application? For the Site Plan to move forward to a public hearing, it is important that the replat be resubmitted, as it will need to go to the Planning & Zoning Board and City Commission prior to the Site Plan.

Please contact me if you have any questions.

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

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RE: Completeness Review: Alachua Towne Centre Parcel D-2 Site Plan

From : John Maxfield <JohnM@chw-inc.com>
Subject : RE: Completeness Review: Alachua Towne Centre Parcel D-2 Site Plan
To : Justin Tabor <jtabor@cityofalachua.org>
Cc : kwinburn <kwinburn@cityofalachua.org>

Tue, Jul 31, 2018 02:15 PM

Yes – we are working diligently to get Upland submitted this week. I believe we have responded to all the comments but just need to go back through it to make sure we have everything.

JOHN MAXFIELD, PE | Director of Land Development
t: (386) 518-5142 | c: (352) 672-0227
e: johnm@chw-inc.com
w: www.chw-inc.com

From: Justin Tabor [mailto:jtabor@cityofalachua.org]
Sent: Tuesday, July 31, 2018 2:12 PM
To: John Maxfield <JohnM@chw-inc.com>
Cc: kwinburn <kwinburn@cityofalachua.org>
Subject: Re: Completeness Review: Alachua Towne Centre Parcel D-2 Site Plan

John,

Thanks for the response.

On another note, is there any activity on Upland Industrial Park Lots 2 - 5 Replat and Site Plan? We issued comments on April 23. Usually after 6 months of no activity we request the applicant to withdraw if the project is not moving forward. We're about half way through that time period for these two applications.

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

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From: "John Maxfield" <JohnM@chw-inc.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Cc: "kwinburn" <kwinburn@cityofalachua.org>
Sent: Tuesday, July 31, 2018 11:35:14 AM
Subject: RE: Completeness Review: Alachua Towne Centre Parcel D-2 Site Plan

Justin – thanks for the follow up. We are working on this but are a bit tangled up with a couple of other submittals. I hope to have it resubmitted within the next couple of weeks – certainly before the 45 days.

JOHN MAXFIELD, PE | Director of Land Development
t: (386) 518-5142 | c: (352) 672-0227
e: johnm@chw-inc.com
w: www.chw-inc.com

From: Justin Tabor [mailto:jtabor@cityofalachua.org]
Sent: Tuesday, July 31, 2018 11:26 AM
To: John Maxfield <JohnM@chw-inc.com>

Cc: Kathy Winburn <kwinburn@cityofalachua.org>

Subject: Re: Completeness Review: Alachua Towne Centre Parcel D-2 Site Plan

Hello John,

Could you please update me on the status of resubmitting this application? As a reminder, an applicant must respond to completeness comments within 45 calendar days. If a response is not received within this time frame, the application is considered to be withdrawn.

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

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From: "Justin Tabor" <jtabor@cityofalachua.com>

To: "John Maxfield" <JohnM@chw-inc.com>

Cc: "Kathy Winburn" <kwinburn@cityofalachua.com>, "Adam Hall" <ad_hall@cityofalachua.org>

Sent: Thursday, July 12, 2018 4:04:02 PM

Subject: Completeness Review: Alachua Towne Centre Parcel D-2 Site Plan

John,

Please find attached a letter in reference to the completeness review of the Site Plan application for Alachua Towne Centre Parcel D-2. Please advise if you would like the materials submitted on 7/9/18 returned so revised materials may be substituted.

If you have any questions, please feel free to contact me.

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

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City of Alachua

TRACI L. GRESHAM
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: May 10th, 2018

TO: Kathy Winburn, AICP
Planning & Community Development Director

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

RE: Upland Industrial Park (Lots 2-5)
Minor Subdivision/Final Plat
Site Plans

Public Services have reviewed the Upland Industrial Park (Lots 2- 5), Minor Subdivision/Final Plat, Site Plans and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	General Note: Easements; - sheet C3.00 Easement (PUE) on lot #5 to include existing pad mounted transformer. This transformer (<i>located northeast transformer on cul-de-sac</i>) does not fall within the 20-ft easement annotated for the potable water line. Underground primary between existing transformers to remain within PUE. Provide easement annotate drawings accordingly. [Approved as Noted]
2.	General Note: Irrigation; - sheet C3.00 Provide an irrigation meter per lot. Relocate and provide irrigation meter near bank of meters. [Approved as Noted]
END OF COMMENTS	

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

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

RE: DRT Meeting Summary: Upland Industrial Park, Lots 2 - 5 Site Plan

From : John Maxfield <JohnM@chw-inc.com>
Subject : RE: DRT Meeting Summary: Upland Industrial Park, Lots 2 - 5 Site Plan
To : Justin Tabor <jtabor@cityofalachua.org>
Cc : kwinburn <kwinburn@cityofalachua.org>, Thomas Bon <tommyb@chw-inc.com>

Mon, May 07, 2018 01:16 PM

Understood. I'll keep you updated if anything changes.

JOHN MAXFIELD, PE | Director of Land Development
t: (386) 518-5142 | c: (352) 672-0227
e: johnm@chw-inc.com
w: www.chw-inc.com

From: Justin Tabor [mailto:jtabor@cityofalachua.org]
Sent: Monday, May 07, 2018 12:11 PM
To: John Maxfield <JohnM@chw-inc.com>
Cc: kwinburn <kwinburn@cityofalachua.org>; Thomas Bon <tommyb@chw-inc.com>
Subject: Re: DRT Meeting Summary: Upland Industrial Park, Lots 2 - 5 Site Plan

John,

Thank you for the update. It is acceptable to take the additional time, with the understanding of course that public hearing schedules will be affected by the delay.

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

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From: "John Maxfield" <JohnM@chw-inc.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Cc: "kwinburn" <kwinburn@cityofalachua.org>, "Thomas Bon" <tommyb@chw-inc.com>
Sent: Monday, May 7, 2018 11:35:08 AM
Subject: RE: DRT Meeting Summary: Upland Industrial Park, Lots 2 - 5 Site Plan

Justin – sorry for not getting back with you. The architect is pretty booked so I don't expect anything back from him for another 2 weeks. I'm hoping to have the lighting information this week. We are pretty close to complete but need a bit more time to resolve the issue with the dumpster. Tommy's resubmittal is tied up with our decisions so he will resubmit when we do. I hope it's OK if we run longer. Let me know.

JOHN MAXFIELD, PE | Director of Land Development
t: (386) 518-5142 | c: (352) 672-0227
e: johnm@chw-inc.com
w: www.chw-inc.com

From: Justin Tabor [mailto:jtabor@cityofalachua.org]
Sent: Monday, May 07, 2018 11:22 AM
To: John Maxfield <JohnM@chw-inc.com>
Cc: Kathy Winburn <kwinburn@cityofalachua.org>; Thomas Bon <tommyb@chw-inc.com>
Subject: Re: DRT Meeting Summary: Upland Industrial Park, Lots 2 - 5 Site Plan

John,

The resubmittal date for the site plan and replat was last Thursday. Checking in with you to see if you can update me on the status of the resubmittal.

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

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From: "Justin Tabor" <jtabor@cityofalachua.com>

To: "John Maxfield" <JohnM@chw-inc.com>

Cc: "Kathy Winburn" <kwinburn@cityofalachua.com>, "Adam Hall" <ad_hall@cityofalachua.org>, "Thomas Bon" <tommyb@chw-inc.com>

Sent: Monday, April 23, 2018 12:22:00 PM

Subject: DRT Meeting Summary: Upland Industrial Park, Lots 2 - 5 Site Plan

John,

Please see the attached letter in reference to today's DRT Meeting for the Site Plan application for Upland Industrial Park, Lots 2 - 5. Should you have any questions, please feel free to contact me.

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

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City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 23, 2018

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

John Maxfield
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Development Review Team (DRT) Summary for: Upland Industrial Park, Lots 2 – 5 Site Plan

Dear Mr. Maxfield:

The application referenced above was reviewed at our April 23, 2018 Development Review Team (DRT) Meeting. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, May 3, 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*.

As discussed at the DRT Meeting, please address the following insufficiencies:

Site Plan Review Comments

1. **Compliance with Section 6.1, Off-Street Parking and Loading Standards (and Traffic Circulation)**
 - a. The applicant has utilized a parking standard of 1 space per 300 square feet of floor area for office space (30% of each building). Per Table 6.1-1, the parking standard for all office use types is 1 space per 330 square feet of floor area. Revise accordingly.
 - b. "Light industrial" is not a use type established in Table 6.1-1. The intended use type may be "light manufacturing". Revise the use type identified on Sheet C0.00 to identify the correct use type.
 - c. Identify location of and dimension minimum required off-street loading spaces in accordance with minimum standards per Section 6.1.5 (minimum 1 space for Lots 2 – 3, 2 spaces for Lots 4 – 5).
 - d. The circulation pattern for waste collection restricts the ability of trucks to circulate around the building. Circulation pattern of the site must accommodate waste collection trucks. Provide AutoTurn simulation demonstrating an acceptable traffic flow for waste collection.

- e. "Do Not Enter" signs are called out on Sheets C1.01 and C1.02 at the drive aisle between the proposed lots, however, pavement markings indicate traffic is intended to be able to enter through drive aisle. Please address.
- f. For Lots 4 – 5, Sheet C0.00 notes a maximum of 54 parking spaces, however, the calculations above do not equal 54 spaces. Please correct.

2. Compliance with Section 6.2, Tree Protection / Landscape / Xeriscape Standards

- a. Section 6.2.2(D)(1)(c) requires three canopy trees per acre on the primary or street facing side plus an additional four canopy trees for every 100 lineal feet of façade, planted in front of the façade. Calculations for site landscaping, primary side canopy trees, on Sheet LS-1 over-count the number of trees provided given the building façade requirements of the same section. Correct the number provided for site landscaping, primary side canopy trees, to account for those provided to meet building façade landscape requirement.
- b. Based upon the calculations provided on Sheet LS-1, 16 understory trees are required in front of the structures to meet site landscaping requirements. One additional understory tree is required in front of the structures to meet site landscaping requirements.
- c. Shrubs not provided within interior parking lot landscape islands. Per Section 6.2.2(D)(2)(a)(iii), shrubs shall be required at the minimum rate of ten shrubs per canopy or ornamental/understory tree. Revise accordingly.
- d. Based upon calculations on Sheet LS-1, parking lot perimeter landscaping requires 17 canopy trees. It appears some trees within interior landscape islands are being credited to meet parking lot perimeter buffer requirements, and that an additional 2 canopy trees are required along the parking lot perimeter to meet the minimum requirement per Section 6.2.2.(D)(2)(b)(iv).
- e. Sheet IR-2 shows only one irrigation meter for the entire site. One irrigation meter shall be provided for Lots 2 – 3, and a second irrigation meter shall be provided for Lots 4 – 5.
- f. Section 6.2.3(B) requires sides of waste receptacle screens providing service to be gated, and for such gates to be constructed of a material consistent with screening material used on all other sides of the receptacle. Architectural plans note gate to be constructed of "decorative wood slats or chain link with vinyl slats". Chain link / vinyl slats are not consistent with proposed stucco screen wall. Revise accordingly.

3. Compliance with Section 6.3, Fencing Standards

- a. Provide cross section detail of each proposed retaining wall and waste receptacle screening wall. For Lots 2 – 3, the combined height of waste receptacle screening and retaining wall appears to exceed the maximum height permitted per Section 6.3.3(B).
- b. Portions of the chain link fence proposed along the top of the retaining wall south of the drive aisle near the south property line will be visible from NW 101st Drive. Chain link (galvanized) is prohibited when visible from the right of way. Black or green vinyl coated is permitted (except when visible from an arterial or collector road). Please address.

4. Compliance with Section 6.4, Exterior Lighting Standards

- a. Pole-mounted light fixtures are proposed to be mounted at 25'. Per Section 6.4.5(A), maximum height of light fixtures for the proposed development is 15'. Revise accordingly.
 - i. Also note the maximum mounted height of light fixtures along the retaining wall must not exceed 15'.
- b. Sheet E-1 notes 16 pole-mounted lights, however only 15 appear to be proposed.
- c. Provide cut sheets for each proposed light fixture. Cut sheets for wall lights must demonstrate how the proposed wall light fixtures will comply with Section 6.4.4(A) (fully shielded luminaires, such as shoebox or can-style fixtures).

5. Compliance with Section 6.8, Design Standards for Business Uses

- a. The applicant has utilized the façade massing offset alternative as set forth in Section 6.8.2(A)(2)(b)(ii)b., which allows for the provision of 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. Proposed pilasters do not provide a minimum depth of one foot. Revise accordingly.
- b. Section 6.8.2(A)(2)(c) requires a minimum of 25 percent of the materials used for the front or street-facing facades to be used for the side and rear facing facades. Side and rear-facing facades (east and south elevations for Lots 4 – 5; west and south elevations for Lots 2 – 3) are composed entirely of metal panels and do not incorporate any of the materials used in front/street-facing facades. Revise accordingly.
- c. Section 6.8.2(A)(2)(d)(i) prohibits metal siding in more than 50 percent of any façade when visible from a street. Given the finished grade of the site, finished floor area of the building, and proximity to US 441, all or part of the east elevation of building proposed for Lots 4/5 will be visible from US 441. Please address.
- d. Section 6.8.2(A)(3) is applicable to roof-mounted mechanical equipment for the building proposed on Lots 4/5, in whole or in part. Any roof-mounted mechanical equipment, such as HVAC systems or other equipment, must be screened in accordance with Section 6.8.2(A)(3).

6. Comprehensive Plan Consistency

- a. The applicant must address compliance with Policy 1.2.b of the Transportation Element, which requires a minimum 100 feet between ingress/egress points.

7. Concurrency Impact Analysis

- a. References within the Concurrency Impact Analysis to NW US Highway 441 also identify the highway as "NW 13th Street". This title is not applicable to the portion of NW US Highway 441 proximate to the subject property. Revise accordingly.

8. Comprehensive Plan Consistency Analysis

- a. References within the Comprehensive Plan Consistency Analysis to NW US Highway 441 also identify the highway as "NW 13th Street". This title is not applicable to the portion of NW US Highway 441 proximate to the subject property. Revise accordingly.
- b. Please clarify within the Comprehensive Plan Consistency Analysis the stated uses, and the square footage associated with such uses, are potential uses/area. If a tenant(s) or a definitive use is known, please clarify within the application the known use(s).
- c. The applicant's analysis of consistency with Policy 1.5.a, FLUE, states the "...site will have direct access onto US-441..." The property fronts NW 101st Drive, but is proximate to US 441. Please address.

9. Miscellaneous / General Comments

- 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 this form). A hard copy has been attached, but can be completed at <http://alachuacounty.us/Depts/epd/Pages/WetlandsProtection.aspx>.
- b. Sheet C0.15: Section C-C labeled as "Typical Retaining Wall Section C-C". No retaining wall depicted for Typical Section C-C.
- c. Sheet C0.00: add floor area ratio to general notes.
- d. Sheet C0.00: Setbacks reflect information not applicable to Lots 2 – 5 (i.e., front setback from US 441; side setbacks along NW 101st Drive. In addition, the setbacks as stated are not consistent with those as per the recorded plat and the proposed replat. Revise accordingly.
- e. C0.00: Note 11 – Note should state that uses "shall be" consistent with the uses permitted in ILW zoning. "Proposed Possible Uses" is also not necessary, given the statement which proceeds this information.

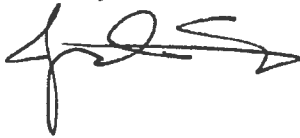
- f. Sheets C0.00: the date of the boundary and topographic survey, as stated in General Note 4, is different than the date of the survey submitted with the plans.
- g. Sheet C0.10: General Note 14 – reference to “Alachua County Environmental Protection Department” should be changed to the “Landscape Architect for the Project”.
- h. C1.00 – C1.02, C2.00 – C2.02: General Note 2 references Geotechnical Engineering Report by GSE Engineering and Consulting, Inc. This report has not been submitted with application materials.

10. Public Services / Professional Surveyor and Mapper Review Comments

- a. Comments from the Public Services Department to be provided under separate cover.
- b. Comments from Alachua County Fire Rescue to be provided under separate cover.
- c. The applicant must address the comments provided by Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., in a letter dated April 18, 2018.

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 Sergio Reyes, P.E., EDA Engineers – Surveyors – Planners, Inc., dated April 18, 2018
Alachua County Form: Countywide Wetland Protection Code Self Certification Form

cc: Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Tommy Bon, PSM, CHW, Inc. (*by electronic mail*)
Project File

April 18, 2018

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616



Re: Upland Industrial Park, Lots 2-5 - Site Plan

Dear Mr. Tabor,

Thank you for the opportunity to review the Upland Industrial Park, Lots 2-5 - Site Plan.
Please find my comments below:

Comments:

ISO Needed Fire Flow (NFF) Worksheet

1. For the proposed East Building, revise the Right Exposure to account for the existing building in Lot 6. From the plans, the proposed building appears to be approximately 85-ft from the existing building. Submit revised calculations showing the updated needed fire flow requirement for the proposed East Building.
2. For the proposed West Building, revise the Left Exposure to account for the existing building in Lot 1. From the plans, the proposed building appears to be approximately 95-ft from the existing building. Submit revised calculations showing the updated needed fire flow requirement for the proposed West Building.

Sheet C0.00

1. Add a total impervious area calculation to your development data table to show compliance with the existing SRWMD ERP permitted percentage of impervious area.
2. Add loading zone requirement to parking table. Include the calculation to demonstrate compliance.
3. The ADA criteria specified for number of required parking spaces is for the incorrect range of parking spaces. Update criteria specified to match the number of parking spaces provided on the plans.

4. The date listed for the survey completion does not agree with the date on the survey. Correct the date.

Sheet C0.10

1. The project site is not adjacent to the FDOT Right-of-Way. Why are the FDOT General Notes included?
2. Update Note 8 of Water and Wastewater General Notes to match FAC 62-555. FAC 62-555 requires "New or relocated, underground water mains shall be laid to provide a horizontal distance of at least six feet, and preferably ten feet, *between the outside of the water main and the outside* of any existing or proposed gravity- or pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C."

Sheet C0.12

3. The Handicap Parking Detail does not agree with what is shown on Sheets C1.00, C1.01, and C1.02. Update detail to match proposed conditions.
4. Where is the Sleeve Crossing Detail used? Specify on Sheet C3.00.
5. Add details for the sidewalk ramps used or label the sidewalk ramps per the FDOT index on Sheets C1.01 and C1.02.

Sheet C0.14

1. Verify that the Utility Details shown match the most up to date City of Alachua Design Construction Requirements details (i.e. the distance between the ground to the RPZ outlet in the Typical Underground Backflow Preventer detail; material (Sch 40 PVC) missing from the Typical Gang Meter Assembly detail, etc.)

Sheet C0.21

1. The silt fence shown is blocking the construction of the proposed sidewalk. Revise silt fence location.
2. Provide the location of the temporary construction water source.

Sheet C1.00

1. Why are the AutoTurn cars included? What is the intent? Without the simulation route, the cars are unnecessary and do not provide additional design information.

2. Add proposed door locations to the buildings to determine accessibility compliance.
3. What is the second dashed line in from the west property line?

Sheets C1.01/ C1.02

1. Add proposed door locations to the buildings to determine accessibility compliance.
2. How are delivery trucks supposed to access the back of the buildings? Each of the driveways to the rear have "Do Not Enter" signs.
3. How will the garbage truck turn around? Verify garbage truck maneuverability to the dumpster.
4. On Sheet C1.02, should the "No Left Turn" sign be a "No Right Turn" sign?
5. Specify where the AC Units will be located.
6. What type of delivery trucks are anticipated? Have AutoTurn simulations been conducted to ensure that the trucks can maneuver behind the proposed buildings?
7. Add dimensions to the loading zones.
8. Add sufficient dimensional tie down information to make the site constructible. (i.e. Add northing and eastings at the building corners.)

Sheets C2.01/C2.02

1. Add door locations to show compliance with accessibility requirements. Ensure that grades adjacent to doors do not exceed 2%.
2. Due to the slope on the proposed driveway, we recommend inlets at the end of the driveway to collect stormwater runoff before it enters the cul-de-sac to prevent nuisance flooding within the cul-de-sac.
3. Provide stormwater pipe calculations to demonstrate that the existing inlets and pipes in NW 101st Drive can accommodate the runoff generated by the proposed development.
4. Will the proposed building have downspouts? How will the water be collected?

5. Provide swale calculations to demonstrate that the proposed bypass swale can accommodate the runoff from the adjacent site.
6. Add additional spot grades for constructability at the following locations:
 - a. Concrete pads for bike racks
 - b. Dumpster areas
 - c. Curved sidewalk to demonstrate slope of sidewalk. Sidewalk slopes shall meet accessibility requirements.
 - d. On the east sidewalk (curved L-shaped) from the right-of-way to the proposed building to determine proposed slopes.
 - e. Sidewalk ramps within the project site
 - f. Connection location of on-site sidewalk to sidewalk within the right-of-way
 - g. Add spots to connection location of new portion of the sidewalk within the right-of-way. Be more specific than match existing.
7. Is the intent to have a 6" concrete curb around the parking spaces? The proposed contours do not indicate it. For example, on Sheet C2.01, adjacent to the eastern entrance, the drive aisle to the parking spaces, the contours and spot grades show a continuous grade through the curb.
8. The note "Handicap parking, running slope of walking surface shall not be steeper than 1:20 (5%) and the cross slope of walking surface shall not be steeper than 1:48 (2%)" is incorrect. ADA parking spaces are to be no greater than 2% in any direction per Section 502.4 of the Florida Accessibility Code for Building Construction. The criteria cited on the plan sheet is for sidewalks.
9. Are the inlets on Lot 6 designed to accommodate the drainage from the proposed site? Provide calculations that demonstrate that the inlets can handle the additional runoff. Is there a Drainage Easement to allow the proposed site to discharge onto the adjacent property?
10. In the north east corner, there is a contour with both a 123 label and a 124 label. Correct the label.
11. Is the purpose of the existing inlet in the north west corner of the property to capture the discharge from offsite? Verify that the swale directs water to the inlet and that the inlet can accommodate the runoff from the swale.
12. Provide cross sections of the driveway connections to demonstrate grading and handicap accessibility of the crosswalk. The driveways appear steep.

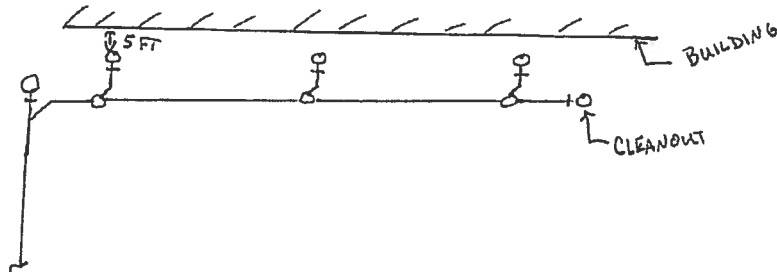
Sheets C3.00

1. We recommend being consistent with the scale used to prevent miscalculations in the field. The scale of the master sheets was 1" = 40' and the scale of the

detailed sheets was 1" = 20'. This sheet has a scale of 1"=30'.

2. Per the City of Alachua Design Construction Requirements (COA DCR), "The number of fire hydrants required for a project will be determined based on the fire flow demand calculations. One hydrant will be required for each 1,000 gpm of demand, with at least one hydrant located within 500-feet of the most remote point of the building, as the fire truck drives. The remaining hydrants shall be located within 1,000-feet of the most remote point of the building, as the fire truck drives." Demonstrate that no portion of the building is greater than 500-ft to a fire hydrant as the truck travels. Per the submitted ISO Needed Fire Flow Calculations, 2,250 gpm are required and therefore, two (2) fire hydrants are required. Demonstrate that the buildings are within 1,000-ft of a second hydrant.
3. Submit NFPA Needed Fire Flow Calculations. Per COA DCR, Section 2.3.C.7.b. "Engineer shall provide signed and sealed fire flow demand calculations in accordance with NFPA and Florida Fire Prevention Code requirements."
4. Will the buildings require gas? Has coordination with communications occurred? Will sleeves be provided to prevent damaging the pavement at time of tenant occupancy?
5. Within the Potable Water Connection and Water Meter Details 1 & 2, correct and add the following:
 - a. Proposed tees are not tapped.
 - b. Add weather protection to the backflow preventers.
 - c. Add gate valves to the services to allow for the ability to isolate each service.
 - d. Call out the 2" tees and the 2" 90-degree bend.
 - e. Call out bend after the DDC backflow preventer if the intent is for the line to connect at an angle
6. For the water meters, add a note to call out the specified Utility Detail on Sheet C0.14.
7. Show the routes of the water services to the building to ensure that the water services meet all required clearances.
8. Add a note at the sanitary sewer cleanout at the right-of-way that it is the end of the City of Alachua Maintenance.
9. Add the proposed irrigation water meter and backflow preventer, shown on Sheet IR-2, to the utility plan. Specify the size of the irrigation water meter and backflow preventer.
10. Add potable water and sanitary sewer connection locations to the building.

11. Be sure that each service has a separate cleanout at the building so that if a blockage occurs, it will be easier to determine where the blockage is occurring to prevent disrupting service to other tenants. See below for suggestion clarification.



12. No water main is shown along the east boundary line on the survey. Verify that there is an existing water main at this location to connect to.
13. List the finished floors on the proposed buildings to demonstrate that the buildings are higher than the adjacent sanitary sewer manhole top.

If you have any questions, please contact my office at 352-373-3541.

Sincerely,

Samuel

Sergio Reyes, P.E.
President / Principal

City of Alachua

Development Review Team (DRT) Meeting

Project Name: Upland Industrial Park, Lots 2 - 5 Replat (Minor Subdivision / Final Plat) & Site Plan

Meeting Date: April 23, 2018 (Applicant DRT)

PLEASE PRINT CLEARLY

[illegible]

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Upland Industrial Park, Lots 2 - 5

APPLICATION TYPES: (1) Minor Subdivision / Final Plat (replatting Lots 2 - 5)
(2) Site Plan

PROPERTY OWNER: Upland Properties of NCF, LLC

APPLICANTS/AGENTS: Tommy Bon, PSM, CHW, Inc. (Minor Subdivision / Final Plat);
John Maxfield, P.E., CHW, Inc. (Site Plan)

DRT MEETING DATE: April 23, 2018

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Industrial

ZONING: Light & Warehouse Industrial (ILW)

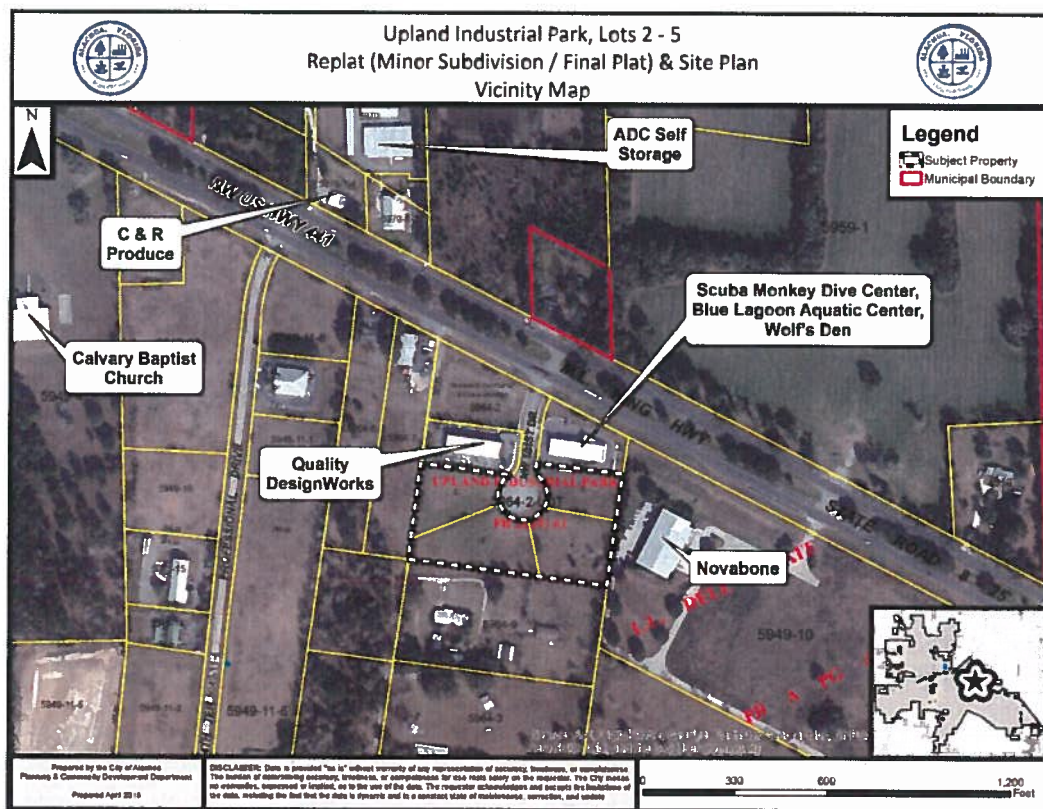
OVERLAY: N/A

ACREAGE: ±4.82 acres

PARCELS: Tax Parcels 05964-002-002 - 05964-002-005

PROJECT SUMMARY: (1) A request to reconfigure Lots 2 - 5 of Upland Industrial Park, as per the plat thereof recorded in Plat Book 28, Page 61, of the Official Records of Alachua County, into a total of two (2) lots; (2) A request to construct a ±23,439 square foot building and a ±26,682 square foot building, 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 Thursday, May 3, 2018.**



Deficiencies to be Addressed

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

Minor Subdivision / Final Plat Review Comments

1. *Compliance with Chapter 177, Part I, Florida Statutes*
 - a. Please address the requirements of Chapter 177.091(7), F.S., as related to the northwest corner of Lot 2.
2. *Compliance with Land Development Regulations (LDRs)*
 - a. Graphically depict the 15' minimum side setback for Lot 3 along the north property line. Note the BSL on plat may be increased to be consistent with the width of the PUE.
3. *Concurrency Impact Analysis*
 - a. References within the Concurrency Impact Analysis to NW US Highway 441 also identify the highway as "NW 13th Street". The street name "NW 13th Street" is not applicable to the portion of NW US Highway 441 proximate to the subject property. Revise accordingly.
4. *Comprehensive Plan Consistency Analysis*
 - a. References within the Comprehensive Plan Consistency Analysis to NW US Highway 441 also identify the highway as "NW 13th Street". The street name "NW 13th Street" is not applicable to the portion of NW US Highway 441 proximate to the subject property. Revise accordingly.
 - b. Please clarify within the Comprehensive Plan Consistency Analysis the stated uses, and the square footage associated with such uses, are potential uses/area. If a tenant(s) or a definitive use is known, please clarify within the application the known use(s).
 - c. The applicant's analysis of consistency with Policy 1.5.a, FLUE, states the "...site will have direct access onto US-441..." The property fronts NW 101st Drive, but is proximate to US 441. Please address.
5. *Miscellaneous / General Comments*
 - a. Cross access easement as depicted on the plat does not cover the area of ingress/egress connection to NW 101st Drive, nor does the cross access easement cover all area along the access drive between and located on the property line between Lots 2 and 3. Please address.
 - b. For consistency with the record plat and with Surveyor's Note #10, please label the "5' Buffer" as shown along the east, south, and west perimeter of the subject property as "5' **Basic** Buffer", and reference Note #10 on the plat drawing where the buffer is called out.
 - c. Please review Surveyor's Notes #16, #18, and #19 of the record plat to confirm the applicability of these notes to the subject property. These notes pertain to ingress/egress easement along west property line of Lot 2 and covenants, conditions, restrictions and other matters. If applicable, add the notes to Surveyor's Notes on the proposed Replat.
 - d. Please correct the reference to the "City of Alachua" in the Certificate of Approval by the City Commission, immediately above the signature line.
 - e. Please confirm the name of and address for the managing member in the owner's certification is correct.
6. *Public Services / Professional Surveyor and Mapper Review Comments*
 - a. Comments from the Public Services Department to be provided under separate cover.
 - b. Comments from Alachua County Fire Rescue to be provided under separate cover.
 - c. The applicant must address the comments provided by Robert W. Graver, PSM, of EDA Engineers – Surveyors – Planners, Inc., in a letter dated April 17, 2018.

7. Completeness Review Comments

- a. The applicant must address the remaining completeness review comments, as noted in a letter dated April 9, 2018:

Final Plat Attachment #4, Comprehensive Plan Consistency Analysis

Action to Address Deficiency: Responses to some Comprehensive Plan policies do not reflect the proposed application type. Please revise the responses to the following policies to address the correct application type: **Policy 2.4.a, FLUE.**

Site Plan Review Comments

8. Compliance with Section 6.1, Off-Street Parking and Loading Standards (and Traffic Circulation)

- a. The applicant has utilized a parking standard of 1 space per 300 square feet of floor area for office space (30% of each building). Per Table 6.1-1, the parking standard for all office use types is 1 space per 330 square feet of floor area. Revise accordingly.
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other sides of the receptacle. Architectural plans note gate to be constructed of “decorative wood slats or chain link with vinyl slats”. Chain link / vinyl slats are not consistent with proposed stucco screen wall. Revise accordingly.

10. Compliance with Section 6.3, Fencing Standards

- a. Provide cross section detail of each proposed retaining wall and waste receptacle screening wall. For Lots 2 – 3, the combined height of waste receptacle screening and retaining wall appears to exceed the maximum height permitted per Section 6.3.3(B).
- b. Portions of the chain link fence proposed along the top of the retaining wall south of the drive aisle near the south property line will be visible from NW 101st Drive. Chain link (galvanized) is prohibited when visible from the right of way. Black or green vinyl coated is permitted (except when visible from an arterial or collector road). Please address.

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- a. The applicant has utilized the façade massing offset alternative as set forth in Section 6.8.2(A)(2)(b)(ii)b., which allows for the provision of 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. Proposed pilasters do not provide a minimum depth of one foot. Revise accordingly.
- b. Section 6.8.2(A)(2)(c) requires a minimum of 25 percent of the materials used for the front or street-facing facades to be used for the side and rear facing facades. Side and rear-facing facades (east and south elevations for Lots 4 – 5; west and south elevations for Lots 2 – 3) are composed entirely of metal panels and do not incorporate any of the materials used in front/street-facing facades. Revise accordingly.
- c. Section 6.8.2(A)(2)(d)(i) prohibits metal siding in more than 50 percent of any façade when visible from a street. Given the finished grade of the site, finished floor area of the building, and proximity to US 441, all or part of the east elevation of building proposed for Lots 4/5 will be visible from US 441. Please address.
- d. Section 6.8.2(A)(3) is applicable to roof-mounted mechanical equipment for the building proposed on Lots 4/5, in whole or in part. Any roof-mounted mechanical equipment, such as HVAC systems or other equipment, must be screened in accordance with Section 6.8.2(A)(3).

13. Comprehensive Plan Consistency

- a. The applicant must address compliance with Policy 1.2.b of the Transportation Element, which requires a minimum 100 feet between ingress/egress points.

14. Concurrency Impact Analysis

- a. References within the Concurrency Impact Analysis to NW US Highway 441 also identify the highway as “NW 13th Street”. This title is not applicable to the portion of NW US Highway 441 proximate to the subject property. Revise accordingly.

15. Comprehensive Plan Consistency Analysis

- a. References within the Comprehensive Plan Consistency Analysis to NW US Highway 441 also identify the highway as "NW 13th Street". This title is not applicable to the portion of NW US Highway 441 proximate to the subject property. Revise accordingly.
- b. Please clarify within the Comprehensive Plan Consistency Analysis the stated uses, and the square footage associated with such uses, are potential uses/area. If a tenant(s) or a definitive use is known, please clarify within the application the known use(s).
- c. The applicant's analysis of consistency with Policy 1.5.a, FLUE, states the "...site will have direct access onto US-441..." The property fronts NW 101st Drive, but is proximate to US 441. Please address.

16. Miscellaneous / General Comments

- 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 this form). A hard copy has been attached, but can be completed at <http://alachuacounty.us/Depts/epd/Pages/WetlandsProtection.aspx>.
- b. Sheet C0.15: Section C-C labeled as "Typical Retaining Wall Section C-C". No retaining wall depicted for Typical Section C-C.
- c. Sheet C0.00: add floor area ratio to general notes.
- d. Sheet C0.00: Setbacks reflect information not applicable to Lots 2 – 5 (i.e., front setback from US 441; side setbacks along NW 101st Drive. In addition, the setbacks as stated are not consistent with those as per the recorded plat and the proposed replat. Revise accordingly.
- e. C0.00: Note 11 – Note should state that uses "shall be" consistent with the uses permitted in ILW zoning. "Proposed Possible Uses" is also not necessary, given the statement which proceeds this information.
- f. Sheets C0.00: the date of the boundary and topographic survey, as stated in General Note 4, is different than the date of the survey submitted with the plans.
- g. Sheet C0.10: General Note 14 – reference to "Alachua County Environmental Protection Department" should be changed to the "Landscape Architect for the Project".
- h. C1.00 – C1.02, C2.00 – C2.02: General Note 2 references Geotechnical Engineering Report by GSE Engineering and Consulting, Inc. This report has not been submitted with application materials.

17. Public Services / Professional Surveyor and Mapper Review Comments

- a. Comments from the Public Services Department to be provided under separate cover.
- b. Comments from Alachua County Fire Rescue to be provided under separate cover.
- c. The applicant must address the comments provided by Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., in a letter dated April 18, 2018.



April 17, 2018

The City of Alachua Planning & Community Development Department
Attention: Justin Tabor
P.O. Box 9
Alachua, Florida 32616-0009

Re: Review of 'Upland Industrial Park Replat' for conformity to Chapter 177, Part I –
Platting (Florida Statutes)

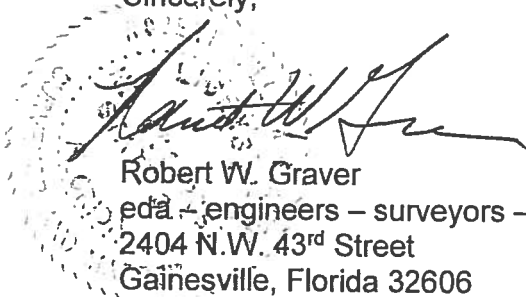
I have reviewed the Plat of 'Upland Industrial Park Replat', dated: April 5, 2018, for conformity to Florida Statutes Chapter 177, Part I – Platting and find it to be in conformance with all Sections and Subsections with the following exceptions:

- 1) A Permanent Reference Monument needs to be placed at the northwest corner of Lot 2 (177.091 (7)).
- 2) The description of the abbreviations "R/W" and "NAVD88" need to be added to the legend. (177.091 (29)).

Further:

- 1) In my opinion in both the Certificate of Approval by Professional Surveyor and Mapper and the Surveyor's Certificate the reference to Chapter 177, Part I should read "Chapter 177, Part I – Platting".
- 2) In the Certificate of Approval by the City Commission it is stated that the foregoing Plat was approved by the City Commission of the City of Alachua County, Florida". It is my opinion this should read "the City of Alachua, Florida".
- 3) Note 11 of the Surveyor's Notes refers to the maintenance of a Landscape Easement which is not a part of this Plat.

Sincerely,

A circular notary seal is partially visible on the left, containing the text 'NOTARY PUBLIC STATE OF FLORIDA'. Overlaid on the seal is a handwritten signature in black ink, which appears to read 'Robert W. Graver'.

Robert W. Graver
eda - engineers - surveyors - planners, inc.
2404 N.W. 43rd Street
Gainesville, Florida 32606

April 18, 2018

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616



Re: Upland Industrial Park, Lots 2-5 - Site Plan

Dear Mr. Tabor,

Thank you for the opportunity to review the Upland Industrial Park, Lots 2-5 - Site Plan.
Please find my comments below:

Comments:

ISO Needed Fire Flow (NFF) Worksheet

1. For the proposed East Building, revise the Right Exposure to account for the existing building in Lot 6. From the plans, the proposed building appears to be approximately 85-ft from the existing building. Submit revised calculations showing the updated needed fire flow requirement for the proposed East Building.
2. For the proposed West Building, revise the Left Exposure to account for the existing building in Lot 1. From the plans, the proposed building appears to be approximately 95-ft from the existing building. Submit revised calculations showing the updated needed fire flow requirement for the proposed West Building.

Sheet C0.00

1. Add a total impervious area calculation to your development data table to show compliance with the existing SRWMD ERP permitted percentage of impervious area.
2. Add loading zone requirement to parking table. Include the calculation to demonstrate compliance.
3. The ADA criteria specified for number of required parking spaces is for the incorrect range of parking spaces. Update criteria specified to match the number of parking spaces provided on the plans.

4. The date listed for the survey completion does not agree with the date on the survey. Correct the date.

Sheet C0.10

1. The project site is not adjacent to the FDOT Right-of-Way. Why are the FDOT General Notes included?
2. Update Note 8 of Water and Wastewater General Notes to match FAC 62-555. FAC 62-555 requires "New or relocated, underground water mains shall be laid to provide a horizontal distance of at least six feet, and preferably ten feet, *between the outside of the water main and the outside* of any existing or proposed gravity- or pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C."

Sheet C0.12

3. The Handicap Parking Detail does not agree with what is shown on Sheets C1.00, C1.01, and C1.02. Update detail to match proposed conditions.
4. Where is the Sleeve Crossing Detail used? Specify on Sheet C3.00.
5. Add details for the sidewalk ramps used or label the sidewalk ramps per the FDOT index on Sheets C1.01 and C1.02.

Sheet C0.14

1. Verify that the Utility Details shown match the most up to date City of Alachua Design Construction Requirements details (i.e. the distance between the ground to the RPZ outlet in the Typical Underground Backflow Preventer detail; material (Sch 40 PVC) missing from the Typical Gang Meter Assembly detail, etc.)

Sheet C0.21

1. The silt fence shown is blocking the construction of the proposed sidewalk. Revise silt fence location.
2. Provide the location of the temporary construction water source.

Sheet C1.00

1. Why are the AutoTurn cars included? What is the intent? Without the simulation route, the cars are unnecessary and do not provide additional design information.

2. Add proposed door locations to the buildings to determine accessibility compliance.
3. What is the second dashed line in from the west property line?

Sheets C1.01/ C1.02

1. Add proposed door locations to the buildings to determine accessibility compliance.
2. How are delivery trucks supposed to access the back of the buildings? Each of the driveways to the rear have "Do Not Enter" signs.
3. How will the garbage truck turn around? Verify garbage truck maneuverability to the dumpster.
4. On Sheet C1.02, should the "No Left Turn" sign be a "No Right Turn" sign?
5. Specify where the AC Units will be located.
6. What type of delivery trucks are anticipated? Have AutoTurn simulations been conducted to ensure that the trucks can maneuver behind the proposed buildings?
7. Add dimensions to the loading zones.
8. Add sufficient dimensional tie down information to make the site constructible. (i.e. Add northing and eastings at the building corners.)

Sheets C2.01/C2.02

1. Add door locations to show compliance with accessibility requirements. Ensure that grades adjacent to doors do not exceed 2%.
2. Due to the slope on the proposed driveway, we recommend inlets at the end of the driveway to collect stormwater runoff before it enters the cul-de-sac to prevent nuisance flooding within the cul-de-sac.
3. Provide stormwater pipe calculations to demonstrate that the existing inlets and pipes in NW 101st Drive can accommodate the runoff generated by the proposed development.
4. Will the proposed building have downspouts? How will the water be collected?

5. Provide swale calculations to demonstrate that the proposed bypass swale can accommodate the runoff from the adjacent site.
6. Add additional spot grades for constructability at the following locations:
 - a. Concrete pads for bike racks
 - b. Dumpster areas
 - c. Curved sidewalk to demonstrate slope of sidewalk. Sidewalk slopes shall meet accessibility requirements.
 - d. On the east sidewalk (curved L-shaped) from the right-of-way to the proposed building to determine proposed slopes.
 - e. Sidewalk ramps within the project site
 - f. Connection location of on-site sidewalk to sidewalk within the right-of-way
 - g. Add spots to connection location of new portion of the sidewalk within the right-of-way. Be more specific than match existing.
7. Is the intent to have a 6" concrete curb around the parking spaces? The proposed contours do not indicate it. For example, on Sheet C2.01, adjacent to the eastern entrance, the drive aisle to the parking spaces, the contours and spot grades show a continuous grade through the curb.
8. The note "Handicap parking, running slope of walking surface shall not be steeper than 1:20 (5%) and the cross slope of walking surface shall not be steeper than 1:48 (2%)" is incorrect. ADA parking spaces are to be no greater than 2% in any direction per Section 502.4 of the Florida Accessibility Code for Building Construction. The criteria cited on the plan sheet is for sidewalks.
9. Are the inlets on Lot 6 designed to accommodate the drainage from the proposed site? Provide calculations that demonstrate that the inlets can handle the additional runoff. Is there a Drainage Easement to allow the proposed site to discharge onto the adjacent property?
10. In the north east corner, there is a contour with both a 123 label and a 124 label. Correct the label.
11. Is the purpose of the existing inlet in the north west corner of the property to capture the discharge from offsite? Verify that the swale directs water to the inlet and that the inlet can accommodate the runoff from the swale.
12. Provide cross sections of the driveway connections to demonstrate grading and handicap accessibility of the crosswalk. The driveways appear steep.

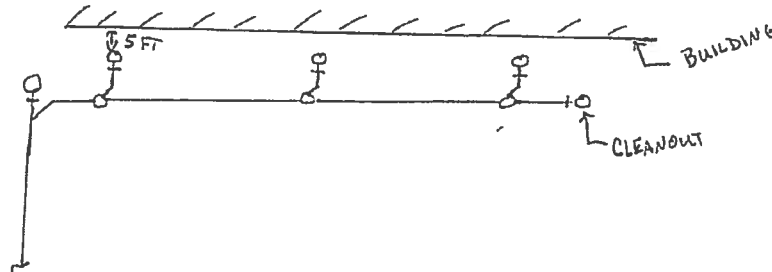
Sheets C3.00

1. We recommend being consistent with the scale used to prevent miscalculations in the field. The scale of the master sheets was 1" = 40' and the scale of the

detailed sheets was 1" = 20'. This sheet has a scale of 1"=30'.

2. Per the City of Alachua Design Construction Requirements (COA DCR), "The number of fire hydrants required for a project will be determined based on the fire flow demand calculations. One hydrant will be required for each 1,000 gpm of demand, with at least one hydrant located within 500-feet of the most remote point of the building, as the fire truck drives. The remaining hydrants shall be located within 1,000-feet of the most remote point of the building, as the fire truck drives." Demonstrate that no portion of the building is greater than 500-ft to a fire hydrant as the truck travels. Per the submitted ISO Needed Fire Flow Calculations, 2,250 gpm are required and therefore, two (2) fire hydrants are required. Demonstrate that the buildings are within 1,000-ft of a second hydrant.
3. Submit NFPA Needed Fire Flow Calculations. Per COA DCR, Section 2.3.C.7.b. "Engineer shall provide signed and sealed fire flow demand calculations in accordance with NFPA and Florida Fire Prevention Code requirements."
4. Will the buildings require gas? Has coordination with communications occurred? Will sleeves be provided to prevent damaging the pavement at time of tenant occupancy?
5. Within the Potable Water Connection and Water Meter Details 1 & 2, correct and add the following:
 - a. Proposed tees are not tapped.
 - b. Add weather protection to the backflow preventers.
 - c. Add gate valves to the services to allow for the ability to isolate each service.
 - d. Call out the 2" tees and the 2" 90-degree bend.
 - e. Call out bend after the DDC backflow preventer if the intent is for the line to connect at an angle
6. For the water meters, add a note to call out the specified Utility Detail on Sheet C0.14.
7. Show the routes of the water services to the building to ensure that the water services meet all required clearances.
8. Add a note at the sanitary sewer cleanout at the right-of-way that it is the end of the City of Alachua Maintenance.
9. Add the proposed irrigation water meter and backflow preventer, shown on Sheet IR-2, to the utility plan. Specify the size of the irrigation water meter and backflow preventer.
10. Add potable water and sanitary sewer connection locations to the building.

11. Be sure that each service has a separate cleanout at the building so that if a blockage occurs, it will be easier to determine where the blockage is occurring to prevent disrupting service to other tenants. See below for suggestion clarification.



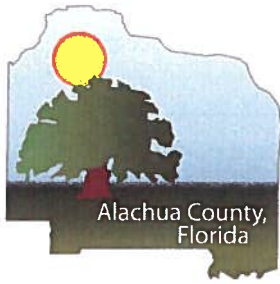
12. No water main is shown along the east boundary line on the survey. Verify that there is an existing water main at this location to connect to.
13. List the finished floors on the proposed buildings to demonstrate that the buildings are higher than the adjacent sanitary sewer manhole top.

If you have any questions, please contact my office at 352-373-3541.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sergio Reyes'.

Sergio Reyes, P.E.
President / Principal



COUNTYWIDE WETLAND PROTECTION CODE SELF-CERTIFICATION FORM

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

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

PART 4. PROJECT INFORMATION

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

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

Please answer the following:

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

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

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

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

Date Activity is proposed to commence _____ to be completed _____

PART 5. URBAN REDEVELOPMENT PROJECTS

Please submit the following:

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

ACKNOWLEDGMENT

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

Typed/Printed Name

Signature

Date

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

Draft Subdividers Agreement for Tara Village

From : Justin Tabor <jtabor@cityofalachua.com>

Mon, Jan 28, 2019 05:13 PM

Subject : Draft Subdividers Agreement for Tara Village

To : Sayed Moukhtara, smaaps@atlantic.net <smaaps@atlantic.net>

Cc : Adam Boukari <aboukari@cityofalachua.org>, Kathy Winburn <kwinburn@cityofalachua.com>, Marian Rush <marian@robertarushpa.com>, Silvia Moukhtara Nemer <silvia@nemerrealestate.com>, Stacy Hall <sahall@georgefyoung.com>, Jacob Nussel <jnussel@georgefyoung.com>

Mr. Moukhtara,

Attached for review is a draft of the Subdividers Agreement for Tara Village, dated January 29, 2019. Also attached is a draft Certificate of Concurrency Compliance for Tara Village, dated January 29, 2019. The Certificate will be attached to the Agreement as an exhibit and also requires the signature of the developer.

In order to finalize the Agreement, please provide the following information:

- The form of surety intended to be provided for maintenance (i.e., cash or an irrevocable letter of credit);
- The expected time (in days or months) to complete the construction of all improvements (this estimate should be conservative but reasonably estimate the construction period);
- A Certified Cost of Construction of all infrastructure improvements (including all costs associated with the construction and installation of such improvements), prepared by a professional engineer registered in the State of Florida.

Upon receiving this information, the City will complete Paragraphs 9 and 10 and provide the final version of the Agreement for signature.

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.

Development Review Team (DRT) Meeting

Meeting Date: April 19, 2018 (Sfatt DRT)

PLEASE PRINT CLEARLY

[illegible]

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Upland Industrial Park, Lots 2 - 5

APPLICATION TYPES: (1) Minor Subdivision / Final Plat (replatting Lots 2 - 5)
(2) Site Plan

PROPERTY OWNER: Upland Properties of NCF, LLC

APPLICANTS/AGENTS: Tommy Bon, PSM, CHW, Inc. (Minor Subdivision / Final Plat);
John Maxfield, P.E., CHW, Inc. (Site Plan)

DRT MEETING DATE: April 19, 2018

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Industrial

ZONING: Light & Warehouse Industrial (ILW)

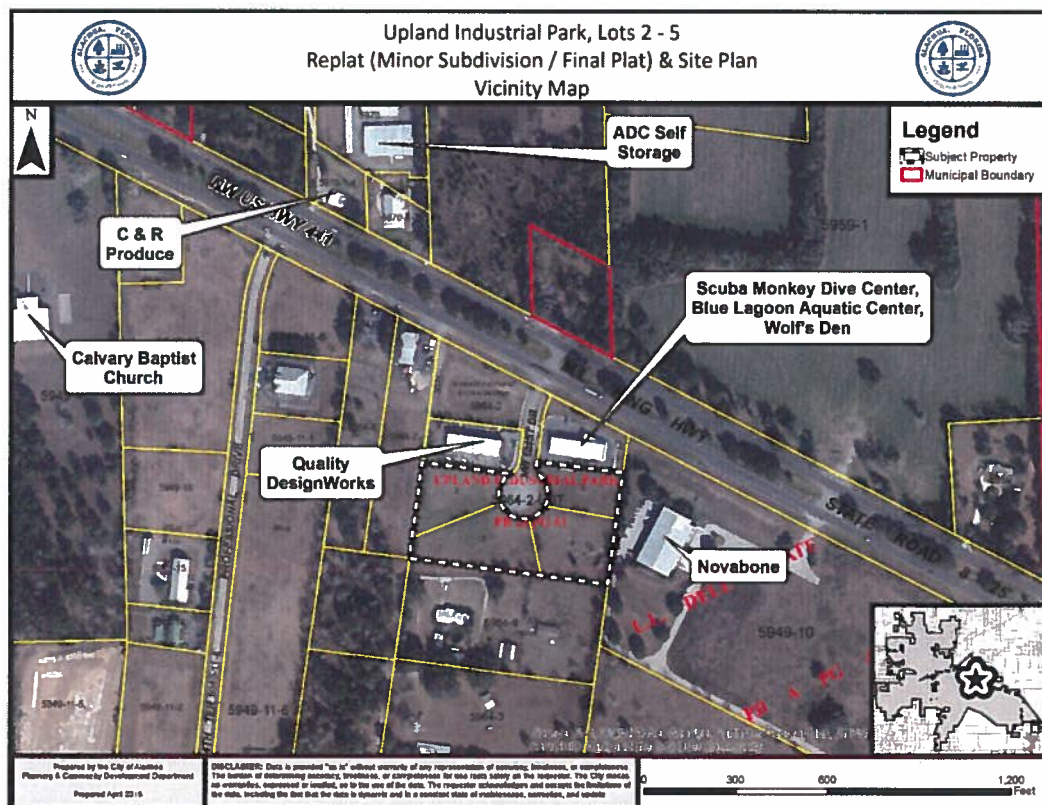
OVERLAY: N/A

ACREAGE: ±4.82 acres

PARCELS: Tax Parcels 05964-002-002 – 05964-002-005

PROJECT SUMMARY: (1) A request to reconfigure Lots 2 – 5 of Upland Industrial Park, as per the plat thereof recorded in Plat Book 28, Page 61, of the Official Records of Alachua County, into a total of two (2) lots; (2) A request to construct a ±23,439 square foot building and a ±26,682 square foot building, 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 **Thursday, May 3, 2018**.



Deficiencies to be Addressed

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

Minor Subdivision / Final Plat Review Comments

1. *Compliance with Chapter 177, Part I, Florida Statutes*
 - a. Please address the requirements of Chapter 177.091(7), F.S., as related to the northwest corner of Lot 2.
2. *Compliance with Land Development Regulations (LDRs)*
 - a. Graphically depict the 15' minimum side setback for Lot 3 along the north property line. Note the BSL on plat may be increased to be consistent with the width of the PUE.
3. *Concurrency Impact Analysis*
 - a. References within the Concurrency Impact Analysis to NW US Highway 441 also identify the highway as "NW 13th Street". The street name "NW 13th Street" is not applicable to the portion of NW US Highway 441 proximate to the subject property. Revise accordingly.
4. *Comprehensive Plan Consistency Analysis*
 - a. References within the Comprehensive Plan Consistency Analysis to NW US Highway 441 also identify the highway as "NW 13th Street". The street name "NW 13th Street" is not applicable to the portion of NW US Highway 441 proximate to the subject property. Revise accordingly.
 - b. Please clarify within the Comprehensive Plan Consistency Analysis the stated uses, and the square footage associated with such uses, are potential uses/area. If a tenant(s) or a definitive use is known, please clarify within the application the known use(s).
 - c. The applicant's analysis of consistency with Policy 1.5.a, FLUE, states the "...site will have direct access onto US-441..." The property fronts NW 101st Drive, but is proximate to US 441. Please address.
5. *Miscellaneous / General Comments*
 - a. Cross access easement as depicted on the plat does not cover the area of ingress/egress connection to NW 101st Drive, nor does the cross access easement cover all area along the access drive between and located on the property line between Lots 2 and 3. Please address.
 - b. For consistency with the record plat and with Surveyor's Note #10, please label the "5' Buffer" as shown along the east, south, and west perimeter of the subject property as "5' **Basic** Buffer", and reference Note #10 on the plat drawing where the buffer is called out.
 - c. Please review Surveyor's Notes #16, #18, and #19 of the record plat to confirm the applicability of these notes to the subject property. These notes pertain to ingress/egress easement along west property line of Lot 2 and covenants, conditions, restrictions and other matters. If applicable, add the notes to Surveyor's Notes on the proposed Replat.
 - d. Please correct the reference to the "City of Alachua" in the Certificate of Approval by the City Commission, immediately above the signature line.
 - e. Please confirm the name of and address for the managing member in the owner's certification is correct.
6. *Public Services / Professional Surveyor and Mapper Review Comments*
 - a. Comments from the Public Services Department to be provided under separate cover.
 - b. Comments from Alachua County Fire Rescue to be provided under separate cover.
 - c. The applicant must address the comments provided by Robert W. Graver, PSM, of EDA Engineers – Surveyors – Planners, Inc., in a letter dated April 17, 2018.

7. Completeness Review Comments

- a. The applicant must address the remaining completeness review comments, as noted in a letter dated April 9, 2018:

Final Plat Attachment #4, Comprehensive Plan Consistency Analysis

Action to Address Deficiency: Responses to some Comprehensive Plan policies do not reflect the proposed application type. Please revise the responses to the following policies to address the correct application type: **Policy 2.4.a, FLUE.**

Site Plan Review Comments

8. Compliance with Section 6.1, Off-Street Parking and Loading Standards (and Traffic Circulation)

- a. The applicant has utilized a parking standard of 1 space per 300 square feet of floor area for office space (30% of each building). Per Table 6.1-1, the parking standard for all office use types is 1 space per 330 square feet of floor area. Revise accordingly.
- b. "Light industrial" is not a use type established in Table 6.1-1. The intended use type may be "light manufacturing". Revise the use type identified on Sheet C0.00 to identify the correct use type.
- c. Identify location of and dimension minimum required off-street loading spaces in accordance with minimum standards per Section 6.1.5 (minimum 1 space for Lots 2 – 3, 2 spaces for Lots 4 – 5).
- d. The circulation pattern for waste collection restricts the ability of trucks to circulate around the building. Circulation pattern of the site must accommodate waste collection trucks. Provide AutoTurn simulation demonstrating an acceptable traffic flow for waste collection.
- e. "Do Not Enter" signs are called out on Sheets C1.01 and C1.02 at the drive aisle between the proposed lots, however, pavement markings indicate traffic is intended to be able to enter through drive aisle. Please address.
- f. For Lots 4 – 5, Sheet C0.00 notes a maximum of 54 parking spaces, however, the calculations above do not equal 54 spaces. Please correct.

9. Compliance with Section 6.2, Tree Protection / Landscape / Xeriscape Standards

- a. Section 6.2.2(D)(1)(c) requires three canopy trees per acre on the primary or street facing side plus an additional four canopy trees for every 100 lineal feet of façade, planted in front of the façade. Calculations for site landscaping, primary side canopy trees, on Sheet LS-1 over-count the number of trees provided given the building façade requirements of the same section. Correct the number provided for site landscaping, primary side canopy trees, to account for those provided to meet building façade landscape requirement.
- b. Based upon the calculations provided on Sheet LS-1, 16 understory trees are required in front of the structures to meet site landscaping requirements. One additional understory tree is required in front of the structures to meet site landscaping requirements.
- c. Shrubs not provided within interior parking lot landscape islands. Per Section 6.2.2(D)(2)(a)(iii), shrubs shall be required at the minimum rate of ten shrubs per canopy or ornamental/understory tree. Revise accordingly.
- d. Based upon calculations on Sheet LS-1, parking lot perimeter landscaping requires 17 canopy trees. It appears some trees within interior landscape islands are being credited to meet parking lot perimeter buffer requirements, and that an additional 2 canopy trees are required along the parking lot perimeter to meet the minimum requirement per Section 6.2.2.(D)(2)(b)(iv).
- e. Sheet IR-2 shows only one irrigation meter for the entire site. One irrigation meter shall be provided for Lots 2 – 3, and a second irrigation meter shall be provided for Lots 4 – 5.
- f. Section 6.2.3(B) requires sides of waste receptacle screens providing service to be gated, and for such gates to be constructed of a material consistent with screening material used on all

other sides of the receptacle. Architectural plans note gate to be constructed of “decorative wood slats or chain link with vinyl slats”. Chain link / vinyl slats are not consistent with proposed stucco screen wall. Revise accordingly.

10. Compliance with Section 6.3, Fencing Standards

- a. Provide cross section detail of each proposed retaining wall and waste receptacle screening wall. For Lots 2 – 3, the combined height of waste receptacle screening and retaining wall appears to exceed the maximum height permitted per Section 6.3.3(B).
- b. Portions of the chain link fence proposed along the top of the retaining wall south of the drive aisle near the south property line will be visible from NW 101st Drive. Chain link (galvanized) is prohibited when visible from the right of way. Black or green vinyl coated is permitted (except when visible from an arterial or collector road). Please address.

11. Compliance with Section 6.4, Exterior Lighting Standards

- a. Pole-mounted light fixtures are proposed to be mounted at 25'. Per Section 6.4.5(A), maximum height of light fixtures for the proposed development is 15'. Revise accordingly.
 - i. Also note the maximum mounted height of light fixtures along the retaining wall must not exceed 15'.
- b. Sheet E-1 notes 16 pole-mounted lights, however only 15 appear to be proposed.
- c. Provide cut sheets for each proposed light fixture. Cut sheets for wall lights must demonstrate how the proposed wall light fixtures will comply with Section 6.4.4(A) (fully shielded luminaires, such as shoebox or can-style fixtures).

12. Compliance with Section 6.8, Design Standards for Business Uses

- a. The applicant has utilized the façade massing offset alternative as set forth in Section 6.8.2(A)(2)(b)(ii)b., which allows for the provision of 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. Proposed pilasters do not provide a minimum depth of one foot. Revise accordingly.
- b. Section 6.8.2(A)(2)(c) requires a minimum of 25 percent of the materials used for the front or street-facing facades to be used for the side and rear facing facades. Side and rear-facing facades (east and south elevations for Lots 4 – 5; west and south elevations for Lots 2 – 3) are composed entirely of metal panels and do not incorporate any of the materials used in front/street-facing facades. Revise accordingly.
- c. Section 6.8.2(A)(2)(d)(i) prohibits metal siding in more than 50 percent of any façade when visible from a street. Given the finished grade of the site, finished floor area of the building, and proximity to US 441, all or part of the east elevation of building proposed for Lots 4/5 will be visible from US 441. Please address.
- d. Section 6.8.2(A)(3) is applicable to roof-mounted mechanical equipment for the building proposed on Lots 4/5, in whole or in part. Any roof-mounted mechanical equipment, such as HVAC systems or other equipment, must be screened in accordance with Section 6.8.2(A)(3).

13. Comprehensive Plan Consistency

- a. The applicant must address compliance with Policy 1.2.b of the Transportation Element, which requires a minimum 100 feet between ingress/egress points.

14. Concurrency Impact Analysis

- a. References within the Concurrency Impact Analysis to NW US Highway 441 also identify the highway as “NW 13th Street”. This title is not applicable to the portion of NW US Highway 441 proximate to the subject property. Revise accordingly.

15. Comprehensive Plan Consistency Analysis

- a. References within the Comprehensive Plan Consistency Analysis to NW US Highway 441 also identify the highway as "NW 13th Street". This title is not applicable to the portion of NW US Highway 441 proximate to the subject property. Revise accordingly.
- b. Please clarify within the Comprehensive Plan Consistency Analysis the stated uses, and the square footage associated with such uses, are potential uses/area. If a tenant(s) or a definitive use is known, please clarify within the application the known use(s).
- c. The applicant's analysis of consistency with Policy 1.5.a, FLUE, states the "...site will have direct access onto US-441..." The property fronts NW 101st Drive, but is proximate to US 441. Please address.

16. Miscellaneous / General Comments

- a. Sheet C0.15: Section C-C labeled as "Typical Retaining Wall Section C-C". No retaining wall depicted for Typical Section C-C.
- b. Sheet C0.00: add floor area ratio to general notes.
- c. Sheet C0.00: Setbacks reflect information not applicable to Lots 2 – 5 (i.e., front setback from US 441; side setbacks along NW 101st Drive. In addition, the setbacks as stated are not consistent with those as per the recorded plat and the proposed replat. Revise accordingly.
- d. C0.00: Note 11 – Note should state that uses "shall be" consistent with the uses permitted in ILW zoning. "Proposed Possible Uses" is also not necessary, given the statement which proceeds this information.
- e. Sheets C0.00: the date of the boundary and topographic survey, as stated in General Note 4, is different than the date of the survey submitted with the plans.
- f. Sheet C0.10: General Note 14 – reference to "Alachua County Environmental Protection Department" should be changed to the "Landscape Architect for the Project".
- g. C1.00 – C1.02, C2.00 – C2.02: General Note 2 references Geotechnical Engineering Report by GSE Engineering and Consulting, Inc. This report has not been submitted with application materials.

17. Public Services / Professional Surveyor and Mapper Review Comments

- a. Comments from the Public Services Department to be provided under separate cover.
- b. Comments from Alachua County Fire Rescue to be provided under separate cover.
- c. The applicant must address the comments provided by Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., in a letter dated April 18, 2018.



April 17, 2018

The City of Alachua Planning & Community Development Department
Attention: Justin Tabor
P.O. Box 9
Alachua, Florida 32616-0009

Re: Review of 'Upland Industrial Park Replat' for conformity to Chapter 177, Part I –
Platting (Florida Statutes)

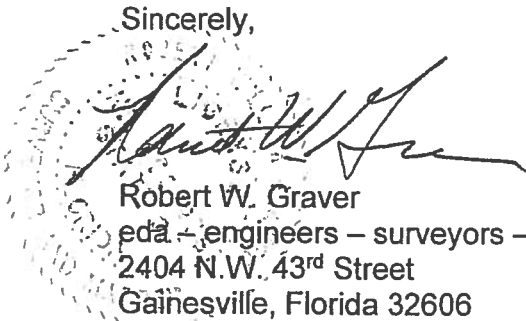
I have reviewed the Plat of 'Upland Industrial Park Replat', dated: April 5, 2018, for conformity to Florida Statutes Chapter 177, Part I – Platting and find it to be in conformance with all Sections and Subsections with the following exceptions:

- 1) A Permanent Reference Monument needs to be placed at the northwest corner of Lot 2 (177.091 (7)).
- 2) The description of the abbreviations "R/W" and "NAVD88" need to be added to the legend. (177.091 (29)).

Further:

- 1) In my opinion in both the Certificate of Approval by Professional Surveyor and Mapper and the Surveyor's Certificate the reference to Chapter 177, Part I should read "Chapter 177, Part I – Platting".
- 2) In the Certificate of Approval by the City Commission it is stated that the foregoing Plat was approved by the City Commission of the City of Alachua County, Florida". It is my opinion this should read "the City of Alachua, Florida".
- 3) Note 11 of the Surveyor's Notes refers to the maintenance of a Landscape Easement which is not a part of this Plat.

Sincerely,



Robert W. Graver
eda – engineers – surveyors – planners, inc.
2404 N.W. 43rd Street
Gainesville, Florida 32606

April 18, 2018

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616



Re: Upland Industrial Park, Lots 2-5 - Site Plan

Dear Mr. Tabor,

Thank you for the opportunity to review the Upland Industrial Park, Lots 2-5 - Site Plan.
Please find my comments below:

Comments:

ISO Needed Fire Flow (NFF) Worksheet

1. For the proposed East Building, revise the Right Exposure to account for the existing building in Lot 6. From the plans, the proposed building appears to be approximately 85-ft from the existing building. Submit revised calculations showing the updated needed fire flow requirement for the proposed East Building.
2. For the proposed West Building, revise the Left Exposure to account for the existing building in Lot 1. From the plans, the proposed building appears to be approximately 95-ft from the existing building. Submit revised calculations showing the updated needed fire flow requirement for the proposed West Building.

Sheet C0.00

1. Add a total impervious area calculation to your development data table to show compliance with the existing SRWMD ERP permitted percentage of impervious area.
2. Add loading zone requirement to parking table. Include the calculation to demonstrate compliance.
3. The ADA criteria specified for number of required parking spaces is for the incorrect range of parking spaces. Update criteria specified to match the number of parking spaces provided on the plans.

4. The date listed for the survey completion does not agree with the date on the survey. Correct the date.

Sheet C0.10

1. The project site is not adjacent to the FDOT Right-of-Way. Why are the FDOT General Notes included?
2. Update Note 8 of Water and Wastewater General Notes to match FAC 62-555. FAC 62-555 requires "New or relocated, underground water mains shall be laid to provide a horizontal distance of at least six feet, and preferably ten feet, *between the outside of the water main and the outside of any existing or proposed gravity- or pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.*"

Sheet C0.12

3. The Handicap Parking Detail does not agree with what is shown on Sheets C1.00, C1.01, and C1.02. Update detail to match proposed conditions.
4. Where is the Sleeve Crossing Detail used? Specify on Sheet C3.00.
5. Add details for the sidewalk ramps used or label the sidewalk ramps per the FDOT index on Sheets C1.01 and C1.02.

Sheet C0.14

1. Verify that the Utility Details shown match the most up to date City of Alachua Design Construction Requirements details (i.e. the distance between the ground to the RPZ outlet in the Typical Underground Backflow Preventer detail; material (Sch 40 PVC) missing from the Typical Gang Meter Assembly detail, etc.)

Sheet C0.21

1. The silt fence shown is blocking the construction of the proposed sidewalk. Revise silt fence location.
2. Provide the location of the temporary construction water source.

Sheet C1.00

1. Why are the AutoTurn cars included? What is the intent? Without the simulation route, the cars are unnecessary and do not provide additional design information.

2. Add proposed door locations to the buildings to determine accessibility compliance.
3. What is the second dashed line in from the west property line?

Sheets C1.01/ C1.02

1. Add proposed door locations to the buildings to determine accessibility compliance.
2. How are delivery trucks supposed to access the back of the buildings? Each of the driveways to the rear have "Do Not Enter" signs.
3. How will the garbage truck turn around? Verify garbage truck maneuverability to the dumpster.
4. On Sheet C1.02, should the "No Left Turn" sign be a "No Right Turn" sign?
5. Specify where the AC Units will be located.
6. What type of delivery trucks are anticipated? Have AutoTurn simulations been conducted to ensure that the trucks can maneuver behind the proposed buildings?
7. Add dimensions to the loading zones.
8. Add sufficient dimensional tie down information to make the site constructible. (i.e. Add northing and eastings at the building corners.)

Sheets C2.01/C2.02

1. Add door locations to show compliance with accessibility requirements. Ensure that grades adjacent to doors do not exceed 2%.
2. Due to the slope on the proposed driveway, we recommend inlets at the end of the driveway to collect stormwater runoff before it enters the cul-de-sac to prevent nuisance flooding within the cul-de-sac.
3. Provide stormwater pipe calculations to demonstrate that the existing inlets and pipes in NW 101st Drive can accommodate the runoff generated by the proposed development.
4. Will the proposed building have downspouts? How will the water be collected?

5. Provide swale calculations to demonstrate that the proposed bypass swale can accommodate the runoff from the adjacent site.
6. Add additional spot grades for constructability at the following locations:
 - a. Concrete pads for bike racks
 - b. Dumpster areas
 - c. Curved sidewalk to demonstrate slope of sidewalk. Sidewalk slopes shall meet accessibility requirements.
 - d. On the east sidewalk (curved L-shaped) from the right-of-way to the proposed building to determine proposed slopes.
 - e. Sidewalk ramps within the project site
 - f. Connection location of on-site sidewalk to sidewalk within the right-of-way
 - g. Add spots to connection location of new portion of the sidewalk within the right-of-way. Be more specific than match existing.
7. Is the intent to have a 6" concrete curb around the parking spaces? The proposed contours do not indicate it. For example, on Sheet C2.01, adjacent to the eastern entrance, the drive aisle to the parking spaces, the contours and spot grades show a continuous grade through the curb.
8. The note "Handicap parking, running slope of walking surface shall not be steeper than 1:20 (5%) and the cross slope of walking surface shall not be steeper than 1:48 (2%)" is incorrect. ADA parking spaces are to be no greater than 2% in any direction per Section 502.4 of the Florida Accessibility Code for Building Construction. The criteria cited on the plan sheet is for sidewalks.
9. Are the inlets on Lot 6 designed to accommodate the drainage from the proposed site? Provide calculations that demonstrate that the inlets can handle the additional runoff. Is there a Drainage Easement to allow the proposed site to discharge onto the adjacent property?
10. In the north east corner, there is a contour with both a 123 label and a 124 label. Correct the label.
11. Is the purpose of the existing inlet in the north west corner of the property to capture the discharge from offsite? Verify that the swale directs water to the inlet and that the inlet can accommodate the runoff from the swale.
12. Provide cross sections of the driveway connections to demonstrate grading and handicap accessibility of the crosswalk. The driveways appear steep.

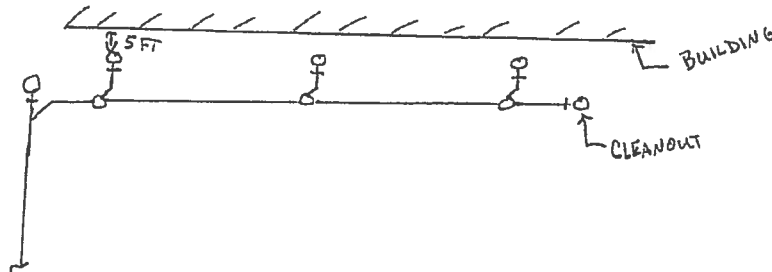
Sheets C3.00

1. We recommend being consistent with the scale used to prevent miscalculations in the field. The scale of the master sheets was 1" = 40' and the scale of the

detailed sheets was 1" = 20'. This sheet has a scale of 1"=30'.

2. Per the City of Alachua Design Construction Requirements (COA DCR), "The number of fire hydrants required for a project will be determined based on the fire flow demand calculations. One hydrant will be required for each 1,000 gpm of demand, with at least one hydrant located within 500-feet of the most remote point of the building, as the fire truck drives. The remaining hydrants shall be located within 1,000-feet of the most remote point of the building, as the fire truck drives." Demonstrate that no portion of the building is greater than 500-ft to a fire hydrant as the truck travels. Per the submitted ISO Needed Fire Flow Calculations, 2,250 gpm are required and therefore, two (2) fire hydrants are required. Demonstrate that the buildings are within 1,000-ft of a second hydrant.
3. Submit NFPA Needed Fire Flow Calculations. Per COA DCR, Section 2.3.C.7.b. "Engineer shall provide signed and sealed fire flow demand calculations in accordance with NFPA and Florida Fire Prevention Code requirements."
4. Will the buildings require gas? Has coordination with communications occurred? Will sleeves be provided to prevent damaging the pavement at time of tenant occupancy?
5. Within the Potable Water Connection and Water Meter Details 1 & 2, correct and add the following:
 - a. Proposed tees are not tapped.
 - b. Add weather protection to the backflow preventers.
 - c. Add gate valves to the services to allow for the ability to isolate each service.
 - d. Call out the 2" tees and the 2" 90-degree bend.
 - e. Call out bend after the DDC backflow preventer if the intent is for the line to connect at an angle
6. For the water meters, add a note to call out the specified Utility Detail on Sheet C0.14.
7. Show the routes of the water services to the building to ensure that the water services meet all required clearances.
8. Add a note at the sanitary sewer cleanout at the right-of-way that it is the end of the City of Alachua Maintenance.
9. Add the proposed irrigation water meter and backflow preventer, shown on Sheet IR-2, to the utility plan. Specify the size of the irrigation water meter and backflow preventer.
10. Add potable water and sanitary sewer connection locations to the building.

11. Be sure that each service has a separate cleanout at the building so that if a blockage occurs, it will be easier to determine where the blockage is occurring to prevent disrupting service to other tenants. See below for suggestion clarification.

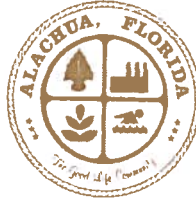


12. No water main is shown along the east boundary line on the survey. Verify that there is an existing water main at this location to connect to.
13. List the finished floors on the proposed buildings to demonstrate that the buildings are higher than the adjacent sanitary sewer manhole top.

If you have any questions, please contact my office at 352-373-3541.

Sincerely,

Sergio Reyes, P.E.
President / Principal



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 11, 2018

VIA HAND DELIVERY

Mr. Sergio Reyes, P.E.
EDA Engineers, Surveyors, Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Review of Upland Industrial Park, Lots 2 – 5 Minor Subdivision / Final Plat (Replat) & Site Plan

Dear Mr. Reyes:

The City of Alachua Planning & Community Development Department requests your firm conduct a **surveying review** of the referenced final plat (replat) and an **engineering review** of the referenced Site Plan. The Minor Subdivision / Final Plat application proposes to replat Lots 2 – 5 of Upland Industrial Park, as per the plat thereof recorded in Plat Book 28, Page 61, of the Official Records of Alachua County, reconfiguring the ±4.82 acre subject property into a total of two (2) lots. The Site Plan application proposes to construct a ±23,439 square foot building and a ±26,682 square foot building, with associated drainage, paving, grading and infrastructure improvements on the subject property.

Please provide comments by **5:00 PM on Wednesday, April 18, 2018**, so that your comments may be incorporated into the City's review of this application.

If you have any questions regarding these applications, please contact me at 386-418-6100 x 107.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Project Files



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 4, 2018

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

John Maxfield
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Conditional Application Acceptance: Upland Industrial Park, Lots 2 – 5 Site Plan

Dear Mr. Maxfield:

On March 29, 2018, the City of Alachua received your revised application and materials for the Site Plan of Upland Industrial Park Lots 2 – 5, which proposes two (2) new buildings and associated parking, drainage, paving, grading, and infrastructure improvements on Lots 2 – 5 of Upland Industrial Park (Tax Parcel Numbers 05964-002-002 – 05964-002-005), consisting of a ± 4.82 acre subject property. The revised application and materials were submitted to address completeness review comments provided in a letter dated March 26, 2018.

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 the aforementioned application to be complete, conditional upon submission of certain materials. Review of the application may commence upon satisfaction of the following comments.

The comments below are based solely on a preliminary review of your application for completeness. Detailed comments will be provided at a Development Review Team (DRT) Meeting, which will be scheduled under separate cover.

Please address the following:

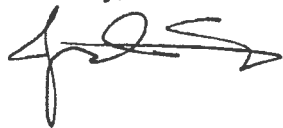
1. Compliance with Recorded Plat

Issue: Proposed buildings are located within building setback areas as depicted on the plat of Upland Industrial Park, as recorded in Plat Book 28, Page 61, of the Official Records of Alachua County, Florida. Proposed configuration will require replatting the lots. Such replat may qualify for Minor Subdivision review. Reference Section 2.4.10(F)(1).

Action to Address Deficiency: Submit an application to replat the subject property, or reconfigure development proposal to comply with lot / setback requirements per the recorded plat.

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,

A handwritten signature in black ink, appearing to read 'Justin Tabor', with a stylized flourish at the end.

Justin Tabor, AICP
Principal Planner

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



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

March 26, 2018

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

John Maxfield
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review #3: Upland Industrial Park, Lots 2 – 5 Site Plan Application

Dear Mr. Maxfield:

On March 19, 2018, the City of Alachua received your revised application and materials for the Site Plan of Upland Industrial Park Lots 2 – 5, which proposes two (2) new buildings and associated parking, drainage, paving, grading, and infrastructure improvements on Lots 2 – 5 of Upland Industrial Park (Tax Parcel Numbers 05964-002-002 – 05964-002-005), consisting of a ± 4.82 acre subject property. The revised application and materials were submitted to address completeness review comments provided in a letter dated February 1, 2018.

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.

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. Compliance with Recorded Plat

Issue: Proposed buildings are located within building setback areas as depicted on the plat of Upland Industrial Park, as recorded in Plat Book 28, Page 61, of the Official Records of Alachua County, Florida. Proposed configuration will require replatting the lots. Such replat may qualify for Minor Subdivision review. Reference Section 2.4.10(F)(1).

Action to Address Deficiency: Submit an application to replat the subject property, or reconfigure development proposal to comply with lot / setback requirements per the recorded plat.

3. **Site Plan Attachment #7:** Neighborhood Meeting Materials, including:
- 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

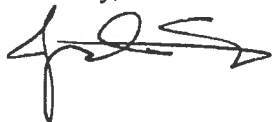
Action Needed to Address Deficiency: Confirm that, as required by Section 2.2.4(D) of the LDRs, those persons/organizations registered with the City to receive notices of Neighborhood Meetings were provided such notice of the Neighborhood Meeting for the project.

4. **Site Plan Attachment #8:** Legal description with tax parcel number, separate from all other documentation on 8.5" x 11" paper.

Action Needed to Address Deficiency: Legal description references a map attached herewith; however, no map is attached to legal description.

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

RE: Upland Industrial Park - Response to insufficiency report

From : John Maxfield <JohnM@chw-inc.com>
Subject : RE: Upland Industrial Park - Response to insufficiency report
To : Justin Tabor <jtabor@cityofalachua.org>
Cc : kwinburn <kwinburn@cityofalachua.org>

Mon, Mar 19, 2018 05:13 PM

 1 attachment

Sounds good. I'll come over tomorrow to do that.

From: Justin Tabor [mailto:jtabor@cityofalachua.org]
Sent: Monday, March 19, 2018 5:12 PM
To: John Maxfield <JohnM@chw-inc.com>
Cc: kwinburn <kwinburn@cityofalachua.org>
Subject: Re: Upland Industrial Park - Response to insufficiency report

John,

After reviewing the completeness review comments in the 2/1/18 letter, you are correct that the items noted therein were for additional information. For purposes of review by other City Staff, however, I would ask that the information be added to the packets already submitted. This can be done at our office. If the waste receptacle screening is on a new sheet, please provide copies of just that sheet.

If you'd like to give me a call I can explain how we review materials for completeness and distribute for review by others in advance of the DRT Meeting. It is easier to explain verbally as to why a single package is preferable.

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: "John Maxfield" <JohnM@chw-inc.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Cc: "kwinburn" <kwinburn@cityofalachua.org>
Sent: Monday, March 19, 2018 1:10:11 PM
Subject: RE: Upland Industrial Park - Response to insufficiency report

The only thing I think you could reasonably want to add to a specific spot in the previous submittal is the sheet with the waste receptacle enclosure. The other materials are simply providing additional documentation you requested. I had intended to provide you with 9 copies of a package with a response letter and the additional data attached (along with a single CD with the just the added information). From a records standpoint, that provides a clearer documentation of the history of this submittal. Please let me know if that is sufficient.

John

From: Justin Tabor [mailto:jtabor@cityofalachua.org]
Sent: Monday, March 19, 2018 11:55 AM
To: John Maxfield <JohnM@chw-inc.com>
Cc: Kathy Winburn <kwinburn@cityofalachua.org>
Subject: Re: Upland Industrial Park - Response to insufficiency report

John,

We will need 9 copies of materials. To reduce the amount of printing required you are welcome to have someone from your office pick up the previously submitted materials (received 1/23/18) to remove and replace documents as needed. Please let me know if you'd like us to return the previously submitted application packages and I'll place them at the Planning Dept. counter.

Please note, however, that Comment #1 of the 2/1/18 completeness letter addresses compliance with the recorded plat. The site plan application will remain incomplete until this comment is addressed, either by adjusting the proposed development to meet the required setbacks and any other pertinent requirements of the recorded plat, or by submitting a replat to reconfigure the lot lines.

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: "John Maxfield" <JohnM@chw-inc.com>

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

Sent: Monday, March 19, 2018 11:31:50 AM

Subject: Upland Industrial Park - Response to insufficiency report

Justin – we finally have all the information to respond to the City's insufficiency report (although we still aren't ready to submit the replat) for the Upland Industrial Park. Do you need 9 copies? I can drop them off up front today or we can meet if you want to go over them. Let me know your preference.

JOHN MAXFIELD, PE | Director of Land Development

t: (352) 331-1976 ext 955 | c: (352) 672-0227

e: johnm@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

PLANNING DESIGN SURVEYING ENGINEERING CONSTRUCTION

Upland Industrial Park

From : John Maxfield <JohnM@chw-inc.com>

Thu, Mar 01, 2018 02:47 PM

Subject : Upland Industrial Park

 1 attachment

To : Justin Tabor <jtabor@cityofalachua.org>

Justin – after an extended time to get things scheduled, the Fire Flow test is scheduled for 3/5. Rodolfo confirmed that a fire flow test was sufficient for this project.

Regarding the replat – We are still waiting on one document from the underwriter. We continue to push them to get this cleared up.

I will provide the fire flow information as soon as I have it. Thanks for your patience.

CHW's Gainesville office has moved to **PROGRESS PARK IN ALACHUA!** Visit us at our new address below.

JOHN MAXFIELD | Director of Land Development

t: (386) 518-5142 | c: (352) 672-0227

e: johnm@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

RE: Revised Application - Upland Industrial Park, Lots 2 - 5 Site Plan**From :** John Maxfield <JohnM@chw-inc.com>

Wed, Feb 21, 2018 11:29 AM

Subject : RE: Revised Application - Upland Industrial Park, Lots 2 - 5 Site Plan**To :** Justin Tabor <jtabor@cityofalachua.org>**Cc :** kwinburn <kwinburn@cityofalachua.org>, Adam Hall <ad_hall@cityofalachua.org>, Kristy Adkins <kristya@chw-inc.com>

Sorry for the continued delays. I have a request in with Gator Fire to get a fire flow test at the site. They are coordinating with the Fire Department. The replat submittal is still waiting on a title opinion letter that seems to be hung up due to delays from the underwriter. We will submit info as soon as we get it.

JOHN MAXFIELD, PE | Director of Land Development
t: (386) 518-5142 | c: (352) 672-0227
e: johnm@chw-inc.com
w: www.chw-inc.com

From: Justin Tabor [mailto:jtabor@cityofalachua.org]**Sent:** Wednesday, February 07, 2018 4:22 PM**To:** John Maxfield <JohnM@chw-inc.com>**Cc:** kwinburn <kwinburn@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Kristy Adkins <kristya@chw-inc.com>**Subject:** Re: Revised Application - Upland Industrial Park, Lots 2 - 5 Site Plan

Thanks for the update.

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: "John Maxfield" <JohnM@chw-inc.com>**To:** "Justin Tabor" <jtabor@cityofalachua.org>**Cc:** "kwinburn" <kwinburn@cityofalachua.org>, "Adam Hall" <ad_hall@cityofalachua.org>, "Kristy Adkins" <kristya@chw-inc.com>**Sent:** Wednesday, February 7, 2018 11:26:48 AM**Subject:** RE: Revised Application - Upland Industrial Park, Lots 2 - 5 Site Plan

Just another update. We are completing the replat application and are just waiting on a letter from one of the attorney's. We should be submitting the replat very soon to your office.

JOHN MAXFIELD, PE | Director of Land Development
t: (386) 518-5142 | c: (352) 672-0227
e: johnm@chw-inc.com
w: www.chw-inc.com

From: Justin Tabor [mailto:jtabor@cityofalachua.org]**Sent:** Thursday, February 01, 2018 1:09 PM**To:** John Maxfield <JohnM@chw-inc.com>**Cc:** kwinburn <kwinburn@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Kristy Adkins <kristya@chw-inc.com>**Subject:** Re: Revised Application - Upland Industrial Park, Lots 2 - 5 Site Plan

John,

Thank you for the update in reference to the replat.

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

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From: "John Maxfield" <JohnM@chw-inc.com>

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

Cc: "kwinburn" <kwinburn@cityofalachua.org>, "Adam Hall" <ad_hall@cityofalachua.org>, "Kristy Adkins" <kristya@chw-inc.com>

Sent: Thursday, February 1, 2018 1:08:40 PM

Subject: RE: Revised Application - Upland Industrial Park, Lots 2 - 5 Site Plan

Thanks, Justin. We will review the comments and provide the additional information requested as soon as we can. Regarding the replat, we have requested some title information from the owner and are still waiting on that information. We should be submitting the replat around the middle of next week if we get the title information this week. I'll keep you updated on the status as I learn more.

JOHN MAXFIELD, PE | Senior Engineer

t: (386) 518-5142 | c: (352) 672-0227

e: johnm@chw-inc.com

w: www.chw-inc.com

From: Justin Tabor [<mailto:jtabor@cityofalachua.org>]

Sent: Thursday, February 01, 2018 11:58 AM

To: John Maxfield <JohnM@chw-inc.com>

Cc: Kathy Winburn <kwinburn@cityofalachua.org>; Adam Hall <ad_hall@cityofalachua.org>; Kristy Adkins <kristya@chw-inc.com>

Subject: Revised Application - Upland Industrial Park, Lots 2 - 5 Site Plan

John,

Please see the attached letter in reference to the revised application and materials received on January 23 for the Site Plan application for Upland Industrial Park, Lots 2 - 5.

Sincerely,

Justin Tabor, AICP

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

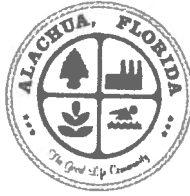
386.418.6100 x 107 | fax: 386.418.6130

jtabor@cityofalachua.com

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City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 1, 2018

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

John Maxfield
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review of Upland Industrial Park, Lots 2 – 5 Site Plan Application

Dear Mr. Maxfield:

On January 23, 2018, the City of Alachua received your revised application submittal for the Site Plan of Upland Industrial Park Lots 2 – 5, which proposes two (2) new buildings and associated parking, drainage, paving, grading, and infrastructure improvements on Lots 2 – 5 of Upland Industrial Park (Tax Parcel Numbers 05964-002-002 – 05964-002-005), consisting of a ± 4.82 acre subject property. The revised application was submitted to address completeness review comments provided in a letter dated January 2, 2018.

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.

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. Compliance with Recorded Plat

Issue: Proposed buildings are located within building setback areas as depicted on the plat of Upland Industrial Park, as recorded in Plat Book 28, Page 61, of the Official Records of Alachua County, Florida. Proposed configuration will require replatting the lots. Such replat may qualify for Minor Subdivision review. Reference Section 2.4.10(F)(1).

Action to Address Deficiency: Submit an application to replat the subject property, or reconfigure development proposal to comply with lot / setback requirements per the recorded plat.

2. **Site Plan Attachment #1:** Site Plan including but not limited to:
- o. Location of waste receptacles and detail of waste receptacle screening.

Issue: Civil plans direct to architectural plans for waste receptacle screening detail. Waste receptacle screening detail not included within architectural plans submitted with application.

Action Needed to Address Deficiency: Provide waste receptacle screening detail.

3. **Site Plan Attachment #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.

Issue: Applicant has not provided fire flow calculations (i.e., needed fire flow to serve the buildings) or demonstration of available flow.

Action Needed to Address Deficiency: (1) Provide fire flow calculations in accordance with applicable code standards. (2) Coordinate with potable water purveyor – City of Alachua Public Services – to determine available flow.

4. **Site Plan Attachment #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.

Issue: One (1) set of mailing labels of the property owners within 400 feet of the subject property boundary has been provided, however, a set of mailing labels of persons/organizations registered to receive notice of development applications was not submitted.

Action Needed to Address Deficiency: Provide one (1) set of mailing labels of persons/organizations registered to receive notice of development applications. List is accessible at:

<http://www.cityofalachua.com/index.php/planning-and-zoning/53-city-departments/planning-a-community-development/503-applications-attachments-a-agreements>

5. **Site Plan Attachment #7:** Neighborhood Meeting Materials, including:
- 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

Issue: Mailing labels or list of those who received written notice of the Neighborhood Meeting has not provided.

Action Needed to Address Deficiency: Provide mailing labels or list of those who received written notice of the Neighborhood Meeting.

6. **Site Plan Attachment #8:** Legal description with tax parcel number, separate from all other documentation on 8.5" x 11" paper.

Issue: Legal description with tax parcel numbers on 8.5" x 11" paper not provided.

Action Needed to Address Deficiency: Provide legal description with tax parcel numbers on 8.5" x 11" paper.

7. **Site Plan Attachment #9:** Proof of ownership (i.e., copy of deed.)

Issue: Proof of ownership, i.e., copy of deed, for each not provided.

Action Needed to Address Deficiency: Provide proof of ownership. **Note:** proof of ownership may be a copy of a deed that describes the land before Upland Industrial Park was subdivided, such deed is the most recently recorded.

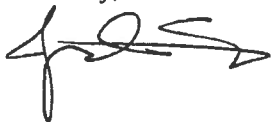
8. **Site Plan Attachment #10:** Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from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

Issue: ERP, Modification, or confirmation of exemption from SRWMD not provided.

Action Needed to Address Deficiency: Provide documentation from SRWMD evidencing the project is exempt from any permitting and / or permit modifications.

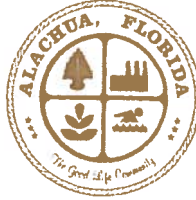
If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP
Principal Planner

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



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 2, 2018

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

John Maxfield
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review of Upland Industrial Park, Lots 2 – 5 Site Plan Application

Dear Mr. Maxfield:

On December 26, 2017, the City of Alachua received your application for the Site Plan of Upland Industrial Park Lots 2 – 5, which proposes two (2) new buildings and associated parking, drainage, paving, grading, and infrastructure improvements on Lots 2 – 5 of Upland Industrial Park (Tax Parcel Numbers 05964-002-002 – 05964-002-005), consisting of a ± 4.82 acre subject property.

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.

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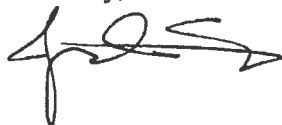
- a. Proposed configuration will require replatting the lots. Such replat may qualify for Minor Subdivision review. Reference Section 2.4.10(F)(1).
- b. Additional completeness review comments concerning the Site Plan application will be provided upon satisfaction of the preceding.

2. Submittal Requirements

- a. Plans not provided in PDF format.
- b. All electronic documents must be provided in a PDF format.
- c. Application materials not collated into application packets. Application materials may be picked up at City Hall, collated, and resubmitted.
- d. Printed copies of plans are not bound. Plans may be picked up at City Hall, bound, and resubmitted.

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

Completeness Review - Upland Industrial Park, Lots 2 - 5 Site Plan

From : Justin Tabor <jtabor@cityofalachua.com>
Subject : Completeness Review - Upland Industrial Park, Lots 2 - 5 Site Plan
To : John Maxfield <JohnM@chw-inc.com>
Cc : Kathy Winburn <kwinburn@cityofalachua.com>, Adam Hall
<ad_hall@cityofalachua.org>

Tue, Jan 02, 2018 11:54 AM

 1 attachment

Mr. Maxfield,

Please see the attached letter in reference to the completeness review for the site plan application for the proposed development of Upland Industrial Park, Lots 2 - 5. You may recall that during the Pre-Application Conference for the proposed development, it was noted that the development as presented would require replatting the lots, as the proposed buildings would be within side setback areas as depicted on the recorded plat of Upland Industrial Park. This replat may qualify to be reviewed as a Minor Subdivision, however, such application must be submitted before review of the Site Plan may occur.

Please feel free to contact me if you have any questions.

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

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 **Upland_Lots_2-5_SP_Completeness_Review_Letter_2018_01_02.pdf**
598 KB



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 2, 2018

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

John Maxfield
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review of Upland Industrial Park, Lots 2 – 5 Site Plan Application

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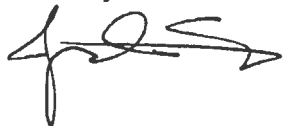
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- a. Plans not provided in PDF format.
- b. All electronic documents must be provided in a PDF format.
- c. Application materials not collated into application packets. Application materials may be picked up at City Hall, collated, and resubmitted.
- d. Printed copies of plans are not bound. Plans may be picked up at City Hall, bound, and resubmitted.

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

SITE PLAN

FOR

UPLAND INDUSTRIAL PARK

LOT 2, 3, 4, AND 5

ALACHUA, FLORIDA

SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST

SUBMITTED TO

CITY OF ALACHUA

SUWANNEE RIVER WATER MANAGEMENT DISTRICT
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

OWNER/DEVELOPER

UPLAND PROPERTIES NCF, LLC
3455 SW 42ND AVENUE
GAINESVILLE, FL 32608
PH (352) 377-3204

CIVIL ENGINEER

CHW
11801 RESEARCH DRIVE
ALACHUA, FLORIDA 32615
(352) 331-1976

ARCHITECT

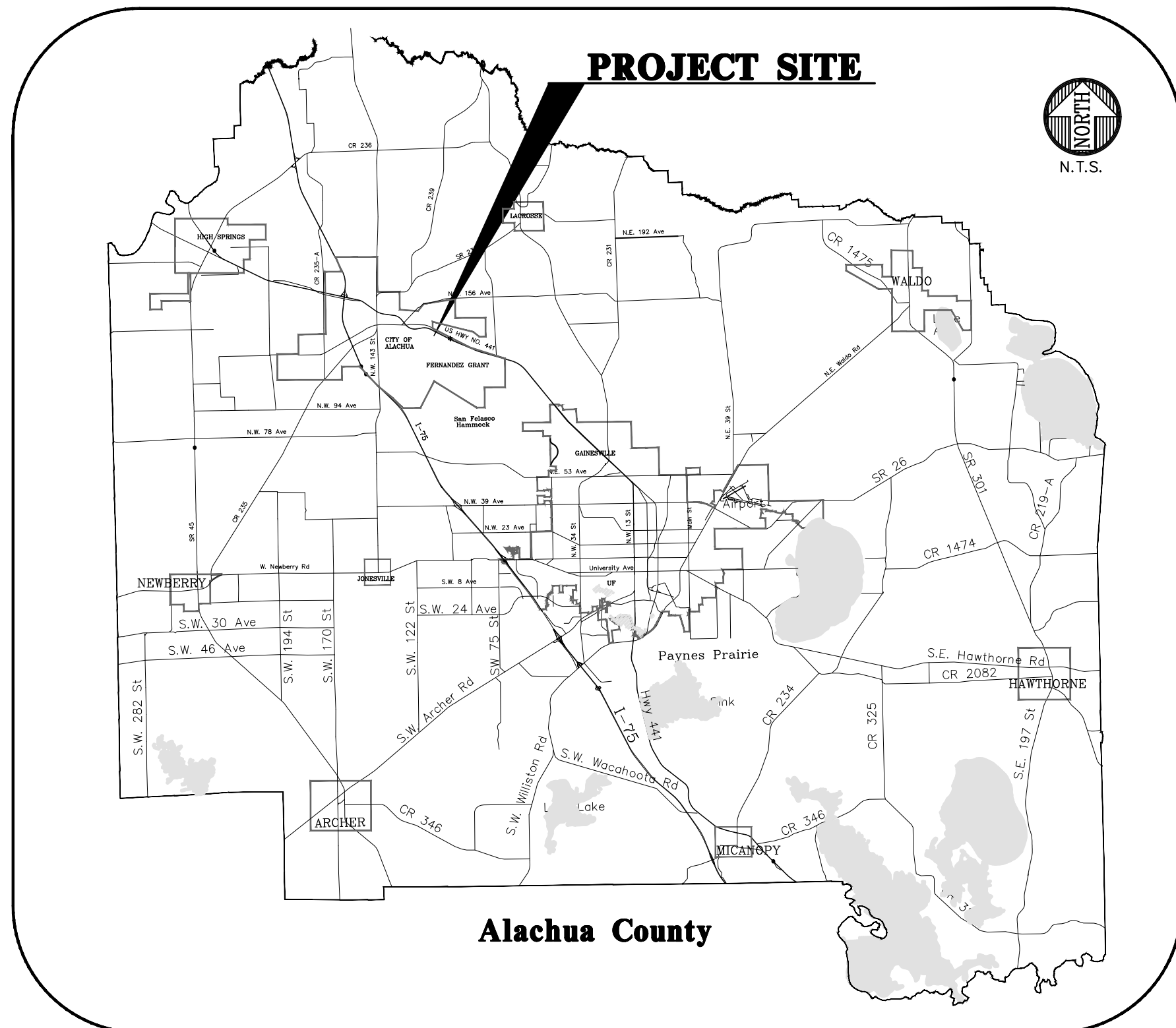
STUDIO MJC, LLC
5206 SOUTHWEST 91ST TERRACE
GAINESVILLE, FLORIDA 32608
(352) 226-8061

LANDSCAPE ARCHITECT

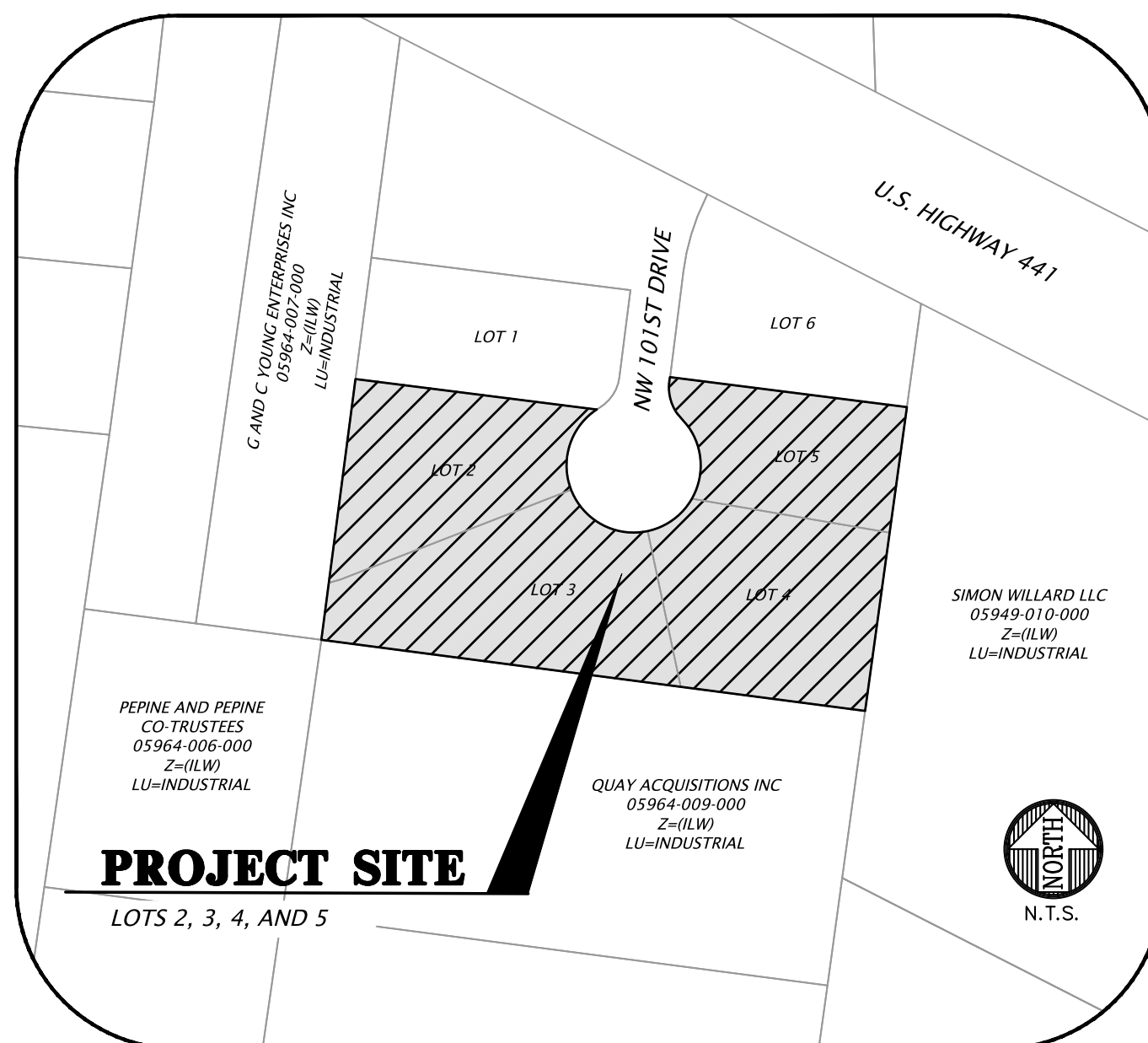
CHW
11801 RESEARCH DRIVE
ALACHUA, FLORIDA 32615
(352) 331-1976

PHOTOMETRIC

HUNTER DESIGN AND CONSULTING
735 ARLINGTON AVE. N, STE 308
ST. PETERSBURG, FLORIDA 33701
(352) 238-6366



VICINITY MAP



LOCATION MAP

GENERAL NOTES

1. DEVELOPMENT DATA:
TOTAL AREA = 209,959 S.F. 100.00% 4.82 ACRES
IMPERVIOUS AREA (ASPHALT PAVEMENT) = 78,477 S.F. 37.34% 1.80 ACRES
IMPERVIOUS AREA (CONCRETE) = 14,374 S.F. 6.85% 0.33 ACRES
OPEN AREA (LANDSCAPE) = 67,274 S.F. 31.95% 1.54 ACRES
EXISTING BUILDINGS = 0 S.F. 0.00%
PROPOSED BUILDINGS = 50,121 S.F. 23.86% 1.15 ACRES
TOTAL IMPERVIOUS AREA = 142,972 S.F. 68.10% 3.28 ACRES
DESCRIPTION: THE PROJECT CONSISTS OF CONSTRUCTION OF A MULTI-TENANT BUILDING AND ASSOCIATED INFRASTRUCTURE.
2. MINIMUM BUILDING REQUIREMENTS PER ILW ZONING ARE AS FOLLOWS:
PRIMARY BUILDING (ILW)
FRONT 20'
SIDE 15'
REAR 15'
MINIMUM LOT AREA = N/A
MINIMUM LOT WIDTH = N/A
MAX BUILDING HEIGHT = 65'
MAX LOT COVERAGE = N/A
FAR = 0.75
3. PARKING CALCULATIONS:

REQUIRED	PARKING REQUIRED	PORTION OF TOTAL BUILDING	FLOOR S.F.	SPACES (MIN)	SPACES (MAX)**
USE-A LIGHT MANUFACTURING OFFICE SPACE LIGHT MANUFACTURING SPACE TOTAL	1 SPACE/350 S.F. 1 SPACE/1,000 S.F.	30% 70% 100%	7,332 17,107 24,439	21 17 38	26 21 47
BUILDING LOTS 2-3 (24,439 S.F.)					
FLOOR S.F. SPACES (MIN) SPACES (MAX)**					
8,005 23 29					
18,677 19 23					
26,682 42 52					
TOTAL BOTH BUILDINGS					
FLOOR S.F. SPACES (MIN) SPACES (MAX)					
15,336 44 55					
35,785 36 44					
51,121 80 99					
4. DATE OF BOUNDARY SURVEY:
TOPOGRAPHIC SURVEY WAS COMPLETED BY CAUSSEAU, HEWETT, & WALPOLE, INC., REVISION DATED SEPTEMBER 27, 2017.
5. UTILITIES:
POTABLE WATER SERVICE WILL BE PROVIDED TO THE SITE BY EXISTING SERVICE LINE IN NW 101ST DRIVE R/W.
SANITARY SEWER SERVICE WILL BE SERVED FROM AN EXISTING SANITARY SEWER LINE IN NW 101ST DRIVE R/W.
ELECTRIC SERVICE WILL BE PROVIDED AS AN EXTENSION OF THE EXISTING SERVICE TO THE PROPOSED FACILITIES BY THE CITY OF ALACHUA.
PERMITTED THROUGH SRWMD AND THE CITY OF ALACHUA.
6. DRAINAGE:
THE SITE IS SERVED BY AN EXISTING PERMITTED MASTER DRAINAGE BASIN THAT IS PERMITTED THROUGH SRWMD AND THE CITY OF ALACHUA.
7. NATURAL FEATURES:
TOPOGRAPHY SLOPES FROM SOUTH TO NORTHWEST WITH MODERATE SLOPES.
THERE ARE NO NATURAL SITE FEATURES.
8. ZONING/LAND USE INFORMATION AND COMPLIANCE:
LIGHT & WAREHOUSE INDUSTRIAL (ILW) ZONING DESIGNATION.
INDUSTRIAL FUTURE LAND USE MAP DESIGNATION.
9. CONCURRENCY IMPACT ANALYSIS:
SUBMITTED UNDER SEPARATE COVER
10. LEGAL DESCRIPTION:
SEE SURVEY
11. STATEMENT OF PROPOSED USE:
THE PROPOSED USE IS MULTI-TENANT AND SHALL BE CONSISTENT WITH THE LIGHT AND WAREHOUSE INDUSTRIAL (ILW) ZONING DISTRICT'S ALLOWED USES AS PRESCRIBED IN THE CITY OF ALACHUA LDR TABLE 4.1-1, TABLE OF ALLOWED USES.

*USES AND ASSOCIATED AREAS ARE SHOWN FOR PARKING CALCULATION PURPOSES ONLY AND ARE NOT FINAL.
**6.1.4(B)(5) - MAXIMUM OFF-STREET PARKING SPACES ALLOWED IS 125% OF MINIMUM PARKING SPACE REQUIREMENT.

REQUIRED CAR PARKING
BUILDING LOTS 2-3: 38 PARKING SPACES REQUIRED - 47 PARKING SPACES PROVIDED
BUILDING LOTS 4-5: 42 PARKING SPACES REQUIRED - 50 PARKING SPACES PROVIDED

REQUIRED BICYCLE PARKING
BUILDING LOTS 2-3: (38 PARKING SPACES REQUIRED / 10 = 4 SPACES) - 2 RACKS FOR 4 SPACES PROVIDED
BUILDING LOTS 4-5: (42 PARKING SPACES REQUIRED / 10 = 4 SPACES) - 2 RACKS FOR 4 SPACES PROVIDED

LOADING ZONE SPACES
PER DEVELOPMENT STANDARDS 6.1.5, AND TABLE 6.1-2
REQUIRED BUILDING LOTS 2-3 (24,439 SF) - 1 SPACE REQUIRED
REQUIRED BUILDING LOTS 4-5 (26,682 SF) - 2 SPACE REQUIRED

TOTAL PROVIDED
CAR STANDARD PARKING SPACE: LOTS 2-3 = 47 SPACES + LOTS 4-5 = 50 SPACES (97 TOTAL SPACES)
ACCESSIBLE PARKING SPACE: 2 PER BUILDING
BICYCLE: LOTS 2-3 - 2 RACKS, 4 SPACES
BICYCLE: LOTS 4-5 - 3 RACKS, 6 SPACES
LOADING SPACES - LOTS 2-3 - 5 PROVIDED (171'x30')
LOADING SPACES - LOTS 4-5 - 7 PROVIDED (235'x30')

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C0.00	COVER SHEET AND INDEX
C0.10	GENERAL NOTES
C0.11	LEGEND
1 OF 1	TOPOGRAPHIC SURVEY
C0.20	STORMWATER POLLUTION PREVENTION NOTES
C0.21	STORMWATER POLLUTION PREVENTION PLAN
C0.30	DEMOLITION PLAN
C1.00	MASTER HORIZONTAL CONTROL AND SITE PLAN
C1.10 - C1.11	DETAILED HORIZONTAL CONTROL AND SITE PLAN
C1.20	ACCESSIBILITY SITE PLAN AND DETAILS
C2.00	MASTER DRAINAGE AND GRADING PLAN
C2.10 - C2.11	DETAILED DRAINAGE AND GRADING PLAN
C2.30	CONSTRUCTION DETAILS
C2.31	CONSTRUCTION DETAILS
C2.32	CONSTRUCTION DETAILS
C2.33	TYPICAL CROSS SECTIONS
C3.00	MASTER UTILITY PLAN
C3.10 - C3.11	DETAILED UTILITY PLAN
C5.00 - C5.01	DRIVEWAY CONNECTION
LS-1	LANDSCAPE CALCULATIONS AND PLANT SCHEDULE
LS-2	LANDSCAPE PLAN
IR-1	IRRIGATION DIAGRAM
ES-1	SITE PHOTOMETRIC PLAN
A111	ARCHITECTURAL FLOOR PLAN
A112	ARCHITECTURAL FLOOR PLAN
A210	ARCHITECTURAL EXTERIOR ELEVATIONS
A211	ARCHITECTURAL EXTERIOR ELEVATIONS
A310	ARCHITECTURAL DUMPSTER ENCLOSURE DETAILS

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SCALE: N/A
KEY: SCALE: N/A
BASE: SCALE: N/A
ON ORIGINAL DRAWING
0 = NOT SHOWN
1" = NOT SHOWN
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CONSTRUCTION/BDI RELEASE

REVISIONS
12/20/17 - CITY OF ALACHUA AND SRWMD
08/06/18 - CITY OF ALACHUA
10/18/18 - CITY OF ALACHUA
12/17/18 - CITY OF ALACHUA

CLIENT: BNW HOLDINGS, LLC
PROJECT: UPLAND INDUSTRIAL PARK LOTS 2, 3, 4, AND 5
SHEET TITLE: COVER SHEET AND INDEX

DESIGNED BY: J. THOMAS
DRAWN BY: J. THOMAS
QUALITY CONTROL: D. YOUNG
PROJECT NUMBER: 17-0357

DANIEL H. YOUNG

FL PE No. 70780

SHEET NO: C0.00

1

A

B

C

D

2

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.

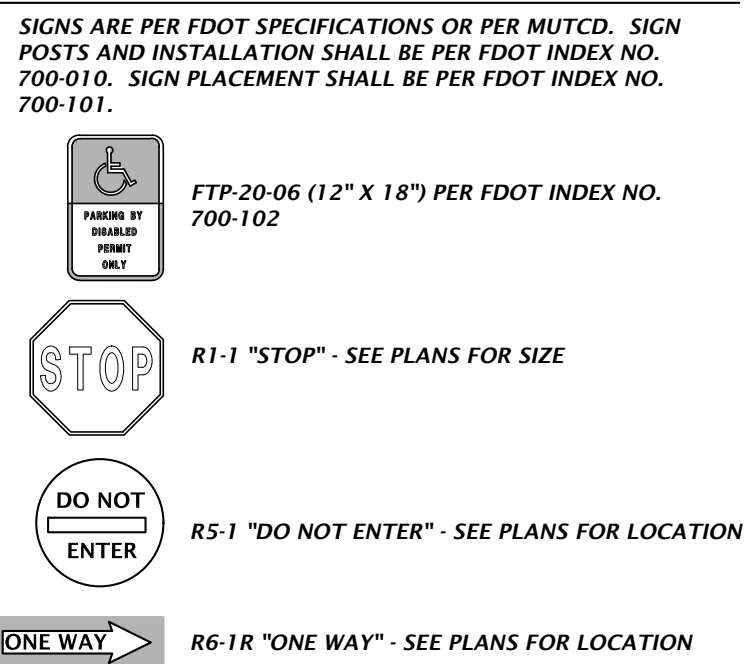
Tech: bryang Plot Date: Dec 19, 2018 8:18am Filename: L:\2017\17-0357\Engineering\DWGs\Production Files\17-0357_CO.10_NT.dwg

CO.10

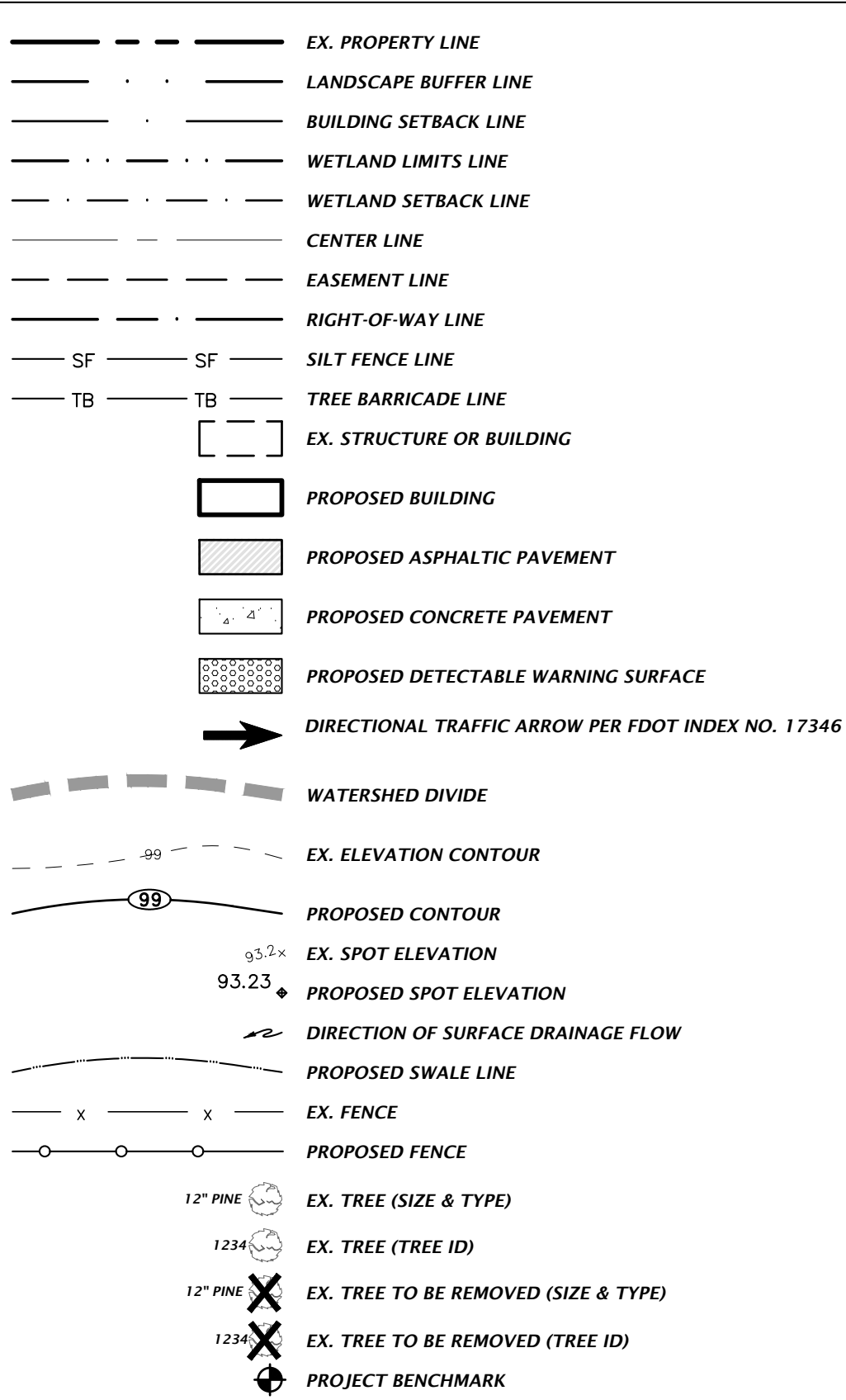
ABBREVIATIONS

SYMBOLS	N
* FEET (WHEN USED WITH LENGTHS)	N NORTH
* DEGREES	N-E NORTHING - EASTING
* MINUTES (WHEN USED WITH ANGLES)	N/A NOT APPLICABLE
* SECONDS	NAVD NORTH AMERICAN VERTICAL DATUM OF 1988
% PERCENT	NGVD NATIONAL GEODETIC VERTICAL DATUM OF 1929
@ AT	NO NUMBER
A	NPDES NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
AASHTO ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	NTS NOT TO SCALE
AC ACRES	O ON CENTER
ADA AMERICAN WITH DISABILITIES ACT	OHW OVERHEAD WIRE
ANSI AMERICAN NATIONAL STANDARDS INSTITUTE	ORF OFFICIAL RECORDS BOOK
ARCH ARCHITECT	OSHA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
ARV AIR RELEASE VALVE	P PAVEMENT
ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS	PAVT POINT OF CURVATURE
AWWA AMERICAN WATER WORKS ASSOCIATION	PC POINT OF COMPOUND CURVE
B	PERF PERFORATED
BC BACK OF CURB	PROP PROPOSED
BFP BACKFLOW PREVENTER	PT POINT OF TANGENCY
BLDG BUILDING	PVC POLYVINYL CHLORIDE
BM BENCHMARK	PVI POINT OF VERTICAL INTERSECTION
BMP BEST MANAGEMENT PRACTICE	R RADIUS
BOC BACK OF CURB	RCP REINFORCED CONCRETE PIPE
BVCS BEGIN VERTICAL CURVE STATION	RPM RAISED REFLECTIVE PAVEMENT MARKER
BVCE BEGIN VERTICAL CURVE ELEVATION	RPZ REDUCED PRESSURE ZONE
BW BOTTOM OF WALL	RT RIGHT
BSL BUILDING SETBACK LINE	RWM RECLAIMED WATER MAIN
C	R/W RIGHT-OF-WAY
CATV CABLE TELEVISION	S SOUTH
CI CURB INLET	SAN SANITARY
CIP CAST IRON PIPE	SHWE SEASONAL HIGH WATER ELEVATION
CMP CORRUGATED METAL PIPE	SL SLOPE
CO CLEANOUT	SP SUPERPAVE
CONC CONCRETE	SR STATE ROAD
COORD COORDINATE	SS SANITARY SEWER
CR COUNTY ROAD	ST STORM
C/O CLEANOUT	STA STATION
D	STD STANDARD
DBH DIAMETER AT BREAST HEIGHT	T TEMPORARY CONSTRUCTION EASEMENT
DE DRAINAGE EASEMENT	TEMP TEMPORARY
DEG DEGREE	TOB TOP OF BANK
DIA DIAMETER	TV TELEVISION
DIP DUCTILE IRON PIPE	TW TOP OF WALL
DWG DRAWING	TYP TYPICAL
E	U UNITED STATES FOUNDRY
e RATE OF ELEVATION	USGS UNITED STATES GEOLOGICAL SURVEY
E EAST	UTIL UTILITY
EA EACH	V VERTICAL
EL ELEVATION	VC VERTICAL CURVE
ELEV ELEVATION	VCP VITRIFIED CLAY PIPE
EOP EDGE OF PAVEMENT	W WEST
EOR ENGINEER OF RECORD	W WATER
ERCP ELLIPTICAL REINFORCED CONCRETE PIPE	W/ WITH
ESMT EASEMENT	WM WATER MAIN
EVCS END VERTICAL CURVE STATION	WW WASTEWATER
EVCE END VERTICAL CURVE ELEVATION	WWF WELDED WIRE FABRIC
EX EXISTING	
F	
FAC FLORIDA ADMINISTRATIVE CODE	
FBR FLORIDA BEARING RATIO	
FC FRICTION COURSE	
FDEP FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION	
FFE FINISHED FLOOR ELEVATION	
FH FIRE HYDRANT	
FHWA FLORIDA HIGHWAY ADMINISTRATION	
FG FIGURE	
FM FORCE MAIN	
FOC FACE OF CURB	
FS FLORIDA STATUTES	
FT FEET	
G	
GALV GALVANIZED	
GM GAS MAIN	
GV GATE VALVE	
H	
HDPE HIGH DENSITY POLYETHYLENE	
HP HIGH POINT	
I	
ID IDENTIFICATION	
INV INVERT	
INV EL INVERT ELEVATION	
IP IRON PIPE	
K	
K VERTICAL CURVE RATE OF CHANGE	
L	
L LENGTH	
LA LANDSCAPE ARCHITECT	
LBR LIMEROCK BEARING RATIO	
LDR LAND DEVELOPMENT REGULATION	
LF LINEAR FEET	
LP LOW POINT	
LT LEFT	
M	
MAX MAXIMUM	
ME MATCH EXISTING	
MH MANHOLE	
MIN MINIMUM	
MISC MISCELLANEOUS	
MUTCD MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	

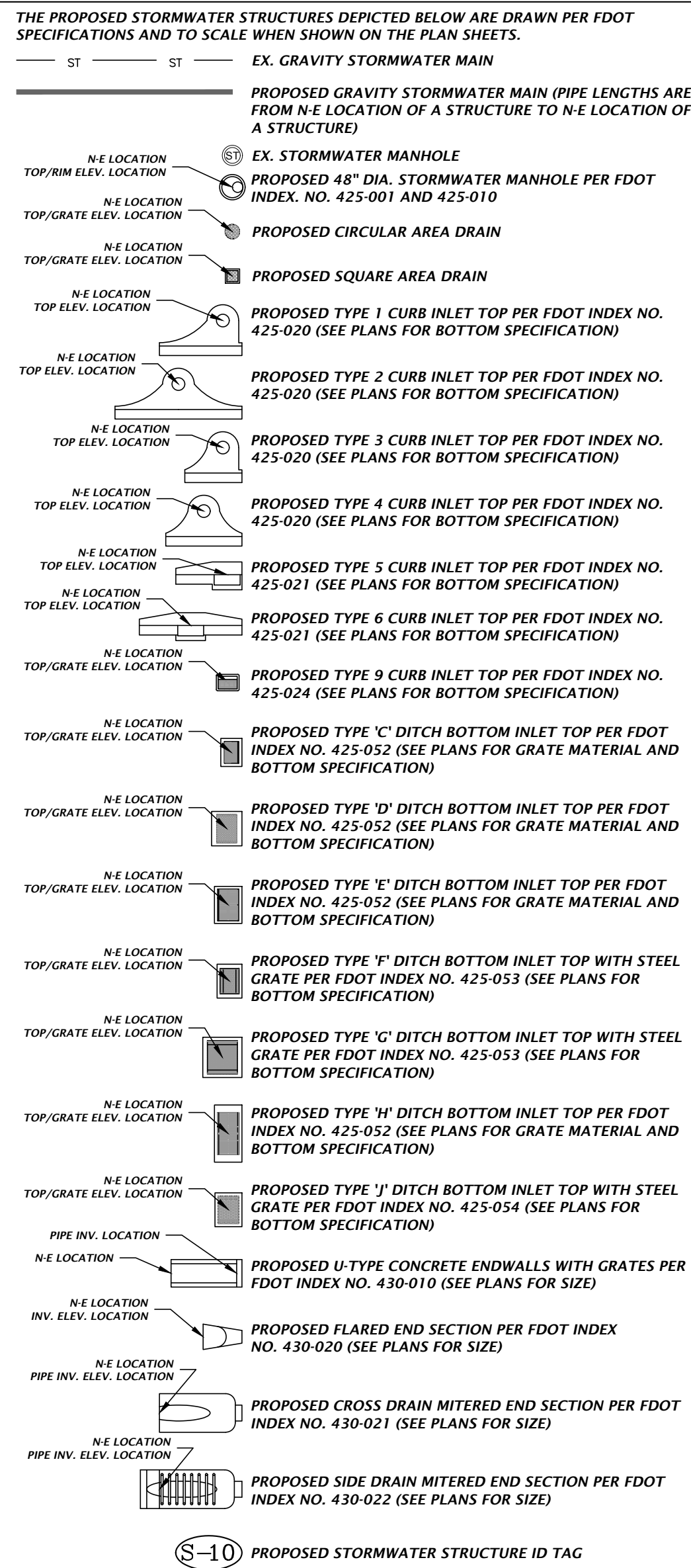
SIGNAGE



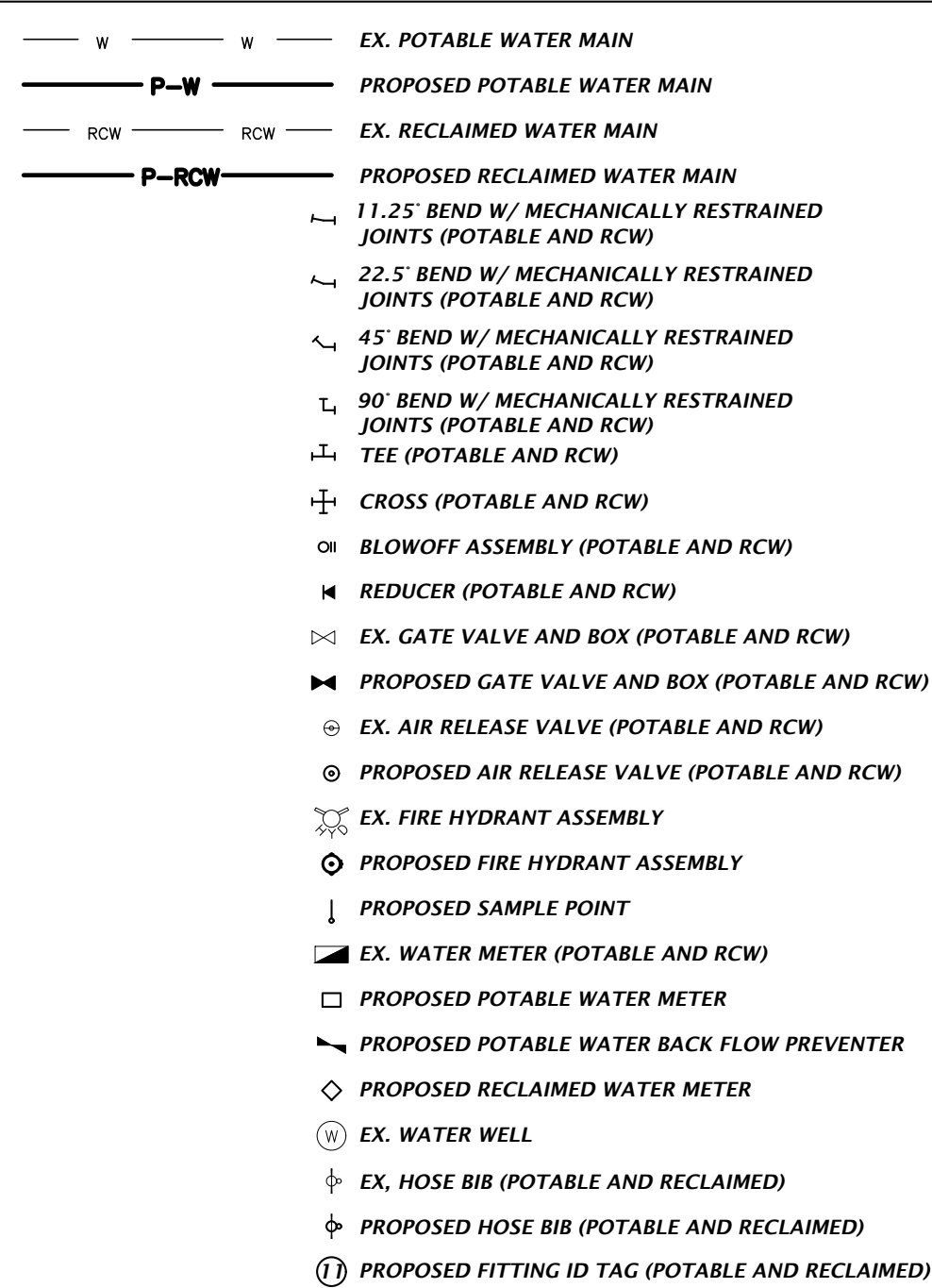
SITE INFORMATION



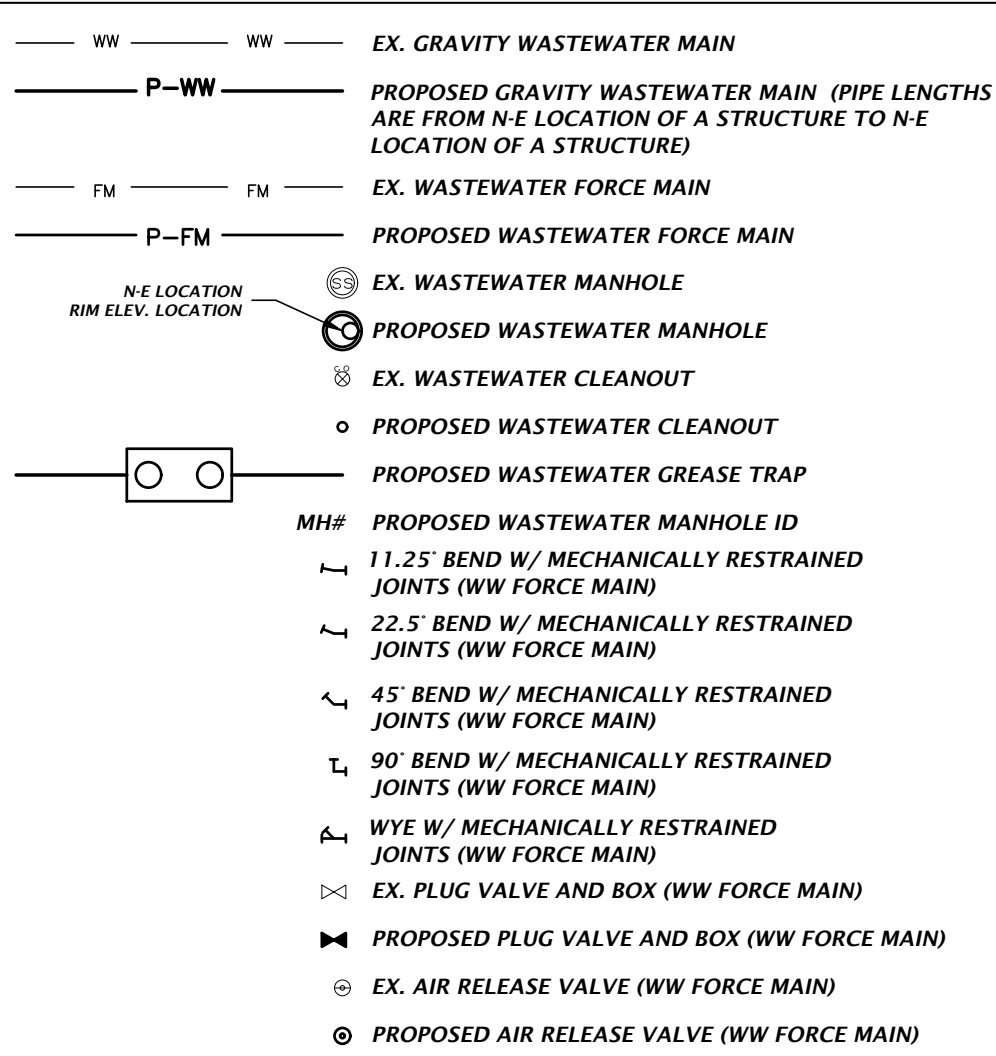
STORMWATER



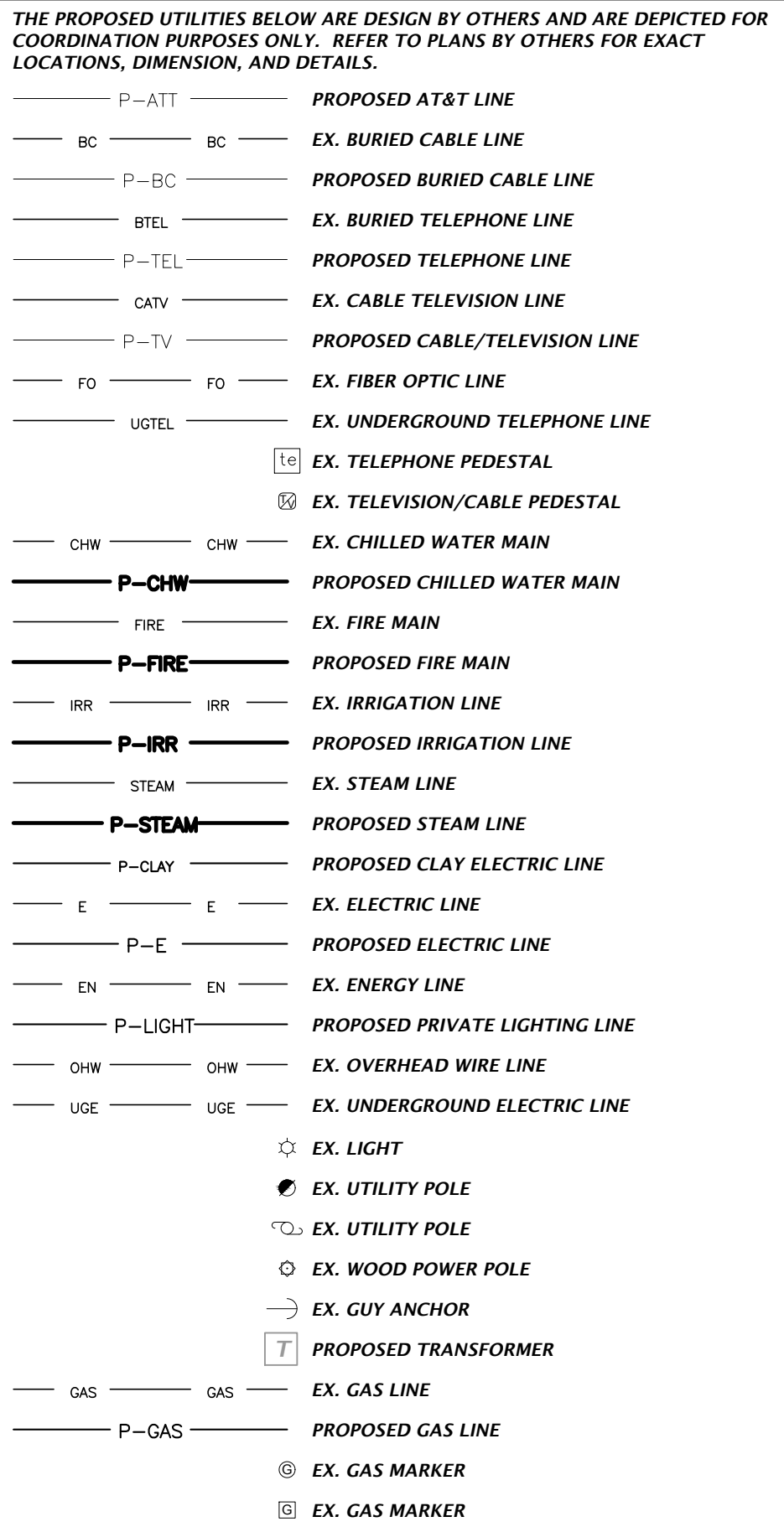
POTABLE AND RECLAIMED WATER



WASTEWATER



MISCELLANEOUS UTILITIES



NOTES:
1. THIS LEGEND IS ALL INCLUSIVE AND MAY INCLUDE ITEMS NOT A PART OF THIS PLAN SET.
2. SYMBOLS SHOWN ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY. UNLESS NOTED OTHERWISE, SYMBOLS IN THESE PLANS MAY NOT BE REPRESENTATIVE OF SIZE.

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SCALE: N/A
REFER SCALE BAR ON SHEET 01 OF 11
0 = 1" = 10' (SEE SHEET 01 OF 11)
ALL DIMENSIONS IN THIS SHEET SHALL BE ADJUSTED TO THE SCALE OF THE SHEET.

CONSTRUCTION/BDI REVISIONS

REVISIONS
12/21/17 - CITY OF ALACHUA AND SRWID
08/06/18 - CITY OF ALACHUA
10/18/18 - CITY OF ALACHUA
12/17/18 - CITY OF ALACHUA

CLIENT: BNW HOLDINGS, LLC
PROJECT: UPLAND INDUSTRIAL PARK LOTS 2, 3, 4, AND 5
SHEET TITLE: LEGEND

DESIGNED BY: J. THOMAS
DESIGNED BY: J. THOMAS
QUALITY CONTROL: D. YOUNG
PROJECT NUMBER: 17-0357

DANIEL H. YOUNG

FL PE No. 70780

SHEET NO: C0.11

TOPOGRAPHIC SURVEY
OF LOT 2,3,4, AND 5, UPLAND INDUSTRIAL PARK,
LOCATED IN SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF SOUTH 64°10'00" EAST FOR THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 AND THE NORTHERLY LINE OF UPLAND INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 28, PAGE 61 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. SAID BEARING IS IDENTICAL TO THE PLAT OF RECORD.
2. THE ELEVATIONS AND CONTOURS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 USING THE FDOT PUBLISHED ELEVATION OF 33.34 METERS (109.30 FEET) FOR THE TOP OF A FDOT BRASS DISK (STAMPED "75 BM 1") LOCATED AT THE SOUTHWEST CORNER OF A STORM INLET AS SHOWN HEREON. THE ELEVATION OF 109.30 FEET IS NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) AND HAS BEEN CONVERTED BY CORPSON GEODETIC SOFTWARE TO AN ELEVATION OF 108.51 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
3. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCRoACH.
5. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
6. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
7. FENCES, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
8. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL. IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.

LEGEND

- INV = INVERT
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE
P.U.E. = PUBLIC UTILITIES EASEMENT
D.E. = DRAINAGE EASEMENT
B.S.L. = BUILDING SETBACK LINE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
TYP = TYPICAL
RW = RIGHT OF WAY
T.D. = TAX PARCEL
CONC. = CONCRETE
D.E. = DRAINAGE EASEMENT
NAVD = NORTH AMERICAN VERTICAL DATUM
X 132.5 = SPOT ELEVATION (PREVIOUS SURFACE)
X 132.75 = SPOT ELEVATION (IMPERVIOUS SURFACE)
▲ = FOUND NAIL AND DISK STAMPED "C&E LB 5075 PCP"
● = FOUND CONCRETE MONUMENT "C&E LB 5075 PRM"
● = FOUND 5/8" REBAR & CAP MARKED "LB 5075"
● = FOUND 5/8" IRON ROD (NO ID)
● = BENCHMARK
○ = CLEANOUT
● = FIRE HYDRANT
○ = FIBER OPTIC LINE MARKER
○ = GUY ANCHOR
○ = WOOD LIGHT POLE
○ = SANITARY SEWER MANHOLE
○ = STORM SEWER MANHOLE
○ = SEWER VALVE
○ = WOODEN POWER POLE
○ = WATER VALVE
○ = WATER METER
○ = STORM INLET
○ = CURB INLET
○ = BACKFLOW PREVENTER
○ = ELECTRIC BOX
○ = ELECTRIC METER
○ = BOLLARD
○ = WATER LINE (8" PVC) PER PLANS
○ = UNDERGROUND WATER LINE

- OHW = OVERHEAD WIRE
SS = SANITARY SEWER LINE
X = FENCE (SIZE AND TYPE AS NOTED)
- - - = CONTOUR LINE

- ASPHALT SURFACE
CONCRETE SURFACE
MILLED ASPHALT SURFACE

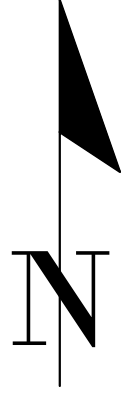
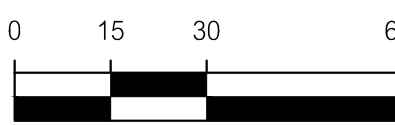
FLOOD ZONE

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C0140D, EFFECTIVE JUNE 16, 2006.

LINE TABLE		
LINE	LENGTH	BEARING
L4	7.47'	N06°39'54"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD DISTANCE
C5	108.74'	80.00'	77°52'47"	100.56'
C6	112.90'	80.00'	80°51'35"	103.76'
C7	67.41'	80.00'	48°16'50"	65.44'
C8	104.01'	80.00'	74°29'35"	96.84'
C9	45.40'	50.00'	52°01'12"	43.85'

GRAPHIC SCALE



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SCALE: 1" = 30'
VERIFY SCALE ON
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BRIAN NASWORTH

DATE: 09-27-2017
REVISION DATE: N/A
PROJECT NUMBER: 17-0357

DESIGNED BY: AARON H. HICKMAN
CHECKED BY: AHH
FIELD BOOK & PAGE: 540-35

AARON H. HICKMAN

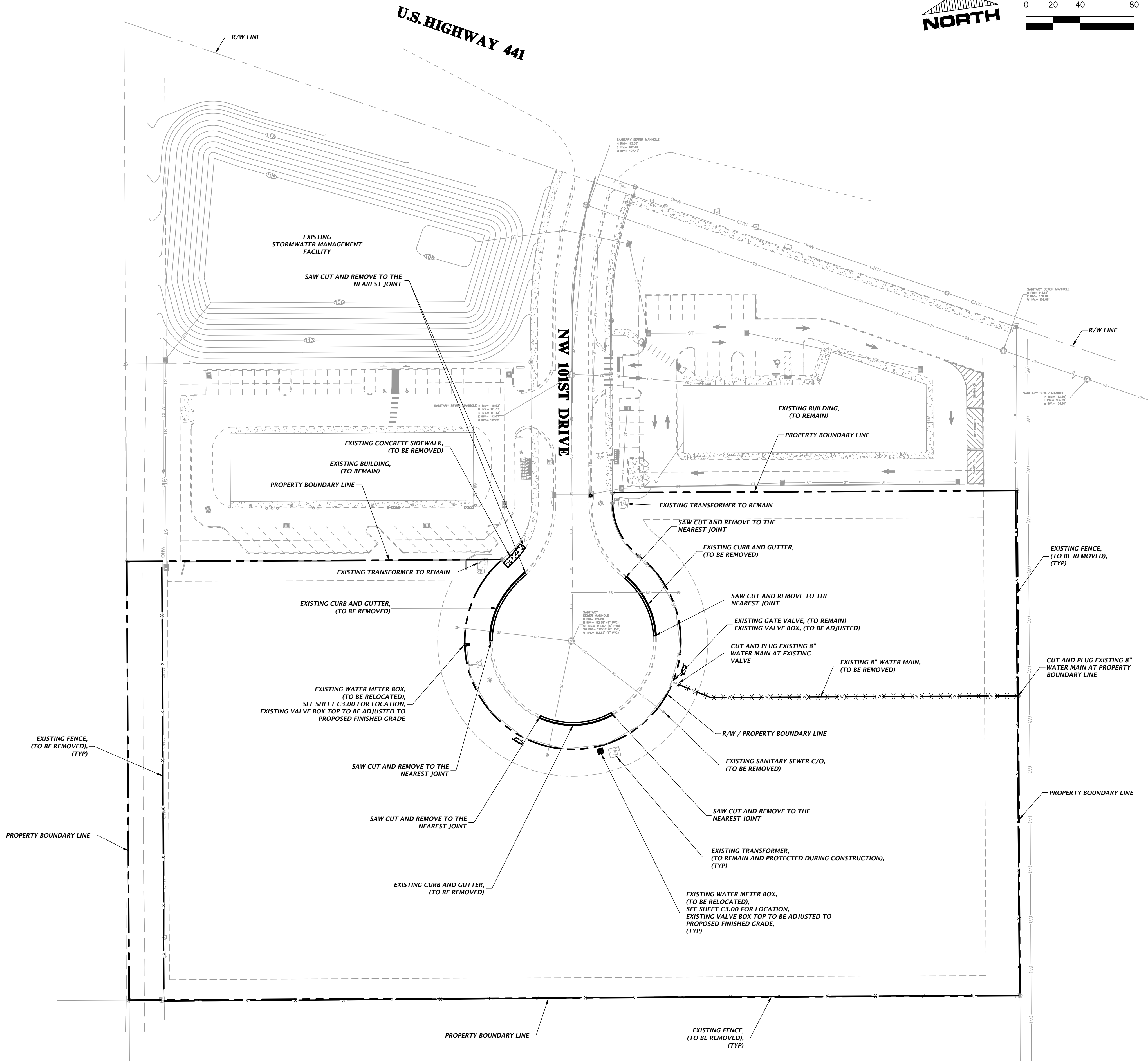
This map prepared by:
Certificate of Authorization No. LB 5075
NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

SHEET NO.: 1 OF 1

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D

Test: bryong Plot Date: Dec 19, 2018 8:18am Filename: L:\2017\17-0357\Engineering\DWG\Production File\17-0357_C0.30_DWG.dwg

- GENERAL NOTES:
1. CONTRACTOR SHALL HAVE A SILT FENCE INSTALLED PRIOR TO ANY SITE WORK.
 2. CONTRACTOR SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING OR BETTER CONDITIONS.



CHW Professional Consultants		11801 Research Drive Alachua, Florida 32615 (352) 331-1976 www.chw-inc.com est. 1988 FLORIDA CA-5075	
SHEET NO. 17-0357		SHEET NO. 17-0357	
CLIENT: BNW HOLDINGS, LLC		CLIENT: BNW HOLDINGS, LLC	
PROJECT: INDUSTRIAL PARK LOTS 2, 3, 4, AND 5		PROJECT: INDUSTRIAL PARK LOTS 2, 3, 4, AND 5	
DESIGNER: J. THOMAS		DESIGNER: J. THOMAS	
QUALITY CONTROL: D. YOUNG		QUALITY CONTROL: D. YOUNG	
PROJECT NUMBER: 17-0357		PROJECT NUMBER: 17-0357	
SHEET TITLE: DEMOLITION PLAN		SHEET TITLE: DEMOLITION PLAN	
FL PE No. 70780		FL PE No. 70780	
C0.30		C0.30	

GENERAL NOTES

- ALL OFF-SITE IMPROVEMENTS SHALL MEET FDOT AND CITY OF ALACHUA DESIGN STANDARDS AND SPECIFICATIONS.
- SITE LIGHTING TO BE PROVIDED BY POLE MOUNTED LIGHTING FIXTURES. SEE SHEET E-1 FOR DESIGN AND SPECIFICATIONS.
- SEE GEOTECHNICAL ENGINEERING REPORT (BY GSE ENGINEERING AND CONSULTING, INC.) FOR GENERAL REQUIREMENTS AND RECOMMENDATIONS.
- REFER TO C0.12 FOR HANDICAP ACCESSIBILITY NOTES.
- REFER TO LS-1 - LS-2 FOR LANDSCAPE PLAN.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT AND ELEVATIONS.
- ALL PARKING LINE MARKINGS SHALL BE 4" WHITE.

LEGEND

- LIMITS OF PROPOSED CONCRETE, SEE SHEET C0.12 FOR DETAIL
- LIMITS OF ASPHALT PAVEMENT, SEE SHEET C0.12 FOR DETAIL
- PROPERTY BOUNDARY LINE
- LIMITS OF PROPOSED BUILDING
- BUILDING SETBACK
- AutoTURN SIMULATION

20'x 10' DUMPSTER ENCLOSURE LOCATION, REFER TO ARCHITECTURAL PLANS FOR DETAIL, (TYP)

50' INGRESS AND EGRESS EASEMENT LINE

LIMITS OF EXISTING DIRT ROAD

30' BUILDING SETBACK LINE

TAX PARCEL NO. 05964-007-000 GAC ENTERPRISES, INC. (O.R. BOOK 3079, PAGE 1134)

25' INGRESS/EGRESS AND DRAINAGE EASEMENT LINE

PROPERTY BOUNDARY LINE

UNPLATTED LANDS TAX PARCEL 05964-006-000 PEPINE & PEPINE 2.19 ACRES ±

RETAINING WALL, SEE SHEET C2.33 FOR CROSS SECTION, (TYP)

UNPLATTED LANDS TAX PARCEL 05964-009-000 QUAY ACQUISITIONS 5.0 ACRES ±

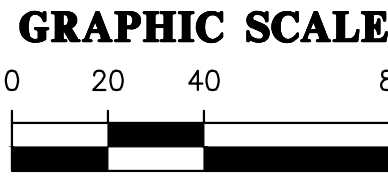
10' DRAINAGE EASEMENT LINE

PROPERTY BOUNDARY LINE

15' BUILDING SETBACK LINE

U.S. HIGHWAY 441

NW 101ST DRIVE



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SCALE: 1"=40'
VERTICAL SCALE: 1"=4'-0"
HORIZONTAL SCALE: 1"=40'-0"
THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/REV. REVISIONS

SUBMITTALS
12/21/17 - CITY OF ALACHUA AND SRWMD
08/06/18 - CITY OF ALACHUA
10/18/18 - CITY OF ALACHUA
12/17/18 - CITY OF ALACHUA

CLIENT: BNW HOLDINGS, LLC
PROJECT: INDUSTRIAL PARK LOTS 2, 3, 4, AND 5
SHEET TITLE: MASTER HORIZONTAL CONTROL AND SITE PLAN

DESIGNED BY: J. THOMAS
DRAWN BY: J. THOMAS
CHECKED BY: D. YOUNG
PROJECT NUMBER: 17-0357

DANIEL H. YOUNG

FLORIDA PROFESSIONAL ENGINEER

STATE OF FLORIDA

FL PE No. 70780

SHEET NO. C1.00

1. SITE LIGHTING TO BE PROVIDED BY POLE MOUNTED LIGHTING FIXTURES. SEE SHEET E-1 FOR DESIGN AND SPECIFICATIONS.
2. SEE GEOTECHNICAL ENGINEERING REPORT (BY CSE ENGINEERING AND CONSULTING, INC.) FOR GENERAL REQUIREMENTS AND RECOMMENDATIONS.
4. REFER TO C2.30 FOR HANDICAP ACCESSIBILITY NOTES.
5. REFER TO LS-1 - LS-2 FOR LANDSCAPE PLAN.
6. REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT AND ELEVATIONS.
7. ALL PARKING LINE MARKINGS SHALL BE 4" WHITE.



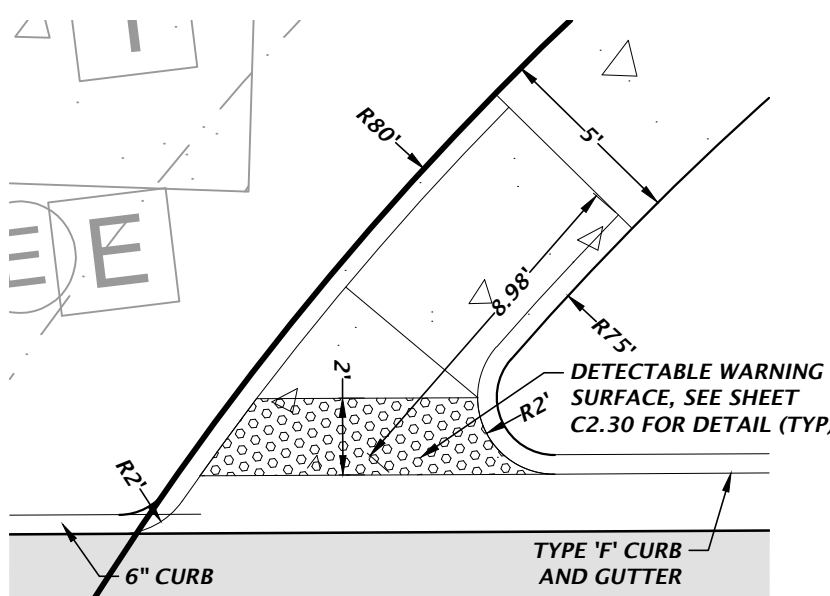
 LIMITS OF PROPOSED CONCRETE,
SEE SHEET C2.30 FOR DETAIL

 LIMITS OF ASPHALT PAVEMENT,
SEE SHEET C2.30 FOR DETAIL

 PROPERTY BOUNDARY LINE

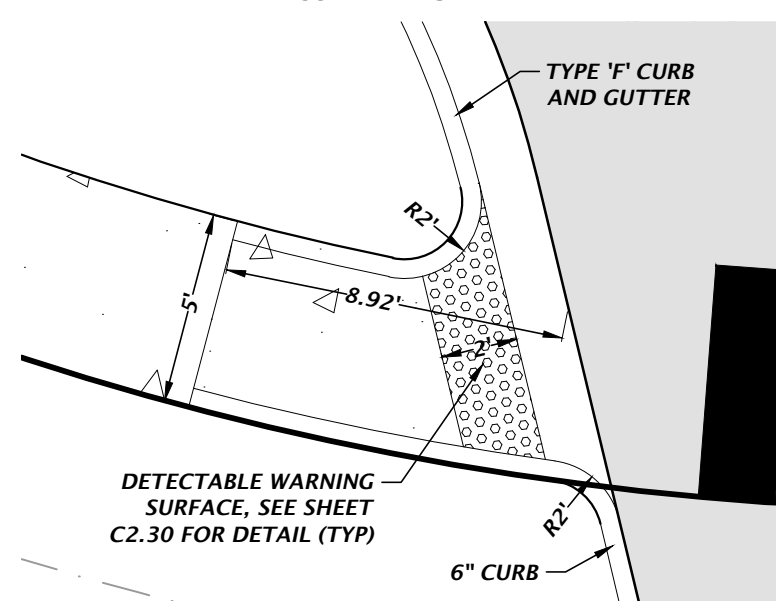
 LIMITS OF PROPOSED BUILDING

 BUILDING SETBACK



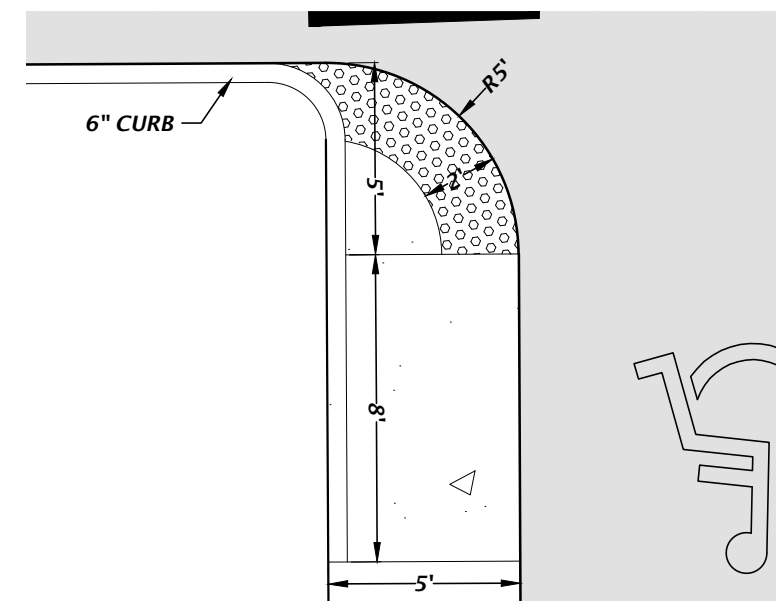
RAMP 1 DETAIL

SCALE: 1" = 5'



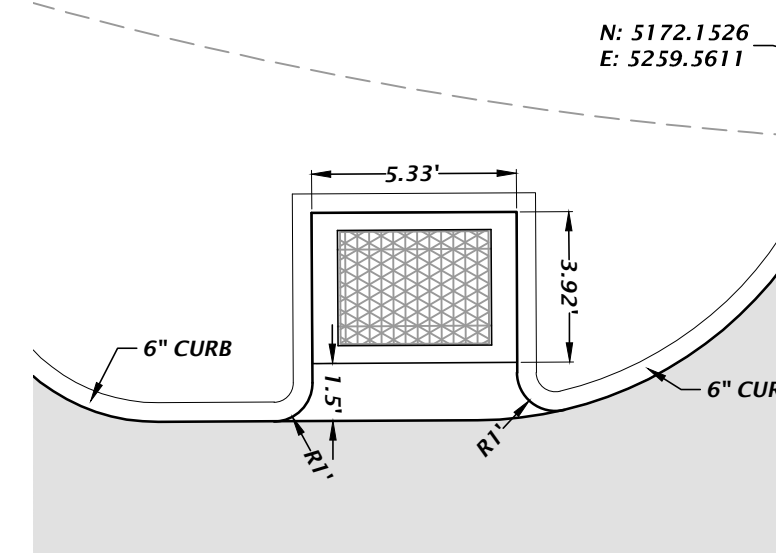
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SCALE: 1" = 5'



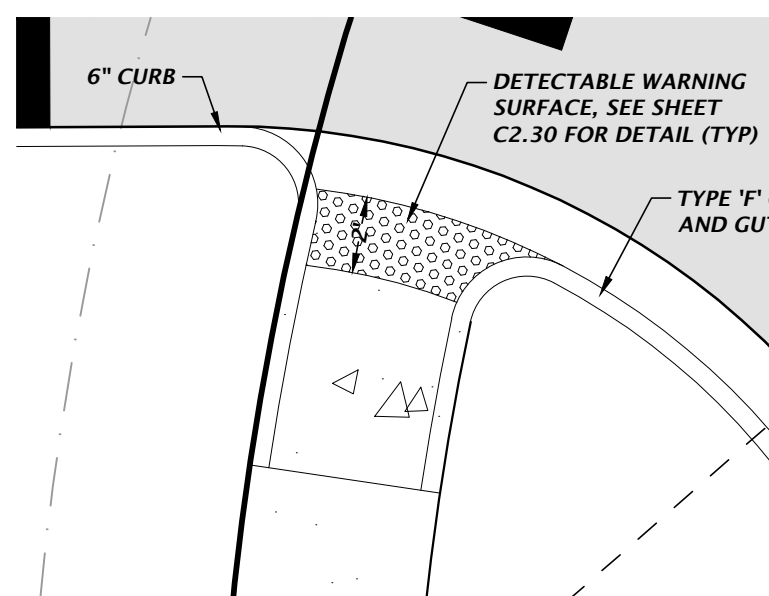
RAMP 8 DETAIL

SCALE: 1" = 5'



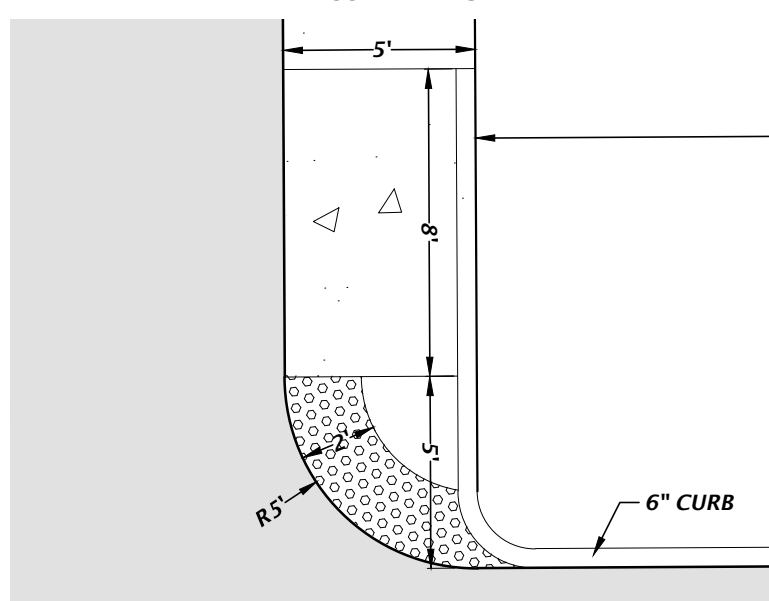
S-9 CURB DETAIL

SCALE: 1" = 5'



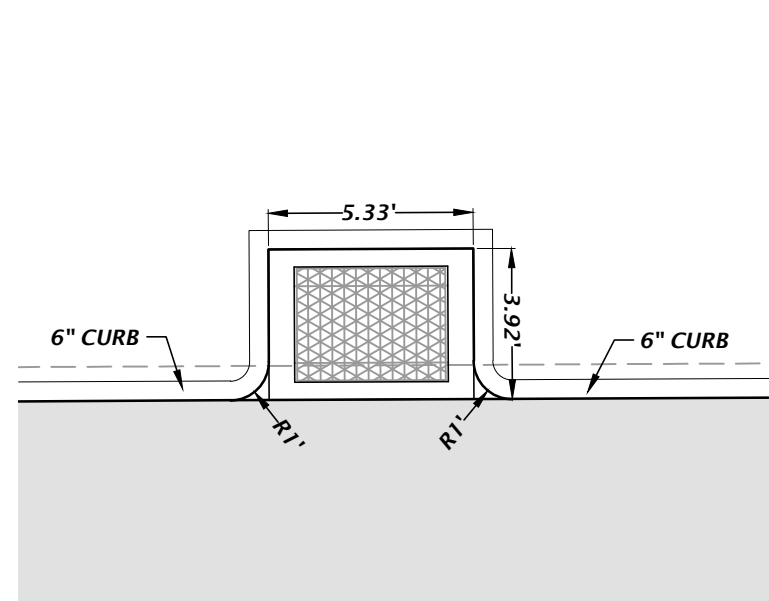
RAMP 2 DETAIL

SCALE: 1" = 5'



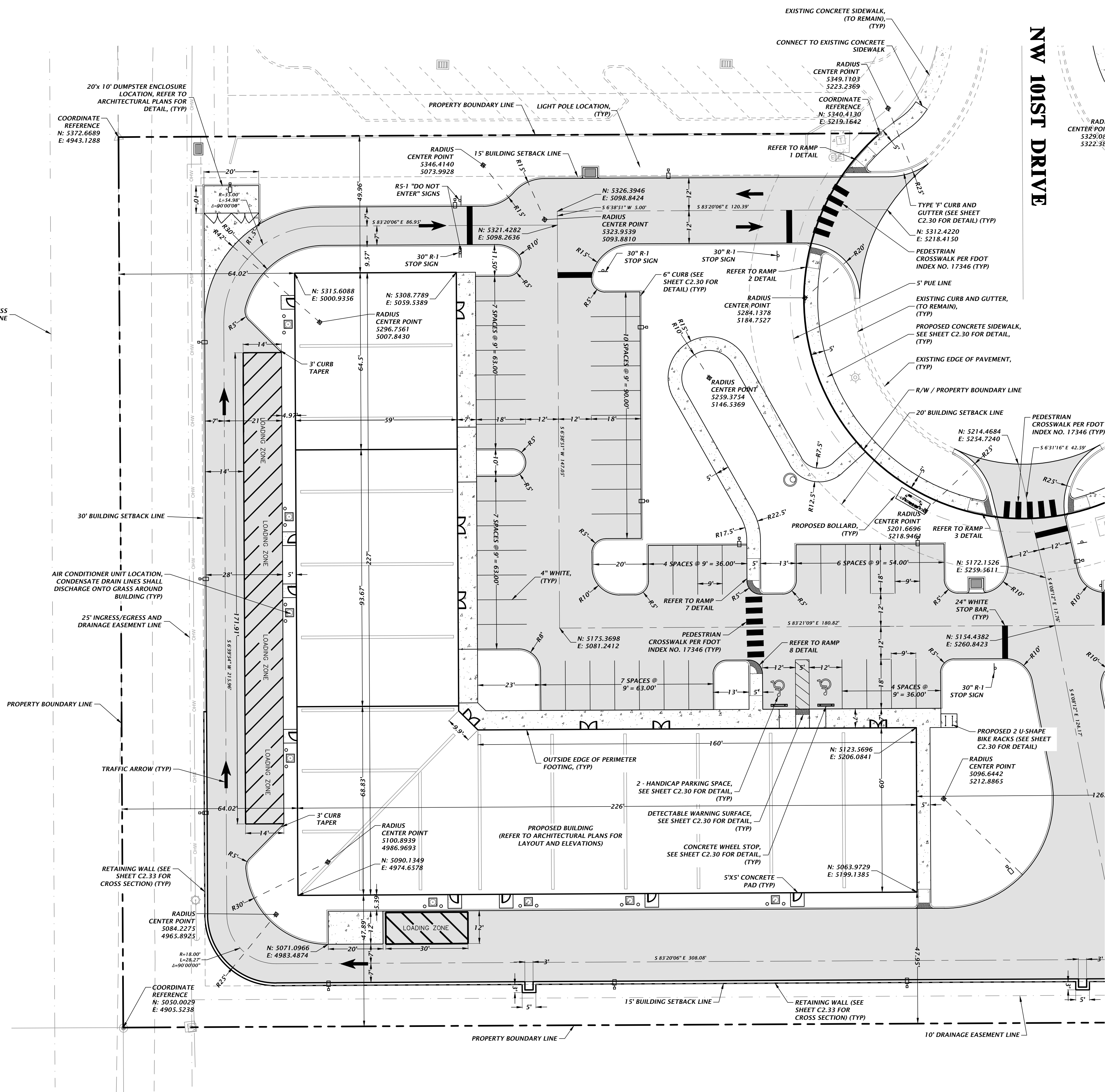
RAMP 7 DETAIL

SCALE: 1" = 5'



S-7 CURB DETAIL

SCALE: 1" = 5'



SEE SHEET C1.02 FOR CONTINUATION

SEE SHEET CL02 FOR CONTINUATION

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SCALE: 1"=20'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING

1" IF NOT ONE INCH ON
THIS SHEET, ADJUST

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:	
12/21/17	- CITY OF ALACHUA AND SRWMD
08/06/18	- CITY OF ALACHUA
10/18/18	- CITY OF ALACHUA
12/17/18	- CITY OF ALACHUA

TECHNICIAN:	J. THOMAS	CLIENT:	BNW HOLDINGS, LLC
DESIGNER:	J. THOMAS	PROJECT:	UPLAND INDUSTRIAL PARK LOTS 2, 3, 4, AND 5
QUALITY CONTROL:	D. YOUNG	SHEET TITLE:	DETAILED HORIZONTAL CONTROL
PROJECT NUMBER:			

FL PE No. 70780

SHEET NO.: C1.10

C1.10

GENERAL NOTES

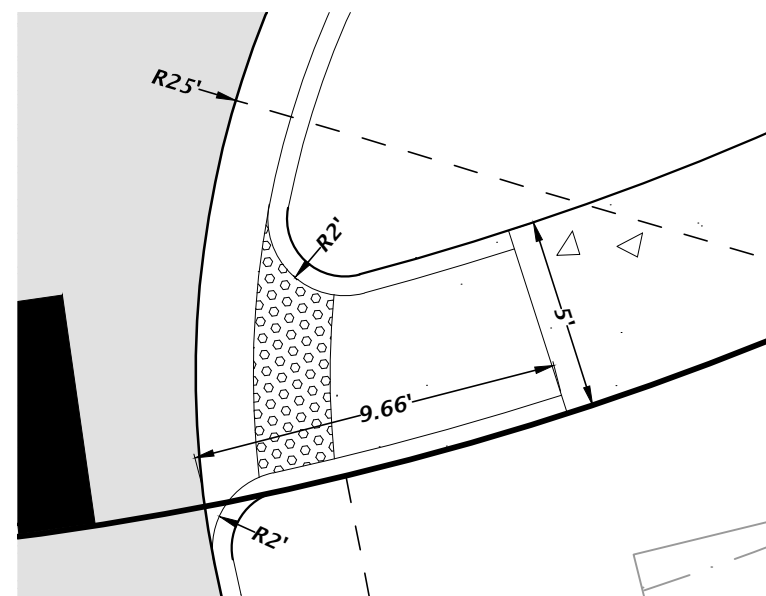
1. SITE LIGHTING TO BE PROVIDED BY POLE MOUNTED LIGHTING FIXTURES. SEE SHEET E-1 FOR DESIGN AND SPECIFICATIONS.
2. SEE GEOTECHNICAL ENGINEERING REPORT (BY GSE ENGINEERING AND CONSULTING, INC.) FOR GENERAL REQUIREMENTS AND RECOMMENDATIONS.
4. REFER TO C2.30 FOR HANDICAP ACCESSIBILITY NOTES.
5. REFER TO LS-1 - LS-2 FOR LANDSCAPE PLAN.
6. REFER TO ARCHITECTURAL PLANS FOR BUILDING LAYOUT AND ELEVATIONS.
7. ALL PARKING LINE MARKINGS SHALL BE 4" WHITE.

LEGEND

- LIMITS OF PROPOSED CONCRETE, SEE SHEET C2.30 FOR DETAIL
- LIMITS OF ASPHALT PAVEMENT, SEE SHEET C2.30 FOR DETAIL
- PROPERTY BOUNDARY LINE
- LIMITS OF PROPOSED BUILDING
- BUILDING SETBACK

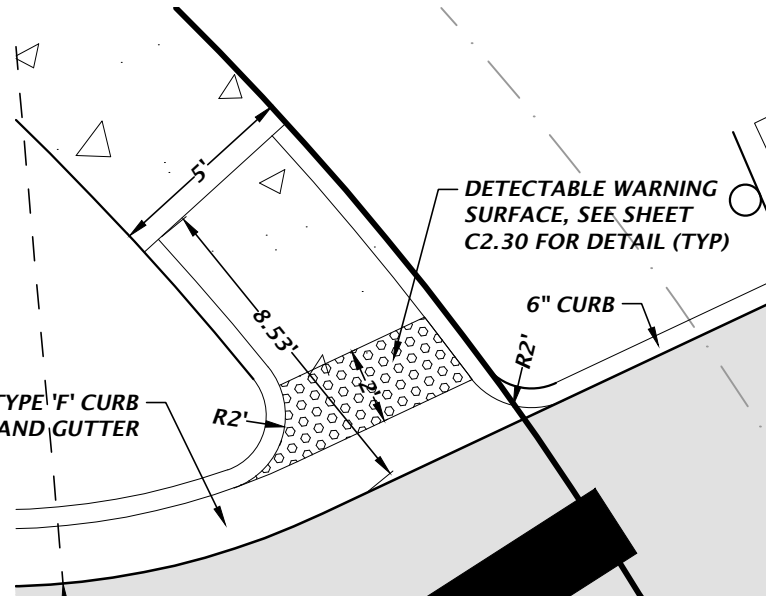


GRAPHIC SCALE



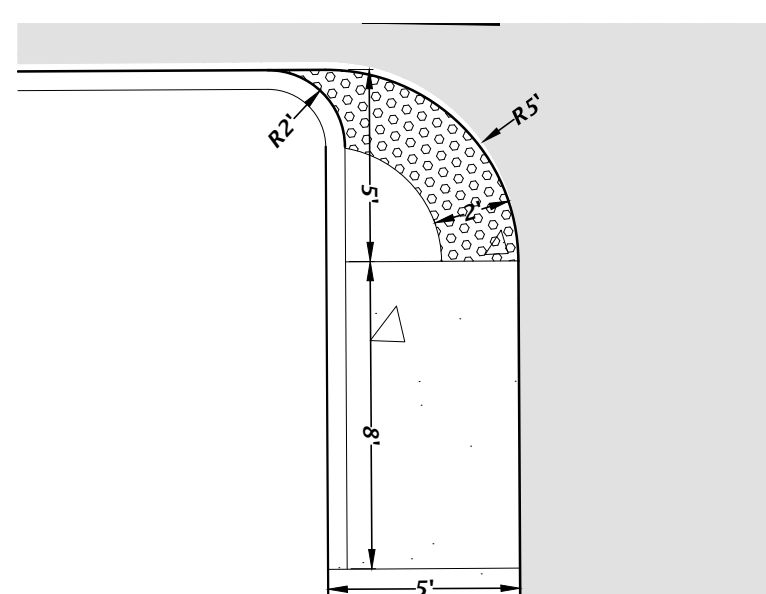
RAMP 4 DETAIL

SCALE: 1" = 5'



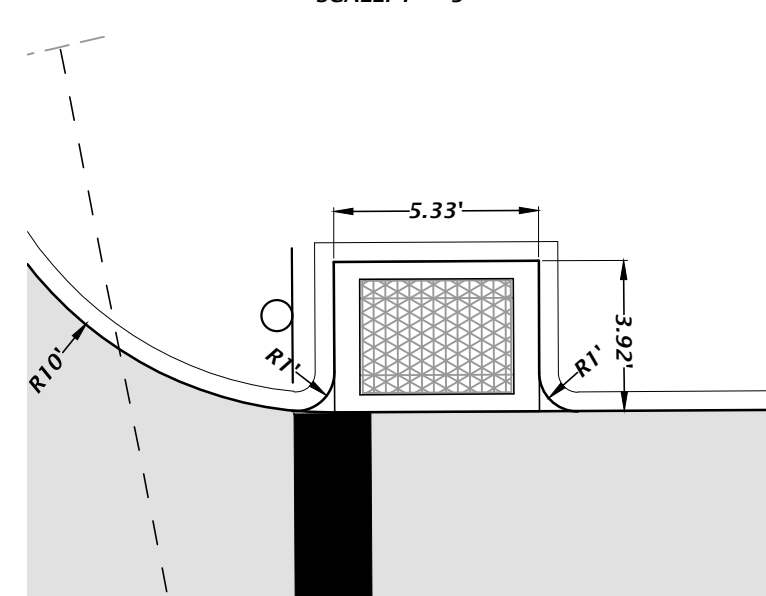
RAMP 6 DETAIL

SCALE: 1" = 5'



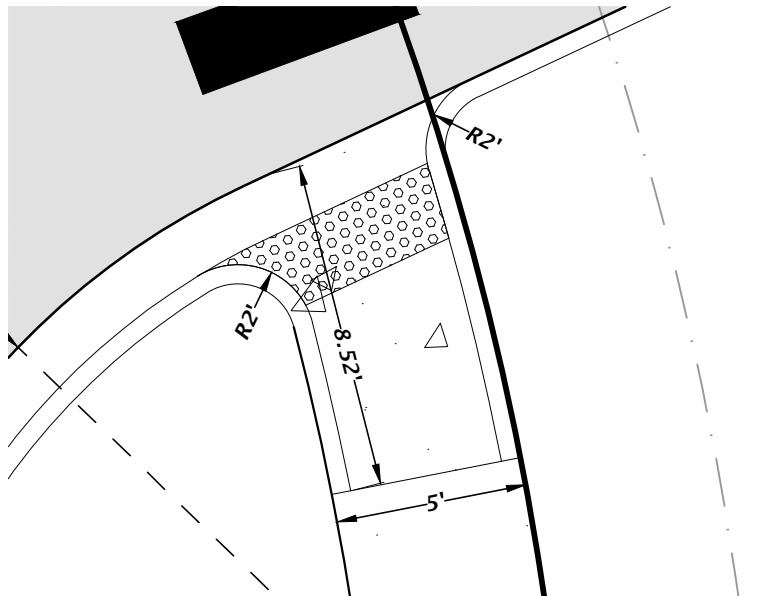
RAMP 10 DETAIL

SCALE: 1" = 5'



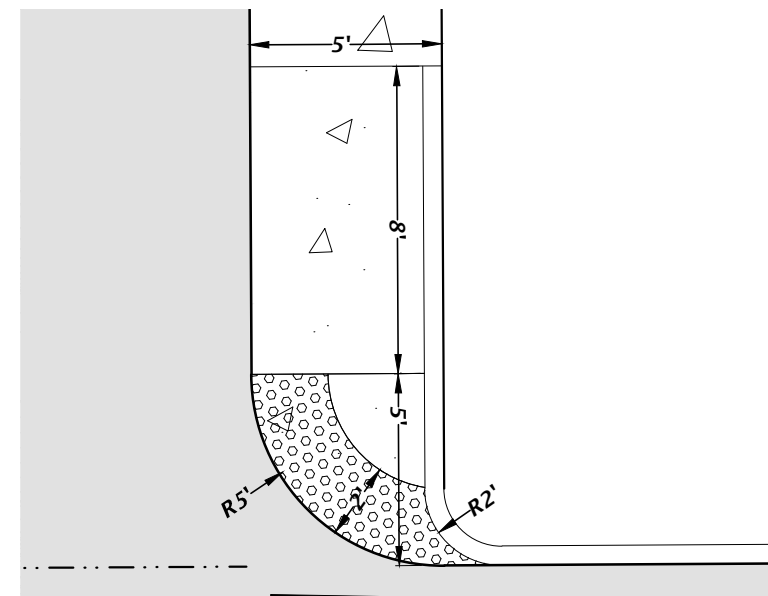
S-10 CURB DETAIL

SCALE: 1" = 5'



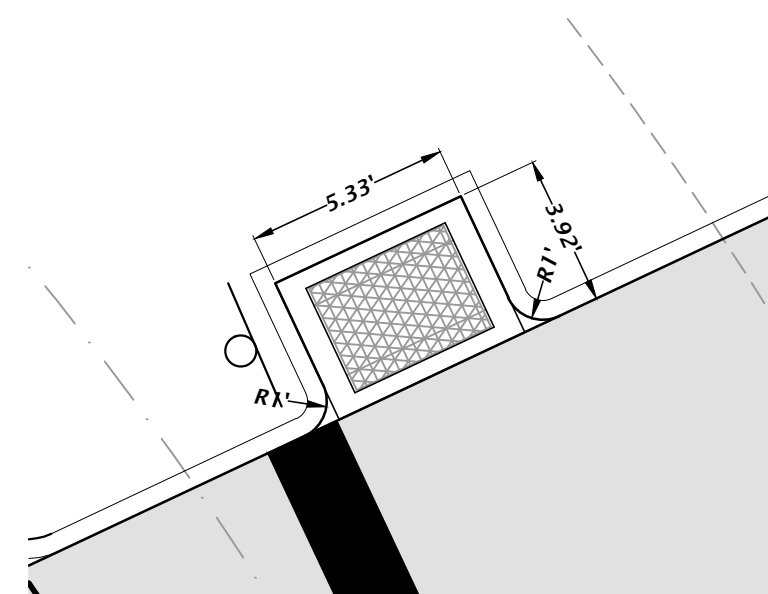
RAMP 5 DETAIL

SCALE: 1" = 5'



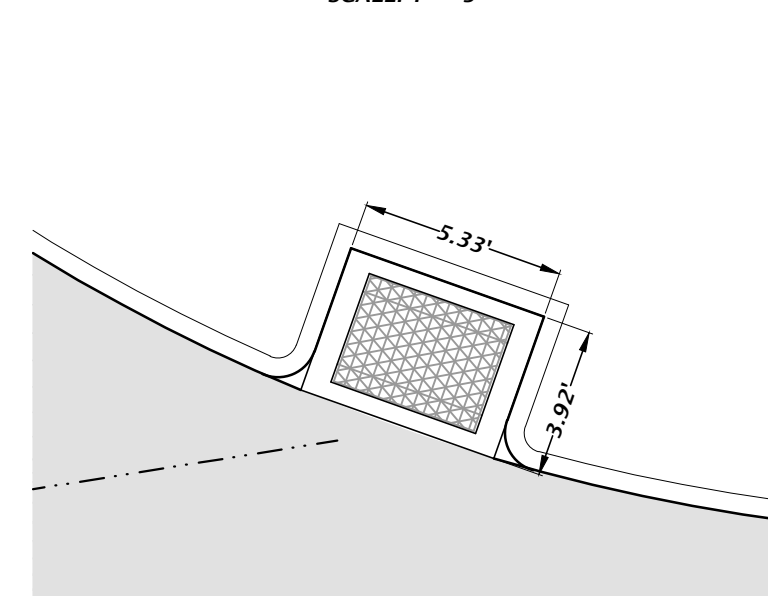
RAMP 9 DETAIL

SCALE: 1" = 5'



S-13 CURB DETAIL

SCALE: 1" = 5'

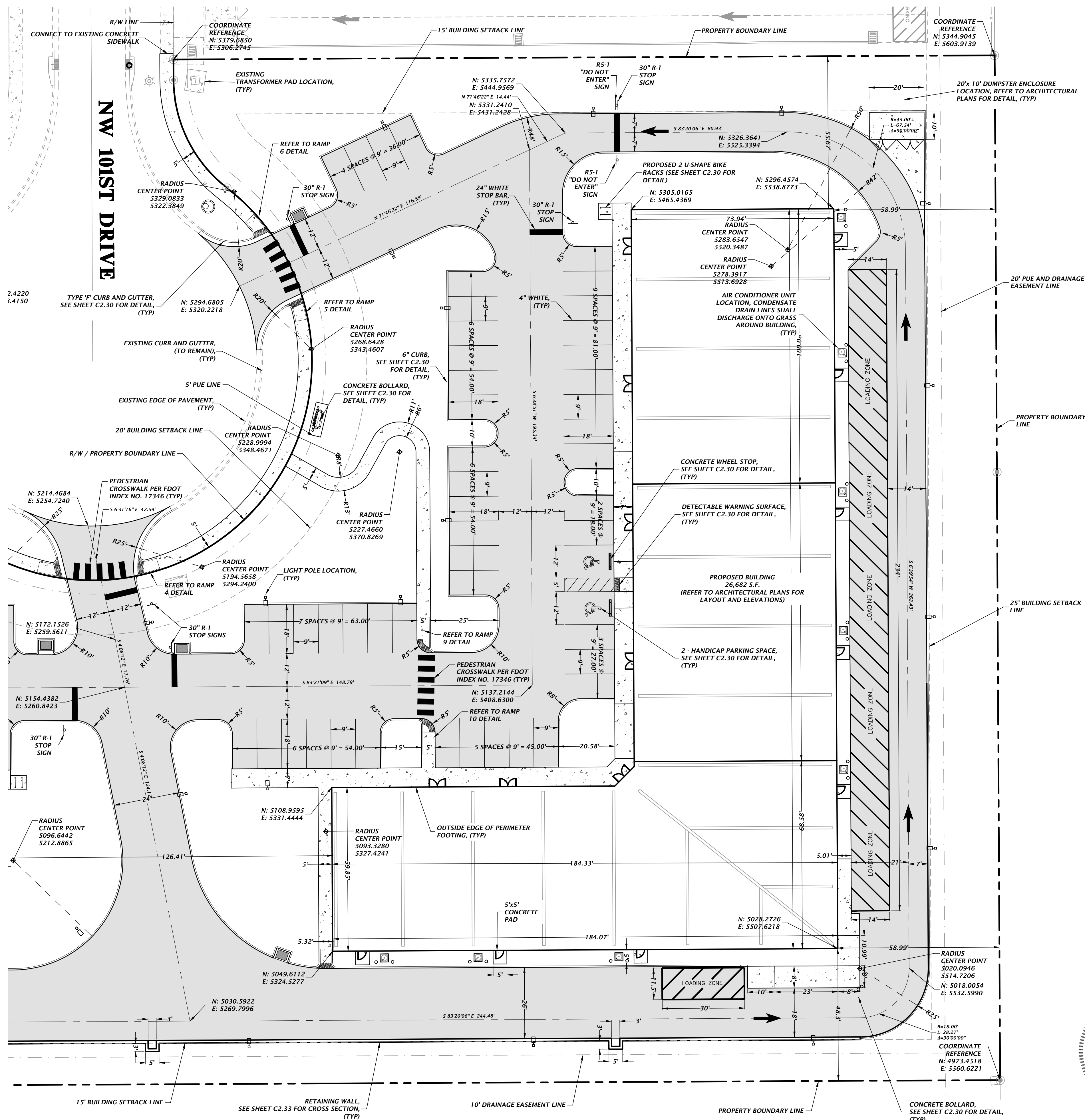


S-11 CURB DETAIL

SCALE: 1" = 5'

SEE SHEET C1.01 FOR CONTINUATION

SEE SHEET C1.01 FOR CONTINUATION



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SCALE: 1" = 20'
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CONSTRUCTION/REV. SHEETS

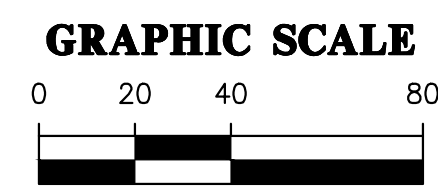
SUBMITTALS
12/21/17 - CITY OF ALACHUA AND SRWMD
08/06/18 - CITY OF ALACHUA
10/18/18 - CITY OF ALACHUA
12/17/18 - CITY OF ALACHUA

CLIENT: BNW HOLDINGS, LLC
PROJECT: INDUSTRIAL PARK LOTS
SHEET NO.: 17-0357

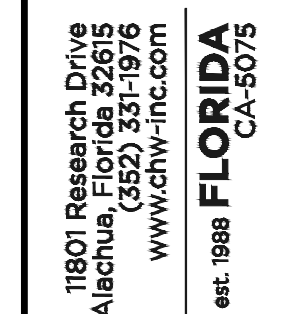
DESIGNED BY: J. THOMAS
DRAWN BY: J. THOMAS
QUALITY CONTROL: D. YOUNG
PROJECT NUMBER: 17-0357

DATE: 12/14/2019
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FL PE No. 70780
SHEET NO.: C1.11



1. ALL OFF-SITE IMPROVEMENTS SHALL MEET FDOT AND CITY OF ALACHUA DESIGN STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL GRADE TO PROPOSED SPOT ELEVATIONS.
3. STORMWATER RUNOFF FROM THE PROJECT SITE CONNECTS TO A EXISTING STORMWATER MANAGEMENT FACILITY, THEN DISCHARGES TO THE U.S. HIGHWAY 441 RIGHT-OF-WAY.
4. ALL DISTURBED AREAS SHALL BE SEEDED.
5. SEE GEOTECHNICAL ENGINEERING REPORT (BY GSE ENGINEERING AND CONSULTING, INC.) FOR GENERAL REQUIREMENTS AND RECOMMENDATIONS.
6. REFER TO ARCHITECTURAL PLANS FOR EXTERNAL BUILDING CONNECTIONS.
7. CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE PATTERNS.
8. ALL DISTURBED AREAS SHALL BE FINE GRADED, RESTORED, AND SEEDED/MULCHED.
9. IN NO CASE SHALL STORMWATER DRAIN TOWARD PROPOSED OR EXISTING BUILDINGS.
10. CONTRACTOR SHALL CONNECT ALL BUILDING ROOF DRAIN DOWN SPOUTS AND AIR CONDITION CONDENSATE DRAIN LINES EXTERNALLY TO PROPOSED STORMWATER DRAINAGE SYSTEM.



SCALE: 1"=40'

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CONSTRUCTION/END REVISIONS:

SUBMITTALS:

12/21/17	-	CITY OF ALACHUA AND SRWMD
08/06/18	-	CITY OF ALACHUA
10/18/18	-	CITY OF ALACHUA
12/17/18	-	CITY OF ALACHUA

TECHNICIAN: J. THOMAS	CLIENT: BNW HOLDINGS, LLC
DESIGNER: J. THOMAS	PROJECT: UPLAND INDUSTRIAL PARK LOTS 2, 3, 4, and 5
QUALITY CONTROL: D. YOUNG	SHEET TITLE: MASTER DRAINAGE AND GRADING PLAN
PROJECT NUMBER: 17-0357	

DANIEL H. YOUNG

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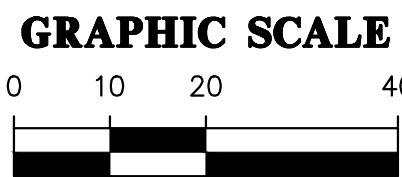
FL PE No. 70780

SHEET NO.:

C2 00

02.00

1. ALL OFF-SITE IMPROVEMENTS SHALL MEET FDOT AND CITY OF ALACHUA DESIGN STANDARDS AND SPECIFICATIONS.
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SCALE: 1" = 5'

SCALE: 1" = 5'

SCALE: 1" = 5'

SCALE: 1" = 5'

SCALE: 1" = 5'

SCALE: 1" = 5'

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	PIPE DIA.	NORTHING & EASTING
S-7	TYPE F INLET PER FDOT INDEX 425-053	130.58'	124.89' W 124.89' SE	15"	S: 5338.86 E: 5112.46
S-8	4" DIA. MANHOLE PER FDOT INDEX 425-001	130.05'	126.17' SE 126.17' NW	15"	S: 5218.92 E: 5171.36
S-9	TYPE F INLET PER FDOT INDEX 425-053	131.42'	126.58' NW 126.58' E	15"	S: 5173.10 E: 5234.21
S-10	TYPE F INLET PER FDOT INDEX 425-053	130.04'	126.78' W 126.78' W	15"	S: 5165.88 E: 5283.25
S-11	TYPE F INLET PER FDOT INDEX 425-053	129.69'	127.25' N	15"	S: 5050.39 E: 5306.04
S-12	4" DIA. MANHOLE PER FDOT INDEX 425-001	122.85'	117.75' S 117.75' N	15"	S: 5324.91 E: 5312.40
S-13	TYPE F INLET PER FDOT INDEX 425-053	124.19'	120.50' W	15"	S: 5317.47 E: 5344.81

NW 101ST DRIVE

SEE SHEET C2.02 FOR CONTINUATION

SEE SHEET C2.02 FOR CONTINUATION

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1"=20'

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ORIGINAL DRAWING

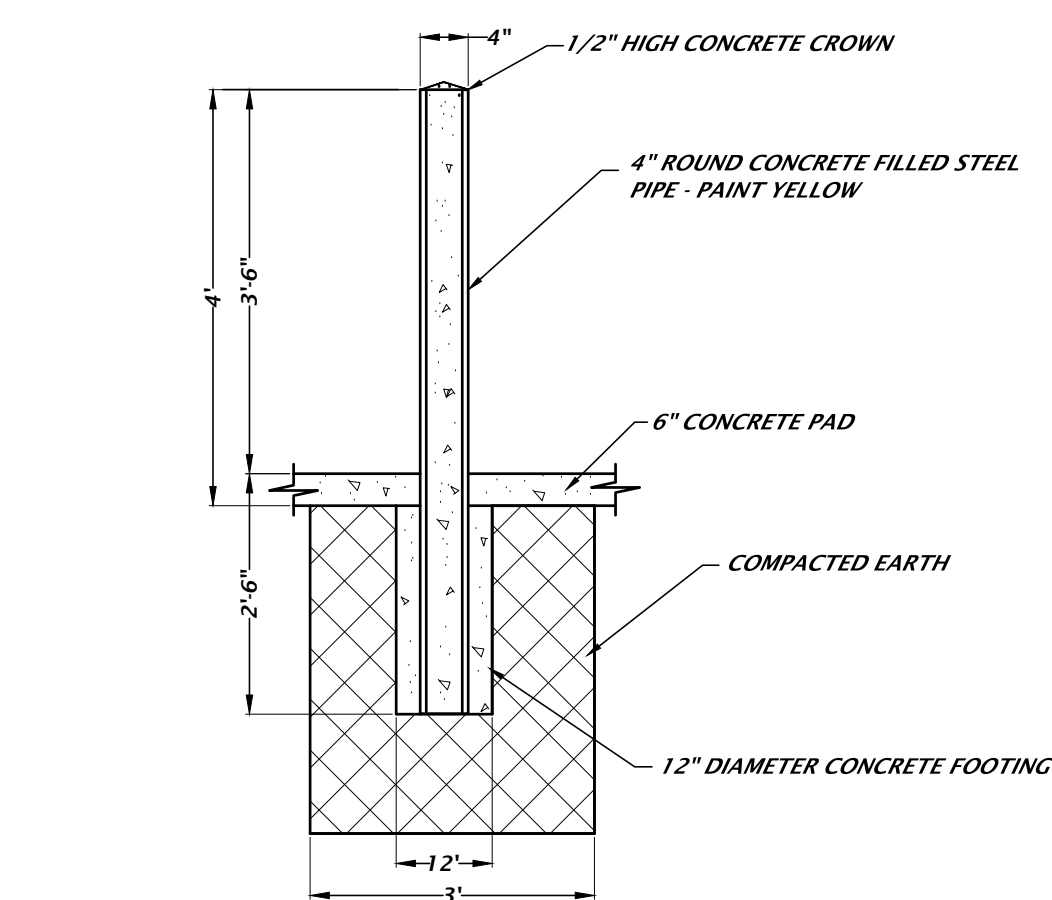
1" ■

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

12/21/17 - CITY OF ALACHUA AND SRWMD
08/06/18 - CITY OF ALACHUA
10/18/18 - CITY OF ALACHUA
12/17/18 - CITY OF ALACHUA

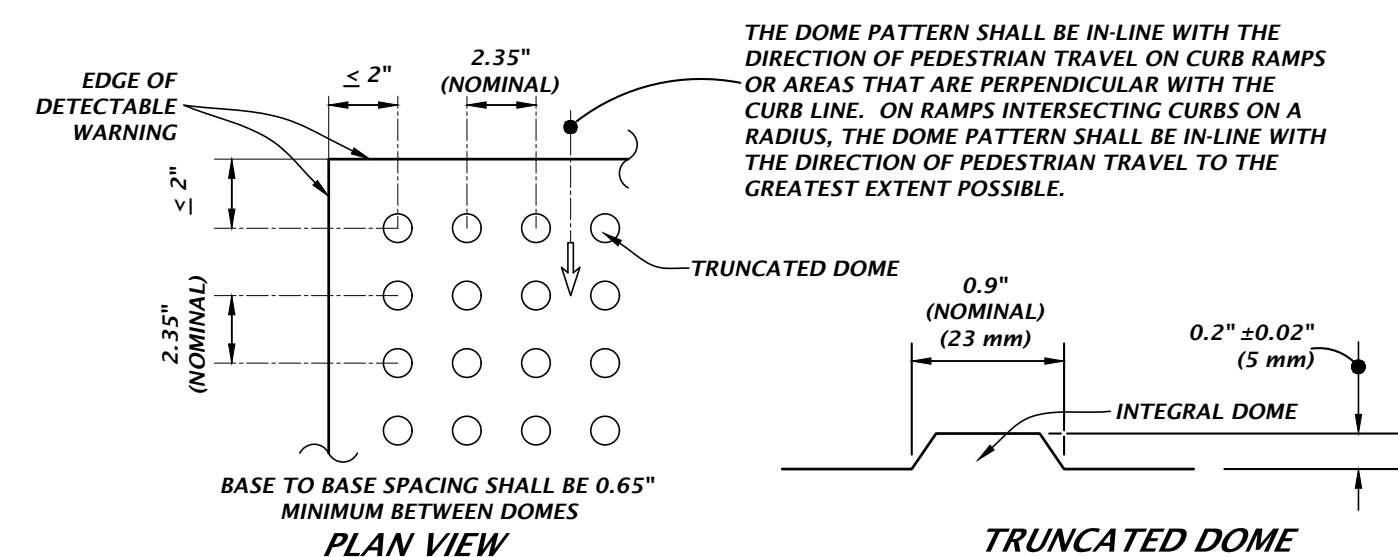
DANIEL H. YOUNG	J. THOMAS	BNW HOLDINGS, LLC
	DESIGNER:	
	J. THOMAS	PROJECT: UPLAND INDUSTRIAL PARK LOT
	QUALITY CONTROL:	2, 3, 4, AND 5
	D. YOUNG	
	PROJECT NUMBER:	SHEET TITLE: DETAILED DRAINAGE AND GRADING PLAN
	17-0357	

FL PE No. 70780
SHEET NO.: C2.10



PIPE BOLLARD DETAIL

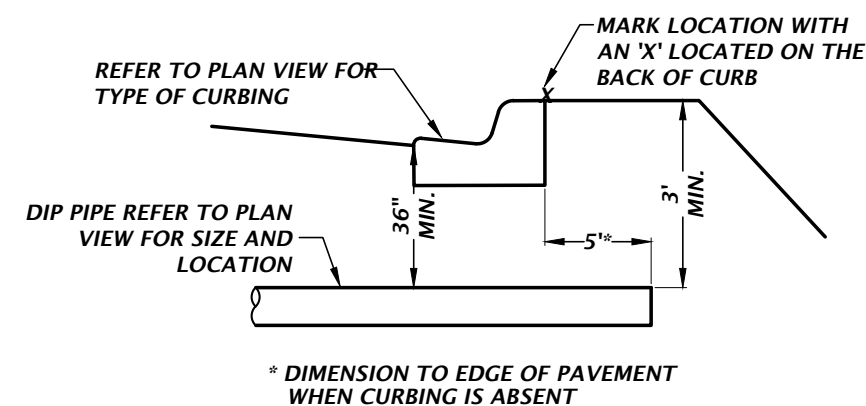
NTS



DETECTABLE WARNING DETAIL

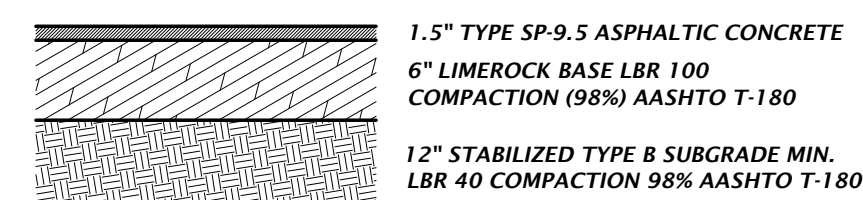
NTS

- PROVIDE DETECTABLE WARNINGS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) SECTION 4.29-DETECTABLE WARNINGS ON WALKING SURFACES AND THE FLORIDA BUILDING CODE, CHAPTER 11 - FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION PART A, SECTION 11-4.29.
- RAISED TRUNCATED DOMES SHALL HAVE A DIAMETER OF 0.9 INCH (23 mm) NOMINAL, A HEIGHT OF 0.2 INCH (5 mm) NOMINAL, AND CENTER-TO-CENTER SPACING OF 2.35 INCHES (60 mm) NOMINAL. THE TOP WIDTH OF THE DOME SHALL BE 50% MIN. TO 65% MAX. OF THE BASE DIAMETER.
- DETECTABLE WARNING COLOR TO PROVIDE LIGHT/DARK CONTRAST BY AT LEAST 70% OF ADJACENT MATERIAL.
- ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 36 INCHES (915 mm).
- IF MATS ARE TO BE UTILIZED:
 - DETECTABLE WARNING SURFACE SHALL CONSIST OF 3-FT WIDE, SURFACE APPLIED, POLYURETHANE MAT WITH IN-LINE TRUNCATED DOME PATTERN.
 - DETECTABLE WARNING SURFACE SHALL BE SECURED BY ADHESIVE AND STAINLESS STEEL ANCHORS.
 - ACCEPTABLE PRODUCTS ARE THE SURFACE APPLIED REDIMAT MANUFACTURED BY DETECTABLE WARNING SYSTEMS, INC. OR EQUAL LISTED ON THE FDOT QUALIFIED PRODUCTS LIST IN ACCORDANCE WITH SECTION 527-2.4 OF THE FDOT STANDARD SPECIFICATIONS.
 - PRIOR TO INSTALLING DETECTABLE WARNING MAT, SCRUB THE SURFACE WITH A WIRE BRISTLE BRUSH. THE EXISTING CONCRETE SURFACE SHALL BE CLEANED OF ANY LOOSE MATERIAL, DUST, OILS, GREASE, AND SEALERS.
 - ALL INSTALLATIONS SHALL BE MADE IN ACCORDANCE WITH THE DETECTABLE WARNING MAT MANUFACTURER'S SPECIFICATIONS.
- IF INTERLOCKING PAVERS ARE TO BE UTILIZED:
 - DETECTABLE WARNING SURFACE FOR THE RAMPS SHALL CONSIST OF INTERLOCKING 4" X 8" ADA DETECTABLE WARNING SURFACE PAVERS HAVING A MINIMUM DEPTH OF 2". CONCRETE PAVERS ARE TO MEET ASTM C902 CLASS SX TYPE 1; AND BRICK PAVERS ARE TO MEET ASTM C55, GRADE N, SOLID BRICK COLOR TO MEET ADA CONTRAST REQUIREMENTS.
 - ALL UNITS SHALL BE SOUND AND FREE OF DEFECTS THAT WOULD INTERFERE WITH THE APPEARANCE OF PROPER PLACEMENT OF THE UNIT OR IMPAIR THE STRENGTH OR LONGEVITY OF THE FINAL STRUCTURE. ANY UNITS THAT ARE STRUCTURALLY DAMAGED DURING THE WORK SHALL BE IMMEDIATELY REMOVED AND REPLACED. THE PAVERS ARE TO BE LAID IN A TWO BY TWO BASKETWEAVE PATTERN. FLUSH WITH THE FINISH GRADE OF THE RAMP SURFACE, AND HAVE GAPS BETWEEN 1/16 AND 1/8 INCH. CUT PAVERS (MASONRY SAW ONLY) SHALL BE NO SMALLER THAN ONE-THIRD OF A WHOLE PAVER.
 - MODIFY FORMWORK OR PROVIDE FORMED GROUT INFILL BEHIND CURVED DROP CURB SECTIONS TO ENSURE STRAIGHT EDGE RESTRAINT FOR PAVERS.
 - CONCRETE EDGE RESTRAINT FOR WARNING AREA, MAXIMUM GAP OF 1/8" BETWEEN PAVERS AND EDGE. USE 1/4" RADIUS ALONG CONCRETE EDGES.
 - WHEN PAVERS ABUT EITHER EARTH/DIRT OR PAVEMENT, A SIX INCH CONCRETE BAND SHALL BE INSTALLED. BAND SHALL BE WITHIN LIMITS OF THE WIDTH OF PROPOSED CONCRETE AND NOT EXTENDED AN ADDITIONAL SIX INCHES.
- OTHER METHODS/MATERIALS MAY BE USED FOR THE DETECTABLE WARNING STRIP, BUT THEY MUST MEET THE ABOVE CRITERIA.
- ALL MATERIALS/METHODS TO BE UTILIZED SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER PRIOR TO ORDERING THE MATERIALS/METHODS. FAILURE TO OBTAIN APPROVAL BEFORE ORDERING OR INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM,
- IF FDOT CURB RAMPS ARE SPECIFIED, REFER TO THE FDOT INDEX NO. 304 FOR SPECIFICATIONS CONCERNING THE APPLICABLE DETECTABLE WARNING STRIP TO BE USED WITH FDOT SPECIFIED RAMPS.



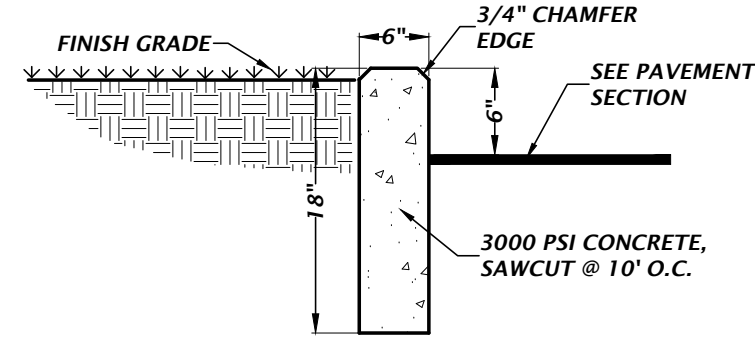
SLEEVE CROSSING DETAIL

NTS



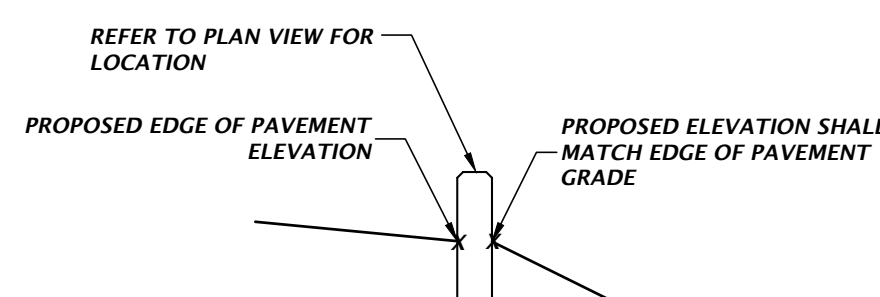
TYPICAL ASPHALT PAVEMENT DETAIL

NTS



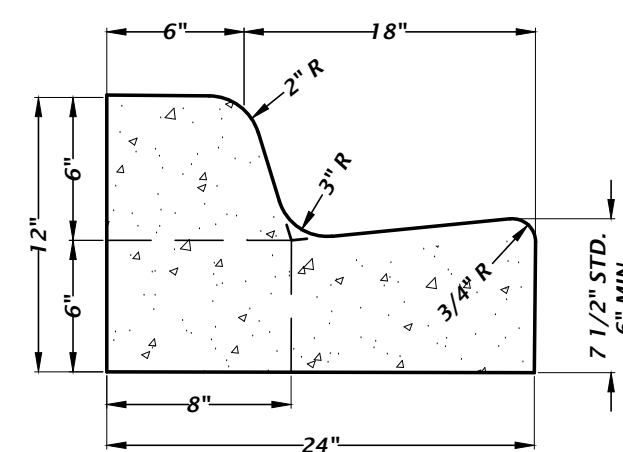
TYPICAL 6" CURB DETAIL

NTS



TYPICAL CURB SECTION E-E

NTS

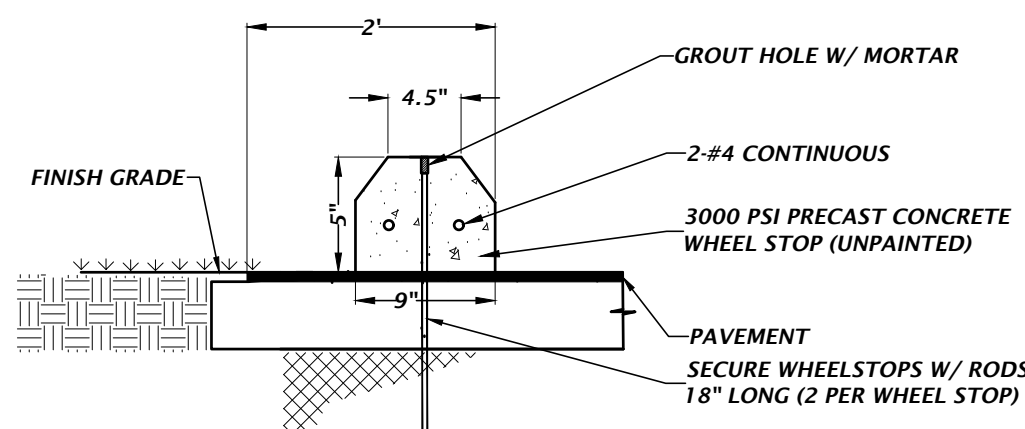


NOTE:

WHEN USED ON THE HIGH SIDE OF ROADWAY, THE CROSS-SLOPE OF THE GUTTER SHALL MATCH THE CROSS-SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6"

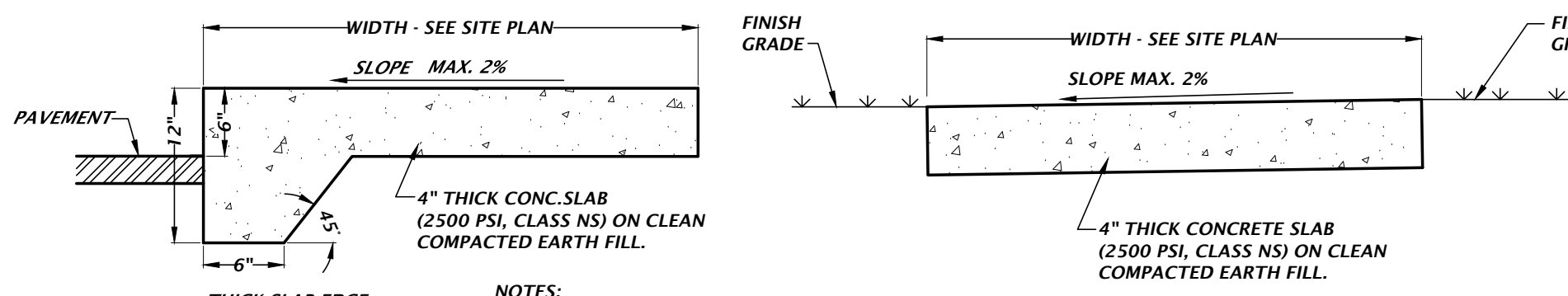
TYPE 'F' CONCRETE CURB AND GUTTER DETAIL

NTS



WHEEL STOP DETAIL

NTS

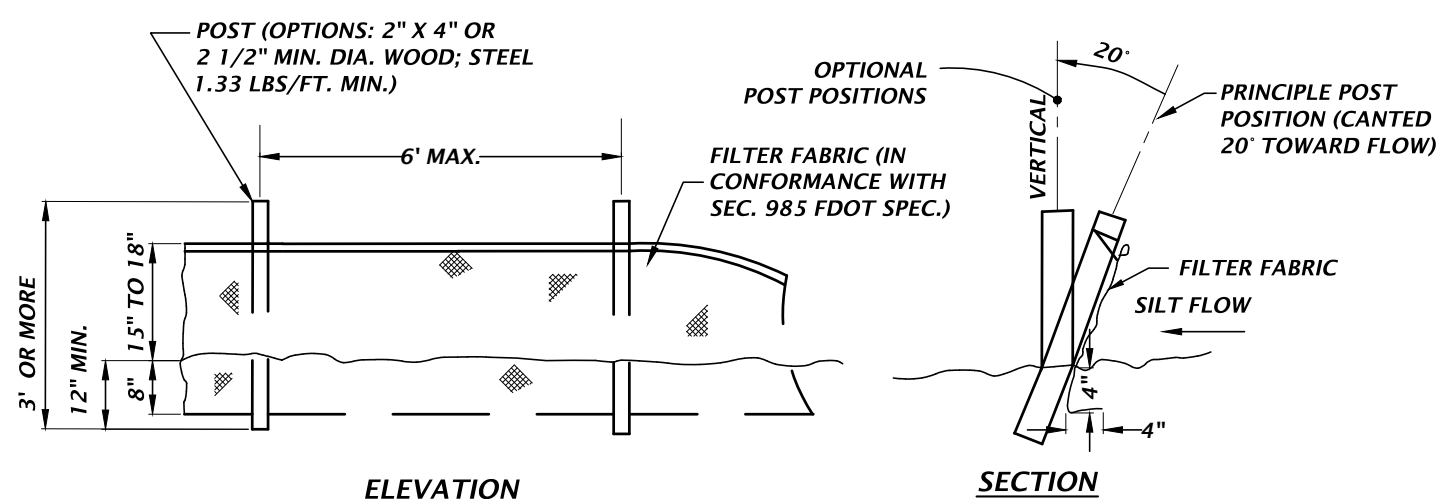


ADJACENT TO PAVEMENT NOT ADJACENT TO PAVEMENT

NTS

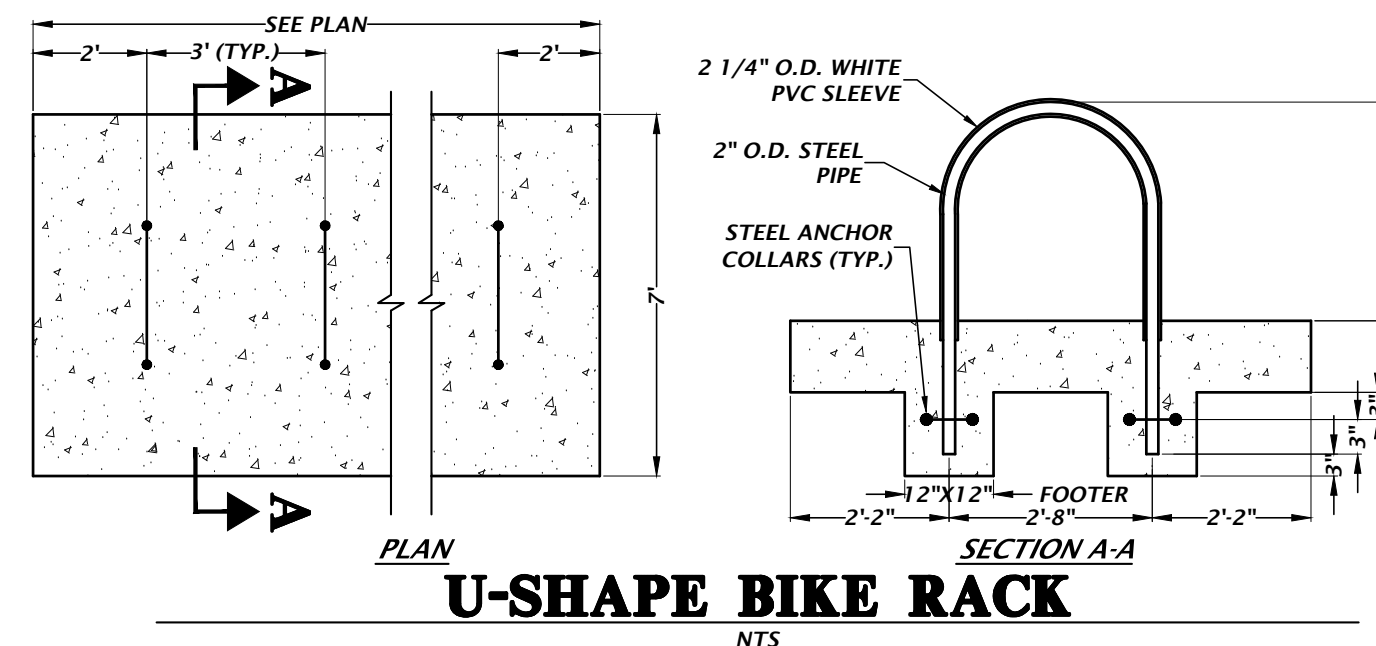
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CONCRETE SIDEWALK DETAILS



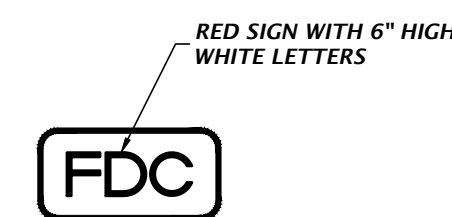
TYPE III SILT FENCE DETAIL

NTS



U-SHAPE BIKE RACK

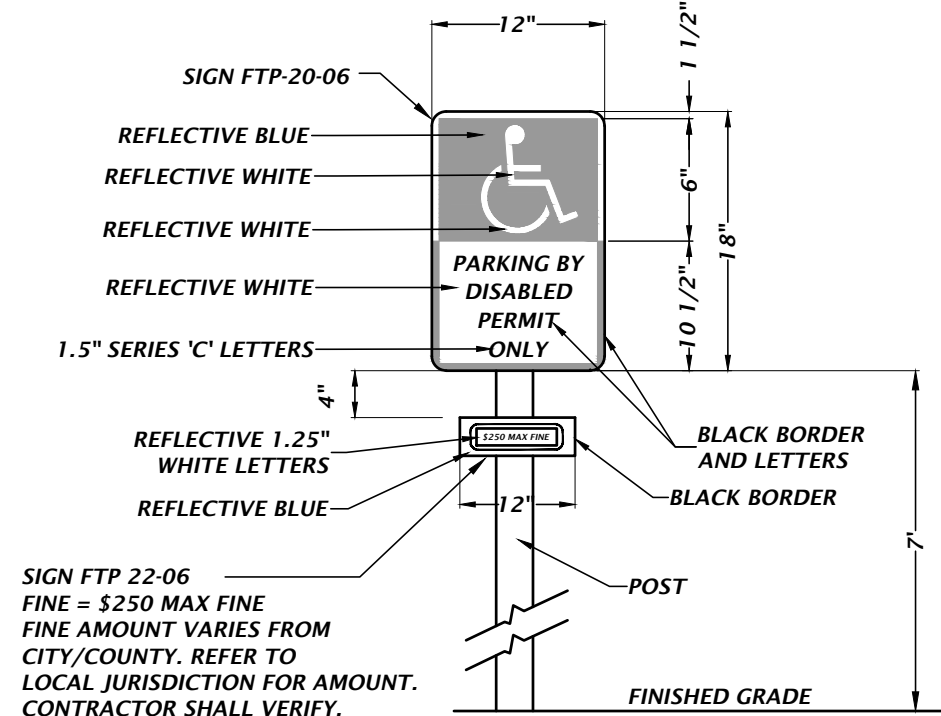
NTS



- NOTES:
- MOUNT SIGN 4' TO 6' HIGH ON BUILDINGS ABOVE THE FIRE DEPARTMENT CONNECTION.
 - FDC SHALL NOT BE OBSTRUCTED BY VEGETATION THAT WOULD PREVENT ACCESS DURING AN EMERGENCY.
 - SIGN DIMENSIONS SHALL COMPLY WITH LOCAL CODE REQUIREMENTS.

FIRE DEPARTMENT CONNECTION SIGN

NTS

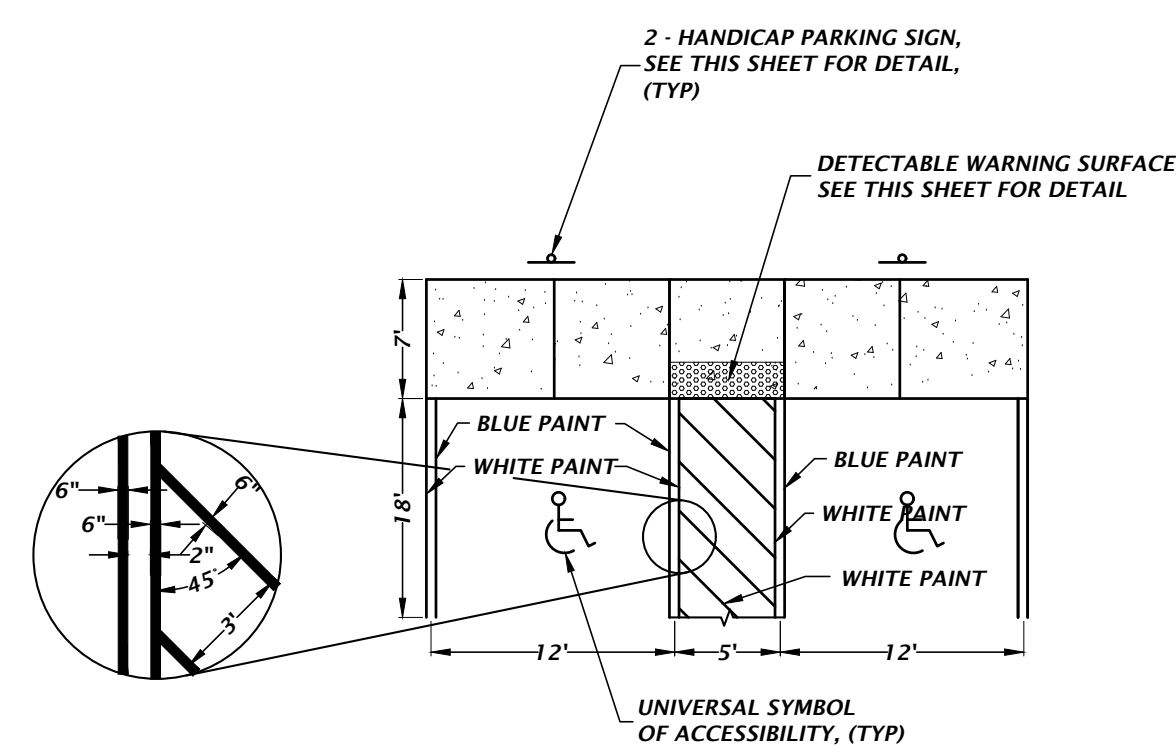


SIGN NOTES:

- SIGN CONSTRUCTION, DESIGN AND PLACEMENT SHALL COMPLY WITH STATE AND LOCAL STATUTES.

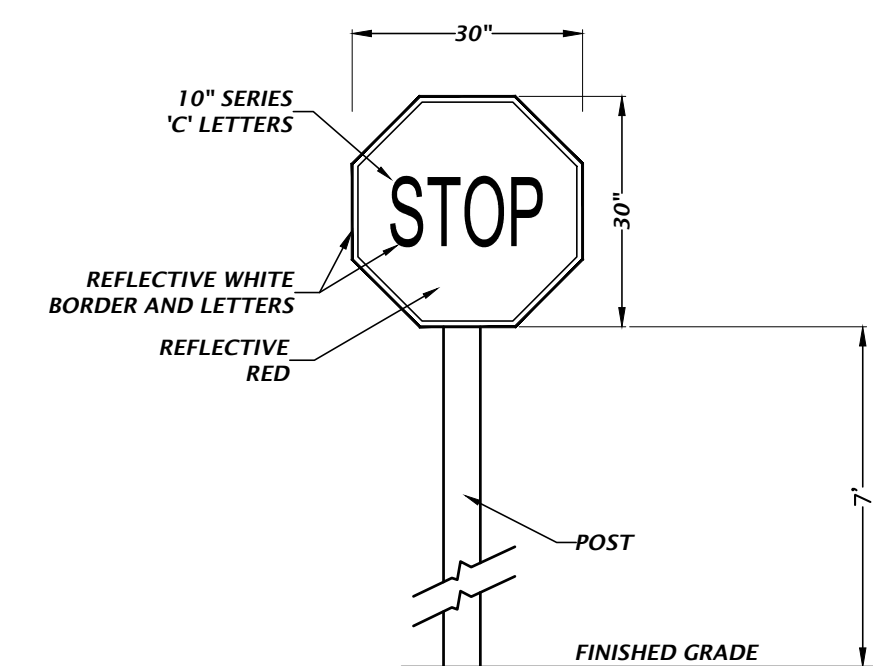
H.C. PARKING SIGN DETAIL

NTS



HANDICAP PARKING DETAIL

NTS



MUTCD R1-1 (30"x30") STOP SIGN DETAIL

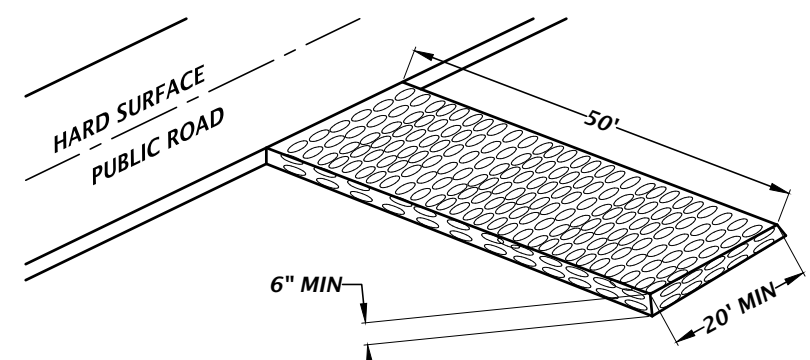
NTS



MUTCD TYPE D4-3 (MODIFIED)
NO ARROW, WHITE LETTERING, GREEN BACKGROUND.

BICYCLE PARKING SIGN

NTS

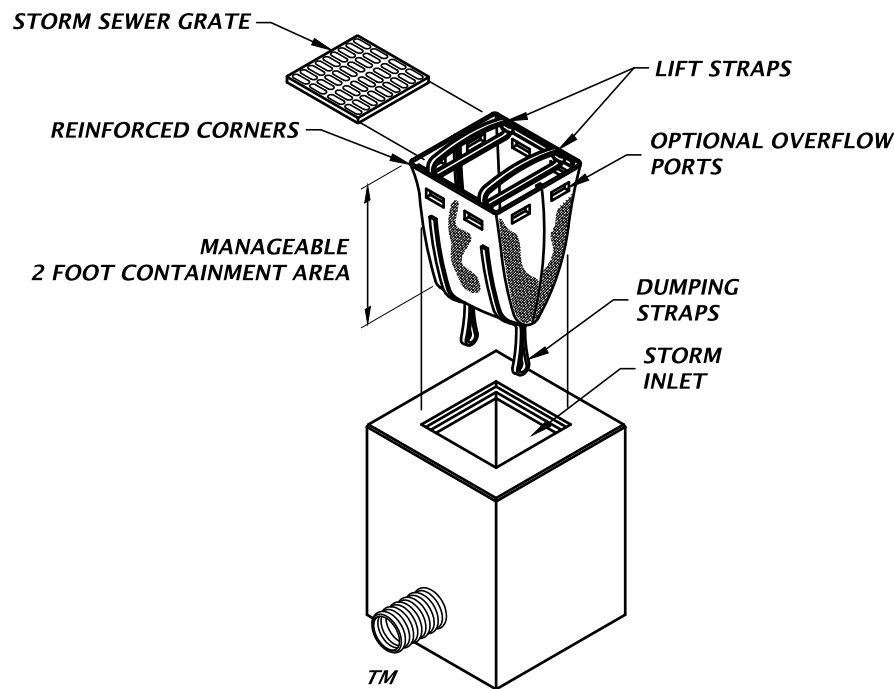


STONE SIZE:
ASTM D448 SIZE #1 (1-1/2" TO 3-1/2" DIA)
STANDARD CONSTRUCTION EXIT

TEMPORARY CONSTRUCTION EXIT DETAIL

NTS

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.



DANDY SACK DETAIL

NTS

INSTALLATION:

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

MAINTENANCE:

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

BASIN OPERATION AND MAINTENANCE REQUIREMENTS

STORMWATER MANAGEMENT FACILITIES (SMF)

ALL SMF'S PERMITTED BY THE DISTRICT SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH THE DESIGNS, PLANS CALCULATIONS, AND OTHER SPECIFICATIONS THAT ARE SUBMITTED WITH AN APPLICATION, APPROVED BY THE DISTRICT, AND INCORPORATED BY REFERENCE INTO ANY PERMIT ISSUED. SMF'S SHALL BE KEPT FREE OF DEBRIS, TRASH, GARBAGE, OILS AND GREASES, AND OTHER REFUSE THROUGH REGULAR INSPECTION AND MAINTENANCE BY THE PERMITTEE.

EROSION CONTROL

THE SYSTEM SHALL BE REGULARLY INSPECTED AND MAINTAINED BY THE PERMITTEE TO INSURE THAT ALL EROSION IS CONTROLLED AND SOIL IS STABILIZED TO PREVENT SEDIMENT DISCHARGE TO WATERS IN THE STATE. ANY VEGETATION ESTABLISHED FOR EROSION CONTROL SHALL BE PROPERLY MAINTAINED FOR FUNCTION. ALL EROSION DAMAGE AT SPILLWAYS, OUTFALL STRUCTURES, AND ALONG BASIN SIDE SLOPES SHALL BE REPAIRED (GRAZING AND GRASSING) AS CONDITIONS OCCUR. ALL SIDE SLOPES AND OTHER AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED BY SODDING, HYDRO-MULCHING OR OTHER APPROPRIATE VEGETATIVE OR NON-VEGETATIVE EROSION CONTROL MEASURES.

PIPES AND STRUCTURES

ALL STRUCTURES WITHIN THE SYSTEM SHALL BE REGULARLY INSPECTED AND MAINTAINED ON A REGULAR BASIS BY THE PERMITTEE TO INSURE THAT THEY DO NOT BECOME CLOGGED OR CHOKED WITH VEGETATIVE OR AQUATIC GROWTH TO SUCH AN EXTENT AS TO RENDER THEM INOPERABLE.

FUNCTION

BASINS THAT DO NOT DRAWDOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME MAY REQUIRE REMEDIAL ACTION. THE ENGINEER SHALL BE NOTIFIED TO HELP COORDINATE REMEDIAL ACTION IN THE EVENT IMPROPER RECOVERY IS NOTED.

SINKHOLE

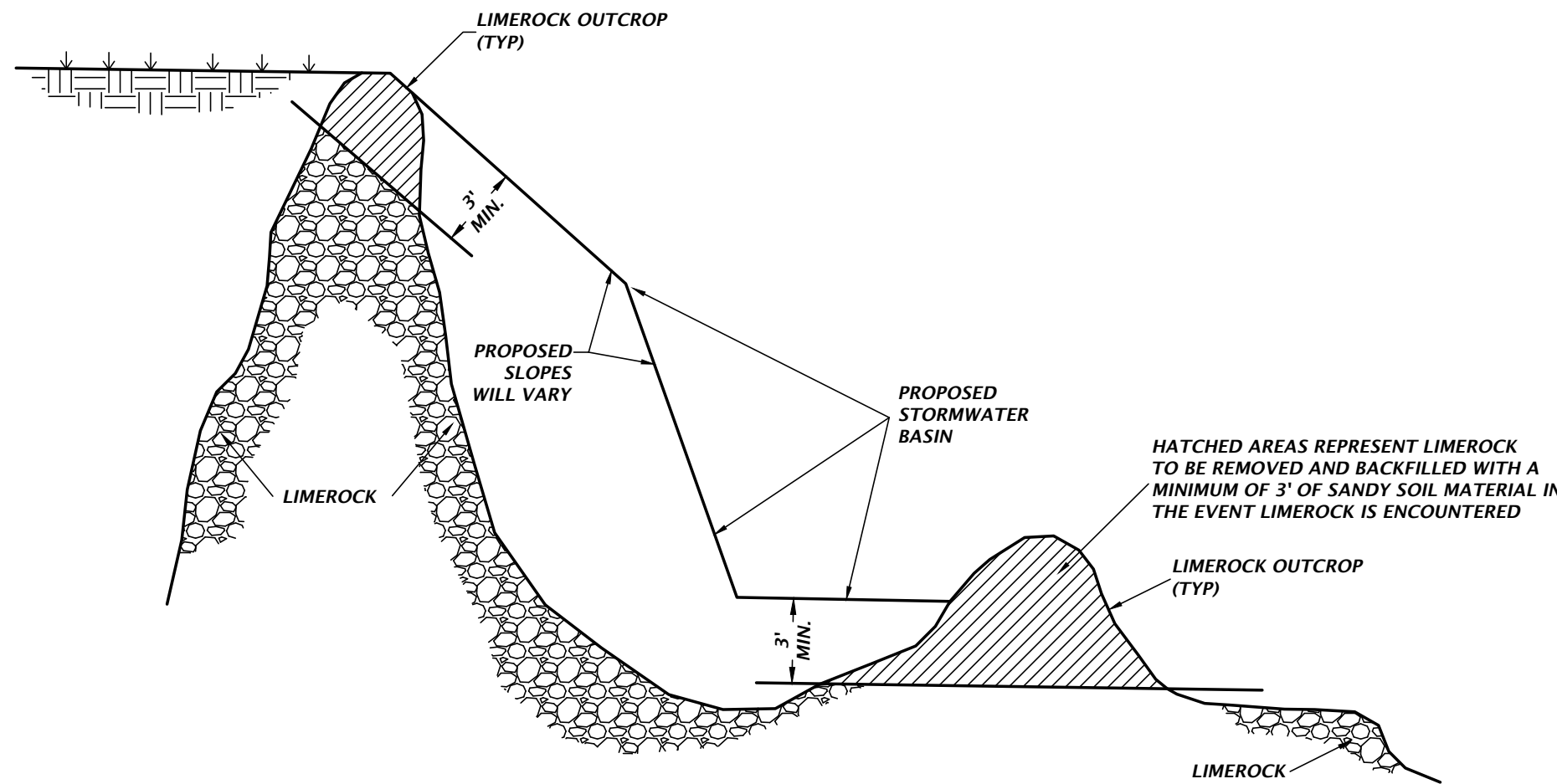
IF A SINKHOLE FORMS IN THE AREA OF A DRAINAGE SWALE/BASIN THE ENGINEER OF RECORD SHALL BE NOTIFIED BY EITHER THE CONTRACTOR OR THE ESTABLISHED OPERATION AND MAINTENANCE ENTITY. THE ENGINEER OF RECORD SHALL INSPECT THE REPAIRED AREA UPON COMPLETION OF THE REPAIR. ALL SWALES/BASINS SHALL BE INSPECTED MONTHLY FOR SINKHOLE OCCURRENCE. SHOULD A SINKHOLE OCCUR, THE AREA SHALL BE REPAIRED AS SOON AS POSSIBLE. REPAIR SHALL INCLUDE FILLING (LIMEROCK SUCH AS ROAD BASE MATERIAL, CLAY/SAND MIXTURE, OR CONCRETE IF NECESSARY). A 3-FOOT DEEP CAP THAT EXTENDS 3 FEET BEYOND THE PERIMETER OF THE SINKHOLE SHALL BE CONSTRUCTED WITH CLAYEY SOILS. THE CLAYEY SOIL SHALL HAVE AT LEAST 20% PASSING THE NO. 200 SIEVE, COMPACTED TO 95% OF STANDARD PROCTOR, AND COMPACTED IN A WET CONDITION WITH MOISTURE 2% - 4% ABOVE OPTIMUM. THE CLAY SOIL CAP SHALL BE RE-GRADED TO PREVENT CONCENTRATION OF WATERS (PONDING) AND RE-VEGETATED.

BASIN LIMEROCK OUTCROP CONSTRUCTION NOTES

- IN THE EVENT THAT A CONTINUOUS LIMEROCK FORMATION IS ENCOUNTERED DURING CONSTRUCTION OF THE RETENTION BASINS, THE FOLLOWING TREATMENT SHALL BE PERFORMED. THE LIMEROCK OUTCROP SHALL BE EXCAVATED TO AN ELEVATION OF THREE (3) FEET BELOW THE DESIGN BASIN BOTTOM. THE EXCAVATED AREA SHALL BE BACKFILLED TO THE DESIGN BASIN BOTTOM ELEVATION WITH SANDY SOILS.
- IN THE EVENT THAT ANY KARST FEATURES, SUCH AS SOLUTION CAVITIES, CHIMNEYS, OR SINKHOLES APPEAR IN THE RETENTION BASIN, THE FOLLOWING ACTIONS SHALL BE REQUIRED.
 - ONCE THE FEATURE IS IDENTIFIED, IT SHALL BE ISOLATED BY CREATING A BERM AROUND THE FEATURE A MINIMUM OF 2 FEET HIGH TO PREVENT DIRECT DISCHARGE INTO THE KARST FEATURE.
 - THE CIVIL ENGINEER, THE SRWMD, AND THE CITY OF ALACHUA PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED WHEN THE FEATURE IS ENCOUNTERED PRIOR TO REMEDIAL ACTION.
 - A LICENSED GEOTECHNICAL ENGINEERING FIRM SHALL BE RETAINED TO EVALUATE THE SIGNIFICANCE OF THE FEATURE AND TO DETERMINE THE REMEDIAL ACTION NECESSARY. SEE SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL.
 - THE GEOTECHNICAL ENGINEERING FIRM SHALL BE REQUIRED TO MONITOR THE REMEDIAL WORK AND SEND A SUMMARY REPORT UPON REPAIR COMPLETION TO THE CIVIL ENGINEER, THE SRWMD, AND THE CITY OF ALACHUA PUBLIC WORKS DEPARTMENT.

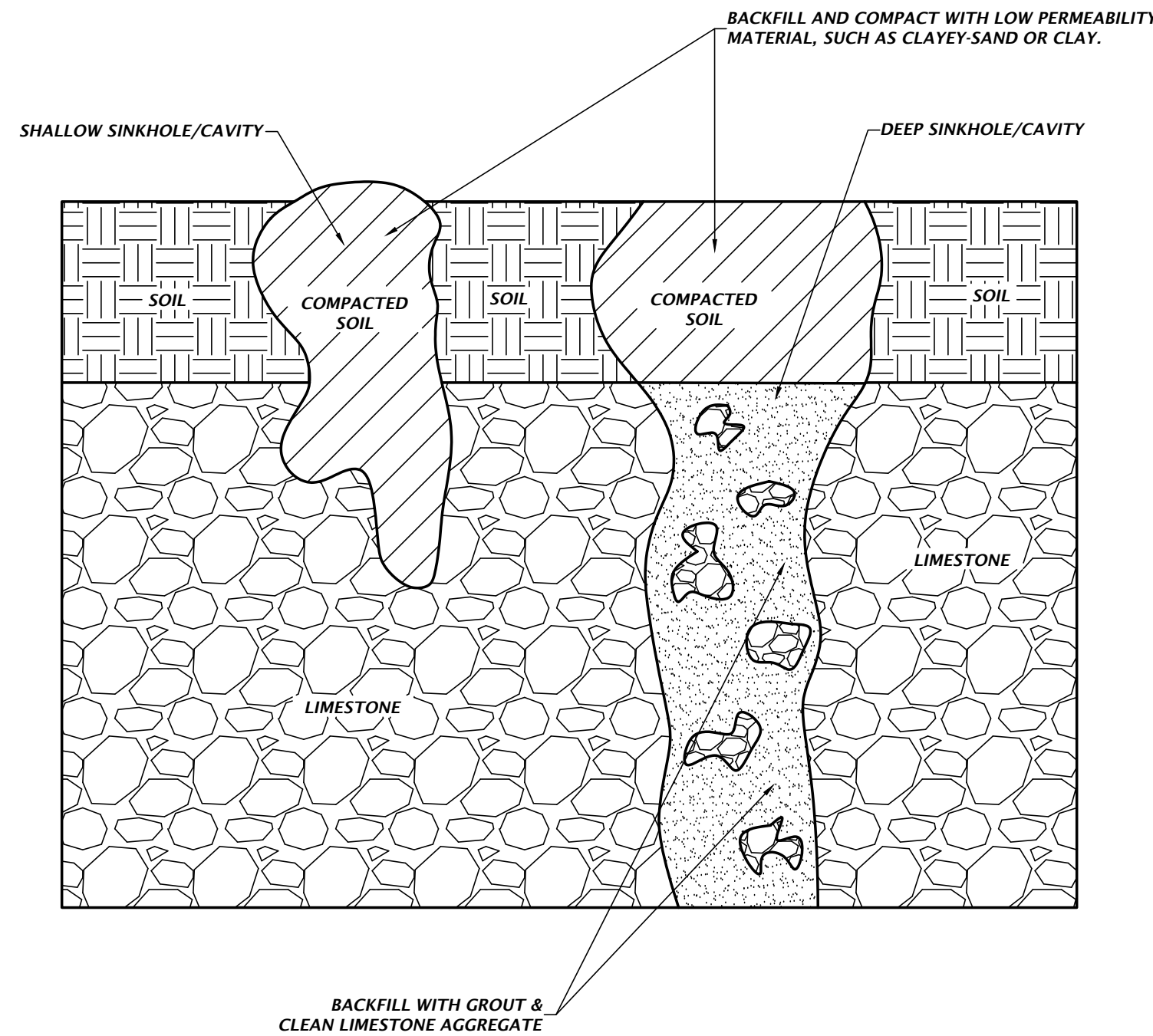
BASIN EROSION & SEDIMENTATION CONTROL

- SILT FENCING AND/OR STAKED HAYBALES SHALL BE CONSTRUCTED WHERE SHOWN ON THE DRAWINGS PRIOR TO STARTING CONSTRUCTION.
- ALL STORMDRAIN INLETS SHALL BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH F.D.O.T. FLORIDA EROSION AND SEDIMENT CONTROL MANUAL.
- THE STORMDRAIN SYSTEM SHALL BE FLUSHED OUT TO REMOVE ALL ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.
- ALL DISTURBED AREAS IN THE CONSTRUCTION AREA SHALL BE COMPLETELY STABILIZED BY COMPLETION OF CONSTRUCTION. GRASS SEEDING RATES AND MIXTURES SHALL BE PER FDOT INDEX NO. 104. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.
- REFER TO THE SWPPP PLAN FOR COMPLETE EROSION CONTROL MEASURES.



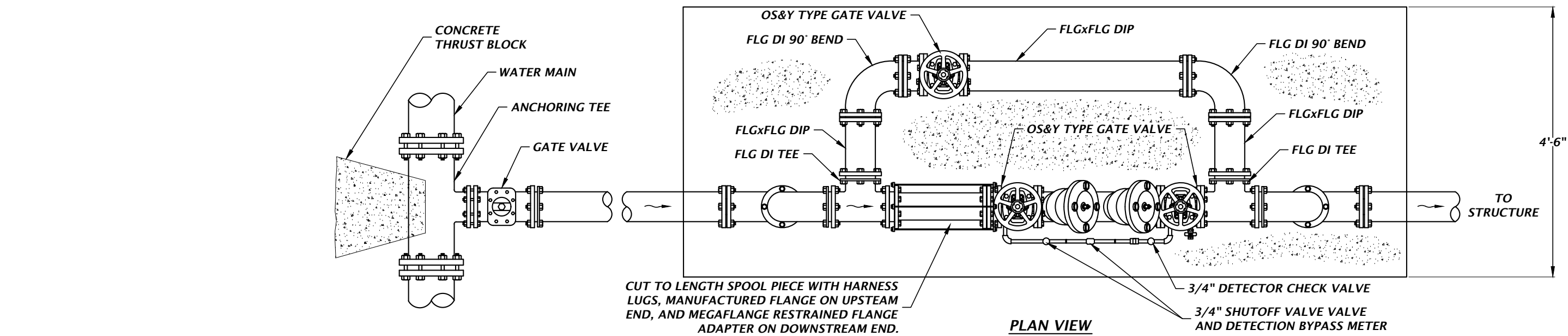
LIMEROCK OUTCROP REMOVAL DETAIL

NTS

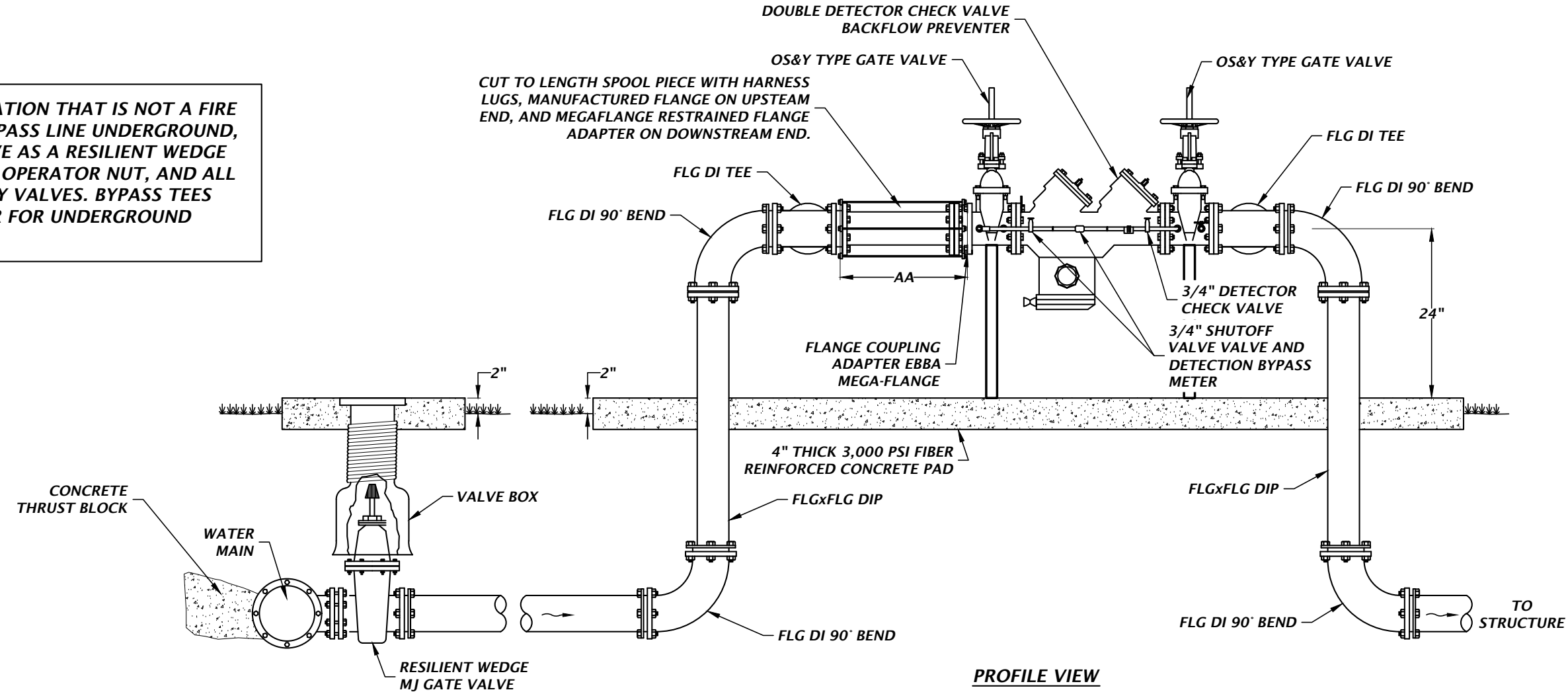


SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL

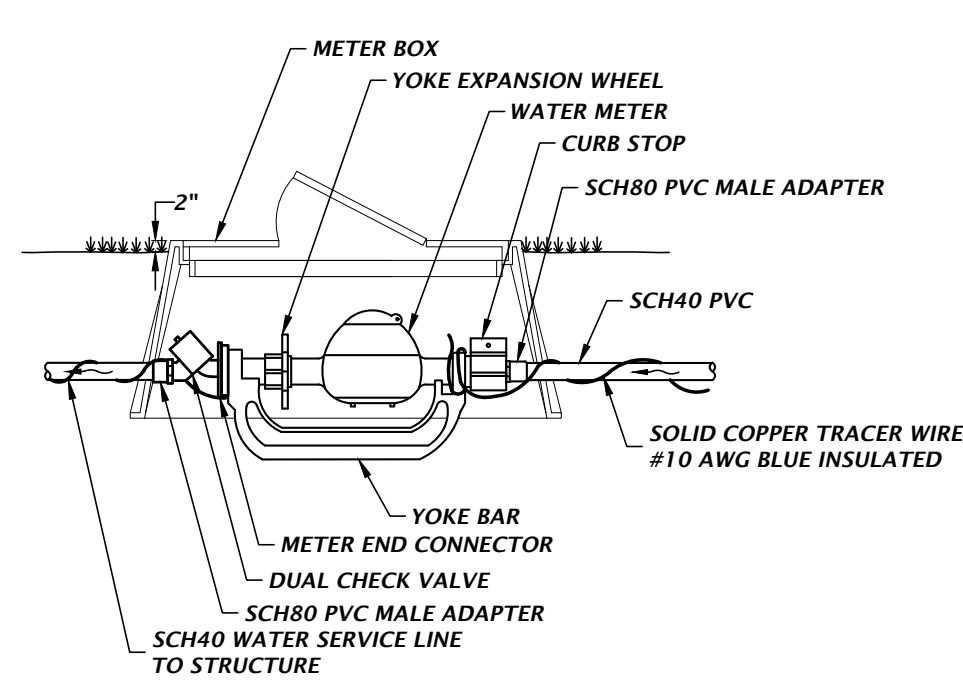
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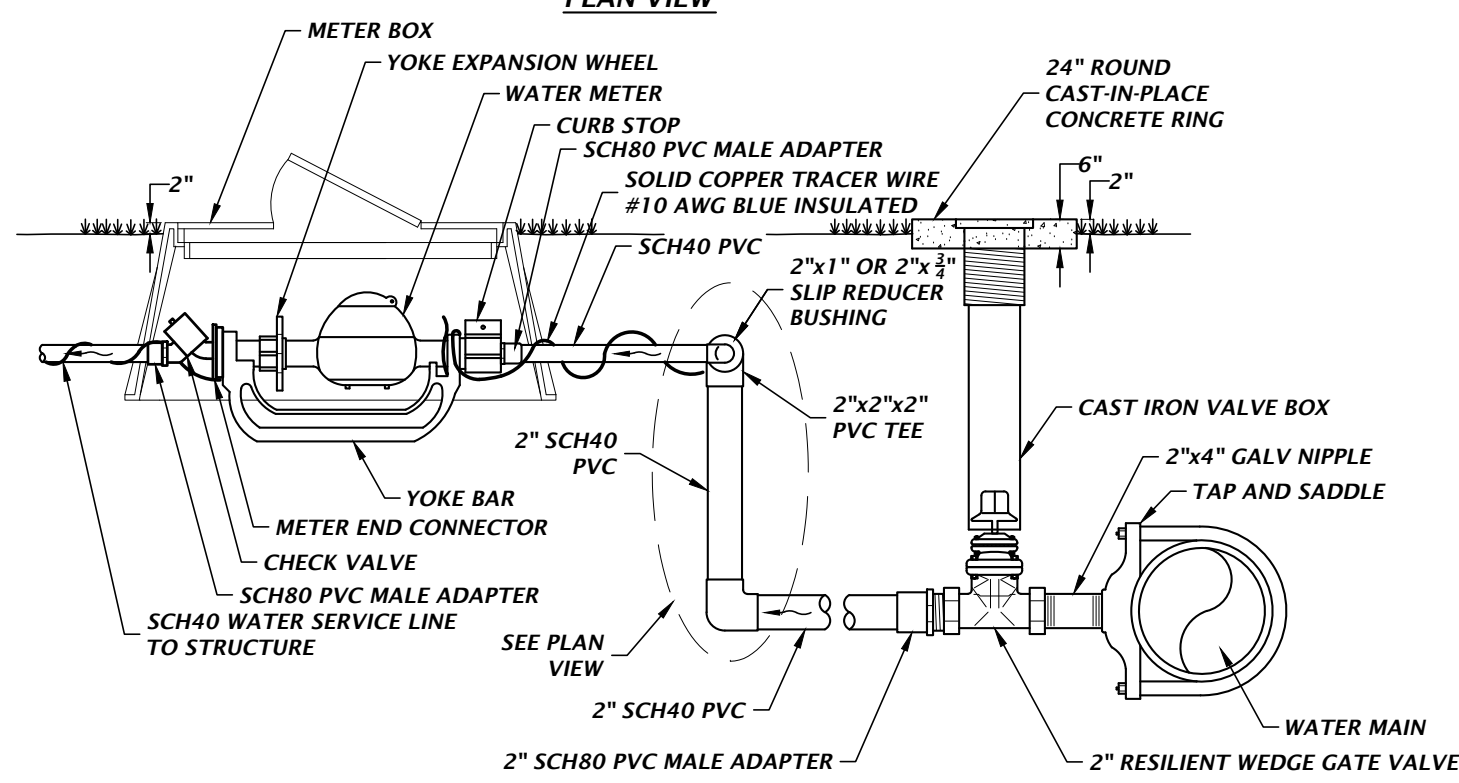
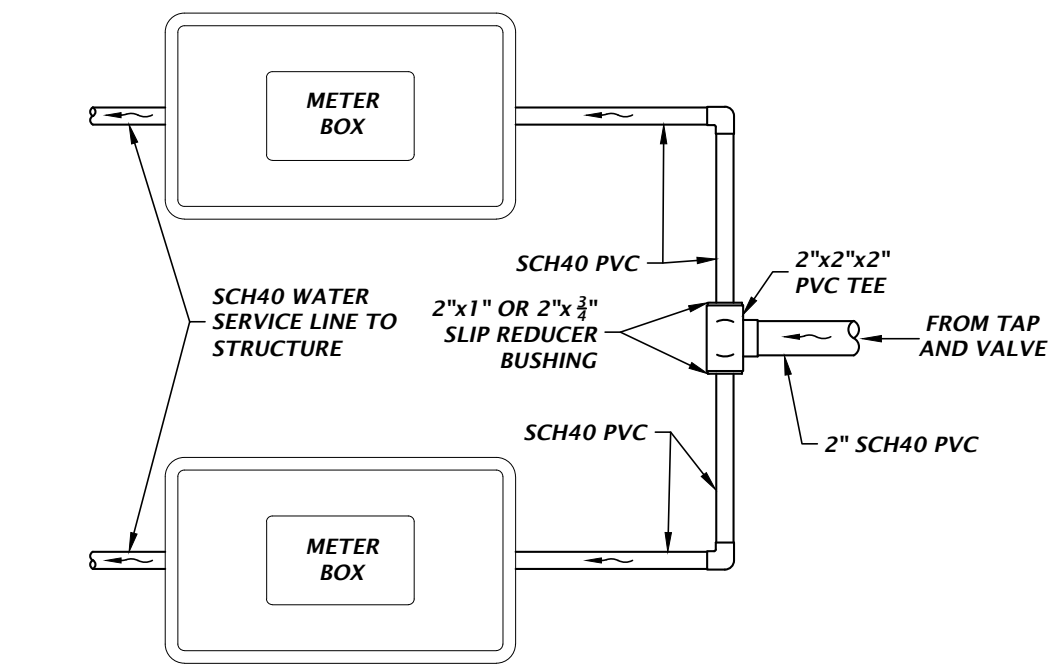
NOTE: EVERY INSTALLATION THAT IS NOT A FIRE LINE CAN HAVE THE BYPASS LINE UNDERGROUND, WITH THE BYPASS VALVE AS A RESILIENT WEDGE GATE VALVE WITH A 2" OPERATOR NUT, AND ALL OTHER VALVES AS OS&Y VALVES. BYPASS TEES SHALL BE ON THE RISER FOR UNDERGROUND INSTALLATIONS.



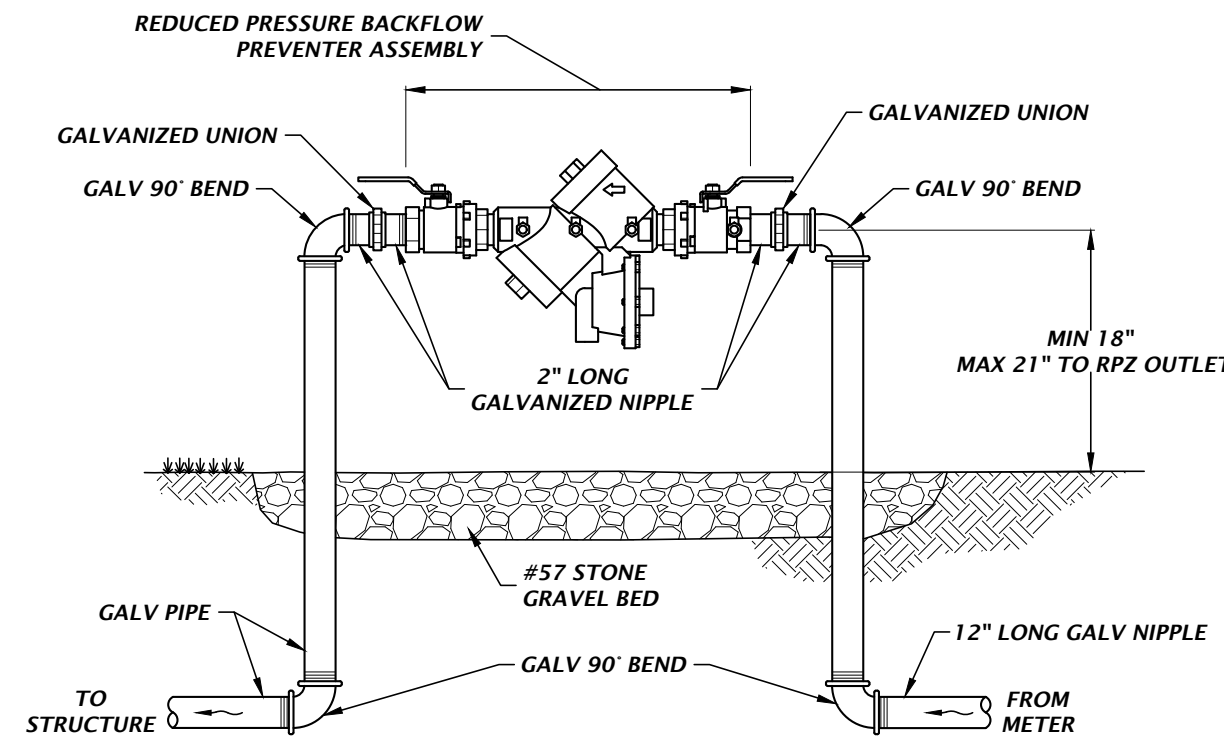
DETAIL No. 265 - FIRE DOUBLE DETECTOR CHECK VALVE BACKFLOW PREVENTER (NO DOWNSTREAM DIESEL FIRE PUMP)
NTS



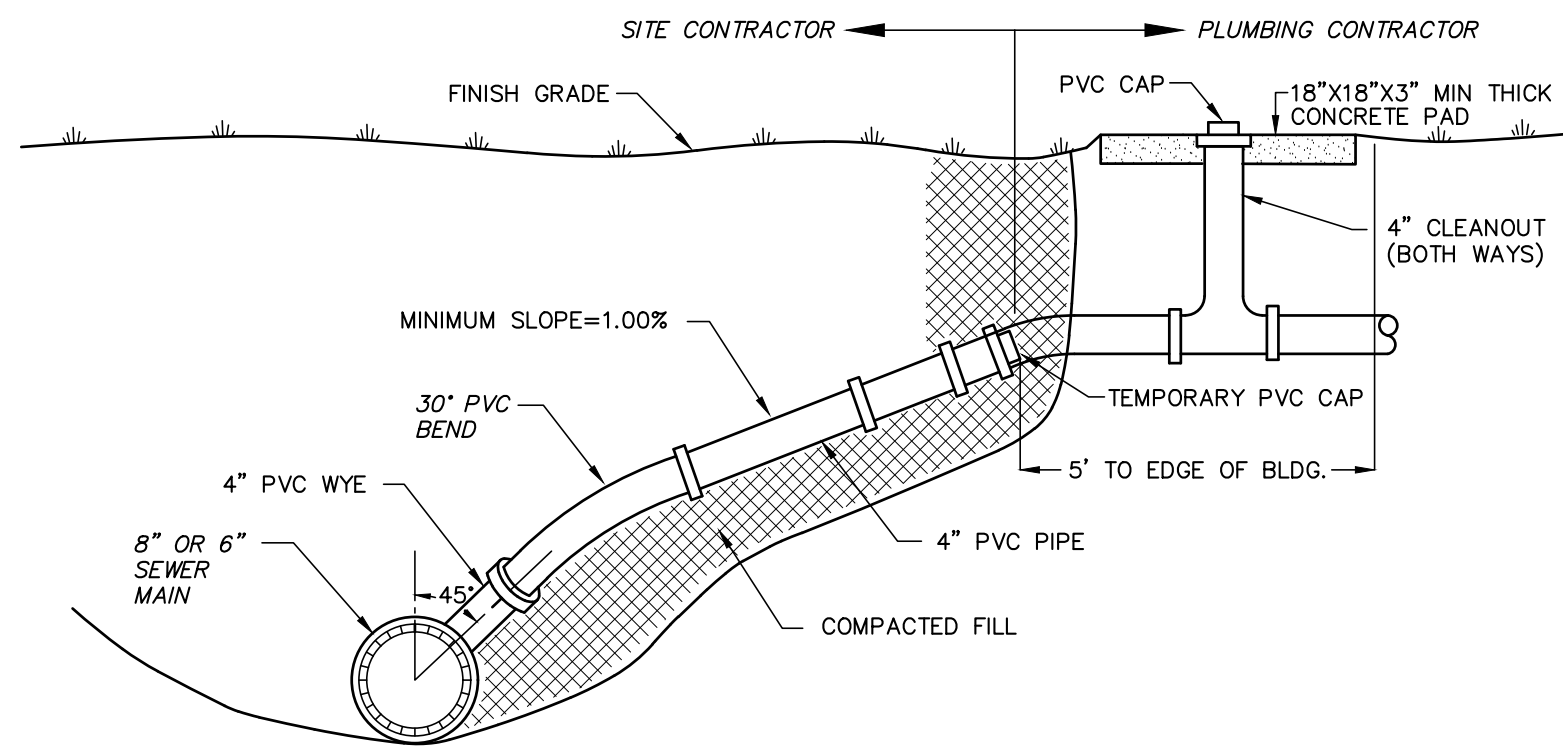
DETAIL No. 230 - 3/4" AND 1" WATER METER ASSEMBLY
NTS



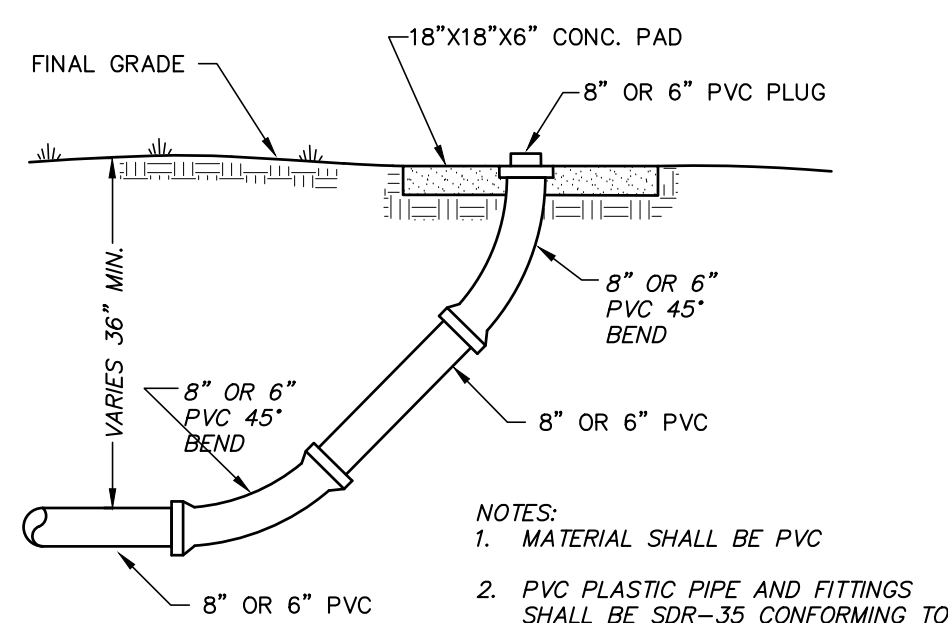
DETAIL No. 255 - DUAL WATER SERVICE CONNECTION
NTS



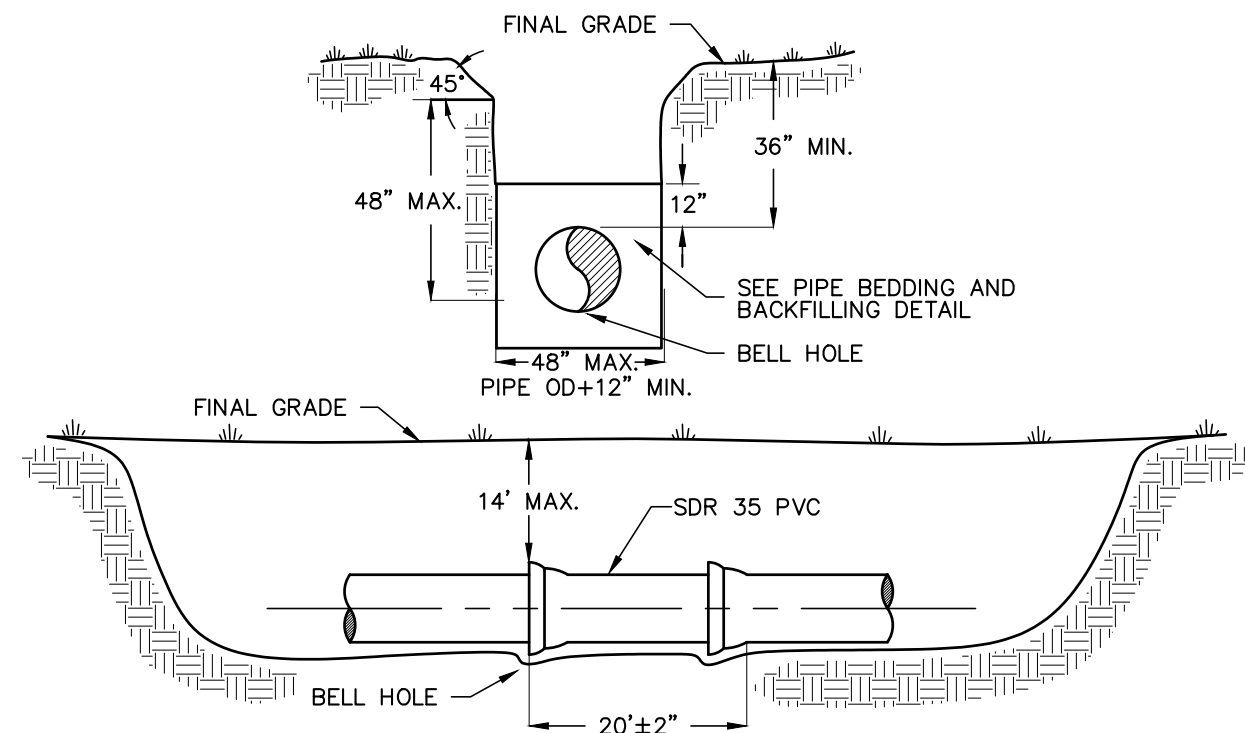
DETAIL No. 240 - 3/4" TO 2" BACKFLOW PREVENTER
NTS



SINGLE SEWER SERVICE LATERAL
NTS



SEWER MAIN CLEAN-OUT DETAIL
NTS



SANITARY SEWER, INSTALLATION
NTS

Test: bryong Plot Date: Dec 19, 2018 8:21am Filename: L:\2017\17-0357\Engineering\DWG\Production Files\17-0357_C2.32_01.dwg

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www.chw-inc.com
est. 1988 FLORIDA
CA-5075

CHW
Professional Consultants

SCALE: N/A
PERMANENT SCALE: 1\"/>

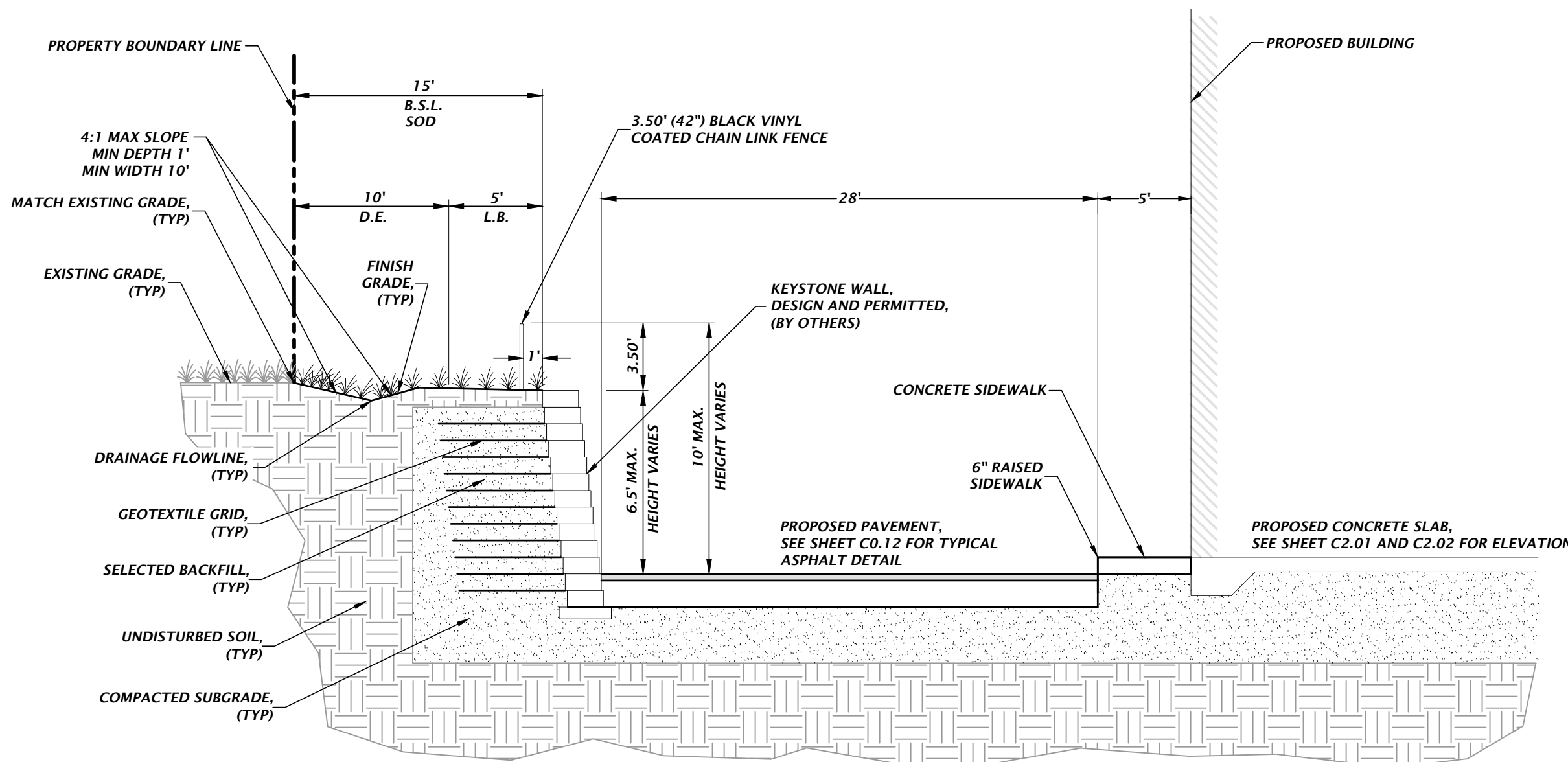
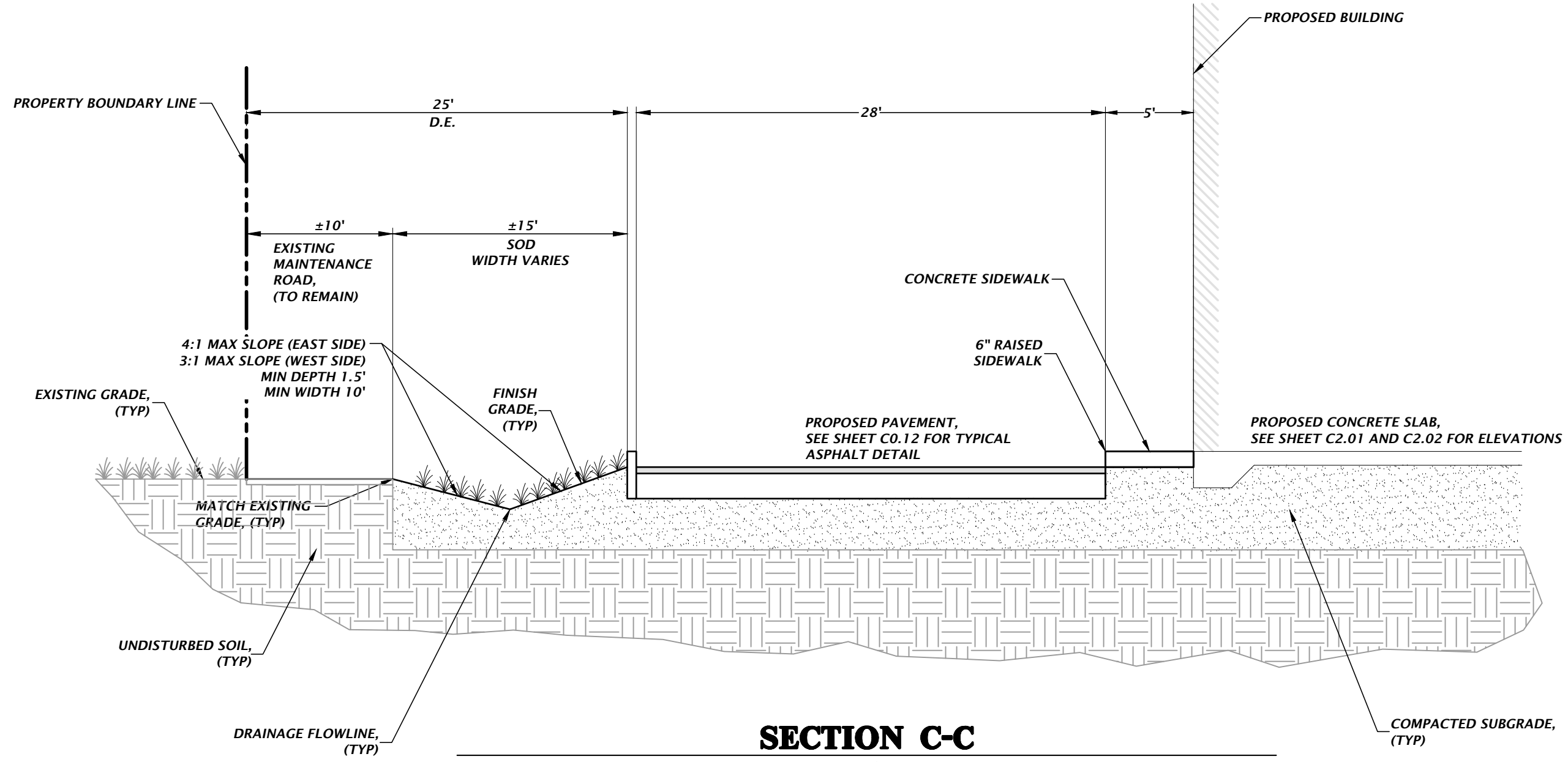
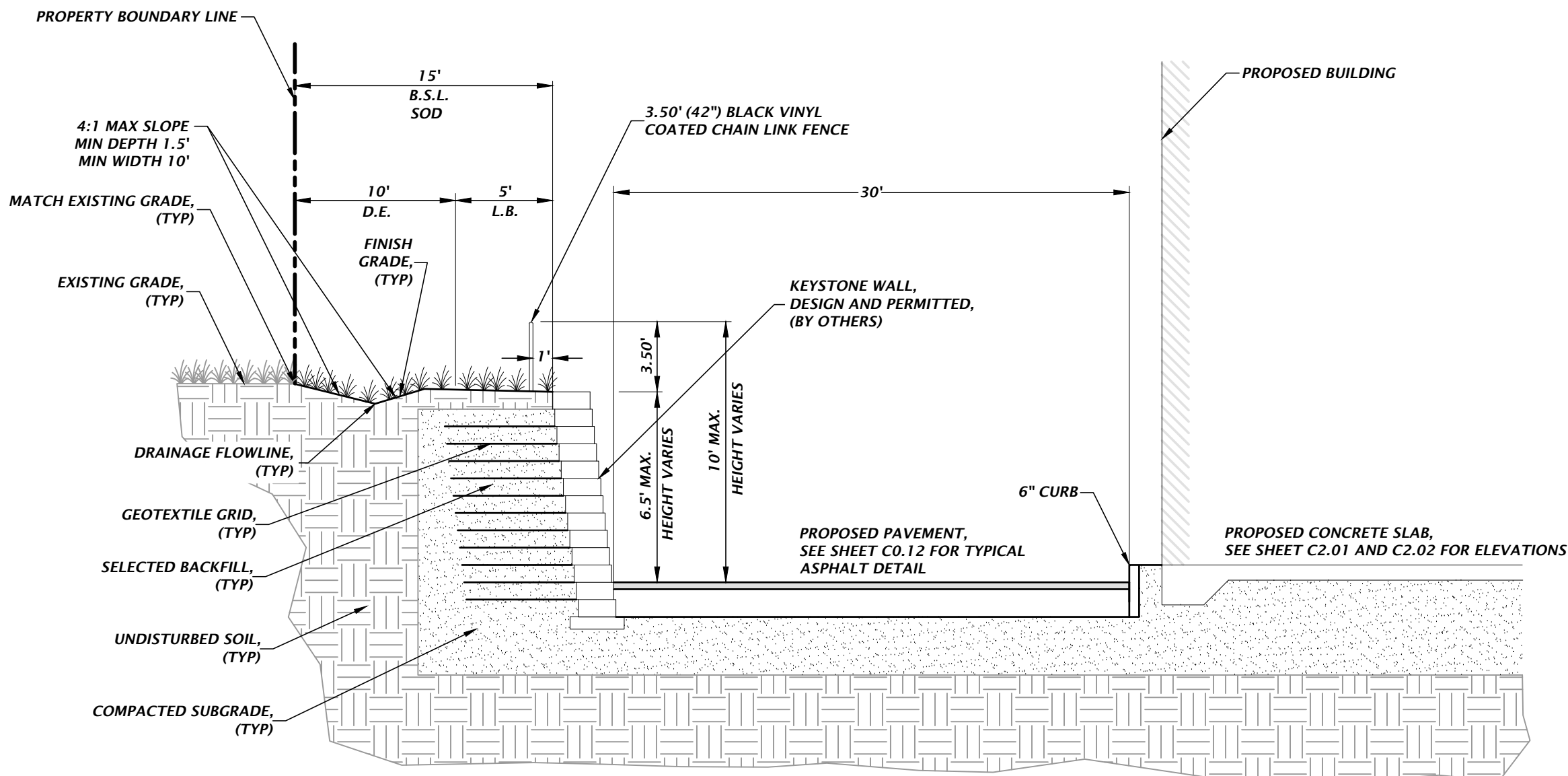
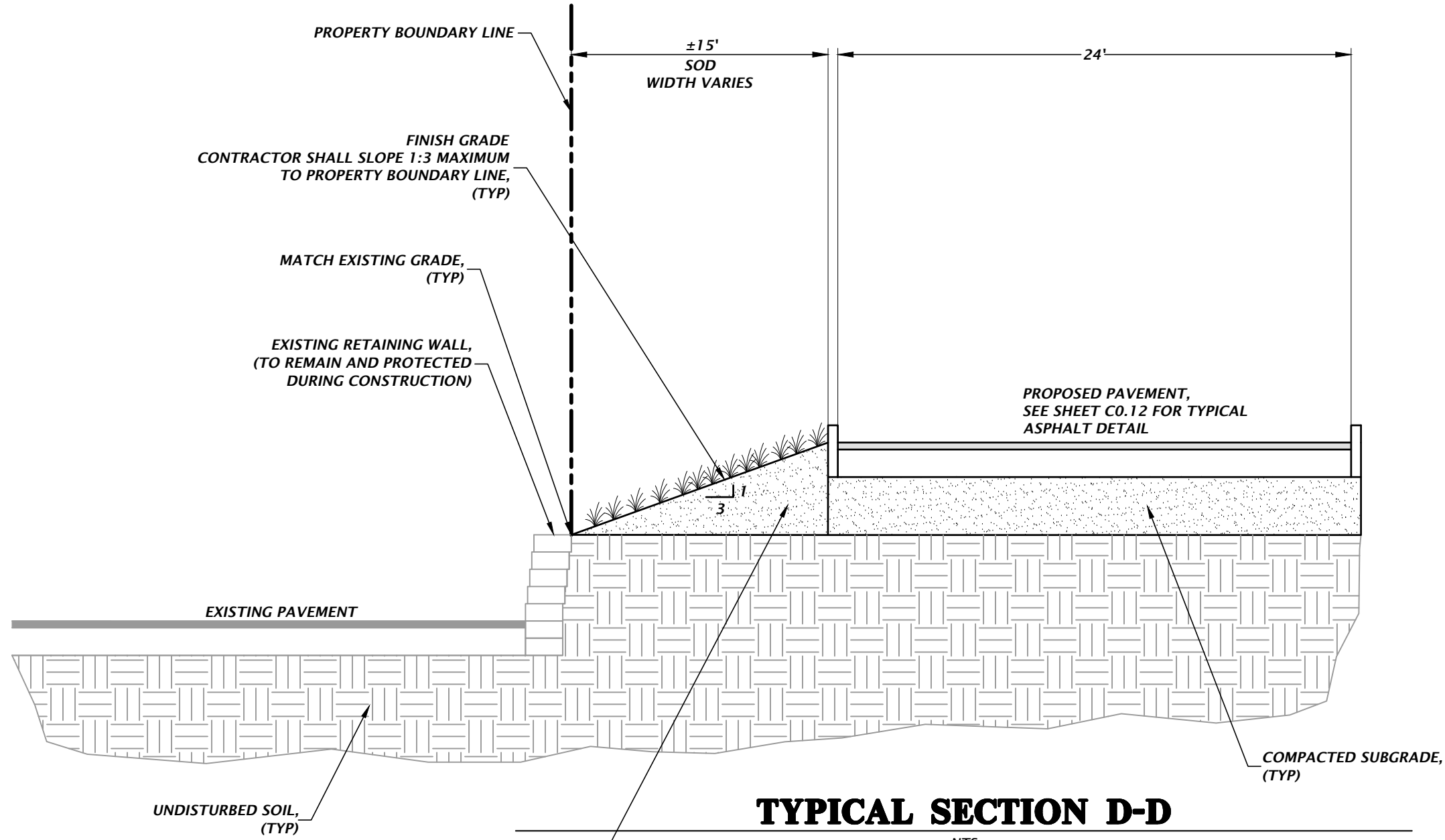
CONSTRUCTION/BD RELEASE

REVISIONS:
12/20/17 - CITY OF ALACHUA AND SRWMD
08/06/18 - CITY OF ALACHUA
10/18/18 - CITY OF ALACHUA
12/17/18 - CITY OF ALACHUA

CLIENT: BNW HOLDINGS, LLC
DESIGNER: J. THOMAS
PROJECT: INDUSTRIAL PARK LOTS
QUALITY CONTROL: J. THOMAS
SHEET TITLE: CONSTRUCTION DETAILS
PROJECT NUMBER: 17-0357

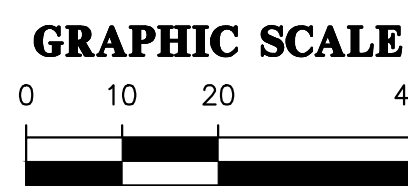
DANIEL H. YOUNG
REGISTERED PROFESSIONAL ENGINEER
No. 70780
Jan 14, 2019
STATE OF FLORIDA

FL PE No. 70780
SHEET NO: C2.32

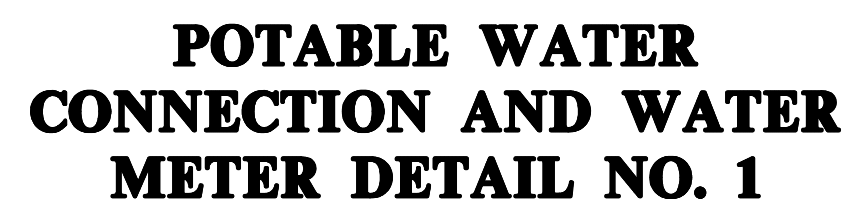


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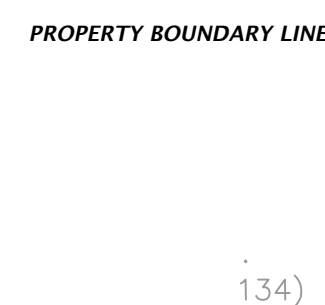
11801 Research Drive Alachua, Florida 32615 (352) 331-1976 www.chw-inc.com	
est. 1988 FLORIDA CA-5075	
CHW Professional Consultants	
SCALE: N/A	PERMANENT SCALE: 1" = 10' (SEE NOTE ON THIS SHEET, ADJUST SCALES ACCORDINGLY.)
CONSTRUCTION/REV. RELEASE	
SUBMITTALS: 12/20/17 - CITY OF ALACHUA AND SRWMD 12/20/17 - CITY OF ALACHUA 08/06/18 - CITY OF ALACHUA 10/18/18 - CITY OF ALACHUA 12/17/18 - CITY OF ALACHUA	
CLIENT: BNW HOLDINGS, LLC	PROJECT: INDUSTRIAL PARK LOTS 2, 3, 4, AND 5
DESIGNER: J. THOMAS	QUALITY CONTROL: D. YOUNG
PROJECT NUMBER: 17-0357	SHEET TITLE: TYPICAL CROSS SECTIONS
DANIEL H. YOUNG FLORIDA PROFESSIONAL ENGINEER No. 70780 Jan 14 2019 STATE OF FLORIDA	
FL PE No. 70780 SHEET NO: C2.33	



1. WATER AND SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ALACHUA UTILITY STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL WORK WITH THE CITY OF ALACHUA ELECTRICAL SYSTEM PERSONNEL.
3. WATER METERS PROVIDED BY THE CITY OF ALACHUA AFTER PAYMENT OF APPLICABLE FEES AND CHARGES BY APPLICANT/DEVELOPER.
4. CONTRACTOR SHALL INSTALL FREEZE PROTECTION AND LOCKING TAMPERING DEVICE FOR THE FIRE LINE BACKFLOW PREVENTER ASSEMBLY. THE FREEZE PROTECTION SYSTEM SHALL NOT IMPED ACCESS TO TEST PORTS, OR NAME PLATE. IT SHALL NOT TRAP MORTAR AGAINST THE BACKFLOW PREVENTER AND SHALL PROVIDE PROTECTION AGAINST TEMPERATURE BELOW 40 DEGREES F. THE FREEZE PROTECTION INSULATION SHALL BE PROTECTED WITH A HARD SHIELD, REMOVABLE, AND WATERPROOF MATERIAL.
5. ALL DISTURBED AREAS WITHIN R/W SHALL BE SODDED.
6. ALL DISTURBED AREAS WITHIN R/W SHALL BE FINE GRADED/RESTORED AS WELL AS SEEDED/MULCHED.
7. CONTRACTOR SHALL INVESTIGATE AND VERIFY OR HAVE VERIFIED THE LOCATION OF UTILITIES BEFORE STARTING WORK. ANY CONFLICTS WITH EXISTING UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD AND GRI W/WW ENGINEERING AS SOON AS POSSIBLE IN ORDER TO VERIFY THE ELEVATION AND LOCATION OF THE EXISTING CONDITION.
8. WATER SERVICE INSTALLATION SHALL BE CONSTRUCTED WITH 3 FEET OF COVER BELOW PROPOSED GRADE.
9. REFER TO ARCHITECTURAL AND MEP PLANS FOR INTERNAL UTILITY DESIGN BUILDING CONNECTIONS.
10. ALL AIR CONDITIONING CONDENSATE WATER DRAIN LINES SHALL NOT FLOW TO SANITARY SEWER SYSTEM (W/S) AND SHALL DISCHARGE ON TO GRASS AROUND BUILDING.
11. ALL FITTINGS SHALL BE MECHANICALLY RESTRAINED UNLESS OTHERWISE NOTED.
12. ALL SANITARY SEWER LATERAL SHALL MAINTAIN 1/4" MINIMUM SLOPE.



SCALE: 1"=5'

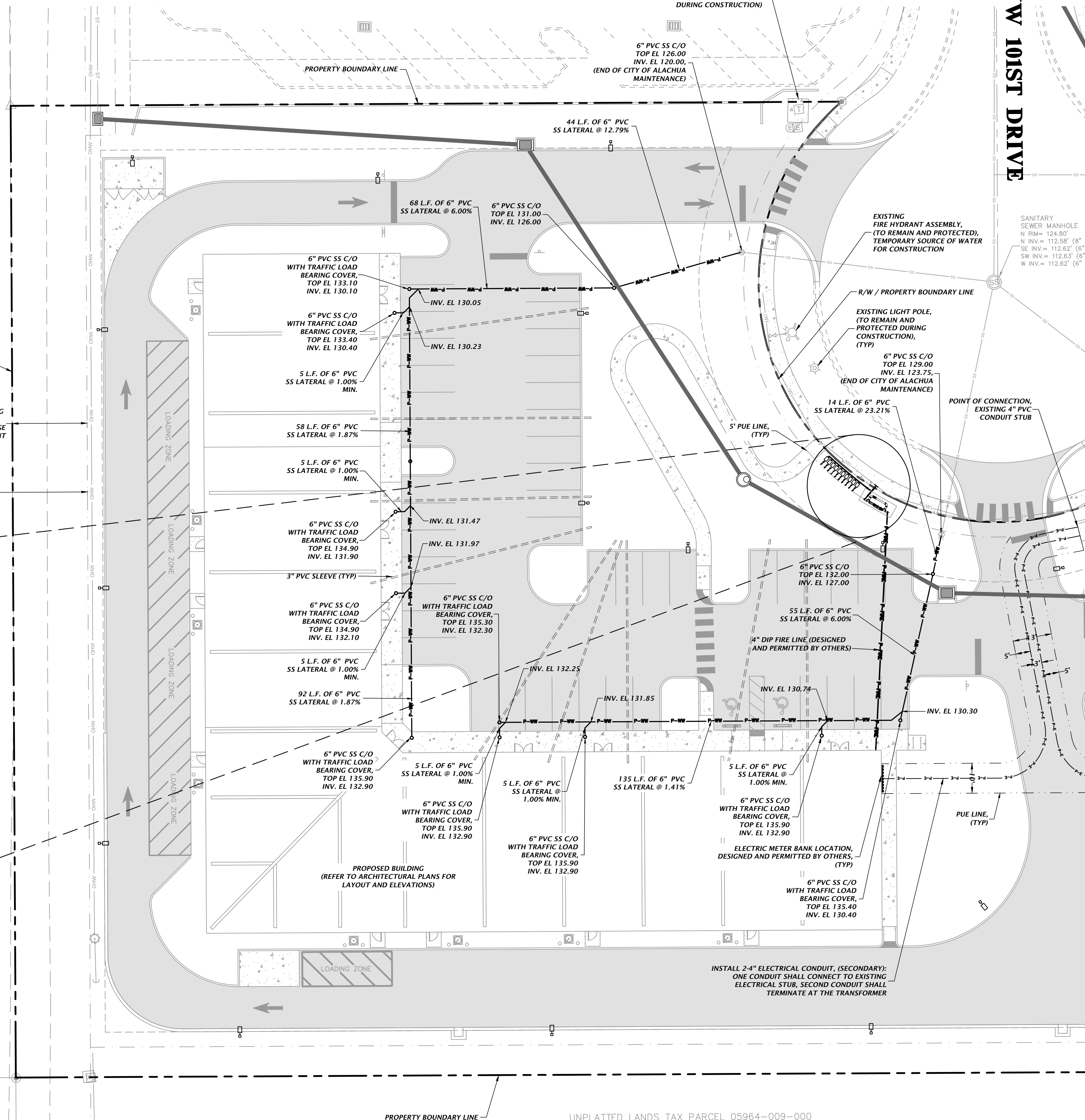


PROPERTY BOUNDARY LINE

EXISTING
25'
DRAINAGE
EASEMENT

EXISTING
50' INGRESS AND EGRESS
EASEMENT

LANDS
CEL
;-000
PEPINE



UNPLATTED LANDS TAX PARCEL 05964-009-000
QUAY ACQUISITIONS 5.0 ACRES ±

SEE SHEET C3.02 FOR CONTINUATION

SEE SHEET C3.02 FOR CONTINUATION

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Alachua, Florida 32615
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CA-5075



1"=20'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING

1"

IF NOT ONE INCH ON
THIS SHEET, ADJUST

SUBMITTALS:	
12/21/17	- CITY OF ALACHUA AND SRWMD
08/06/18	- CITY OF ALACHUA
10/18/18	- CITY OF ALACHUA
12/17/18	- CITY OF ALACHUA

CLIENT:	BNW HOLDINGS, LLC
PROJECT:	UPLAND INDUSTRIAL PARK LOT 2, 3, 4, AND 5
SHEET TITLE:	DETAILED UTILITY PLAN

TECHNICIAN:	J. THOMAS
DESIGNER:	J. THOMAS
QUALITY CONTROL:	D. YOUNG
PROJECT NUMBER:	47-037

DANIEL H. YOUNG

FL PE No. 70780

SHEET NO.: C3.10

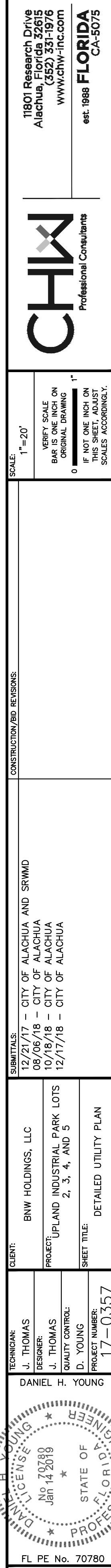
FL PE No. 70780
SHEET NO.:
C3.10



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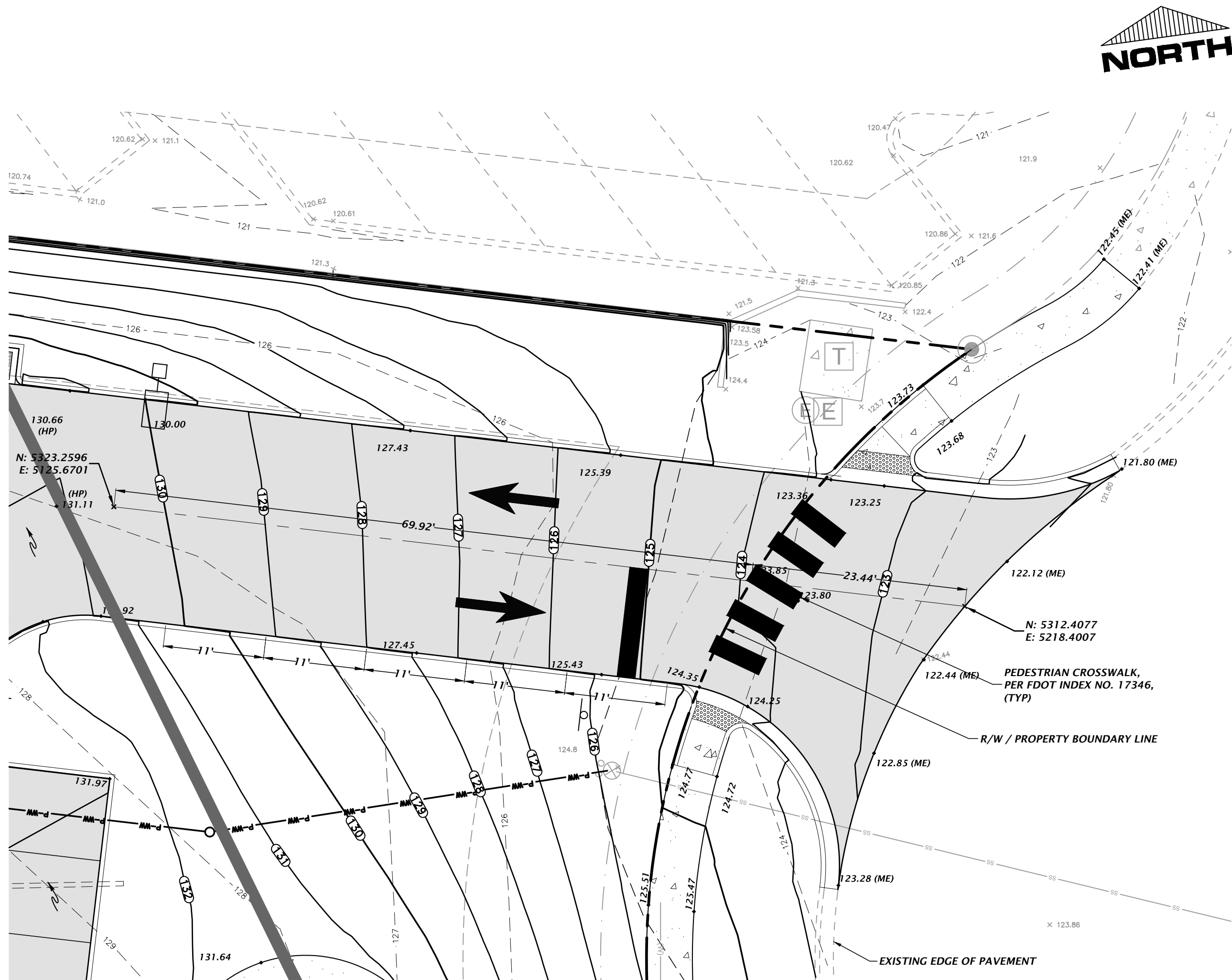
- SEE SHEET C3.01 FOR CONTINUATION**

- SEE SHEET C3.01 FOR CONTINUATION**



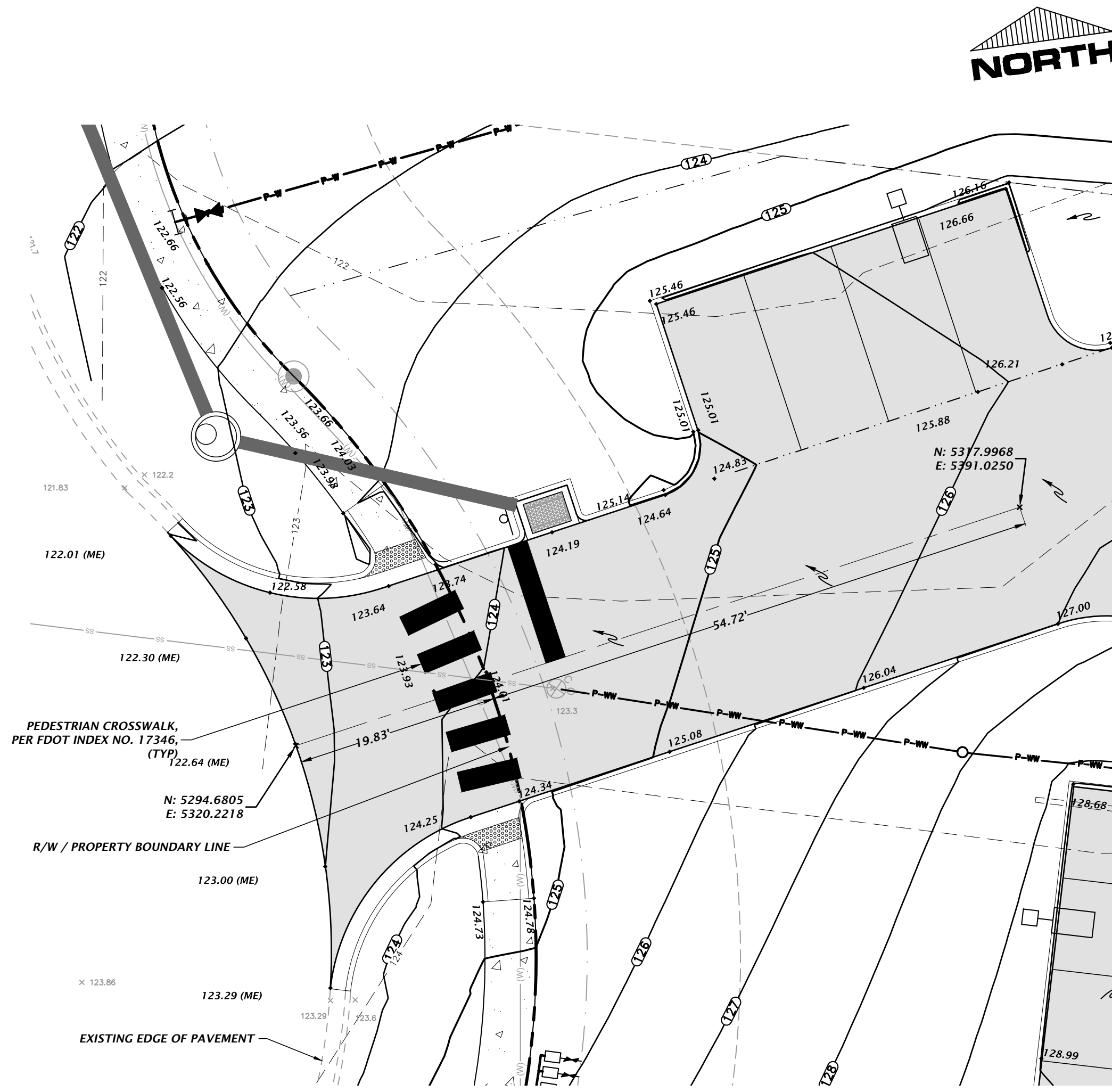
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C3.11



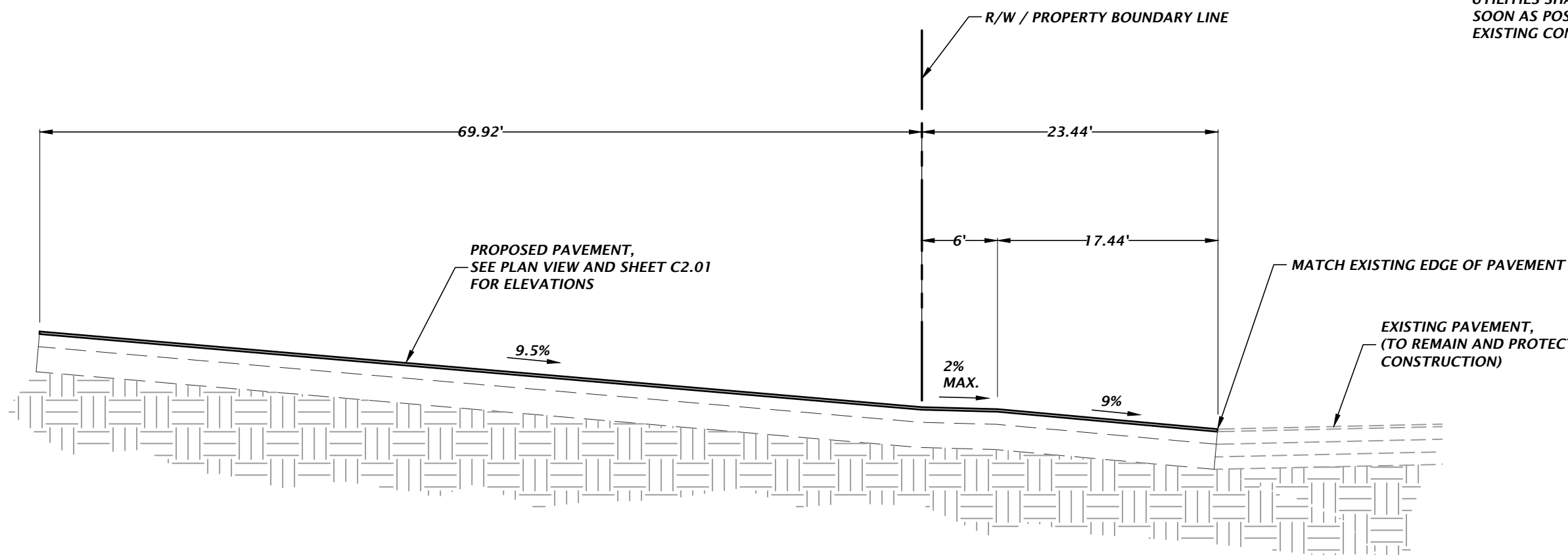
DRIVEWAY CONNECTION
PLAN VIEW A-A

SCALE: 1"=10'



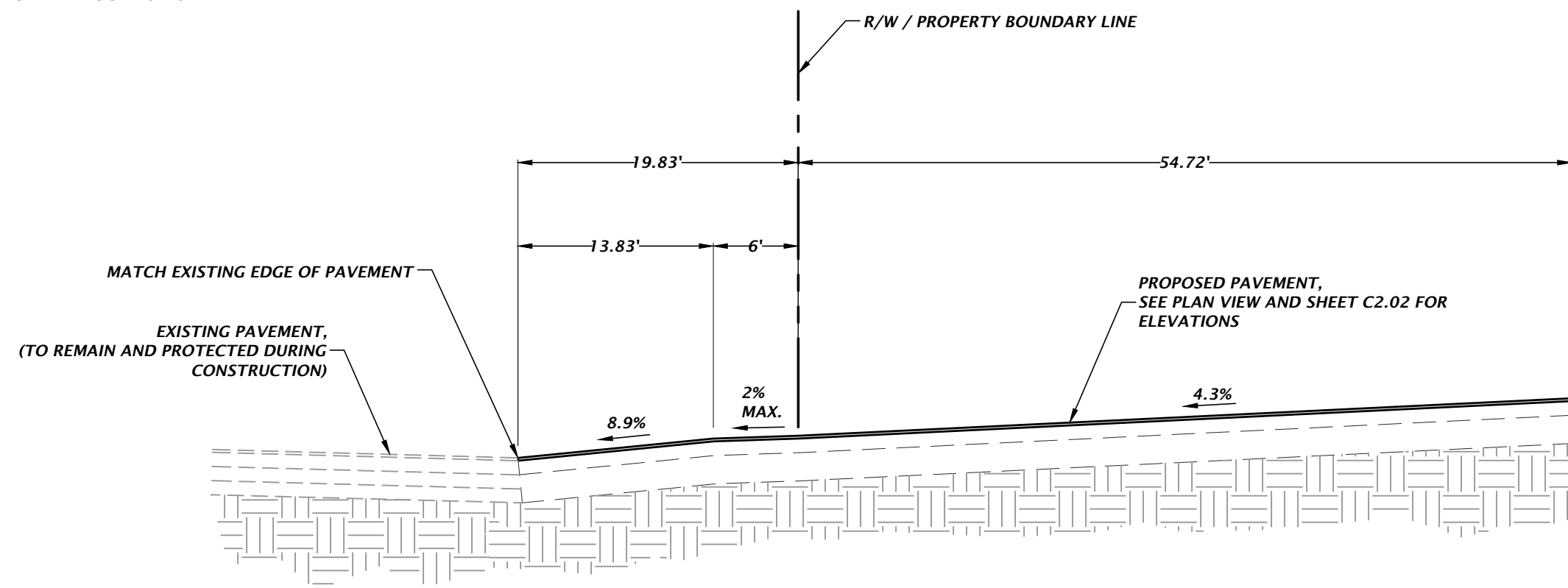
DRIVEWAY CONNECTION
PLAN VIEW B-B

SCALE: 1"=10'



DRIVEWAY CONNECTION
PROFILE VIEW A-A

SCALE: 1"=10'



DRIVEWAY CONNECTION
PROFILE VIEW B-B

SCALE: 1"=10'

LEGEND:

LIMITS OF PROPOSED PAVEMENT,
SEE SHEET C2.30 FOR DETAIL

GENERAL NOTES:

1. ALL DISTURBED AREAS TO BE SODDED WITH COMMON BERMUDA, FINE GRADE PRIOR TO SODDING.
2. REMOVE AND REPLACE EXISTING PAVEMENT MARKINGS AS NEEDED.
3. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
4. CONTRACTOR SHALL INVESTIGATE AND VERIFY OR HAVE VERIFIED THE LOCATION OF EXISTING UTILITIES BEFORE STARTING WORK, AND CONFLICT WITH EXISTING UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD AS SOON AS POSSIBLE IN ORDER TO VERIFY THE ELEVATION AND LOCATION OF THE EXISTING CONDITION.

NW 76TH DRIVE

1801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com

est. 1988 FLORIDA
CA-5075

CHW

Professional Consultants

SCALE: 1"=10'

VERIFY SCALE
BASED ON
ORIGINAL DRAWING

0 INCHES
1"=10' SCALE
DO NOT SCALE
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

REVISIONS

CONSTRUCTION/REV. RELEASE

12/20/17 - CITY OF ALACHUA AND SRWMD
08/06/18 - CITY OF ALACHUA
10/18/18 - CITY OF ALACHUA
12/17/18 - CITY OF ALACHUA

CLIENT: BNW HOLDINGS, LLC

PROJECT: INDUSTRIAL PARK LOTS 2, 3, 4, AND 5

DESIGNER: J. THOMAS

QUALITY CONTROL: D. YOUNG

PROJECT NUMBER: 17-0357

SHEET TITLE: DRIVEWAY CONNECTION

DANIEL H. YOUNG
No. 70780
Jan 14 2019
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FL PE No. 70780
SHEET NO: C5.00



LIMITS OF PROPOSED PAVEMENT,
SEE SHEET C2.30 FOR DETAIL

1. ALL DISTURBED AREAS TO BE SODDED WITH COMMON BERMUDA, FINE GRADE PRIOR TO SODDING.
2. REMOVE AND REPLACE EXISTING PAVEMENT MARKINGS AS NEEDED.
3. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
4. CONTRACTOR SHALL INVESTIGATE AND VERIFY OR HAVE VERIFIED THE LOCATION OF EXISTING UTILITIES BEFORE STARTING WORK. AND CONFLICT WITH EXISTING UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD AS SOON AS POSSIBLE IN ORDER TO VERIFY THE ELEVATION AND LOCATION OF THE EXISTING CONDITION.



30% LANDSCAPED AREA REQUIREMENT
PER CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE
ELEMENT, OBJECTIVE 2.4, POLICY 2.4.A

TOTAL SITE AREA.....	209,959 S.F.
TOTAL PROPOSED LANDSCAPED AREA.....	67,274 S.F.
LANDSCAPED AREA % OF TOTAL SITE AREA.....	32.04% (MIN. 30%)

PARKING AREA LANDSCAPE REQUIREMENTS [Sec. 6.2.2(D)(2)(a) & (b)]

DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE	PARKING PERIMETER = 414 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 17 CANOPY TREES REQUIRED 8 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	17 CANOPY TREES PROVIDED 8 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE	PARKING AREA = 30,631 S.F. 1 CANOPY TREE REQUIRED PER 2,000 S.F. 10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED 16 CANOPY TREES REQUIRED 160 SHRUBS REQUIRED	16 CANOPY TREES PROVIDED 160 SHRUBS PROVIDED

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

DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (NORTH SIDE)	3 TREES PER ACRE X 4.82 ACRES = 15 CANOPY TREES REQUIRED	45 CANOPY TREES PROVIDED
REAR SIDE CANOPY TREES (SOUTH SIDE)	2 TREES PER ACRE X 4.82 ACRES = 10 TREES REQUIRED	13 CANOPY TREES PROVIDED
EAST SIDE CANOPY TREES	2 TREES PER ACRE X 4.82 ACRES = 10 TREES REQUIRED	10 CANOPY TREES PROVIDED
WEST SIDE CANOPY TREES	2 TREES PER ACRE X 4.82 ACRES = 10 TREES REQUIRED	10 CANOPY TREES PROVIDED
SITE UNDERSTORY TREES	6 UNDERSTORY TREES PER ACRE X 4.82 ACRES = 29 TREES REQUIRED 50% IN FRONT = 15 TREES REQUIRED 25% ON EAST SIDE = 7 TREES REQUIRED 25% ON WEST SIDE = 7 TREES REQUIRED	FRONT SIDE 15 UNDERSTORY TREES PROVIDED EAST SIDE 7 UNDERSTORY TREES PROVIDED WEST SIDE 7 UNDERSTORY TREES PROVIDED 29 UNDERSTORY TREES PROVIDED
BUILDING FACADE	647 LINEAR FEET 4 CANOPY TREES PER 100 LIN. FT. REQUIRED = 26 CANOPY TREES REQUIRED + ROW OF SHRUBS	26 CANOPY TREES PROVIDED

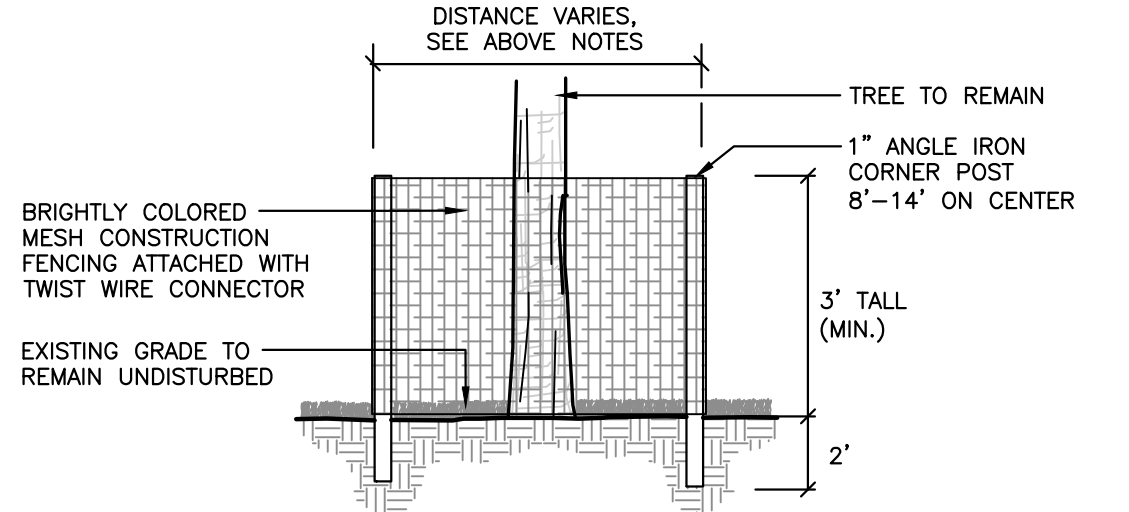
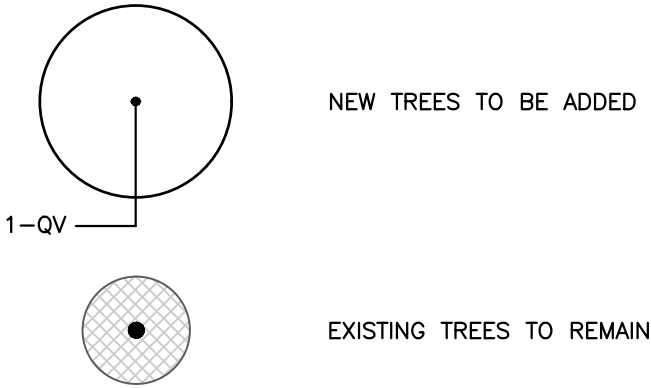
PERIMETER BUFFER LANDSCAPE REQUIREMENTS [Section 6.2.2(D)(3)]

LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
NORTHERN PERIMETER	578 L.F. BUFFER TYPE 'B'	ONE CANOPY TREE PER 40 LIN. FT. + CONTINUOUS HEDGE = 15 CANOPY TREES REQUIRED PLUS CONTINUOUS HEDGE	15 CANOPY TREES PROVIDED CONTINUOUS HEDGE PROVIDED
WESTERN PERIMETER	325 L.F. BUFFER TYPE 'B'	ONE CANOPY TREE PER 50 LIN. FT. + ONE UNDERSTORY TREE PER 40 LIN. FT. = 7 CANOPY TREES AND 8 UNDERSTORY TREES REQUIRED	7 CANOPY TREES PROVIDED 8 UNDERSTORY TREES PROVIDED
SOUTHERN PERIMETER	660 L.F. BUFFER TYPE 'B'	ONE CANOPY TREE PER 50 LIN. FT. + ONE UNDERSTORY TREE PER 40 LIN. FT. = 13 CANOPY TREES AND 17 UNDERSTORY TREES REQUIRED	13 CANOPY TREES PROVIDED 17 UNDERSTORY TREES PROVIDED
EASTERN PERIMETER	374 L.F. BUFFER TYPE 'A'	ONE CANOPY TREE PER 60 LIN. FT. + ONE UNDERSTORY TREE PER 60 LIN. FT. = 7 CANOPY TREES AND 7 UNDERSTORY TREES REQUIRED	7 CANOPY TREES PROVIDED 7 UNDERSTORY TREES PROVIDED

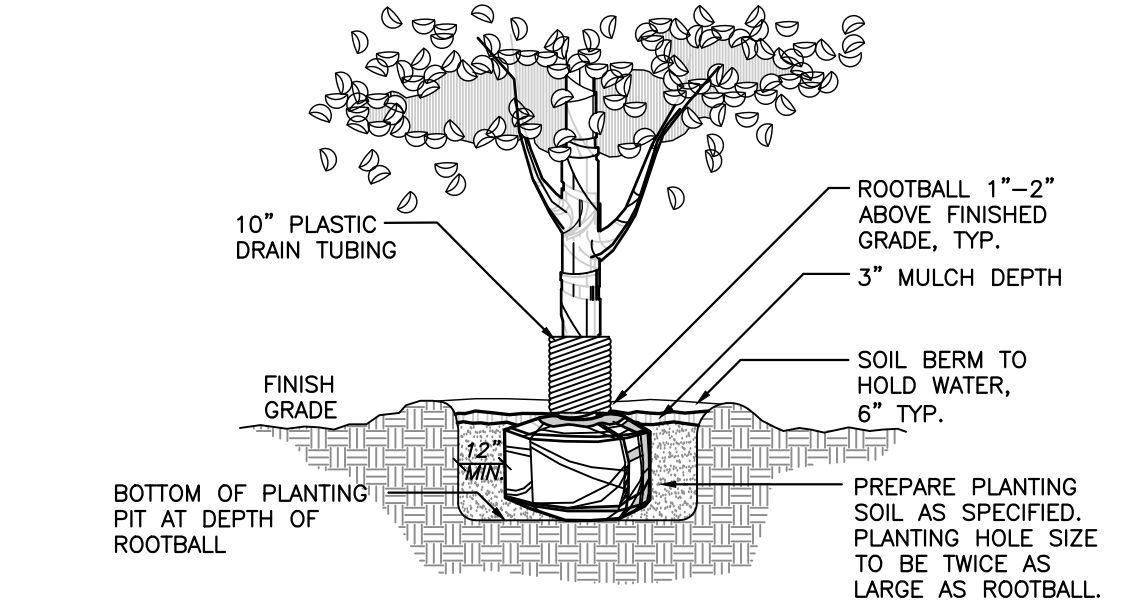
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
INS	6	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	1.5" CALIPER, MIN.
LIN	22	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	1.5" CALIPER, MIN.
LIT	12	LAGERSTROEMIA INDICA 'TUSKEGEE'	TUSKEGEE CRAPE MYRTLE	1.5" CALIPER, MIN.
LT	13	LIRIODENDRON TULIPIFERA	TULIP TREE	8' HEIGHT, MIN.
MGB	39	MAGNOLIA GRANDIFLORA 'BRACKEN'S BROWN BEAUTY'	BRACKEN'S BROWN BEAUTY MAGNOLIA	8' HEIGHT, MIN.
MGL	24	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	8' HEIGHT, MIN.
PA	8	PRUNUS ANGUSTIFOLIA	CHICKASAW PLUM	1.5" CALIPER, MIN.
QA	15	QUERCUS AUSTRINA	BLUFF OAK	8' HEIGHT, MIN.
QVC	13	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL LIVE OAK	8' HEIGHT, MIN.
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE
IDB	345	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	3 GAL, 24" HT X 16" SPR
PM	53	PODOCARPUS MACROPHYLLUS	PODOCARPUS	3 GAL, 24" HT X 12" SPR
VOS	399	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLERS DELIGHT VIBURNUM	3 GAL, 18" HT X 18" SPR
SOD/SEED		BOTANICAL NAME	COMMON NAME	SIZE
SOD		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD

LEGEND



1 TREE PROTECTION DETAIL
SCALE: N.T.S.



2 TREE PLANTING DETAIL
SCALE: N.T.S.

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

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

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

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

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

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

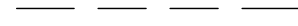
GRASSING
ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH NOXIOUS WEED AND TROPICAL SODA APPLE FREE SOD OR SEEDED AND MULCHED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

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

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

IRRIGATION
LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(B)(V). SEE SHEET IR-1 FOR IRRIGATION DIAGRAM.

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Wilkins 975XL 1-1/2" Backflow Preventer
	Hunter IC-1600-PL
	Hunter Solar Sync
	Water Meter 1-1/2"
	Irrigation Mainline: PVC 2" Class 200
	Pipe Sleeve: PVC Schedule 40

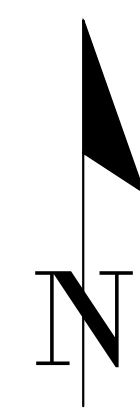
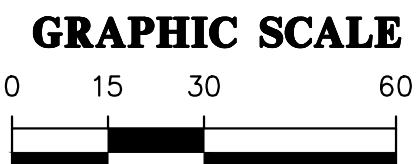


TAX PARCEL NO.
05964-007-000
C&C ENTERPRISES, INC.
(O.R. BOOK 3079, PAGE 1134)

UNPLATTED LANDS
TAX PARCEL
05964-006-000
PEPINE & PEPINE
2.19 ACRES ±

UNPLATTED LANDS TAX PARCEL 05964-009-000
QUAY ACQUISITIONS 5.0 ACRES ±

TAX PARCEL 05949-010-000
SIMON WILLARD LLC
20.0 ACRES ±



CHW Professional Consultants		11901 Research Drive Alachua, Florida 32615 (352) 331-1976 www.chw-inc.com est. 1988 FLORIDA LC26000564	
SCALE: 1"=30'		AS SHOWN ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	
CONSTRUCTION/REV. RELEASES		REVISIONS: 12-21-17 - CITY OF ALACHUA AND S.W.M.D. 08-06-18 - CITY OF ALACHUA 08-18-18 - CITY OF ALACHUA 12-25-18 - CITY OF ALACHUA	
CLIENT:	BNW HOLDINGS, LLC	PROJECT:	UPLAND INDUSTRIAL PARK - LOTS 2/3 AND 4/5, ALACHUA, FL
DESIGNER:	SK	QUALITY CONTROL:	CT
PROJECT NUMBER:	17-0357	SHEET TITLE:	IRRIGATION DIAGRAM
SHEET NO:		IR-1	

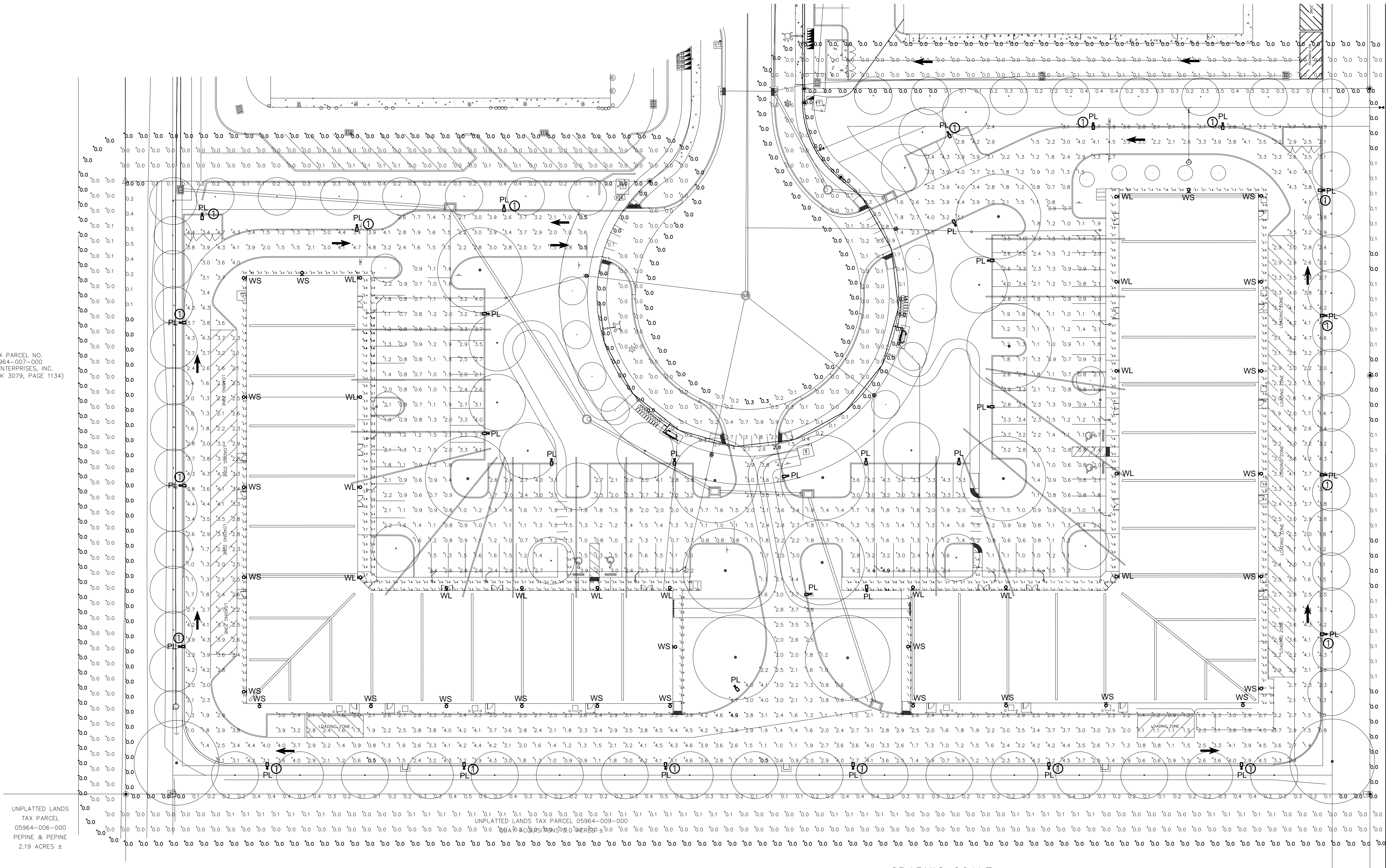
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Title: irrok

LUMINAIRE SCHEDULE FOR PHOTOMETRICS											
Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts	MH
⬢	PL	32	LEOTEK	AR13-10M2-MV-NW-3-XX-530	Leotek Electronics - Pole arm mount roadway luminaire. Product ID: ARXX-10M2-MV-NW-3-XX-530 S		ARXX-10M2-MV-NW-3-XX-530 S.ies	7780	0.81	124	15
⊖	WS	25	GARDCO	122L-4-55LA-NW	122 SlenderForm LED Sconce	(1) LIGHT ARRAY OF 32 LEDs DRIVEN AT 530mA	122-4-55LA-NW.IES	4090	0.81	50	15
⊖	WL	15	GARDCO	122L-4-75LA-NW	122 SlenderForm LED Sconce	(1) LIGHT ARRAY OF 32 LEDs DRIVEN AT 700mA	122-4-75LA-NW.IES	5276	0.81	70	15

PHOTOMETRIC STATISTICS					
Description	Symbol	Avg	Max	Min	Max/Min
25FT BEYOND PROPERTY LINE	+	0.0 fc	0.3 fc	0.0 fc	N / A
PROPERTY LINE	+	0.2 fc	2.8 fc	0.0 fc	N / A
DRIVEWAYS/LOADING	+	2.7 fc	4.9 fc	0.5 fc	9.8:1
PARKING LOT	+	1.8 fc	4.9 fc	0.5 fc	8.2:1
WEST BUILDING WALKWAYS	+	2.5 fc	4.1 fc	1.4 fc	2.9:1
EAST BUILDING WALKWAYS	+	2.4 fc	6.2 fc	0.7 fc	8.9:1

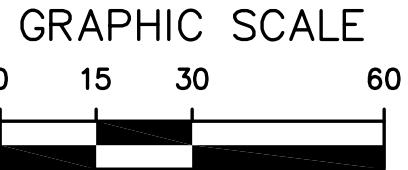
FIXTURE & PHOTOMETRICS NOTES

- PROPOSED POLE LIGHTS SHALL BE MOUNTED AT 15FT AFG, IN ACCORDANCE WITH 6.4.5(A)(1). MAXIMUM LUMENS COMPLY WITH 6.4.4(D)(2). FIXTURES ARE FULL CUT-OFF IN ACCORDANCE WITH 6.4.4(F)(1).
- PROPOSED WALL MOUNT ARE FULL CUT-OFF IN ACCORDANCE WITH 6.4.4(F)(1).
- CALCULATED LIGHT VALUES COMPLY WITH 6.4.4(C)(2) AND 6.4.4(E).



SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"



GENERAL NOTES

- HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
- FIXTURES WILL BE CONTROLLED WITH PHOTOCELL AND OPERATE DUSK-TO-DAWN.
- FIXTURES SHALL BE LOCATED MINIMUM 24" BEHIND FACE OF CURB.

PLAN NOTES

- THIS FIXTURE TO BE PROVIDED WITH HOUSE-SIDE SHIELD TO PREVENT LIGHT TRESPASS.

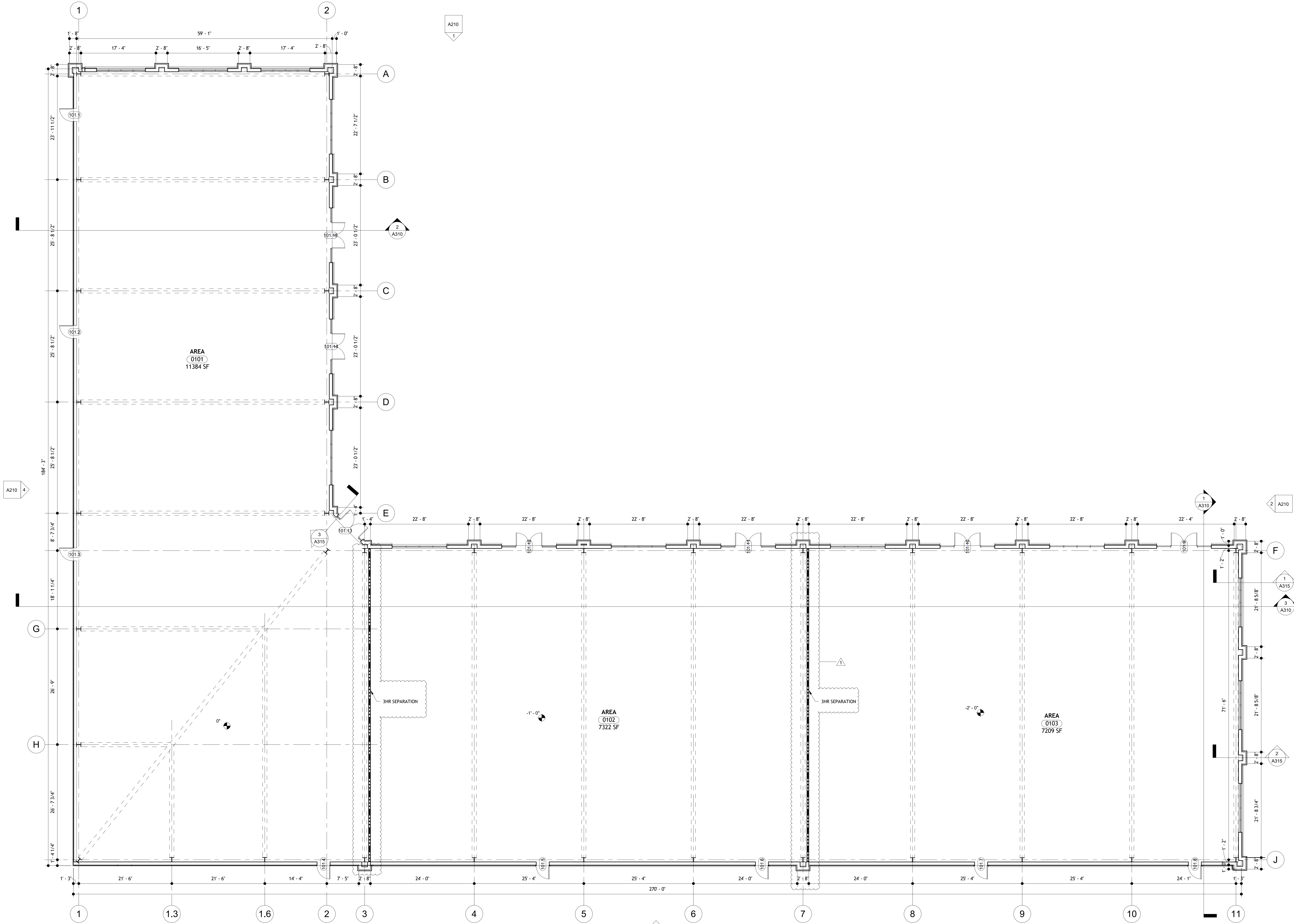
HUNTER DESIGN AND CONSULTING, INC.
735 ARLINGTON AVE N, STE 308
ST PETERSBURG, FL 33701
352-238-6366
FLORIDA CA #31946, PE #76961

UPLAND INDUSTRIAL PARK
SITE PHOTOMETRIC PLAN
ALACHUA, FLORIDA

PROJECT INFORMATION	
PROJECT NUMBER:	17096
DRAFTED:	K. HUNTER
DESIGNED:	K. HUNTER
REVIEWED:	K. HUNTER
ISSUE DATE:	12/20/18
REVISIONS	

SHEET NUMBER

E-1



1 ARCHITECTURAL FLOOR PLAN - LOTS 4/5
1/8" = 1'-0"



STUDIO MJG, LLC
5206 SW 91ST TERRACE, SUITE A
GAINESVILLE, FLORIDA 32608
WWW.STUDIOMJG.COM

UPLAND INDUSTRIAL PARK

LOTS 2, 3, 4, AND 5
ALACHUA, FLORIDA

SCHEMATIC DESIGN

Michael J. Gilfilen
AR94453

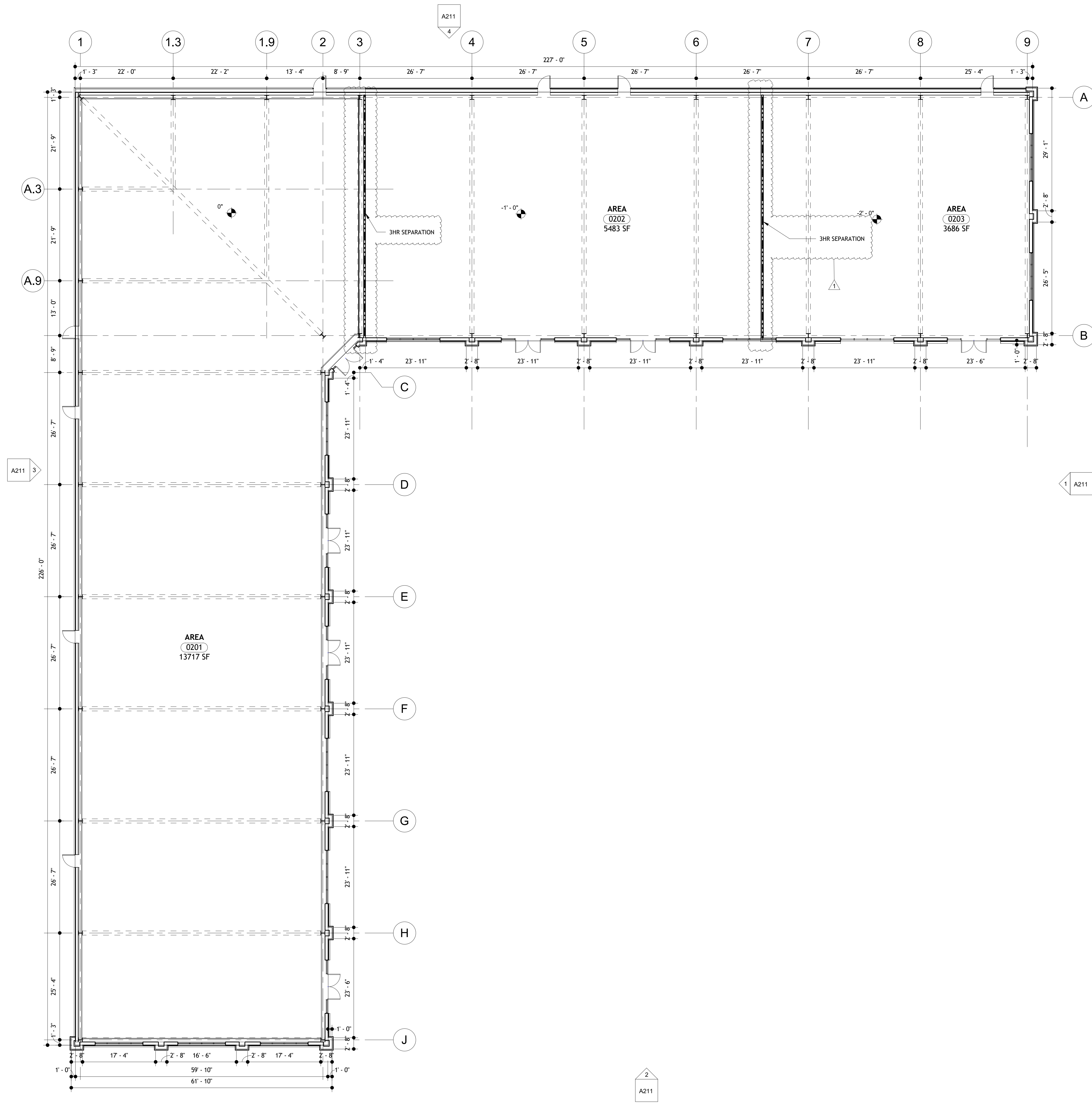
No.	DESCRIPTION	DATE
1	FIRE WALLS	11/16/18

PROJECT NUMBER:	17050
ISSUE DATE:	12 JUNE 2018
CREATED BY:	MJG
CHECKED BY:	CCG

A111

ARCHITECTURAL
FLOOR PLAN

11/16/2018 11:07:43 AM



1 ARCHITECTURAL FLOOR PLAN - LOTS 2/3
3/32" = 1'-0"



STUDIO MJG, LLC
5206 SW 91ST TERRACE, SUITE A
GAINESVILLE, FLORIDA 32608
WWW.STUDIOMJG.COM

UPLAND INDUSTRIAL PARK

LOTS 2, 3, 4, AND 5
ALACHUA, FLORIDA

SCHEMATIC DESIGN

Michael J. Gilfilen
AR94453

No.	DESCRIPTION	DATE
1	FIRE WALLS	11/16/18

PROJECT NUMBER: 17050
ISSUE DATE: 12 JUNE 2018
CREATED BY: MJG
CHECKED BY: CCG

A112

ARCHITECTURAL
FLOOR PLAN

11/16/2018 11:08:37 AM



STUDIO MJG, LLC
5206 SW 91ST TERRACE, SUITE A
GAINESVILLE, FLORIDA 32608
WWW.STUDIO MJG.COM

UPLAND INDUSTRIAL PARK

LOTS 2, 3, 4, AND 5
ALACHUA, FLORIDA

SCHEMATIC DESIGN

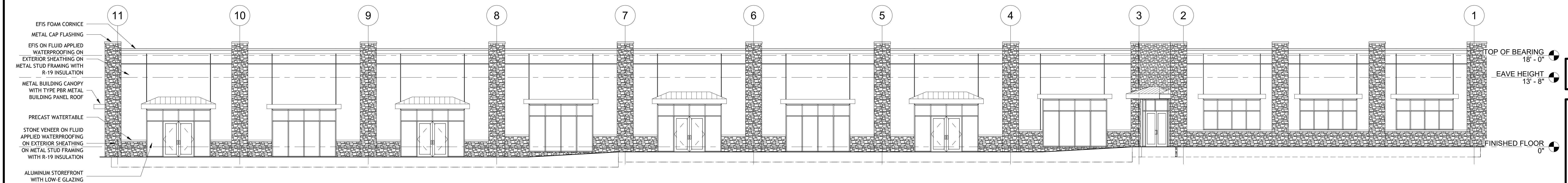
Michael J. Gilfilen
AR94453

No.	DESCRIPTION	DATE

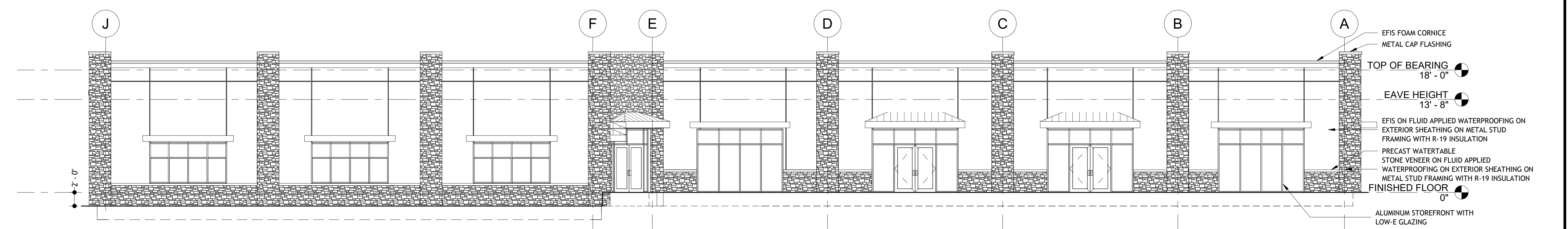
PROJECT NUMBER: 17050
ISSUE DATE: 12 JUNE 2018
CREATED BY: MJG
CHECKED BY: CCG

A210
ARCHITECTURAL
EXTERIOR
ELEVATIONS

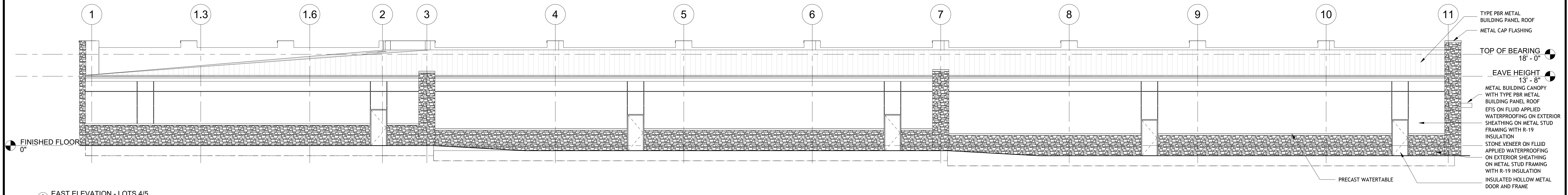
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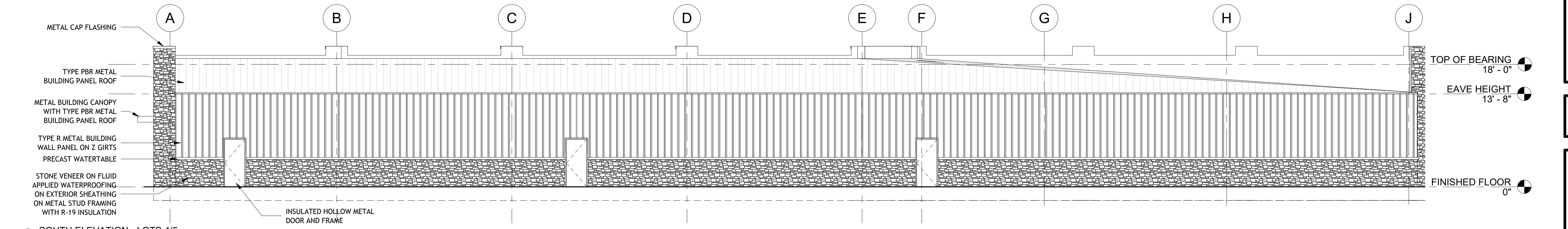
1 WEST ELEVATION - LOTS 4/5
1/8" = 1'-0"



2 NORTH ELEVATION - LOTS 4/5
1/8" = 1'-0"



3 EAST ELEVATION - LOTS 4/5
1/8" = 1'-0"



4 SOUTH ELEVATION - LOTS 4/5
1/8" = 1'-0"

GLAZING LEGEND				
ELEVATION	WALL AREA	GLAZING AREA	REQUIRED %	PROVIDED %
NORTH ELEVATION	3,608	755	20 %	21 %
WEST ELEVATION	5,278	1,231	20 %	23 %
SOUTH ELEVATION			N/A	
EAST ELEVATION			N/A	

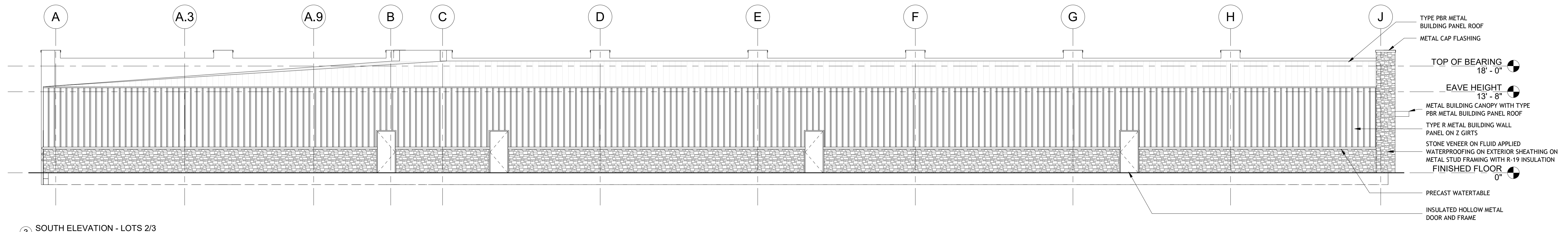
MATERIAL LEGEND					
ELEVATION	WALL AREA	GLAZING AREA	E.I.F.S.	STONE VENEER	METAL PANEL
NORTH ELEVATION	3,608	755	2,048	805	N/A
WEST ELEVATION	5,278	1,231	2,904	1,143	N/A
SOUTH ELEVATION	2,417	N/A	N/A	690	1,727
EAST ELEVATION	3,891	N/A	2,778	1,113	N/A



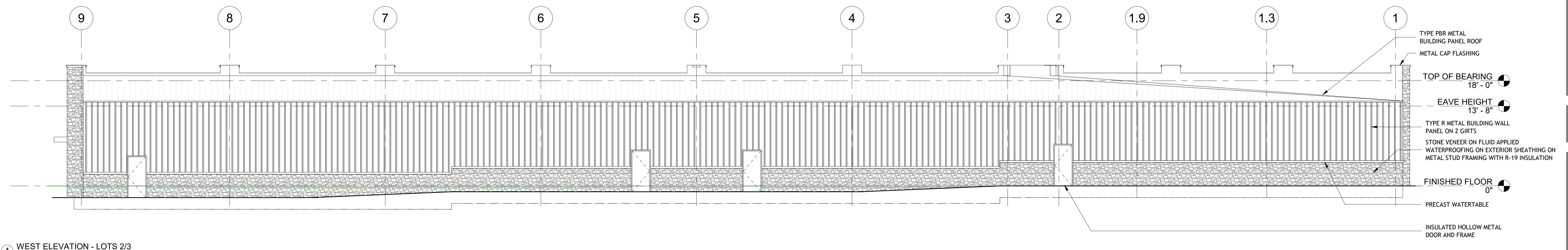
1 NORTH ELEVATION - LOTS 2/3
1/8" = 1'-0"



2 EAST ELEVATION - LOTS 2/3
1/8" = 1'-0"



3 SOUTH ELEVATION - LOTS 2/3
1/8" = 1'-0"



4 WEST ELEVATION - LOTS 2/3
1/8" = 1'-0"

GLAZING LEGEND				
ELEVATION	WALL AREA	GLAZING AREA	REQUIRED %	PROVIDED %
NORTH ELEVATION	4,535	925	20 %	20.4 %
WEST ELEVATION		N/A	N/A	
SOUTH ELEVATION		N/A	N/A	
EAST ELEVATION	4,641	993	20 %	21.4 %

MATERIAL LEGEND					
ELEVATION	WALL AREA	GLAZING AREA	E.I.F.S.	STONE VENEER	METAL PANEL
NORTH ELEVATION	4,535	925	2,647	963	N/A
WEST ELEVATION	3,465	N/A	N/A	867	2,514
SOUTH ELEVATION	3,274	N/A	N/A	848	2,287
EAST ELEVATION	4,641	993	2,621	1,027	N/A



STUDIO MJG, LLC
5206 SW 91ST TERRACE, SUITE A
GAINESVILLE, FLORIDA 32608
WWW.STUDIOMJG.COM

UPLAND INDUSTRIAL PARK

LOTS 2, 3, 4, AND 5
ALACHUA, FLORIDA

SCHEMATIC DESIGN

Michael J. Gilfilen
AR94453

No.	DESCRIPTION	DATE

PROJECT NUMBER: 17050
ISSUE DATE: 12 JUNE 2018
CREATED BY: MJG
CHECKED BY: CCG

A211
ARCHITECTURAL
EXTERIOR
ELEVATIONS



STUDIO MJG, LLC
5206 SW 91ST TERRACE, SUITE A
GAINESVILLE, FLORIDA 32608
WWW.STUDIOMJG.COM

UPLAND INDUSTRIAL PARK
LOTS 2, 3, 4, AND 5
ALACHUA, FLORIDA

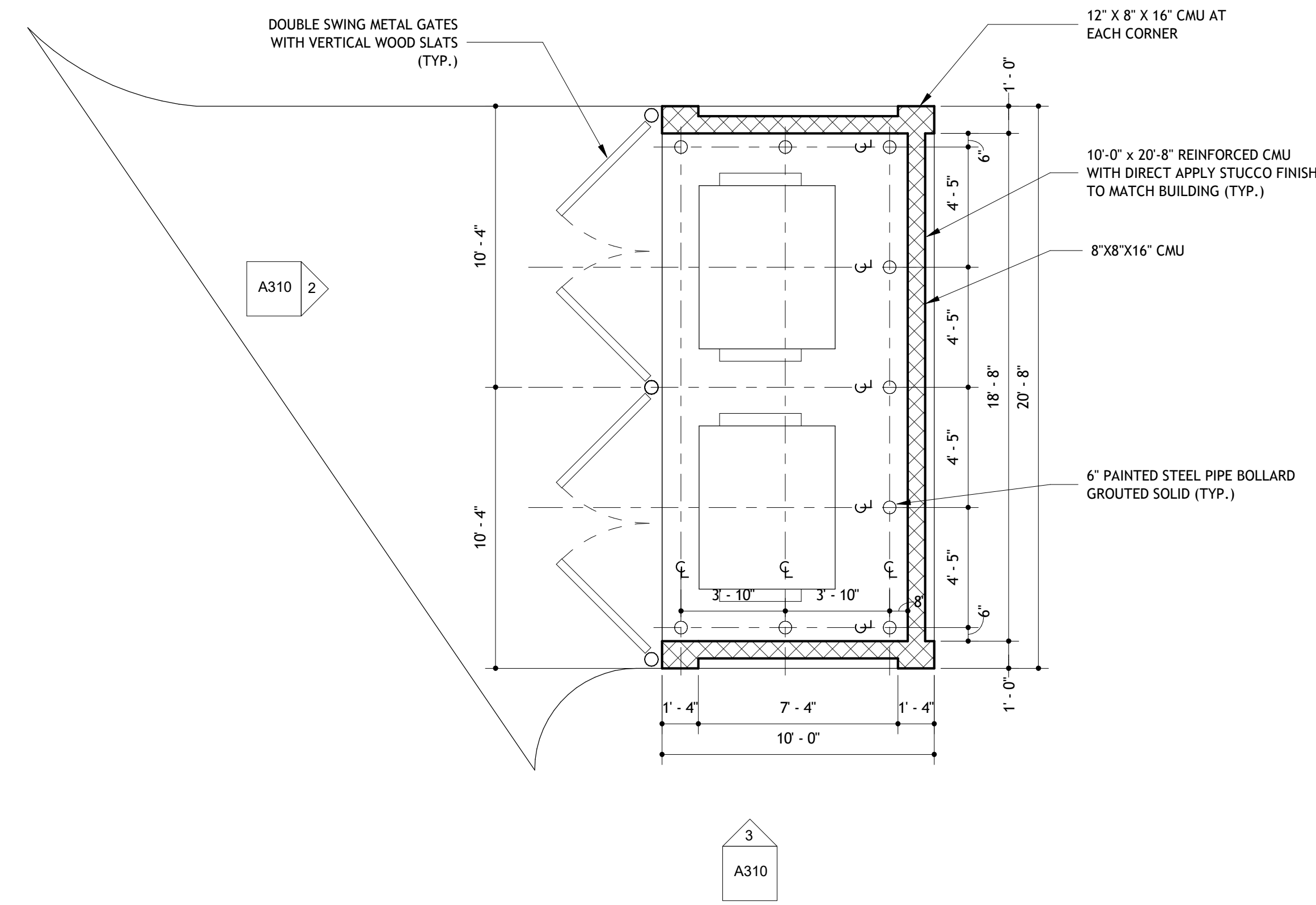
SITE DETAILS

Michael J. Gilfilen
AR94453

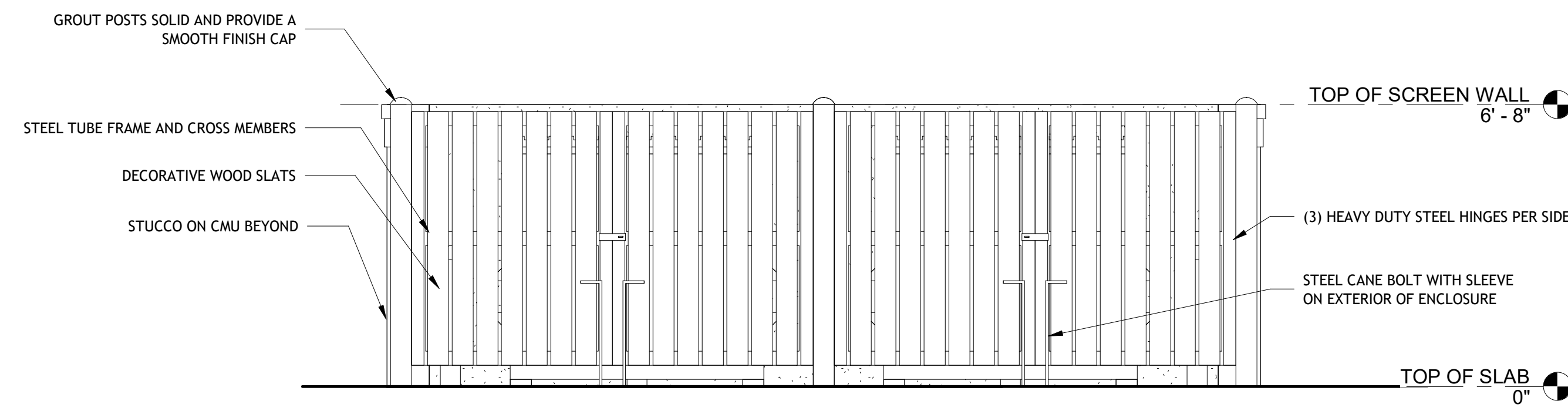
No.	DESCRIPTION	DATE

PROJECT NUMBER: 17050
ISSUE DATE: 16 MARCH 2018
CREATED BY: MJG
CHECKED BY: MJG

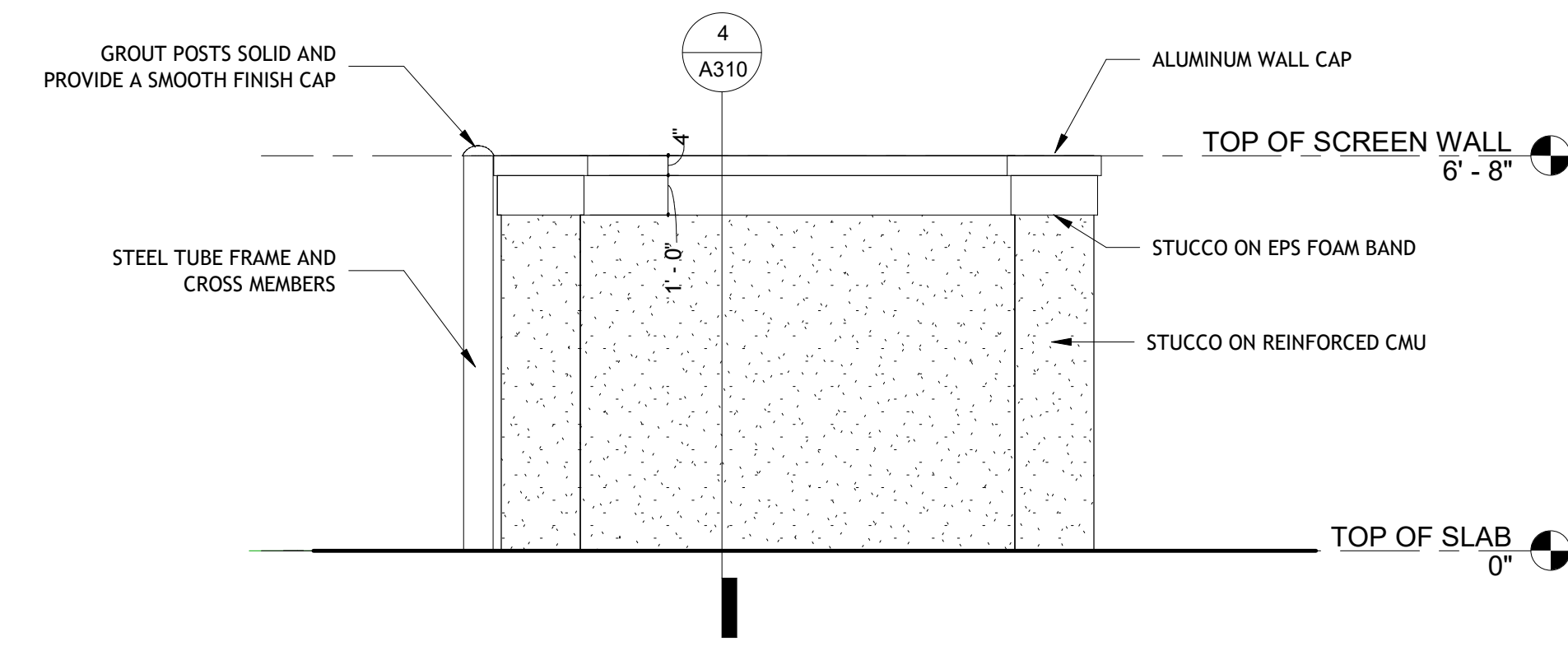
A310
ARCHITECTURAL
DUMPSTER
ENCLOSURE DETAILS



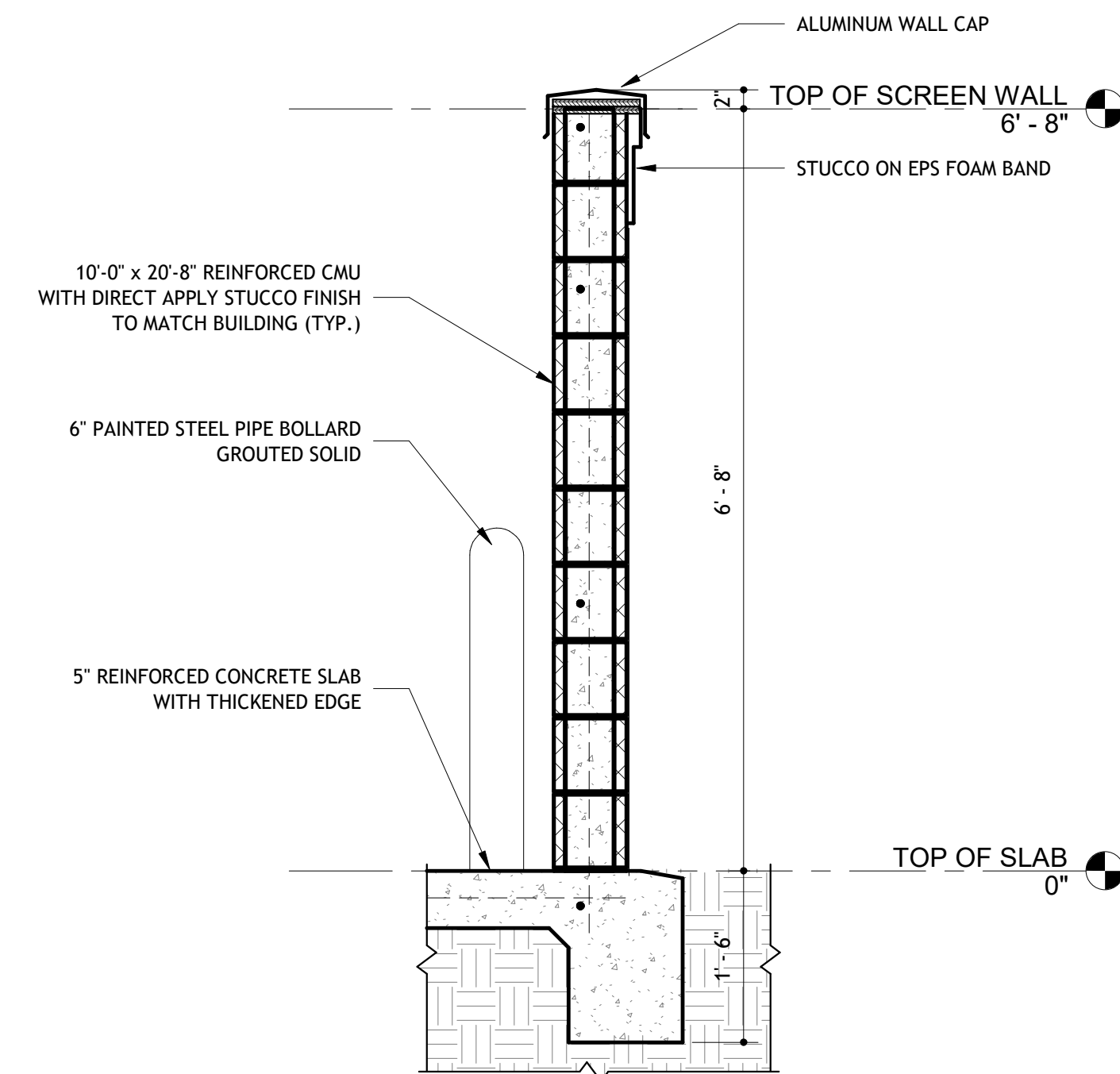
1 DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"



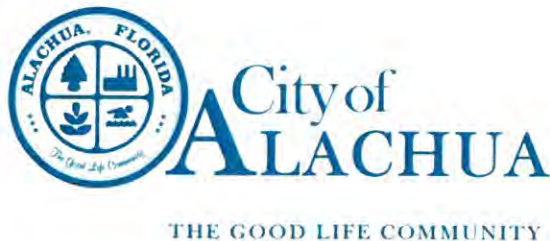
2 GATE ELEVATION
3/8" = 1'-0"



3 TYPICAL WALL ELEVATION
3/8" = 1'-0"



4 TYPICAL ENCLOSURE WALL SECTION
3/4" = 1'-0"



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: Upland Industrial Park
2. Address of Subject Property: TBD
3. Parcel ID Number(s): 05964-002-002, 05964-002-003, 05964-002-004, 05964-002-005
4. Existing Use of Property: Vacant Industrial
5. Future Land Use Map Designation : Industrial
6. Zoning Designation: Industrial Light Warehouse (ILW)
7. Acreage: 4.82

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): John Maxfield Title: _____
 Company (if applicable): CHW
 Mailing address: 132 NW 76th Drive
 City: Gainesville State: Florida ZIP: 32607
 Telephone: (352) 331-1976 FAX: _____ e-mail: johnm@chw-inc.com
3. If the applicant is agent for the property owner*:
 Name of Owner (title holder): Upland Properties of NCF, LLC
 Mailing Address: 6318 NW 18th Drive
 City: Gainesville State: Florida ZIP: 32653

* 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.

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Revised 9/30/2014

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

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

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

For commercial project Applications:

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

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

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

For industrial project Applications:

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

Policy 1.5.d

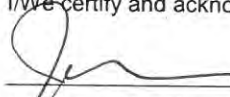
The City shall develop performance standards for industrial uses in order to address the following:

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

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

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

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


 Signature of Applicant

 Signature of Co-applicant

JOHN MAXFIELD
 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 20th day of Dec, 2017, by John

Maxfield, 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: TBD

Parcel ID Number(s): 05964-002-002, 05964-002-003, 05964-002-004, 05964-002-005

Acreage: 4.82

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Bryan Nazworth

Title: _____

Company (if applicable): Upland Properties of NCF, LLC

Mailing Address: 6318 NW 18th Drive

City: Gainesville

State: Florida

ZIP: 32653

Telephone: (352) 377-1009

FAX: _____

e-mail: bryan@quality-plumbing.net

C. AUTHORIZED AGENT

Name: John Maxfield

Title: Senior Engineer

Company (if applicable): CHW

Mailing address: 132 NW 76th Drive

City: Gainesville

State: Florida

ZIP: 32601

Telephone: (352) 331-1976

FAX: _____

e-mail: johnm@chw-inc.com

D. REQUESTED ACTION:

To apply for and obtain approval from the City of Alachua.

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.

Bryan Nazworth
Signature of Applicant

Signature of Co-applicant

Bryan Nazworth

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 11th day of December, 2017, by Bryan

Nazworth, who is/are personally known to me, or who has/have produced
as identification:



Kelly Jones Bishop
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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
UPLAND PROPERTIES OF NCF, LLC

Filing Information

Document Number	L07000006126
FEI/EIN Number	20-8279522
Date Filed	01/17/2007
State	FL
Status	ACTIVE

Principal Address

13570 nw 101st drive
100
Alachua, FL 32615

Changed: 02/09/2015

Mailing Address

13570 nw 101st drive
100
Alachua, FL 32615

Changed: 02/09/2015

Registered Agent Name & Address

nazworth, bryan k
13570 nw 101st drive
100
Alachua, FL 32615

Name Changed: 02/09/2015

Address Changed: 02/09/2015

Authorized Person(s) Detail

Name & Address

Title MGRM

NAZWORTH, BRYAN
6318 NW 18TH DRIVE
GAINESVILLE, FL 32653

Title authorized representative

nazworth, angela k
6318 nw 18th drive
gainesville, FL 32653

Title Authorized representative

nazworth, heather k
13570 nw 101st drive
100
Alachua, FL 32615

Annual Reports

Report Year	Filed Date
2015	02/09/2015
2016	03/16/2016
2017	02/13/2017

Document Images

02/13/2017 -- ANNUAL REPORT	View image in PDF format
03/16/2016 -- ANNUAL REPORT	View image in PDF format
02/09/2015 -- ANNUAL REPORT	View image in PDF format
02/10/2014 -- ANNUAL REPORT	View image in PDF format
01/30/2013 -- ANNUAL REPORT	View image in PDF format
01/15/2012 -- ANNUAL REPORT	View image in PDF format
02/03/2011 -- ANNUAL REPORT	View image in PDF format
02/04/2010 -- ANNUAL REPORT	View image in PDF format
02/10/2009 -- ANNUAL REPORT	View image in PDF format
01/14/2008 -- ANNUAL REPORT	View image in PDF format
01/17/2007 -- Florida Limited Liability	View image in PDF format

Fire Flow Test and Calculations

Upland Industrial Park Lots 2/3 and 4/5

17-0357



To: City of Alachua Planning and Zoning
From: Daniel Young, P.E.
Date: December 21, 2018
RE: Fire Flow Test and Calculations

Attached please find copies of the fire flow test on the hydrants at the Upland Industrial Park conducted by Gator Fire Equipment on March 5, 2018. The fire flow test was coordinated with Scott Roane with the City of Alachua. The available flow is 2,519 gpm at 20 psi.

Also attached are ISO Needed Fire Flow calculations for the building located on lots 2-3 and for the building on lots 4-5. The required flow for each building is 2,500 gpm.

The following is a calculation for required fire flow for the proposed project based on the NFPA 1: Fire Code.

Building data is based on information available at the time of this memo. Any changes to the building data will void the provided fire flow calculation and requires a revised analysis to verify the building complies with the applicable fire protection criteria. It is understood the buildings will not have an automatic fire sprinkler system and will have 3-hour fire walls the isolate the buildings into portions no larger than 15,400 square feet.

NFPA Calculations:

Buildings: Light Manufacturing (F-2 low hazard factory industrial)
Construction Type: IBC Type II B; NFPA Type II(000)
Fire Flow Area: 15,400 SF

Required Fire Flow per NFPA Table 18.4.5.1.2: 2,500 gpm

Conclusion

Minimum fire flow required is 2,500 gpm

Minimum fire flow provided is **2,519 gpm**

This project satisfies both ISO and NFPA fire flow requirements.

ISO Needed Fire Flow (NFF) Worksheet

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

Petition Number:		Date:	11/15/2018
Project:	17-0357 Upland Park	Engineer:	John Maxfield
	Building on lots 2/3	Checked By:	
Location:	NW 101st Drive		
	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.): 23000 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) : 23,000 sq. ft. (Show calculations below)

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 2183.868128

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

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

Exposures (p. 16)

Front: construction of facing wall of exposure building (p. 4):
Distance (ft.) to the exposure building: **Length of exposure wall:**
Number of stories of exposure wall: 1 **Length x number of stories:** 0
Opening Protection in exposure wall:
Factor for exposure (X_i) from Table 330.A (p. 17): 0

Back: construction of facing wall of exposure building (p. 4):
Distance (ft.) to the exposure building: **Length of exposure wall:**
Number of stories of exposure wall: 1 **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): Noncombustible Construction
Distance (ft.) to the exposure building: 61 - 100 **Length of exposure wall:** 180.2
Number of stories of exposure wall: 1 **Length x number of stories:** 180.2
Opening Protection in exposure wall:
Factor for exposure (X_i) from Table 330.A (p. 17): 0.08

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: 1 **Length x number of stories:** 0
Opening Protection in exposure wall: Unprotected
Factor for exposure (X_i) from Table 330.A (p. 17): 0

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B) :

▼

▼

Is communication open or enclosed?

▼

▼

Length of communication (in feet):

Factor for Communications (P_i) from Table 330.B on p.19):

0

Calculation of Needed Fire Flow (p. 1)

$NFF = (C_i)(O_i)[1.0 + (X + P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

$NFF = 2250 \times 1 \times [1 + (0.08 + 0)]$

$NFF = 2430$ gpm

$NFF = 2500$ gpm (rounded to nearest 500 gpm per ISO requirements)

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

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

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

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

ISO Needed Fire Flow (NFF) Worksheet

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

Petition Number:		Date:	7/5/2018
Project:	17-0357 Upland Park	Engineer:	John Maxfield
	Building on lots 4/5	Checked By:	
Location:	NW 101st Drive		
	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.): 23000 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) : 23,000 sq. ft. (Show calculations below)

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): 2183.868128

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

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

Exposures (p. 16)

Front: construction of facing wall of exposure building (p. 4):
Distance (ft.) to the exposure building: **Length of exposure wall:** 0
Number of stories of exposure wall: 1 **Length x number of stories:** 0
Opening Protection in exposure wall:
Factor for exposure (X_i) from Table 330.A (p. 17): 0

Back: construction of facing wall of exposure building (p. 4):
Distance (ft.) to the exposure building: **Length of exposure wall:** 0
Number of stories of exposure wall: 1 **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: 1 **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): Noncombustible Construction
Distance (ft.) to the exposure building: 61 - 100 **Length of exposure wall:** 180
Number of stories of exposure wall: 1 **Length x number of stories:** 180
Opening Protection in exposure wall:
Factor for exposure (X_i) from Table 330.A (p. 17): 0.08

Communications (p. 18)

Passageway Opening Protection:

Construction class of communication (Table 330.B) :

▼

▼

Is communication open or enclosed?

▼

▼

Length of communication (in feet):

Factor for Communications (P_i) from Table 330.B on p.19):

0

Calculation of Needed Fire Flow (p. 1)

$NFF = (C_i)(O_i)[1.0 + (X + P)_i]$ (substitute values as determined above. For exposures and communications use the single side with the highest charge.)

$NFF = 2250 \times 1 \times [1 + (0.08 + 0)]$

$NFF = 2430$ gpm

$NFF = 2500$ gpm (rounded to nearest 500 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.

NFPA FIRE FLOW

Table 18.4.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings

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

*Types of construction are based on NFPA 220.

[†]Measured at 20 psi (139.9 kPa).

TYPES OF CONSTRUCTION

Comparisons of Various Classification Sources

IBC/IFC:	UBC/UFC:	NFPA:	NFIRS:	BOCA:	SBC:	COMMON TERMINOLOGY:
-----	-----	I (443)	1	1-A	I	Fire Resistive, Non-combustible
Type I-A	Type I-FR	I (332)	1	1-B	II	Fire Resistive, Non-combustible
Type I-B	Type II-FR	II (222)	1	2-A	-----	Fire Resistive, Non-combustible
Type II-A	Type II-1 Hr.	II (111)	3	2-B	IV-1 Hr.	Protected Non-combustible
Type II-B	Type II-N	II (000)	4	2-C	IV-unp.	Unprotected Non-combustible
Type III-A	Type III-1 Hr	III (211)	5	3-A	V-1 Hr.	Protected Ordinary
Type III-B	Type III-N	III (200)	6	3-B	V-unp.	Unprotected Ordinary
Type IV	Type IV (H.T.)	IV (2HH)	2	4	III	Heavy Timber
Type V-A	Type V-1 Hr	V (111)	7	5-A	VI-1 Hr.	Protected Combustible
Type V-B	Type V-N	V (000)	8	5-B	VI-unp.	Unprotected Combustible

IBC/IFC – International Building Code / International Fire Code

UBC/UFC – Uniform Building Code / Uniform Fire Code

NFPA – National Fire Protection Association

NFIRS – National Fire Incident Reporting System

BOCA – BOCA / National Building Code

SBC – Standard / Southern Building Code

18.4 Fire Flow Requirements for Buildings.

18.4.1* Scope.

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

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

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

18.4.3 Modifications.

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

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

18.4.4 Fire Flow Area.

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

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

18.4.5 Fire Flow Requirements for Buildings.

18.4.5.1 One- and Two-Family Dwellings.

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

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

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

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

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

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

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

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

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

Concurrency Impact Analysis

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director 17-0357
From: Craig Brashier, AICP, Director of Planning
Date: May 29, 2018
RE: Upland Industrial Park – Site Plan

This application is for a site plan for Lots 2/3 and 4/5 in the master planned Upland Industrial Park within the City of Alachua. The proposed, ±4.8-acre non-residential development will be two (2) multi-tenant buildings totaling ±50,000 ft² for industrial and office uses. The site is located southwest of US-441 at the end of NW 101st Drive. Due to the site's non-residential use, the estimated impacts to local transportation and utility infrastructure are calculated, but not for Alachua's schools and recreation facilities. Since this application is for a non-residential subdivision, concurrency is not reserved as part of the subdivision approval but will be reserved as part of any site plan approval(s) for development of the property.

This analysis will serve as a concurrency report that intends to estimate how approval of the proposed development will impact City of Alachua public facilities. These estimates are provided in the calculations below:

TRANSPORTATION IMPACT ANALYSIS

Table 1: Trip Generation Calculations

Land Use ¹ (ITE)	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
General Light Industrial (ITE 110)	34.7	6.97	242	1.01	35	1.08	38
General Office Building (ITE 710)	15.3	11.03	169	1.56	24	1.49	23
Total	-	-	411	-	59	-	61

1. Source: *ITE Trip Generation 9th Edition*

Conclusion: The proposed development will create a minimal impact on the area's transportation infrastructure on the currently vacant site. Approval of the proposed development is anticipated to generate an estimated **411 net daily vehicle trips** to local roadways.

Table 1: Potential Impacts on Roadways, Segment 3/4

	AADT	PM
Traffic System Category	Segment 3/4: U.S. Hwy 441 (From NW 126 th Ave to SR 235)	
Maximum Service Volume ¹	35,500	3,200
Existing Traffic ¹	18,579	1,765
Reserved Trips ¹	1,848	264
Available Capacity	15,073	1,171
Projected Trip Generation ²	411	61
Available Capacity w/ Development Approval	14,662	1,110

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: This roadway segment's projected trip distribution percentage is estimated to be 100% for Segment 3/4.

Conclusion:

Tables 1 identifies the intended facility's specific impact on Roadway Segment 3/4. This segment of US-441 will continue to have sufficient roadway capacity during both AADT and PM Peak. In fact, the affected roadway segment will not experience a failing roadway Level of Service (LOS) as a result of the proposed development's approval.

PUBLIC FACILITIES IMPACT ANALYSIS

Table 2: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	2,300,000
Less actual Potable Water Flows ¹	1,301,000
Reserved Capacity ¹	61,382
Residual Capacity ¹	937,618
Percentage of Permitted Design Capacity Utilized ¹	59.23%
Projected Potable Water Demand from Proposed Project ²	7,500
Residual Capacity after Proposed Project	930,118

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per 100 ft. of floor space x 50,000 ft²

Conclusion

Quality: The proposed development will not negatively impact potable water quality standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).

Quantity: The proposed development is estimated to generate **7,500 GPD** for potable water demand.

System Capacity: As calculated in Table 2, the percentage of the City's potable water system that is being utilized will not exceed 85% as a result of the proposed development's approval.

Table 3: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity ¹	1,500,000
Less Actual Treatment Plant Flows ¹	654,000
Reserved Capacity ¹	57,094
Residual Capacity ¹	788,906
Percentage of Permitted Design Capacity Utilized ¹	47.41%
Projected Sanitary Sewer Demand from Proposed Project ²	7,500
Residual Capacity After Proposed Project	781,406

1. Source: City of Alachua March 2018 Development Monitoring Report

2. Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per 100 ft. of floor space x 50,000 ft²

Conclusion

Quality: The approval of the proposed development will not negatively impact sanitary sewer quality standards of the U.S. EPA and the FDEP.

Quantity: The proposed development is estimated to generate **7,500 GPD** for sanitary sewer demand.

System Capacity: As calculated in Table 3, the percentage of the City's sanitary sewer system that is being utilized will not exceed 85% as a result of the proposed development's approval.

Table 4: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity ¹	5,287.39	964.95
New River Solid Waste Facility Capacity ¹	50 years	
Solid Waste Generated by Proposed Project²		110

1. Source: City of Alachua March 2018 Development Monitoring Report.

2. Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*. Prentice Hall, New Jersey, 1996.

Formula Used: $((12 \text{ lbs.} / 1,000 \text{ ft}^2/\text{day} \times 50,000 \text{ ft}^2) \times 365) / 2,000$

Conclusion

As shown in Table 4, the New River Solid Waste Facility has a 50-year capacity. The proposed development will not negatively impact the adopted solid waste LOS as the site is only expected to generate **110 tons of solid waste per year**—well below the current capacity.

Stormwater

The Grading and Drainage Plan that was submitted during the site's development review process conveyed the site's elevation and resulting drainage to a stormwater management facility (SMF) located to the north of the proposed non-residential development site. The SMF is consistent with LOS standards provided in the City of Alachua Comprehensive Plan Community Facilities and Natural Groundwater Aquifer Recharge Element Policy 3.1.a as well as the Suwannee River Water Management District standards and requirements.

Comprehensive Plan Consistency Analysis

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director 17-0357
From: Craig Brashier, AICP, Director of Planning
Date: May 29, 2018
RE: Upland Industrial Park – Site Plan

This application is for a site plan for Lots 2/3 and 4/5 in the master planned Upland Industrial Park within the City of Alachua. The proposed non-residential development will be two (2) multi-tenant buildings totaling $\pm 50,000$ ft² for office/industrial uses. The site is located southwest of US-441 at the end of NW 101st Drive. This analysis will serve as a consistency report that will document how the proposed site is consistent and complies with specific Comprehensive Plan Goals, Objectives, and Policies. The Comprehensive Plan language is provided in plain text and the consistency statement is provided in **bold** text.

Future Land Use Element

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.

This application is consistent with Objective 1.5 of the City of Alachua Comprehensive Plan to provide industrial services within the City of Alachua, the County, and the greater 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 present unwanted impacts to adjacent properties.

The proposed ± 4.8 -acre industrial site will have access onto US-441, a major transportation corridor, from NW 101st Drive. US-441 will provide convenient access for future tenants.

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.

The ± 4.8 -acre project site is anticipated to include $\pm 35,000$ -sq. ft. of industrial space and $\pm 15,000$ -sq. ft. office space. The site possesses an underlying Industrial FLU designation and is also surrounded by adjacent properties that have Industrial and Commercial FLU and Zoning Districts. Therefore, the proposed industrial development is consistent with the list of permitted uses found within Policy 1.5.b. of the City of Alachua Comprehensive Plan and will not negatively impact adjacent properties.

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;

The proposed industrial development is located within a platted commercial subdivision of the City that possesses an existing cul-de-sac with direct vehicular and nonvehicular access to US-441 for all lots. In addition, the sidewalk connects to the sidewalk along US 441, further supporting Policy 1.5.d of the City of Alachua Comprehensive Plan.

2. Buffering from adjacent existing/potential uses;

Development plans submitted during Upland Industrial Park's development review process demonstrated that the proposed development meets or exceeds the buffering minimums required by the City of Alachua as per the standards found within the City of Alachua Land Development Regulations Table 6.2-1. The site will have a minimum 5' buffer along the eastern, southern, and western boundaries.

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

Upland Industrial Park's ±1.4-acre drainage easement/common area is significantly greater than 10% of the entire development's total land area. Therefore, the subject lots' open space requirement is already satisfied by the Park's existing drainage facility and is consistent with the policies set forth by the City of Alachua Comprehensive Plan. Perimeter buffers will also increase the site's open space.

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

The Grading and Drainage Plan submitted during the site's development review process illustrates the proposed development's consistency with this performance standard. Onsite water drainage will be successfully mitigated by the ±1.4-acre master drainage basin located along Upland Industrial Park's frontage. This site is already permitted by the SRWMD. The proposed development is consistent with the existing permit.

5. Placement of signage;

The proposed development's signage will be consistent with the City of Alachua Land Development Regulations. The City of Alachua Development Standards §6.5.4 (C)(2)(b) states that the freestanding signs may be located on any lot parcel or outparcel that is part of the development.

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

The photometric plan submitted during the site's development review process shows consistency with all applicable development standards required for developments of this size and intent. The plan illustrated that:

- Onsite lamp lumens will not exceed the 8,500-lumen maximum established in 6.4.4(D)(2) of the LDR.
- Lighting for the site will be directed inward in order to limit light pollution on adjacent properties (6.4.4 (B)(1)).
- Impacts from onsite lighting to adjacent properties shall be minimized due the surrounding area's nonresidential character (6.4.3 (A)).

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

Development plans submitted during Upland Industrial Park's development review process demonstrated that the proposed development allows for safe and convenient onsite circulation. As a result, the project site is consistent with the City's required safety standards for onsite circulation patterns. Delivery trucks are routed to the rear of the building while employees, customers, and pedestrians are directed to the front of the building.

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

Landscaping plans submitted during the site's development review process illustrated that the site meets the following required landscaping standards found within the City of Alachua Comprehensive Plan and Land Development Regulations:

- Three canopy trees (per acre) planted on the primary or street-facing side, two canopy trees (per acre) planted on the side or rear of each structure, and four canopy trees for each 100 lineal feet of façade (6.2.2 (D)(c)(i)).
- Six ornamental/understory trees per acre, with 50% planted in the front and 25% planted on each side (6.2.2 (D)(c)(ii)).
- Row of shrubs planted along all facades (6.2.2 (D)(c)(iii)).
- A combination of solid sod to cover 100% of the lot site that is disturbed by construction. The area within 20 feet of the front building will also be sodded (6.2.2 (D)(c)(iv)).

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

There are no topographical or soil issues that will constrain site development. The site's natural topography ranges from 142 to 108 from south to north respectively. A retaining wall will be constructed along the southern boundary to address grade changes. The ±4.8-acre site does not possess any significant features such as existing vegetation, floodplains, wetlands, or items or areas of historical value. Onsite soils (Arredondo Fine Sand, 5 to 8% Slopes and Kendrick Sand, 5 to 8 % Slopes) are conducive to nonresidential developments of this nature and can facilitate the proposed building footprint. In addition, the site did not have any significant trees or vegetation and no known archeological sites were found.

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

No performance based zoning requirements were proposed for this site in order to attain an acceptable 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.

Development plans submitted during Upland Industrial Park's development review process demonstrated that the subject property is consistent with this performance standard. The proposed development has a 0.24 FAR, therefore meeting the required maximum of 0.75 FAR.

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.

The landscaping contained within the project site internally and along the perimeter is equal to ±67,274 sq. ft. (1.54 acres) or 32% of the site. Therefore, the site exceeds the minimum landscaped area amount of 30% and is consistent with this Comprehensive Plan Policy.

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.

Development plans submitted during Upland Industrial Park's development review process illustrated that the project area meets or exceeds the buffering minimums required by the City of Alachua as per the requirements found within the City of Alachua Land Development Regulations Tables 6.2-1 and 6.2-2. According to Table 6.2-2, the required buffers include a basic buffer with a 5-ft. width. The site satisfies this requirement by having a 5' buffer along the eastern, southern and western boundary.

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.

As shown on development plans previously submitted during the site's development review process, Upland Industrial Park's ±1.4-acre drainage easement/common area is significantly greater than 10% of the entire master development's total land area. Therefore, the subject lots' open space requirement is already satisfied by the Park's existing drainage facility and is consistent with the policies set forth by the City of Alachua Comprehensive Plan. The buffers will also add to the site's open space.

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

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

Upland Industrial Park's natural topography ranges from 142 to 108 from south to north respectively, which can be seen on the CHW Topographic Survey submitted during the site's development review process. A retaining wall will be constructed to address grade changes. As illustrated within the survey, no FEMA floodplains or National Wetland Inventory (NWI)-identified wetlands are found within the ±4.8-acre project site. In addition, the proposed development will respect the Park's existing topography by utilizing natural slopes to ensure that the intended industrial facility will be serviced by the Upland Industrial Park's existing ±1.4-acre master drainage basin.

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.

The proposed non-residential facility will not negatively impact the City's adopted levels of service for transportation, potable water, sanitary sewer, and solid waste. A Concurrency Analysis for the project site has been submitted along with this application. Calculations are provided in the Concurrency Analysis that illustrate the sit's estimated impact to public facilities.

Transportation Element

Policy 1.2.b: The City shall establish the following access point requirements for City streets:

1. permitting 1 access point for ingress and egress purposes to a single property or development;
2. permitting 2 access points for ingress and egress to a single property or development if the minimum distance between the two access points exceeds 20 feet for a single residential lot or 100 feet for nonresidential development and new residential subdivisions;
3. permitting 3 access points for ingress and egress to a single property or development if the minimum distance between each access point is at least 100 feet for residential and non-residential development; or
4. permitting more than 3 access points for ingress and egress to a single property or development where a minimum distance of 1000 feet is maintained between each access point.

There are three (3) driveways with the site plan that separated a minimum 100-feet, as measured from the tangent at the right-of-way line, consistent with FDOT standard Index No 515.

Vision 2020

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.

The proposed ±4.8-acre industrial site is located within the City of Alachua along US-441. The intended use will provide local employment opportunities and bring forth additional economic activity that will assist the City in growing Alachua's economy.

Economic Element

GOAL 1: To emphasize economic principles consistent with the City's Vision that support the prosperity of the community and enhance its quality of life.

This industrial project site is a perfect example of generating economic vitality consistent with the City of Alachua's unique business climate. The site represents an expansion of economic vitality via an industrial development within city limits and will become a hub of local employment for the City of Alachua and County constituents. Development of this industrial facility will assist the City in ensuring the further growth of Alachua's economy.

Community Facilities and Natural Groundwater Aquifer Recharge Element

GOAL 1: Wastewater

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

Policy 1.1.d: The City hereby establishes the following level of service standards for sanitary sewer facilities:

- 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 reevaluated 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.

The development plans previously submitted during the site's development review process show that the proposed development will remain consistent with the City of Alachua wastewater Level of Service Standards. The wastewater generated from the proposed industrial use will drain from the site via two (2) existing Polyvinyl Chloride (PVC) gravity mains into an existing sanitary sewer manhole located within the adjacent cul-de-sac's center-most point. From there,

wastewater will flow northeast where it will connect to the City's existing wastewater infrastructure located along US-441. Concurrency with public facilities are examined further in the Concurrency Analysis provided with this application's submittal.

GOAL 3: Stormwater

Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Policy 3.1.a: The City hereby establishes the following water quantity and quality level of service standards for drainage facilities:

For all projects which fall totally within a stream, or open lake watershed, detention systems must be installed such that the peak rate of post development runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either:

1. A design storm with a 10-year, 24-hour rainfall depth with Soil Conservation Service type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or
2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.
3. The LOS standard for water quality treatment shall be treatment for the "first one inch" of runoff, and compliance with the design and performance standards established in Chapter 40C-42.025, FAC, and 42.035, FAC to ensure that the receiving water quality standards of Chapter 62.302.500, FAC are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, FAC. These standards shall apply to all new development and redevelopment and any exemptions, exceptions or thresholds in these citations are not applicable. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

The drainage plans previously submitted during the site's development review process demonstrated that the proposed development will remain consistent with the City of Alachua stormwater Level of Service Standards. Runoff generated from the site's development will flow northeast into the existing ±1.4-acre master drainage basin located at the Upland Industrial Park's frontage along US-441. Stormwater concurrency is examined further in the Concurrency Analysis provided with this document's submittal. This basin is already permitted by SRWMD and the proposed development is consistent with the issued permit.

GOAL 4: Potable water

Provide an adequate supply of high quality potable water to customers throughout the water service area.

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

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

- 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.

The development plans previously submitted during the site's development review process show that the site will remain consistent with the City of Alachua potable water Level of Service Standards. The site's potable water needs will be serviced by a PVC potable water main that surrounds the Upland Industrial Park cul-de-sac. Concurrency with public facilities is examined further in the Concurrency Analysis provided with this document's submittal.

L:\2017\17-0357\Planning\Reports\RPT_181115_Upland Industrial Park_Site Plan_Consistency.docx

05949-011-007
CHAMBERS, RONALD C
1225 NW FRONTIER DR
LAKE CITY FL 32055

05964-008-000
INTERFAITH COMMUNITY
SERVICES
7505 NW 142ND AVE
ALACHUA FL 32615

05949-011-001
ROUHANI & BRANTLY ASSOCIATES
2475 NW 138TH TER
Gainesville FL 32606

05959-001-000
ADG COMMERCIAL HOLDINGS LLC
PO BOX 233
LAKE BUTLER FL 32054

05970-001-000
CRUCE D W
13631 NW HIGHWAY 441
ALACHUA FL 32615

05964-006-000
PEPINE & PEPINE CO-TRUSTEES
6308 SW 37TH WAY
GAINESVILLE FL 32608

05964-005-000
PEPINE & PEPINE CO-TRUSTEES
6308 SW 37TH WAY
GAINESVILLE FL 32608

05964-009-000
QUAY ACQUISITIONS INC
13640 US HWY 441
ALACHUA FL 32615

05964-003-000
BOSTON, JOFFRE T & TERESA S
1733 NW 39TH DR
GAINESVILLE FL 32605-3530

05949-010-000
SIMON WILLARD LLC
60 THOREAU ST STE 248
CONCORD MA 01742

05949-018-000
NEAL BRUCE D & LANETTE T
554 SW WINDSOR DR
LAKE CITY FL 32024

05964-007-000
G & C YOUNG ENTERPRISES INC
PO BOX 820
ALACHUA FL 32616

05949-011-006
CHAMBERS & WALLACE
1225 NW FRONTIER DR
LAKE CITY FL 32055

05964-002-000
UPLAND INDUSTRIAL PARK
OWNERS ASSN INC
6318 NW 18TH DR
GAINESVILLE FL 32653

05964-002-004
UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
Alachua FL 32615

05964-002-003
UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
Alachua FL 32615

05964-002-005
UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
Alachua FL 32615

05964-002-002
UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
Alachua FL 32615

05964-002-006
SCUBA MONKEY DIVE CENTER LLC
13585 NW 101ST DR STE 700
ALACHUA FL 32615

05964-002-001
UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
Alachua FL 32615

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

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a site plan application on ± 4.82 acres (Alachua County Tax Parcels 05964-002-002, 05964-002-003, 05964-002-004, and 05964-002-005). The site is located in Upland Park at US 441 (NW 13th Street) and NW 101st Drive. The intent is to construct a multi-tenant building on lots 2/3 and 4/5 with associated infrastructure.

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00pm on Wednesday, December 6, 2017

Location: City of Alachua Public Library, 14913 NW 140 Street, Alachua, FL 32615.

Contact: Ryan Thompson, AICP

Phone Number: (352) 331-1976



NATION&WORLD

Moore accuser says she was not paid

Declaration comes after Moore supporters claimed that women were being paid for accusations

By Hope Yen
The Associated Press

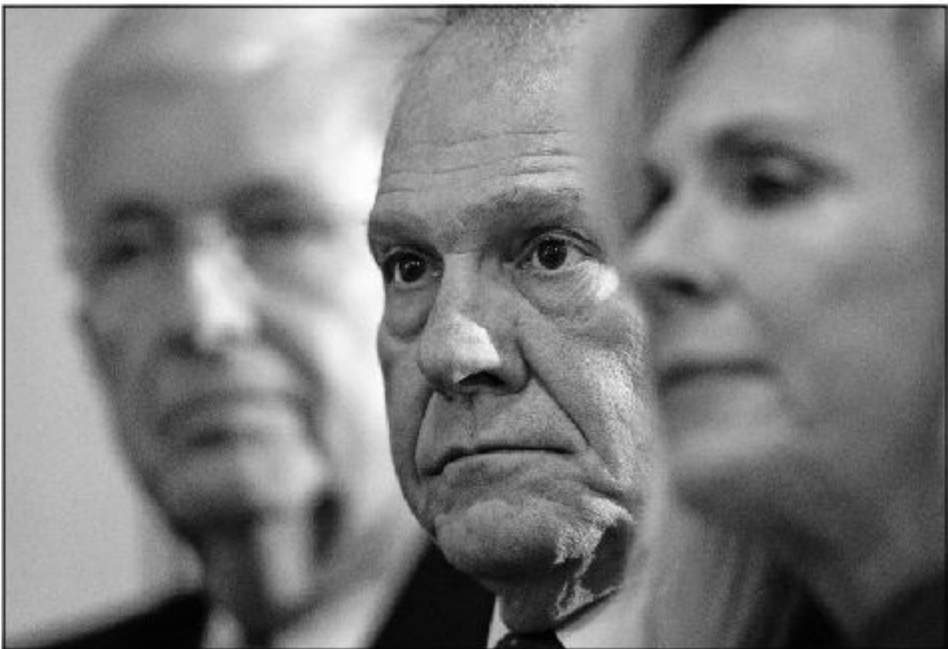
WASHINGTON — A woman accusing Alabama Senate candidate Roy Moore of initiating sexual contact when she was 14 said Monday she wanted to confront him years ago but didn't because he was powerful and the encounter gutted her self-confidence. She said she came forward to tell her story only after other women agreed to.

The declaration by Leigh Corfman comes after Moore's supporters claimed without evidence that reporters were offering thousands of dollars to women for accusations. The state election is being closely watched, as several GOP senators have called Moore to drop out, and President Donald Trump remains mostly quiet on the issue.

Corfman said she was "absolutely not" paid to tell her story publicly.

"My bank account has not flourished," Corfman told NBC's "Today" show. "If anything it's gone down because I'm not working."

Corfman said Moore's stature in Alabama — he was a noted attorney who went on to become a powerful judge — prevented



Former Alabama Chief Justice and U.S. Senate candidate Roy Moore waits to speak at a news conference Nov. 16 in Birmingham, Ala. (BRYNN ANDERSON/THE ASSOCIATED PRESS)

her from coming forward years ago. But, she says, she did confide in close friends immediately after the incident and told family members later as an adult.

"It took years for me to regain a sense of confidence in myself, and I felt guilty. I felt like I was the one to blame. It was decades before I was able to let that go."

Moore has denied allegations of sexual misconduct. Nevertheless, his victory in the Dec. 12 special election would saddle GOP senators with a colleague accused of abusing and harassing teenagers, a troubling liability heading into the 2018 congressional elections.

Republicans hold a

52-48 edge in the Senate, and the narrow majority has already made it difficult for Republicans to push through its agenda. Moore's name cannot be removed from the ballot even if he withdraws from the race, though a write-in campaign remains possible.

White House aides said Trump — who faced his own allegations of sexual misconduct and was caught on tape bragging about forcibly grabbing women without their consent — is uncomfortable with the allegations against Moore but thinks voters should decide his fate.

Trump "doesn't know who to believe. I think a lot of folks don't," said Mick

Mulvaney, Trump's budget director.

Added White House legislative director Marc Short: "At this point, we think he has been a public figure in Alabama for decades, and the people of Alabama will make the decision, not the president, not the leader of the Senate, not members in Congress."

In the NBC interview, Corfman described an encounter with Moore in which he pursued her while he was assistant district attorney in the 1970s. She says Moore took her to his house, where he spread out blankets on his living room, removed their clothing and touched her. She said she told him she wasn't

comfortable, and he eventually agreed to take her home.

"I was a 14-year-old child trying to play in an adult's world, and he was 32 years old," Corfman said.

Corfman said she confided in those close to her, including her children years later when they became teens. She said she decided against going public with her accusations at various times in the past three decades because she was afraid that her kids would be shunned in Alabama, where Moore was rising in prominence as a local judge.

"When you're in that situation, you do everything you can to protect your own," she said.

Corfman says she agreed to share details only after The Washington Post sought her out and gave her assurances she wasn't the only one accusing Moore of misconduct. Multiple women have accused Moore of pursuing them as teenagers, including one who has detailed a sexual assault encounter in a car.

When asked if she was compensated in any way, Corfman said: "Absolutely not. If anything, this has cost me. I have had to take leave from my job. I have no tickets to Tahiti. And my bank account has not flourished. If anything it's gone down, because currently I'm not working."

Moore, a former state

Supreme Court justice twice removed from office, has denied the accusations and pledged to remain in the race. The special election will determine who fills the remainder of Attorney General Jeff Sessions' term, until January 2020.

Before the allegations emerged, Trump had backed current GOP Sen. Luther Strange in the Sept. 26 primary to determine Sessions' successor and campaigned in the state, a Republican stronghold.

After Moore's victory, Trump made clear he would back Moore as the anti-establishment candidate enthusiastically promoted by former White House chief strategist Stephen K. Bannon.

Senate Majority Leader Mitch McConnell, R-Ky., and House Speaker Paul Ryan, R-Wis., are among the many national Republicans who have urged Moore to step aside. Sessions told Congress last week he has "no reason to doubt" the women.

Sen. Tim Scott, R-S.C., said "it is in the best interest of the country, as well as the state of Alabama, from my perspective, for Roy Moore to find something else to do." Scott said he thinks there was "a strong possibility with a new candidate, a new Republican candidate, a proven conservative, that we can win that race."

DATELINES

NAIROBI, KENYA



A supporter of Kenyan Opposition leader, Raila Odinga walks through the Mathare slums in Nairobi after being injured by ruling Jubilee Party supporters Monday after Kenya's Supreme Court upheld President Uhuru Kenyatta's re-election in a repeat vote that the opposition boycotted while saying electoral reforms had not been made. (BRIAN INGANGA/THE ASSOCIATED PRESS)

UNITED NATIONS UN chief urges probe of migrants' sale as slaves

U.N. Secretary-General Antonio Guterres is calling for an immediate investigation into the reported sale of African migrants in Libya, saying transactions may amount to crimes against humanity.

Guterres said Monday that "slavery has no place in our world and these actions are among the most egregious abuses of human rights."

The former U.N. refugee chief said he was "horrified" at video footage, broadcast on CNN, of the bidding and sale of migrant men seeking a better life.

Guterres called for the perpetrators to be brought to justice and said he has asked appropriate U.N. bodies "to actively pursue this matter." He said migration must be addressed "in a comprehensive and humane

manner" and should include a crackdown on smugglers and traffickers.

ALEXANDRIA, VA. Robert E. Lee portrait removed from city hall

A portrait of Robert E. Lee that hung inside the City Hall of the town where the Confederate general grew up has been removed and sent to a museum.

The Washington Post reported on Sunday that the city of Alexandria has moved the portrait of Lee to the Lyceum, a local history museum.

Lee moved to Alexandria at a young age and went on to command the Confederate Army of Northern Virginia. The portrait had hung on the wall of the City Council chambers for 54 years.

Confederate symbols have been under increased scrutiny since a white supremacist killed black parishioners inside

BEIRUT



Smoke and debris is shown rising Nov. 17 after Syrian government airstrikes hit in Eastern Ghouta, near Damascus, Syria. A senior Syrian opposition leader quit his post Monday, a week before a new round of U.N.-sponsored peace talks in Geneva. Riyadh Hijab said in a statement that he is stepping down as head of the Syrian opposition's High Negotiations Committee after two years in the post. (GHOUTA MEDIA CENTER VIA THE ASSOCIATED PRESS)

a South Carolina church in 2015.

VAN HORN, TEXAS Patrolling US border agent killed in apparent attack

Authorities were scouring West Texas on Monday for those behind an apparent attack that killed one U.S. border agent and injured another.

U.S. Customs and Border Protection issued a statement Sunday that was thin on details about what happened, saying the two agents "were responding to activity" while on patrol near Interstate 10 in the area of Van Horn, which is about 30 miles from the border with Mexico and about 110 miles southeast of El Paso.

CBP spokesman Douglas Mosier said 36-year-old agent Rogelio Martinez and his partner were transported to a hospital, where Martinez died. Martinez's

partner, whose name hasn't been released, is in serious condition.

NEW YORK Reporter suspended in harassment probe

The New York Times says it has suspended White House reporter Glenn Thrush while it investigates charges that he made unwanted advances on young women while he worked as a reporter at Politico and the Times.

Laura McGann, a Politico colleague of Thrush's, wrote on Vox on Monday that Thrush kissed her and placed his hand on her thigh one night in a bar, after urging another person who had been sitting with them to leave.

The Times, in a statement, said "the alleged behavior is very concerning" and not in keeping with the Times' standards.

NEW WINDSOR, N.Y.



Firefighters work at the scene of a factory fire Monday in New Windsor, N.Y. Two explosions and a fire at a cosmetics factory about an hour's drive north of New York City left 30 to 35 people injured, including seven firefighters caught in the second blast, authorities said Monday. The first explosion occurred about 10:15 a.m. Monday at the Verla International cosmetics factory, New Windsor police said. (SETH WENIG/THE ASSOCIATED PRESS)

THE HAGUE Prosecutor seeks probe of US personnel

The International Criminal Court prosecutor asked for authorization Monday to investigate reported human rights abuses in

Afghanistan, including allegations of rape and torture by U.S. military and the CIA, crimes against humanity by the Taliban and war crimes by Afghan security forces.

The Associated Press

PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a site plan application on ±4.82 acres (Alachua County Tax Parcels 05964-002-002, 05964-002-003, 05964-002-004, and 05964-002-005). The site is located in Upland Park at US 441 (NW 13th Street) and NW 101st Drive. The intent is to construct a multi-tenant building on lots 2/3 and 4/5 with associated infrastructure.

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00pm on Wednesday, December 6, 2017

Location: City of Alachua Public Library, 14913 NW 140 Street, Alachua, FL 32615.

Contact: Ryan Thompson, AICP
Phone Number: (352) 331-1976

CHW
Professional Consultants

MEMORANDUM

To: Neighbors of Upland Park 17-0357
From: Ryan Thompson, AICP, Planning Project Manager
Date: Tuesday, November 21, 2017
RE: Neighborhood Workshop Public Notice

A Neighborhood Workshop will be held to discuss a site plan application on ±4.82 acres (Alachua County Tax Parcels 05964-002-002, 05964-002-003, 05964-002-004, and 05964-002-005). The site is located in Upland Park at US 441 (NW 13th Street) and NW 101st Drive. The intent is to construct a multi-tenant building on lots 2/3 and 4/5 with associated infrastructure.

Date: Wednesday, December 6, 2017
Time: 6:00 p.m.
Place: City of Alachua Public Library,
14913 NW 140 Street, Alachua, FL 32615.
Contact: Ryan Thompson, AICP
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform the public about the nature of the proposal and seek their comments.

SIGN-IN SHEET

Event: Neighborhood Meeting

Date/Time: December 6, 2017 / 6:00pm

Place: Alachua Public Library

Re: Upland Park Lots 2-5, Site Plan Application

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	NO ATTENDEES		
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

NEIGHBORHOOD MEETING MINUTES

Upland Industrial Lots 2/3 and 4/5 – Site Plan Application

December 6, 2017 at 6:00 PM

Alachua Branch Library, 14913 NW 140th Street, Alachua, FL 32615

Recorded and transcribed by CHW staff.

CHW Attendees – Ryan Thompson, AICP; John Maxfield, PE

Community Members in Attendance: None

CHW Staff hosted the required Neighborhood Meeting at the Alachua Branch Library. The meeting presentation contained detailed information pertaining to the purpose of the meeting, the application's request and intent, public notification information, the estimated schedule and review process, various maps illustrating the project site's location and characteristics, and a proposed site layout plan.

However, no notified residents adjacent to or near the project site attended the meeting. CHW staff remained onsite until 6:30 pm.

DATE: February 8, 2018
PROJECT NAME: Upland Industrial Park
PROJECT NO: 17-0357

LOTS 2, 3, 4 AND 5, UPLAND INDUSTRIAL PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 61 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

THE TAX PARCEL NUMBERS ARE:

LOT 2 – TP#: 05964-002-002
LOT 3 – TP#: 05964-002-003
LOT 4 – TP#: 05964-002-004
LOT 5 – TP#: 05964-002-005

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

Recording \$ 27.00
Doc Stamps \$ 4375.00
Intangible Tax \$
Total \$ 4402.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2316756 3 PGS
2007 FEB 27 08:26 AM BK 3552 PG 1238
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK13 Receipt#319889
Doc Stamp-Deed: 4,375.00

Prepared by and return to:
Melissa Jay Murphy, Esq.
Attorney at Law
Salter, Feiber, Murphy, Hutson, & Menet, P.A.
Post Office Box 357399
Gainesville, FL 32635-7399
352-376-8201
File Number: 07-0089.4 AL



[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 26th day of February, 2007 between MBI Holdings, LLC, a Illinois limited liability company whose post office address is 252 W. Adams Street, Morton, IL 61550, grantor, and Upland Properties of NCF, LLC, a Florida limited liability company whose post office address is 3455 SW 42nd Avenue, Gainesville, FL 32608, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida** to-wit:

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

Parcel Identification Number: 05964-002-000

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

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2006**.

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:

MBI Holdings, LLC, a Illinois limited liability company

By: John R. Faklaris
John R. Faklaris, Manager

JAMES S. COCHRAN
Witness Name: James S. Cochran

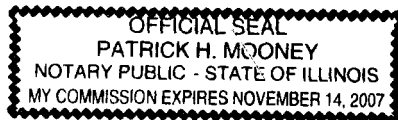
James P. Smith
Witness Name: JAMES P. SMITH

(Corporate Seal)

State of ILLINOIS
County of Tazewell

The foregoing instrument was acknowledged before me this 22nd day of February, 2007 by John R. Faklaris, Manager of MBI Holdings, LLC, a Illinois limited liability company, on behalf of the corporation. He/she ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



Patrick H. Mooney
Notary Public

Printed Name: Patrick H. Mooney

My Commission Expires: 11/14/07

Exhibit A

COMMENCE AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND RUN THENCE SOUTH 2 DEG 47 MIN 20 SEC EAST, ALONG THE WEST LINE OF SAID SECTION 19 A DISTANCE OF 922.74 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20 AND 25 (US NO. 441), 200 FOOT RIGHT OF WAY; THENCE RUN SOUTH 64 DEG 10 MIN EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1639.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 64 DEG 10 MIN EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 698.24 FEET; THENCE RUN SOUTH 6 DEG 39 MIN WEST, A DISTANCE OF 495.28 FEET; THENCE RUN NORTH 83 DEG 21 MIN WEST, A DISTANCE OF 659.47 FEET; THENCE RUN NORTH 6 DEG 39 MIN EAST, A DISTANCE OF 724.40 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN ALACHUA COUNTY, FLORIDA.

Parcel Identification Number: 05964-002-000



2017 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #05964 002 002

Parcel details

Latest bill

Full bill history

Print this page

2017	2016	2015	2014	...	2009
PAID	PAID	PAID	PAID		PAID

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PAID 2017-11-16 \$1,752.09

Receipt #17-0020612

Owner: UPLAND PROPERTIES OF NCF LLC

13570 NW 101ST DR STE 100

Alachua, FL 32615

Situs: Unassigned Location RE

Account number: 05964 002 002

Alternate Key: 1028560

Millage code: 1700

Millage rate: 23.1480

Assessed value: 69,420

School assessed value: 87,100

Unimproved land value: 87,100

Property Appraiser*Location is not guaranteed to be accurate.*

2017 Annual bill

View

Legal description

UPLAND INDUSTRIAL PARK PB 28 PG 61 LOT 2

Ad valorem: \$1,741.75

Non-ad valorem: \$83.34

Total Discountable: 1825.09

No Discount NAVA: 0.00

Total tax:

Location

Book, page, item: --

Geo number: 19-08-19-05964002002

Range: 19

Township: 08

Section: 19

Neighborhood: 233200.60

Use code: 04000

Total acres: 1.000







2017 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #05964 002 003

Parcel details

Latest bill

Full bill history

Print this page

2017	2016	2015	2014	...	2009
PAID	PAID	PAID	PAID		PAID

[Apply for the 2018 Installment Payment Plan](#)

Get Bills by Email

PAID 2017-11-16 \$2,588.48

Receipt #17-0020609

Owner: UPLAND PROPERTIES OF NCF LLC

13570 NW 101ST DR STE 100

Alachua, FL 32615

Situs: Unassigned Location RE

Account number: 05964 002 003

Alternate Key: 1028561

Millage code: 1700

Millage rate: 23.1480

Assessed value: 104,130

School assessed value: 130,700

Unimproved land value: 130,700

Property Appraiser*Location is not guaranteed to be accurate.*

2017 Annual bill

View

Legal description

UPLAND INDUSTRIAL PARK PB 28 PG 61 LOT 3

Ad valorem: \$2,612.99

Non-ad valorem: \$83.34

Total Discountable: 2696.33

No Discount NAVA: 0.00

Total tax:

Location

Book, page, item: --

Geo number: 19-08-19-05964002003

Range: 19

Township: 08

Section: 19

Neighborhood: 233200.60

Use code: 04000

Total acres: 1.500







2017 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #05964 002 004

Parcel details

Latest bill

Full bill history

Print this page

2017	2016	2015	2014	...	2009
PAID	PAID	PAID	PAID		PAID

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Get Bills by Email

PAID 2017-11-16 \$2,400.95

Receipt #17-0020605

Owner: UPLAND PROPERTIES OF NCF LLC

13570 NW 101ST DR STE 100

Alachua, FL 32615

Situs: Unassigned Location RE

Account number: 05964 002 004

Alternate Key: 1028562

Millage code: 1700

Millage rate: 23.1480

Assessed value: 96,360

School assessed value: 120,900

Unimproved land value: 120,900

Property Appraiser*Location is not guaranteed to be accurate.*

2017 Annual bill

View

Legal description

UPLAND INDUSTRIAL PARK PB 28 PG 61 LOT 4

Ad valorem: \$2,417.65

Non-ad valorem: \$83.34

Total Discountable: 2500.99

No Discount NAVA: 0.00

Total tax:

Location

Book, page, item: --

Geo number: 19-08-19-05964002004

Range: 19

Township: 08

Section: 19

Neighborhood: 233200.60

Use code: 04000

Total acres: 1.388







2017 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #05964 002 005

Parcel details

Latest bill

Full bill history

Print this page

2017	2016	2015	2014	...	2009
PAID	PAID	PAID	PAID		PAID

[Apply for the 2018 Installment Payment Plan](#)

Get Bills by Email

PAID 2017-11-16 \$1,640.93

Receipt #17-0020600

Owner: UPLAND PROPERTIES OF NCF LLC

13570 NW 101ST DR STE 100

Alachua, FL 32615

Situs: Unassigned Location RE

Account number: 05964 002 005

Alternate Key: 1028563

Millage code: 1700

Millage rate: 23.1480

Assessed value: 64,810

School assessed value: 81,300

Unimproved land value: 81,300

Property Appraiser

Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem: \$1,625.96

Non-ad valorem: \$83.34

Total Discountable: 1709.30

No Discount NAVA: 0.00

Total tax:

Legal description

UPLAND INDUSTRIAL PARK PB 28 PG 61 LOT 5

Location

Book, page, item: --

Geo number: 19-08-19-05964002005

Range: 19

Township: 08

Section: 19

Neighborhood: 233200.60

Use code: 04000

Total acres: 0.933







Property Search Results

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

Search Date: 12/11/2017 at 9:18:04 AM'

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Parcel: 05964-002-002 [GIS Map](#)

Taxpayer:	UPLAND PROPERTIES OF NCF LLC	Legal:	UPLAND INDUSTRIAL PARK PB 28 PG 61 LOT 2
Mailing:	6318 NW 18TH DR GAINESVILLE, FL 32653		
9-1-1 Address:			
Sec-Twn-Rng:	19-08-19		
Property Use:	04000 - Vacant Industrial		
Tax Jurisdiction:	Alachua 1700		
Area:	Progress Center		
Subdivision:	Upland Industrial Park		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Vacant Industrial	87100	87100	0	0	87100	17680	69420	87100	0	0	69420	87100
2016	Vacant Industrial	87100	87100	0	0	87100	23990	63110	87100	0	0	63110	87100
2015	Vacant Industrial	87100	87100	0	0	87100	29720	57380	87100	0	29720	57380	57380
2014	Vacant Industrial	87100	87100	0	0	87100	34930	52170	87100	0	34930	52170	52170
2013	Vacant Industrial	87100	87100	0	0	87100	39670	47430	87100	0	39670	47430	47430
2012	Vacant Industrial	87100	87100	0	0	87100	43980	43120	87100	0	43980	43120	43120
2011	Vacant Industrial	39200	39200	0	0	39200	0	39200	39200	0	0	39200	39200
2010	Vacant Industrial	39200	39200	0	0	39200	0	39200	39200	0	0	39200	39200
2009	Vacant Industrial	39200	39200	0	0	39200	0	39200	39200	0	0	39200	39200

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Vacant Industrial	ILW		Square Feet	43565

[Link to TaxCollector Record](#)



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352-374-5278



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Parcel: 05964-002-003 [GIS Map](#)

Taxpayer:	UPLAND PROPERTIES OF NCF LLC	Legal:	UPLAND INDUSTRIAL PARK PB 28 PG 61 LOT 3
Mailing:	6318 NW 18TH DR GAINESVILLE, FL 32653		
9-1-1 Address:			
Sec-Twn-Rng:	19-08-19		
Property Use:	04000 - Vacant Industrial		
Tax Jurisdiction:	Alachua 1700		
Area:	Progress Center		
Subdivision:	Upland Industrial Park		

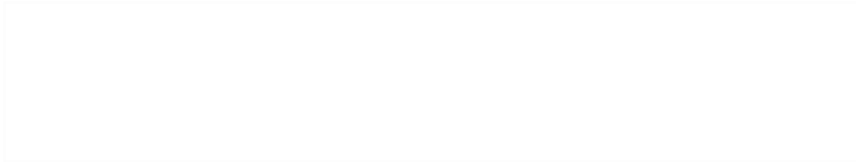
	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Vacant Industrial	130700	130700	0	0	130700	26570	104130	130700	0	0	104130	130700
2016	Vacant Industrial	130700	130700	0	0	130700	36030	94670	130700	0	0	94670	130700
2015	Vacant Industrial	130700	130700	0	0	130700	44630	86070	130700	0	44630	86070	86070
2014	Vacant Industrial	130700	130700	0	0	130700	52450	78250	130700	0	52450	78250	78250
2013	Vacant Industrial	130700	130700	0	0	130700	59560	71140	130700	0	59560	71140	71140
2012	Vacant Industrial	130700	130700	0	0	130700	66020	64680	130700	0	66020	64680	64680
2011	Vacant Industrial	58800	58800	0	0	58800	0	58800	58800	0	0	58800	58800
2010	Vacant Industrial	58800	58800	0	0	58800	0	58800	58800	0	0	58800	58800
2009	Vacant Industrial	58800	58800	0	0	58800	0	58800	58800	0	0	58800	58800

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units

Vacant Industrial	ILW		Square Feet	65338
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[Link to TaxCollector Record](#)



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Parcel: 05964-002-004 [GIS Map](#)

Taxpayer:	UPLAND PROPERTIES OF NCF LLC	Legal:	UPLAND INDUSTRIAL PARK PB 28 PG 61 LOT 4
Mailing:	6318 NW 18TH DR GAINESVILLE, FL 32653		
9-1-1 Address:			
Sec-Twn-Rng:	19-08-19		
Property Use:	04000 - Vacant Industrial		
Tax Jurisdiction:	Alachua 1700		
Area:	Progress Center		
Subdivision:	Upland Industrial Park		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Vacant Industrial	120900	120900	0	0	120900	24540	96360	120900	0	0	96360	120900
2016	Vacant Industrial	120900	120900	0	0	120900	33300	87600	120900	0	0	87600	120900
2015	Vacant Industrial	120900	120900	0	0	120900	41260	79640	120900	0	41260	79640	79640
2014	Vacant Industrial	120900	120900	0	0	120900	48500	72400	120900	0	48500	72400	72400
2013	Vacant Industrial	120900	120900	0	0	120900	55080	65820	120900	0	55080	65820	65820
2012	Vacant Industrial	120900	120900	0	0	120900	61060	59840	120900	0	61060	59840	59840
2011	Vacant Industrial	54400	54400	0	0	54400	0	54400	54400	0	0	54400	54400
2010	Vacant Industrial	54400	54400	0	0	54400	0	54400	54400	0	0	54400	54400
2009	Vacant Industrial	54400	54400	0	0	54400	0	54400	54400	0	0	54400	54400

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units

Vacant Industrial	ILW		Square Feet	60464
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[Link to TaxCollector Record](#)

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Property Search Results

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Parcel: 05964-002-005 [GIS Map](#)

Taxpayer:	UPLAND PROPERTIES OF NCF LLC	Legal:	UPLAND INDUSTRIAL PARK PB 28 PG 61 LOT 5
Mailing:	6318 NW 18TH DR GAINESVILLE, FL 32653		
9-1-1 Address:			
Sec-Twn-Rng:	19-08-19		
Property Use:	04000 - Vacant Industrial		
Tax Jurisdiction:	Alachua 1700		
Area:	Progress Center		
Subdivision:	Upland Industrial Park		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Vacant Industrial	81300	81300	0	0	81300	16490	64810	81300	0	0	64810	81300
2016	Vacant Industrial	81300	81300	0	0	81300	22380	58920	81300	0	0	58920	81300
2015	Vacant Industrial	81300	81300	0	0	81300	27730	53570	81300	0	27730	53570	53570
2014	Vacant Industrial	81300	81300	0	0	81300	32600	48700	81300	0	32600	48700	48700
2013	Vacant Industrial	81300	81300	0	0	81300	37020	44280	81300	0	37020	44280	44280
2012	Vacant Industrial	81300	81300	0	0	81300	41040	40260	81300	0	41040	40260	40260
2011	Vacant Industrial	36600	36600	0	0	36600	0	36600	36600	0	0	36600	36600
2010	Vacant Industrial	36600	36600	0	0	36600	0	36600	36600	0	0	36600	36600
2009	Vacant Industrial	36600	36600	0	0	36600	0	36600	36600	0	0	36600	36600

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Vacant Industrial	ILW		Square Feet	40626

[Link to TaxCollector Record](#)

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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

January 24, 2018

Mr. Bryan Nazworth
Upland Properties of NCF, LLC
3455 SW 42nd Avenue
Gainesville, FL 32608

Subject: Environmental Resource Permit (ERP): No Permit Required (NPR), ERP-001-231467-1, Upland Industrial Park, Alachua County

Dear Mr. Nazworth:

The above referenced proposed project does not require a new ERP or a modification to an existing permit from the Suwannee River Water Management District (District). This decision was based on the documentation submitted on or before December 22, 2017. The development consists of the construction of a total impervious area of 5 acres (69.1%). The activity is covered under the master plan ERP-001-210208-1 (Legacy #ERP07-0537) with 70% of impervious surface area for each lot served. The project shall be constructed in a manner consistent with the application package submitted by John Maxwell, PE of CHW and in accordance with ERP Applicant's Handbook Volume I, Section 3.1.2(c), F.A.C.

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

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

- Exceed any of the thresholds as found in 62-330.020, F.A.C.
- Adversely impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;
- Cause an adverse impact to the minimum flows and levels established pursuant to Section 373.042, F.S.
- Cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.;

DON QUINCEY Chair
Chiefland, Florida

ALPHONAS ALEXANDER Vice Chair
Madison, Florida

VIRGINIA H. JOHNS Secretary/Treasurer
Alachua, Florida

KEVIN BROWN
Alachua, Florida

GARY F. JONES
Old Town, Florida

CHARLES KEITH
Lake City, Florida

VIRGINIA M. SANCHEZ
Old Town, Florida

RICHARD SCHWAB
Perry, Florida

BRADLEY WILLIAMS
Monticello, Florida

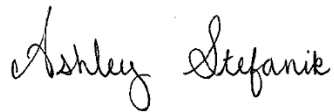
Hugh Thomas
Executive Director

- Adversely impede navigation or create a navigational hazard; or
- Cause or contribute to a violation of state water quality standards.

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

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

Sincerely,



Ashley Stefanik, P.E.
Engineer III

STORMWATER CONVEYANCE SYSTEM REPORT FOR



Upland Industrial Park Lots 2-5 Alachua, Florida

Submitted to:
City of Alachua

Prepared for:
Upland Properties of NCF
6318 NW 18th Drive
Gainesville, FL 32653

December 21, 2018
17-0357

Engineer's Certification Statement

I hereby certify that the design of the stormwater conveyance system for the project known as Upland Industrial Park – Lots 2-5 has been designed substantially in accordance with the City of Alachua applicable rules and regulations.

Daniel H. Young, FL PE No. 70780

Date

Introduction

In response to comments received from Eng, Denman, & Associates, Inc. on behalf of the City of Alachua, the following Stormwater Management Report provides additional and revised conveyance calculations for the Upland Industrial Park Lots 2-5 project. Stormwater pipe calculations are provided herein for the proposed and existing onsite conveyance system. The diversion swale calculations have been included for the proposed modifications to the stormwater bypass swales on both the east and west sides of the property.

The bypass swales and roundabout infrastructure was originally designed by Casseaux, Hewett, and Walpole, Inc. in 2008. Lot 1 improvements were designed by Fetner Engineering in 2009 and Lot 6 improvements were designed by Casseaux, Hewett, and Walpole, Inc. in 2014. Existing pipe inverts for the entrance drive and Lot 6 were taken from a 2014 survey performed for the Lot 6 improvements project. Inverts for Lot 1 were taken from the design documents associated with the Lot 1 improvement project. Hydraulic pipe calculations, inlet bypass calculations and a detailed exhibit of the pipe network and catchment areas can be found in Appendix B.

Swale Calculations

The proposed swales for the site can be categorized into two sections; east and west. Both swales convey off-site stormwater run-off along the property line and ingress egress easement to the Hwy 441 right-of-way. This general post-development drainage pattern corresponds with the pre-development run-off characteristics. Each proposed swale has its own off-site runoff drainage area, length, and average slope. The following design parameters were used in the swale conveyance calculations.

Swale	Western	Eastern
INPUT PARAMETERS		
Bottom Width (ft)	0'	0'
Left Side Slope of Channel (H:V)	4:1	3:1
Right Side Slope of Channel (H:V)	4:1	4:1
Length of Channel (ft)	318'	921'
Elevation Drop (ft)	14'	20'
Slope of Channel (ft/ft)	0.044	0.022
Drainage Area (ac)	0.59 ac	1.77 ac
Runoff Coefficient, C *	.25	.25
Rainfall Intensity (in/hr) **	6.2"	6.2"
Storm Duration (min) **	10 min	10 min
Time of Concentration, Tc (min)	8 min	20 min
Channel Lining Type	Grass	Grass
Permissible Velocity of Lining (fps) ***	6 fps	6 fps
Manning's Coefficient, n ****	0.24	0.24
CALCULATION RESULTS		
Mean Velocity (fps)	0.59 fps	0.61 fps
Normal Depth of Flow (ft)	0.62'	1.13'
Top Width of Water Surface (ft)	4.99'	7.94'
Factor of Safety Against Erosion	10.22	9.84

- * Based on offsite slope greater than 7% and coverage of grass
- ** Rainfall intensity and duration is based on Zone 5 – 3 Year – 10 Min Rainfall Intensity-Duration-Frequency Curve.
- *** Based on Permissible Velocities for Grass-Lined Channels, Regulation of Stormwater Management Systems, Chapter 40C-42, F.A.C., St. Johns River Water Management District.
- **** Based on sheet flow runoff in a shallow swale, 210-VI-TR-55, Second Ed., June 1986

The conveyance analysis was completed with the PONDS Channel and Overland Analysis program. To determine the capacity of the proposed swale, the chosen solution method is to calculate hydraulics of the channel without infiltration. The swale geometry used in the calculations represents the narrowest portion of each swale to ensure that the entire length can sufficiently convey stormwater as required.

Summary and Conclusions

The proposed swales have sufficient capacity to accommodate the offsite drainage area. The proposed east swale results indicate a normal flow depth of 1.13', which is less than the swale's minimum depth of 1.5 feet. The proposed west swale results indicate a normal flow depth of 0.59', which is less than the swale's minimum depth of 1.0 feet. Therefore, the swales will not overtop and allow flow into the adjacent properties and will maintain proper conveyance into the NW 13th St. right-of-way as intended. Please refer to the Appendix A for more details on the swale analysis.

Appendix A

Swale Calculations and
Computer Model Output

Time of Concentration - West Swale

Sheet Flow

Tt (min)	Surface Description	n (Manning)	L (ft)	P (in)	D Elev. (ft)	s (ft/ft)
6.84	Grass	0.24	100	6.2	5.5	0.055

Shallow Concentrated Flow

Tt (min)	Surface Description	L (ft)	Avg. Vel (ft/s)	D Elev. (ft)	s (ft/ft)
1.07	Grass Channel	218	3.4	8.5	0.0390

Tc = **8 min**

Time of Concentration - East Swale

Sheet Flow

Tt (min)	Surface Description	n (Manning)	L (ft)	P (in)	D Elev. (ft)	s (ft/ft)
13.53	Grass	0.24	100	6.2	1	0.010

Shallow Concentrated Flow

Tt (min)	Surface Description	L (ft)	Avg. Vel (ft/s)	D Elev. (ft)	s (ft/ft)
6.19	Grass Channel	821	2.21	19	0.0231

Tc = **20 min**

PONDS Channel and Overland Flow Analysis
Version 3.3.0029
Copyright 2008
Devo Seereeram, Ph.D., P.E.

I. INPUT DATA

Job Information

Job Name: Uplands Industrial Park 17-0357 - West Swale
Engineer: Joel Huddleston
Date: 10-18-2018

Solution Type

Calculate hydraulics of impervious channel without inlet

Channel Geometry

Bottom width of channel, [B]: 0 ft
Left side slope of channel, [Z1]: 4 ?H : 1V
Right side slope of channel, [Z2]: 4 ?H : 1V
Slope of channel, [Sc]: 0.044 ft/ft

Runoff Hydrograph

Drainage area entering channel, [A]: 0.59 acre
Runoff coefficient, [C]: .25
Rainfall intensity, [ID]: 6.2 in/hr
Storm duration, [D]: 10 min
Time of concentration, [Tc]: 8 min

Flow Velocity

Lining Type: Grass
Permissible velocity, [Vp]: 6 feet per second
Manning's roughness coefficient, [n]: .24

PONDS Channel and Overland Flow Analysis
Version 3.3.0029
Copyright 2008
Devo Seereeram, Ph.D., P.E.

II. RESULTS

Summary Of Results

Factor of safety against erosion, [FSe]: 10.21978

Runoff Hydrograph Calculations

Peak runoff rate, [Qp]: 0.9145 cfs
Volume of runoff (treatment volume), [Vr]: 548.7 ft³
Runoff depth, [dr]: 1.55 in

Channel Geometry Calculations

Normal depth of flow, [d]: 0.6240322 ft
Top width of water surface, [Wt]: 4.992258 ft
Cross-sectional flow area, [Ax]: 1.557665 ft²
Wetted perimeter, [P]: 5.145901 ft
Hydraulic radius, [Rh]: 0.3027001 ft

Protection Against Erosion

Mean velocity, [V]: 0.5870968 fps
Factor of safety against erosion, [FSe]: 10.21978

PONDS Channel and Overland Flow Analysis
Version 3.3.0029
Copyright 2008
Devo Seereeram, Ph.D., P.E.

I. INPUT DATA

Job Information

Job Name: Uplands Industrial Park 17-0357 - East Swale
Engineer: Joel Huddleston
Date: 10-18-2018

Solution Type

Calculate hydraulics of impervious channel without inlet

Channel Geometry

Bottom width of channel, [B]: 0 ft
Left side slope of channel, [Z1]: 3 ?H : 1V
Right side slope of channel, [Z2]: 4 ?H : 1V
Slope of channel, [Sc]: 0.0217 ft/ft

Runoff Hydrograph

Drainage area entering channel, [A]: 1.77 acre
Runoff coefficient, [C]: .25
Rainfall intensity, [ID]: 6.2 in/hr
Storm duration, [D]: 10 min
Time of concentration, [Tc]: 20 min

Flow Velocity

Lining Type: Grass
Permissible velocity, [Vp]: 6 feet per second
Manning's roughness coefficient, [n]: .24

PONDS Channel and Overland Flow Analysis
Version 3.3.0029
Copyright 2008
Devo Seereeram, Ph.D., P.E.

II. RESULTS

Summary Of Results

Factor of safety against erosion, [FSe]:	9.837404
--	----------

Runoff Hydrograph Calculations

Peak runoff rate, [Qp]:	2.7435 cfs
Volume of runoff (treatment volume), [Vr]:	1646.1 ft ³
Runoff depth, [dr]:	1.55 in

Channel Geometry Calculations

Normal depth of flow, [d]:	1.133661 ft
Top width of water surface, [Wt]:	7.935625 ft
Cross-sectional flow area, [Ax]:	4.498153 ft ²
Wetted perimeter, [P]:	8.259152 ft
Hydraulic radius, [Rh]:	0.5446265 ft

Protection Against Erosion

Mean velocity, [V]:	0.609917 fps
Factor of safety against erosion, [FSe]:	9.837404

Appendix B

Pipe Calculations and Exhibits

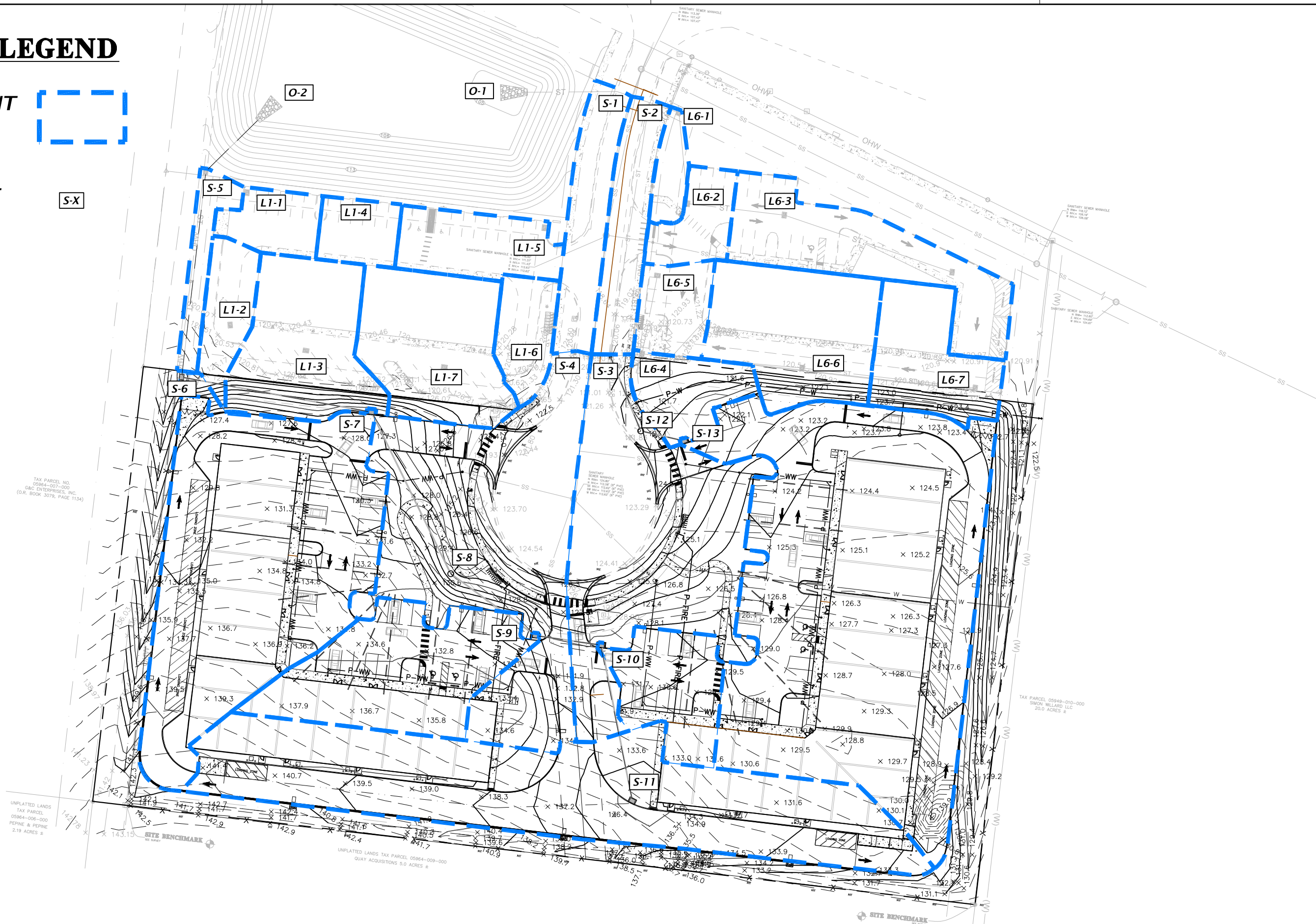
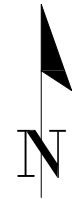
LEGEND

CATCHMENT
AREA:



TYPICAL
STRUCTURE
LABEL:

S-X



CHN Professional Consultants		11801 Research Drive Alachua, Florida 32616 (352) 331-1976 www.chn-inc.com est. 1988 FLORIDA CA-5075	
SCALE: 1"=60'	VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.		
SUBMITTALS		CONSTRUCTION DIMENSIONS	
CLIENT: CAUSSEUX, HEWITT, & WALPOLE, INC. ENGINEERING - SURVEYING - PLANNING	PROJECT: UPLAND INDUSTRIAL PARK	SHEET TITLE: PIPE CATCHMENTS EXHIBIT	
TECHNICAL DESIGNER: QUALITY CONTROL:	PROJECT NUMBER: 17-0357		
SHEET NO. 1			

Project No. 17-0357 - Upland Industrial Park Pipe Calculations

Structure No.		Invert Elev.		Length (ft)	Slope (ft/foot)	Dia. (in)	C	i (in/hr)	A (ac)	Q (cfs) Actual		Q Full (cfs)	Pipe A (sq-ft)	V - Full Flow (fps)	Pipe R (ft)	Minor Loss Coeff.	Minor Loss (ft)	Loss (ft)	HGL		ToG/ EoP	F.B. (in)
From	To	U.S.	D.S.							Inc	Cumul								U.S.	D.S.		
S-11	S-10	127.25	126.78	113	0.0042	15	0.83	6.2	0.78	4.02	4.02	4.51	1.2	3.7	0.31	0.8	0.13	0.37	120.88	120.37	129.69	105.8
S-10	S-9	126.78	126.58	44	0.0045	15	0.92	6.2	0.15	0.84	4.86	4.72	1.2	3.8	0.31	0.6	0.15	0.21	120.37	120.01	130.04	116.0
S-9	S-8	126.58	126.17	68	0.0060	15	0.93	6.2	0.31	1.77	6.63	5.43	1.2	4.4	0.31	0.6	0.27	0.61	120.01	119.13	131.42	136.9
S-8	S-7	126.17	124.89	128	0.0100	15		6.2		0.00	6.63	7.00	1.2	5.7	0.31	0.8	0.36	1.14	119.13	117.63	130.05	131.0
S-7	S-6	124.89	121.41	139	0.0250	15	0.89	6.2	0.77	4.23	10.86	11.07	1.2	9.0	0.31	0.8	0.97	3.33	117.63	113.32	130.58	155.4
S-6	S-5	121.00	112.00	152	0.0592	18	0.20	6.2	0.01	0.01	10.88	27.69	1.8	15.7	0.38	0.8	0.47	1.38	113.32	111.47	125.00	140.1
L1-7	L1-6	116.70	116.42	56	0.0050	15	0.81	6.2	0.25	1.27	1.27	4.95	1.2	4.0	0.31	0.8	0.01	0.02	111.74	111.71	119.75	96.1
L1-6	L1-5	116.42	115.46	96	0.0100	15	0.53	6.2	0.08	0.26	1.53	7.00	1.2	5.7	0.31	0.8	0.02	0.05	111.71	111.64	120.00	99.5
L1-5	L1-4	115.46	114.68	156	0.0050	18	0.93	6.2	0.12	0.72	2.25	8.05	1.8	4.6	0.38	0.8	0.02	0.06	111.64	111.56	118.40	81.1
L1-4	L1-1	114.68	114.38	59	0.0051	18	0.93	6.2	0.06	0.37	2.62	8.11	1.8	4.6	0.38	0.8	0.03	0.03	111.56	111.50	119.10	90.5
L1-3	L1-2	116.70	116.41	57	0.0051	15	0.70	6.2	0.25	1.08	1.08	4.99	1.2	4.1	0.31	0.8	0.01	0.01	111.55	111.52	119.75	98.4
L1-2	L1-1	116.41	115.90	100	0.0051	18	0.49	6.2	0.08	0.25	1.33	8.13	1.8	4.6	0.38	0.8	0.01	0.01	111.52	111.50	119.78	99.1
L1-1	S-5	114.20	113.00	30	0.0400	24	0.93	6.2	0.07	0.41	4.36	49.02	3.1	15.6	0.50	0.8	0.02	0.01	111.50	111.47	118.90	88.8
S-5	O-2	112.00	106.00	54	0.1111	18	0.20	6.2	0.06	0.08	15.32	37.93	1.8	21.5	0.38	1.0	1.17	0.97	111.47	109.33	116.00	54.4
S-13	S-12	120.50	117.75	27	0.1019	15	0.88	6.2	0.77	4.23	4.23	22.33	1.2	18.2	0.31	1.0	0.18	0.10	113.77	113.49	124.19	125.0
S-12	S-3	117.75	115.76	57	0.0349	15		6.2		0.00	4.23	13.08	1.2	10.7	0.31	1.0	0.18	0.21	113.49	113.10	122.85	112.3
S-4	S-3	113.44	113.43	23	0.0004	15	0.60	6.2	0.65	2.42	2.42	1.46	1.2	1.2	0.31	0.8	0.05	0.03	113.18	113.10	119.76	79.0
L6-7	L6-6	117.45	116.90	126	0.0044	18	0.74	6.2	0.16	0.75	0.75	7.52	1.8	4.3	0.38	1.0	0.00	0.01	113.21	113.20	120.39	86.1
L6-6	L6-4	116.85	113.78	116	0.0265	18	0.82	6.2	0.26	1.32	2.07	18.51	1.8	10.5	0.38	1.0	0.02	0.04	113.20	113.15	120.51	87.7
L6-5	L6-4	116.90	113.81	56	0.0552	15	0.79	6.2	0.08	0.40	0.40	16.44	1.2	13.4	0.31	1.0	0.00	0.00	113.15	113.15	119.65	78.0
L6-4	S-3	113.73	113.44	21	0.0138	18	0.20	6.2	0.10	0.12	2.59	13.37	1.8	7.6	0.38	1.0	0.03	0.01	113.15	113.10	120.88	92.8
S-3	S-2	113.39	110.38	191	0.0158	18	0.57	6.2	0.55	1.95	11.18	14.29	1.8	8.1	0.38	0.8	0.50	1.83	113.10	110.77	119.76	79.9
L6-3	L6-2	113.12	113.03	69	0.0013	18	0.92	6.2	0.25	1.43	1.43	4.11	1.8	2.3	0.38	1.0	0.01	0.01	110.85	110.83	118.21	88.3
L6-2	L6-1	112.92	106.02	63	0.1095	18	0.87	6.2	0.08	0.41	1.84	37.66	1.8	21.3	0.38	1.0	0.02	0.02	110.83	110.79	119.00	98.1
L6-1	S-2	105.95	105.60	21	0.0167	18	0.27	6.2	0.04	0.07	1.91	14.69	1.8	8.3	0.38	1.0	0.02	0.01	110.79	110.77	115.07	51.3
S-2	S-1	105.49	105.49	23	0.0000	18	0.76	6.2	0.13	0.62	13.71	0.00	1.8	0.0	0.38	0.6	0.56	0.33	110.77	109.88	113.72	35.4
S-1	O-1	105.49	105.00	66	0.0074	24	0.74	6.2	0.14	0.63	14.33	21.12	3.1	6.7	0.50	1.0	0.32	0.22	109.88	109.33	113.74	46.3

Notes

1. ToG = Top of Grate/EoP = Edge of Pavement
2. FB= Free Board
3. Rainfall intensity is based on the FDOT Zone 5 Rainfall Intensity-Duration-Frequency curve for the 3 YR - 10 min storm event (6.2 inches/hr)
4. The tailwater condition in the pond was set at the DHW for the 100YR-1Hr storm event, EL. 109.33'.

Drainage Area to L1-7:

	sf	Ac	C	Weighted
Impervious	8,925	0.20	0.95	0.195
Pervious	2,108	0.05	0.2	0.010
Total	11,033	0.25	0.81	

Drainage Area to L1-6:

	sf	Ac	C	Weighted
Impervious	1,548	0.04	0.95	0.034
Pervious	1,946	0.04	0.2	0.009
Total	3,494	0.08	0.53	

Drainage Area to L1-5:

	sf	Ac	C	Weighted
Impervious	5,298	0.12	0.95	0.116
Pervious	133	0.00	0.2	0.001
Total	5,431	0.12	0.93	

Drainage Area to L1-4:

	sf	Ac	C	Weighted
Impervious	2,726	0.06	0.95	0.059
Pervious	66	0.00	0.2	0.000
Total	2,792	0.06	0.93	

Drainage Area to L6-7:

	sf	Ac	C	Weighted
Impervious	5,110	0.12	0.95	0.111
Pervious	2,029	0.05	0.2	0.009
Total	7,140	0.16	0.74	

Drainage Area to L6-6:

	sf	Ac	C	Weighted
Impervious	9,338	0.21	0.95	0.204
Pervious	2,025	0.05	0.2	0.009
Total	11,363	0.26	0.82	

Drainage Area to L6-5:

	sf	Ac	C	Weighted
Impervious	2,776	0.06	0.95	0.061
Pervious	766	0.02	0.2	0.004
Total	3,542	0.08	0.79	

Drainage Area to L6-4:

	sf	Ac	C	Weighted
Impervious	-	0.00	0.95	0.000
Pervious	4,330	0.10	0.2	0.020
Total	4,330	0.10	0.20	

Drainage Area to S-13:

	sf	Ac	C	Weighted
Impervious	47,428	1.09	0.95	1.034
Pervious	4,552	0.10	0.2	0.021
Total	51,980	1.19	0.88	

Drainage Area to S-11:

	sf	Ac	C	Weighted
Impervious	28,625	0.66	0.95	0.624
Pervious	5,288	0.12	0.2	0.024
Total	33,913	0.78	0.83	

Drainage Area to S-10:

	sf	Ac	C	Weighted
Impervious	6,186	0.14	0.95	0.135
Pervious	249	0.01	0.2	0.001
Total	6,435	0.15	0.92	

Drainage Area to S-9:

	sf	Ac	C	Weighted
Impervious	12,995	0.30	0.95	0.283
Pervious	351	0.01	0.2	0.002
Total	13,346	0.31	0.93	

Drainage Area to L1-3:

	sf	Ac	C	Weighted
Impervious	7,209	0.17	0.95	0.157
Pervious	3,536	0.08	0.2	0.016
Total	10,745	0.25	0.70	

Drainage Area to L1-2:

	sf	Ac	C	Weighted
Impervious	1,421	0.03	0.95	0.031
Pervious	2,193	0.05	0.2	0.010
Total	3,614	0.08	0.49	

Drainage Area to L1-1:

	sf	Ac	C	Weighted
Impervious	3,034	0.07	0.95	0.066
Pervious	86	0.00	0.2	0.000
Total	3,120	0.07	0.93	

Drainage Area to L6-3:

	sf	Ac	C	Weighted
Impervious	10,488	0.24	0.95	0.229
Pervious	421	0.01	0.2	0.002
Total	10,909	0.25	0.92	

Drainage Area to L6-2:

	sf	Ac	C	Weighted
Impervious	2,929	0.07	0.95	0.064
Pervious	370	0.01	0.2	0.002
Total	3,299	0.08	0.87	

Drainage Area to L6-1:

	sf	Ac	C	Weighted
Impervious	175	0.00	0.95	0.004
Pervious	1,606	0.04	0.2	0.007
Total	1,781	0.04	0.27	

Drainage Area to S-7:

	sf	Ac	C	Weighted
Impervious	30,692	0.70	0.95	0.669
Pervious	2,890	0.07	0.2	0.013
Total	33,582	0.77	0.89	

Drainage Area to S-6:

	sf	Ac	C	Weighted
Impervious	-	0.00	0.95	0.000
Pervious	460	0.01	0.2	0.002
Total	460	0.01	0.20	

Drainage Area to S-5:

	sf	Ac	C	Weighted
Impervious	-	0.00	0.95	0.000
Pervious	2,636	0.06	0.2	0.012
Total	2,636	0.06	0.20	

Drainage Area to S-4:

	sf	Ac	C	Weighted
Impervious	15,143	0.35	0.95	0.330
Pervious	13,046	0.30	0.2	0.060
Total	28,189	0.65	0.60	

Drainage Area to S-3:

	sf	Ac	C	Weighted
Impervious	11,829	0.27	0.95	0.258
Pervious	12,143	0.28	0.2	0.056
Total	23,972	0.55	0.57	

Drainage Area to S-2:

	sf	Ac	C	Weighted
Impervious	4,273	0.10	0.95	0.093
Pervious	1,493	0.03	0.2	0.007
Total	5,766	0.13	0.76	

Drainage Area to S-1:

	sf	Ac	C	Weighted
Impervious	4,280	0.10	0.95	0.093
Pervious	1,670	0.04	0.2	0.008
Total	5,950	0.14	0.74	

Inlet Capacities: Upland Industrial Park

Intensity, I: 6.2 in/hr

Equations:
 $Q = C \times I \times A$

Structure (Type)	C	A (acres)	C x A	Q, Overland Runoff (cfs)	Previous By-Pass (cfs)	Total Flow (cfs)	Cross Slope S_x (ft/ft)	Longitudinal S_l Slope (%)	Inlet Eff (%)	Intercepted Flow (cfs)	Bypass Flow (cfs)
S-4 (5)	0.60	0.65	0.39	2.42	0.00	2.42	0.02	4.14	80	1.93	0.48
S-3 (5)	0.57	0.55	0.31	1.94	0.00	1.94	0.02	4.14	90	1.75	0.19
S-2 (5)	0.76	0.13	0.10	0.61	0.19	0.81	0.02	3.00	100	0.81	0.00
S-1 (6)	0.74	0.14	0.10	0.64	0.48	1.13	0.02	3.00	100	1.13	0.00

Note: Inlet inefficiencies obtained from FDOT Drainage Design Guide (Jan. 2018), Appendix I

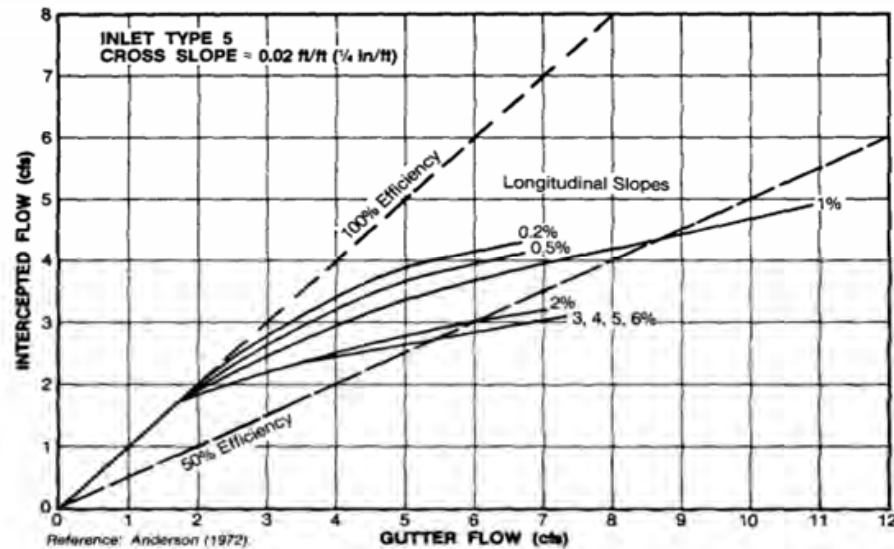


Figure I-11: Type 5, $S_x = 0.02$



Engineering & Consulting, Inc.

**SUMMARY REPORT OF A
GEOTECHNICAL SITE EXPLORATION
UPLAND PROPERTIES / MORTON BUILDING
ALACHUA, FLORIDA
GSE PROJECT NO. 10066**

Prepared For:
UPLAND PROPERTIES OF NCF, LLC
JUNE 2007



Engineering & Consulting, Inc.

June 26, 2007

Mr. Mike Walsh
Upland Properties of NCF, LLC
3455 SW 42nd Avenue
Gainesville, Florida 32608

Subject: Summary Report of a Geotechnical Site Exploration
Upland Properties/Morton Building
Alachua, Florida
GSE Project No. 10066

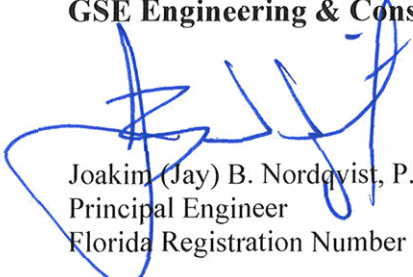
Dear Mr. Walsh:

GSE Engineering & Consulting, Inc. (GSE) is pleased to submit this geotechnical site exploration report for the above referenced project. Presented herein are the findings and conclusions of our exploration, including the geotechnical recommendations for storm water management design.

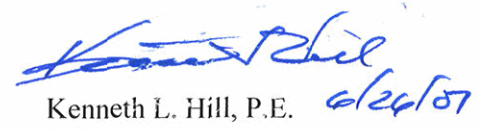
We appreciate this opportunity to have assisted you on this project. If you have any questions or comments concerning this report, please contact us.

Sincerely,

GSE Engineering & Consulting, Inc.



Joakim (Jay) B. Nordqvist, P.E.
Principal Engineer
Florida Registration Number 42681



Kenneth L. Hill, P.E. 6/26/07
Principal Engineer
Florida Registration Number 40146

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1. Project Site Location Map
2. Site Plan Showing Approximate Locations of Field Tests

APPENDIX

Key to Soil Classifications

1.0 INTRODUCTION

1.1 General

GSE Engineering & Consulting, Inc. (GSE) has completed this geotechnical exploration of the proposed storm water management facilities for the Upland Properties/Morton Building located in Alachua, Florida. Our exploration was performed in accordance with GSE Proposal No. 2007-057 dated May 21, 2007. Our services were authorized by Mr. Mike Walsh of Upland Properties of NCF, LLC on June 6, 2007.

1.2 Project Description

The site is located along the south side of U.S. Highway 441 approximately 1300 feet west of Cellon Creek Boulevard in Alachua, Florida. A project site location map is provided in Figure 1. The site is currently undeveloped open pasture. A house and several barns are located south of the site.

Causseaux, Hewett, & Walpole, Inc. provided a site indicating the proposed development. The project will include six building lots and one storm water management facility. This exploration is limited to the storm water management facilities

1.3 Purpose

The purpose of this geotechnical exploration was to determine the general subsurface conditions, evaluate these conditions with respect to the proposed construction, and prepare geotechnical recommendations to assist in the design of the storm water management facilities.

2.0 FIELD AND LABORATORY TESTS

2.1 General Description

The procedures used for field sampling and testing are in general accordance with industry standards of care and established geotechnical engineering practices for this geographic region. Our exploration consisted of performing six auger borings to a depth of 15 feet bls in the area of the planned storm water management facilities. The soil borings were performed at the approximate locations as shown on Figure 2. We located the borings at the site using the provided site plan, estimated property lines, and other obvious site features as reference. The soil borings were performed on June 12, 2007.

2.2 Auger Borings

The auger borings were performed in accordance with ASTM Specification D-1452. The borings were performed with flight auger equipment that was rotated into the ground in a manner that reduces soil disturbance. After penetrating to the required depth, the auger was retracted and the soils collected on the auger flights were field classified and placed in sealed containers. Representative samples of each stratum were retained from the auger borings. Results from the auger borings are provided in Section 5.1.

2.3 Soil Laboratory Tests

The soil samples recovered from the soil borings were returned to our laboratory, and examined to confirm the field descriptions. Representative samples were then selected for laboratory testing. The laboratory tests consisted of six percent fines passing the No. 200-sieve determinations with natural moisture contents, and six constant head permeability tests. These tests were performed in order to aid in classifying the soils and to further evaluate their engineering properties. The laboratory tests are provided in Section 5.2.

3.0 FINDINGS

3.1 Surface Conditions

The site is undeveloped, open pasture. A home and several barns are located south of the site. Surface topography slopes moderately down to the north toward U.S. Highway 441.

3.2 Subsurface Conditions

The locations of the auger borings are provided on Figure 2. Complete logs for the borings are provided in Sections 5.1. Descriptions for the soils encountered are accompanied by the Unified Soil Classification System symbol (SM, SP-SM, etc.) and are based on visual examination of the recovered soil samples and the laboratory tests performed. Stratification boundaries between the soil types should be considered approximate, as the actual transition between soil types may be gradual.

The auger borings indicate that soil conditions across the project site are somewhat similar, penetrating sand with silt and silty sand (SP-SM, SM) underlain by clayey sand (SC) and some sandy clay (CL/CH). The surficial sand layer ranged from about 5 to 15 feet deep. The underlying layer of clay-rich soils was not encountered at locations A-2 and A-5. The groundwater table was not encountered in the borings at the time of our exploration.

3.3 Review of Published Data

The Soil Conservation Service (SCS) Soil Survey for Alachua County¹ maps two soil series in the area where the borings were conducted. The majority of the site is mapped as Arredondo fine sand, 5 to 8 percent slopes. The area along the northern property line is mapped as Fort Meade fine sand, 0 to 5 percent slopes. The following soil descriptions are from the Soil Survey.

Arredondo fine sand, 5 to 8 percent slopes. This sloping, well drained soil is in small areas on sharp breaking slopes and in relatively large areas on long slopes of the uplands. The areas vary from about 5 to 40 acres.

Typically, the surface layer is dark grayish brown fine sand about 5 inches thick. The subsurface layer is yellowish brown fine sand to a depth of 65 inches. The yellowish brown subsoil extends to a depth of 88 inches or more. The upper 6 inches is sandy loam, and the lower 17 inches is sandy clay loam.

Included with this soil in mapping are small areas of Gainesville, Kendrick, and Millhopper soils. In a few mapped areas are small depressions where the soils have a black surface layer 8 to 24 inches thick over a yellowish brown to grayish brown sandy or loamy subsurface layer and

¹ Soil Survey of Alachua County, Florida. Soil Conservation Service, U.S. Department of Agriculture.

subsoil. A few areas include Arredondo soils that have slopes of 0 to 5 percent or 8 to 12 percent. Siliceous limestone boulders and sinkholes are in some places and are shown by the appropriate map symbol. Total included areas are about 20 percent.

In this Arredondo soil, the available water capacity is low in the surface and subsurface layers and medium in the subsoil. Permeability is rapid in the sandy surface and subsurface layers and moderately slow in the loamy subsoil. Natural fertility is low in the sandy upper 65 inches and medium in the finer textured layers below. Organic matter content is low. The water table is more than 72 inches below the surface. Surface runoff is slow.

Fort Meade fine sand, 0 to 5 percent slopes. This nearly level to gently sloping, well drained soil is in both small and large areas on the gently rolling uplands. The areas are mostly irregular in shape and range from about 10 to 400 acres.

Typically, the surface layer is fine sand about 14 inches thick. The upper 10 inches is very dark brown, and the lower 4 inches is very dark grayish brown. The underlying layer is fine sand to a depth of 80 inches or more. In sequence from the top, the upper 20 inches is dark brown; the next 9 inches is dark yellowish brown; the next 28 inches is yellowish brown; and the lower 14 inches is dark brown.

Included with this soil in mapping are small areas of Arredondo, Gainesville, Kendrick, and Millhopper soils. Also included are small areas of soils which are similar to the Fort Meade soil but which have only 6 to 10 inches of a very dark gray or very dark grayish brown surface layer over a fine sand or loamy sand underlying layer. Total included areas are less than 15 percent.

In this Fort Meade soil, the available water capacity is low to medium. The permeability is rapid. The natural fertility is low. Organic matter content of the surface layer is moderately low to high. Surface runoff is slow. The water table is more than 72 inches below the surface.

The soils encountered by the soil borings at this site are generally consistent with the County soil survey mappings.

3.4 Laboratory Soil Analysis

Selected soil samples recovered from the soil borings were analyzed for natural moisture content, the percent fines passing the No. 200 sieve, and vertical permeability. Locations of the soil borings are shown on Figure 2. Selected soil samples were collected from depths ranging from 5 to 15 feet bls. These tests were performed to confirm visual soil classification and evaluate their engineering properties. The complete laboratory report is provided in Section 5.2.

The laboratory tests indicate the near surface soils generally consist of sand with silt and silty sand (SP-SM, SM) having about 9 to 14 percent soil fines passing the No. 200 sieve. The tested underlying clayey sand (SC) has about 26 percent passing the No. 200 sieve.

The constant head permeability tests results indicate the upper layer of sand with silt and silty sand has vertical coefficients of permeability of 17 to 51 feet per day (6.05×10^{-3} cm/sec to 1.79×10^{-2} cm/sec). Permeability tests conducted on the deeper clayey sand indicates this soil has a vertical coefficient of permeability of 14 feet per day (4.81×10^{-3} cm/sec).

4.0 EVALUATION AND RECOMMENDATIONS

4.1 General

The soil conditions at the site are somewhat uniform, and consist of a surficial sand layer generally overlying discontinuous layers of clayey sand and some clay. In this section of the report, we present our recommendations for storm water retention design.

The following recommendations are made based upon our understanding of the proposed construction, a review of the attached soil borings and laboratory test data, and experience with similar projects and subsurface conditions. If plans or the location of proposed construction changes from those discussed previously, we request the opportunity to review and possibly amend our recommendations with respect to those changes.

4.2 Groundwater

Groundwater was not encountered within the depths explored. The normal seasonal high water table is expected to be deeper than the 15 foot depth of exploration.

4.3 Utilities

We anticipate water and storm water utilities will be buried 3 to 10 feet below land surface. You should expect the trench excavations to encounter mostly sand (SP-SM, SM), clayey sand (SC) and some clay (CL/CH). Some of these soils are suitable for reuse as fill material above the utilities, however, the clayey sand is more difficult to work and compact. Clay (CL/CH) may be encountered randomly throughout the site, and these materials should not be reused as fill. Our recommendations for fill materials are provided in Section 4.5.

Excavations that penetrate clay-rich soils may hold storm water after periods of heavy rainfall, and excavations should be made to allow drainage into more sandy materials. Excavations for underground utilities that encounter clay-rich soils should be made such that they do not trap water (i.e. "swimming pool" or "bowl" effect). Sloping the excavation, or extending the excavation to a more pervious area can achieve this. Allowing surface water to become trapped within utility trenches serves as a potential water source for the clay, which can result in shrink/swell movements of these soils.

4.4 Storm Water Retention Basins

The soil conditions at the storm water management facilities were somewhat consistent, consisting of sand with silt and silty sand to depths of 5 to 15 feet overlying clayey sand and some sandy clay. The clayey sands are generally friable, and are not considered confining soils, although these soils will have permeability characteristics at least one order of magnitude lower than the surficial sands.

The water table was not encountered within the explored depth of 15 feet bls at the storm water management facility locations. We estimate the seasonal high water table will be deeper than 15

feet. The laboratory permeability tests indicate the surficial layer of sand has vertical coefficients of permeability of 17 to 51 feet per day. The tested deeper clayey sand has a vertical coefficient of permeability of 14 feet per day.

If the excavation of the storm water should encounter the clayey sand soils, we recommend these soils be undercut and replaced with the clean overburden sand having less than 10 percent fines passing the No. 200 sieve to a depth of 2 feet below the basin bottom, and to 1 foot deep on the basin side slopes. The intent of this remediation is to provide a more uniform sand layer beneath the basin that will allow the migration and infiltration of water to the deeper deposits of sand. This will also reduce the potential for silt and clay fines leaching out of the soil that can cover the basin bottom and reduce its effectiveness.

Based upon our findings and test results, our recommended soil parameters for the storm water management area designs are presented below. The recommended parameters consider the results of the permeability tests and wash 200 determinations, the expected permeability characteristics of the underlying clayey sand, our experience with these types of soils and the remedial measures that are recommended for the basins.

Based upon our findings and test results, we recommend the following soil parameters for the southern storm water management area design:

1. Base elevation of effective or mobilized aquifer (average depth of confining layer) greater than 15 feet bls.
2. Unsaturated vertical infiltration rate of 20 feet per day.
3. Horizontal hydraulic conductivity of 25 feet per day.
4. Specific yield (fillable porosity) of 20 percent.
5. Normal seasonal high groundwater table depth greater than 15 feet bls.

A factor of safety of 2 should be applied to the infiltration and hydraulic conductivity values provided.

4.5 Fill Suitability

The upper layer of sandy soils (with exception of topsoil) excavated from the basin locations (SP-SM, SM) should be suitable for use as structural fill, assuming it has less than 5 percent organic material and is free of roots and other deleterious debris.

The underlying clayey sand (SC) soils are also considered suitable for use as structural fill or as stabilized subgrade material for proposed pavements, but may be a less desirable source of fill, as these soils are moisture sensitive and can be difficult to compact unless they are worked at close to optimum moisture. If clay-rich soils are utilized, we recommend that they contain less

than 30 percent fines (Passing the No. 200 sieve) with a Plasticity Index less than 15 and Liquid Limit less than 45. Soils with more than 15 percent fines content should be compacted to 98 percent of the Standard Proctor maximum dry density (ASTM D698). Mixing of soils with higher fines content with those with less fines content may increase their overall workability.

The sandy clay (CL/CH) encountered is not considered a suitable source of structural fill.

5.0 FIELD DATA

5.1 Auger Boring Logs



GSE Engineering & Consulting, Inc.
4949 SW 41st Blvd., Unit 70
Gainesville, Florida 32608
Telephone: 352-377-3233

CLIENT Upland Properties of NCF, LLC

PROJECT NAME Upland Properties/Morton Building

PROJECT NUMBER 10066

PROJECT LOCATION Alachua, Alachua County, Florida

DATE STARTED 6/12/2007

LOGGED BY GW

DRILLING CONTRACTOR Whitaker Drilling

CHECKED BY KLH

GROUND WATER LEVELS: **BORING NUMBER A-1**

AT TIME OF DRILLING _____

ESTIMATED SEASONAL HIGH _____

NOTES _____

GROUND WATER LEVELS: **BORING NUMBER A-2**

AT TIME OF DRILLING _____

ESTIMATED SEASONAL HIGH _____

NOTES _____

AUGER BORING LOGS2 - GINT STD US GDT - 6/15/07 10:39 - Z:\PROJECTS\10066 MORTON BUILDING\BORINGS\10066 AUGER BORINGS.GPJ

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0				0			
		AU 1	(SP-SM) Dark orange, brown SAND with silt			AU 1	(SP-SM) Dark orange, brown SAND with silt
5				5			
		AU 2				AU 2	
10				10			
						AU 3	(SP-SM) Orange SAND with silt
		AU 3	(SC) Light orange and tan slightly clayey SAND				
						AU 4	(SP-SM) Tan and orange SAND with silt
15				15			
			Bottom of borehole at 15.0 feet.				Bottom of borehole at 15.0 feet.

(Continued Next Page)



PROJECT NAME Upland Properties/Morton Building

PROJECT LOCATION Alachua, Alachua County, Florida

LOGGED BY GW

CHECKED BY KLH

GROUND WATER LEVELS: **BORING NUMBER A-4**

AT TIME OF DRILLING

ESTIMATED SEASONAL HIGH

NOTES

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			(SM) Brown silty SAND	0			(SP-SM) Dark orange, brown SAND with silt
		AU 1				AU 1	
5				5			
		AU 2	(SC) Orange and light gray very clayey SAND			AU 2	
10				10			
			(SC) Light gray, tan and orange clayey SAND				(SC) Brown, orange and gray clayey SAND
		AU 3				AU 3	
15				15			
			Bottom of borehole at 15.0 feet.				Bottom of borehole at 15.0 feet.

(Continued Next Page)



PROJECT NAME Upland Properties/Morton Building

PROJECT LOCATION Alachua, Alachua County, Florida

LOGGED BY GW

CHECKED BY KLH

GROUND WATER LEVELS: **BORING NUMBER A-6**

AT TIME OF DRILLING _____

ESTIMATED SEASONAL HIGH _____

NOTES _____

DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION	DEPTH (ft)	GRAPHIC LOG	SAMPLE TYPE NUMBER	MATERIAL DESCRIPTION
0			(SP-SM) Dark orange, brown SAND with silt	0			(SP-SM) Dark orange, brown SAND with silt
		AU 1				AU 1	
5				5		AU 2	(SM) Brown and tan silty SAND with trace of cemented sand
		AU 2				AU 3	(SC) Orange clayey SAND
10				10			
		AU 3				AU 1	(CH) Green, orange and gray sandy CLAY
15				15			
			Bottom of borehole at 15.0 feet.				Bottom of borehole at 15.0 feet.

5.2 Laboratory Results



Engineering & Consulting, Inc.

SUMMARY REPORT OF LABORATORY TEST RESULTS

Project Number: 10066

Project Name: Upland Properties/Morton Building

Boring Number	Depth (ft)	Soil Description	Natural Moisture Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	Percent Passing No. 200 Sieve	Organic Content (%)	Unified Soil Classification
A-1	8 - 10	Dark Orange Brown Sand with silt	9.1				10.0		SP-SM
A-2	13 - 15	Tan and Orange Sand with silt	5.2				8.7		SP-SM
A-3	5 - 7	Brown Silty Sand	8.4				13.5		SM
A-4	8 - 10	Dark Orange Brown Sand with silt	6.0				10.0		SP-SM
A-5	8 - 10	Dark Orange Brown Sand with silt	9.2				9.3		SP-SM
A-6	6 - 8	Orange Clayey Sand	19				26		SC



Engineering & Consulting, Inc.

Constant Head Permeability Test Results

Project: Upland Properties/Morton Building Test Date
Project No.: 10066 Tested By JR/BB
Boring No.: A-1
Sample Depth: 8 - 10 ft.
Soil Description: Dark Orange Brown Sand with silt

Length Between Manometer Outlets	7.62	cm
Diameter of Soil Specimen	7.62	cm
Cross Section Area of Specimen	45.60	cm
Height of Specimen (H1)	15.00	cm
Height of Specimen (H2)	2.50	cm
Volume of Specimen (17-18 * 16)	570.00	cm ³
Mass of Air Dry Soil	1040.80	gm
Mass of Unused Soil	173.40	gm
Mass of Soil Specimen	867.40	gm
Unit Weight of Soil Specimen (air dry)	94.96	lb/ft ³
Water Content	9.10	percent
Dry Unit Weight of Soil	87.04	lb/ft ³

Trial No.	Manometer Readings		Head	Q	Time (sec)	Temp	Permeability
	H1	H2					
1	41	22.5	18.5	83.9	42		1.80E-02
2	40.8	22.5	18.3	59.2	30		1.80E-02
3	40.4	22.3	18.1	58.7	30		1.81E-02
4	40.3	22.2	18.1	57.1	30		1.76E-02

Average Permeability = 1.79E-02 cm/sec

51 ft/day



Engineering & Consulting, Inc.

Constant Head Permeability Test Results

Project: Upland Properties/Morton Building Test Date
Project No.: 10066 Tested By JR/BB
Boring No.: A-2
Sample Depth: 13 - 15 ft.
Soil Description: Tan and Orange Sand with silt

Length Between Manometer Outlets	7.62	cm
Diameter of Soil Specimen	7.62	cm
Cross Section Area of Specimen	45.60	cm
Height of Specimen (H1)	15.20	cm
Height of Specimen (H2)	2.50	cm
Volume of Specimen (17-18 * 16)	579.12	cm ³
Mass of Air Dry Soil	991.00	gm
Mass of Unused Soil	58.70	gm
Mass of Soil Specimen	932.30	gm
Unit Weight of Soil Specimen (air dry)	100.46	lb/ft ³
Water Content	5.20	percent
Dry Unit Weight of Soil	95.49	lb/ft ³

Trial No.	Manometer Readings		Head	Q	Time (sec)	Temp	Permeability
	H1	H2					
1	63.2	30.3	32.9	69.5	30		1.18E-02
2	63.2	30.4	32.8	69.2	30		1.18E-02
3	63	30.4	32.6	68.8	30		1.18E-02
4	62.9	30.4	32.5	68.7	30		1.18E-02

Average Permeability = 1.18E-02 cm/sec

33 ft/day



Engineering & Consulting, Inc.

Constant Head Permeability Test Results

Project: Upland Properties/Morton Building Test Date
Project No.: 10066 Tested By JR/BB
Boring No.: A-3
Sample Depth: 5 - 7 ft.
Soil Description: Brown Silty Sand

Length Between Manometer Outlets	7.62	cm
Diameter of Soil Specimen	7.62	cm
Cross Section Area of Specimen	45.60	cm
Height of Specimen (H1)	15.20	cm
Height of Specimen (H2)	2.50	cm
Volume of Specimen (17-18 * 16)	579.12	cm ³
Mass of Air Dry Soil	954.10	gm
Mass of Unused Soil	87.20	gm
Mass of Soil Specimen	866.90	gm
Unit Weight of Soil Specimen (air dry)	93.41	lb/ft ³
Water Content	8.40	percent
Dry Unit Weight of Soil	86.17	lb/ft ³

Trial No.	Manometer Readings		Head	Q	Time (sec)	Temp	Permeability
	H1	H2					
1	87	23.4	63.6	75.9	33		6.04E-03
2	87	23.8	63.2	68.9	30		6.07E-03
3	87	23.8	63.2	68.8	30		6.06E-03
4	87	23.8	63.2	68.1	30		6.00E-03

Average Permeability = 6.05E-03 cm/sec

17 ft/day



Engineering & Consulting, Inc.

Constant Head Permeability Test Results

Project: Upland Properties/Morton Building Test Date
Project No.: 10066 Tested By JR/BB
Boring No.: A-4
Sample Depth: 8 - 10 ft.
Soil Description: Dark Orange Brown Sand with silt

Length Between Manometer Outlets	7.62	cm
Diameter of Soil Specimen	7.62	cm
Cross Section Area of Specimen	45.60	cm
Height of Specimen (H1)	15.40	cm
Height of Specimen (H2)	2.50	cm
Volume of Specimen (17-18 * 16)	588.24	cm ³
Mass of Air Dry Soil	1006.00	gm
Mass of Unused Soil	142.60	gm
Mass of Soil Specimen	863.40	gm
Unit Weight of Soil Specimen (air dry)	91.59	lb/ft ³
Water Content	6.00	percent
Dry Unit Weight of Soil	86.40	lb/ft ³

Trial No.	Manometer Readings		Head	Q	Time (sec)	Temp	Permeability
	H1	H2					
1	55.4	26.5	28.9	86.8	30		1.67E-02
2	55.2	26.4	28.8	86.3	30		1.67E-02
3	55	26.4	28.6	85.8	30		1.67E-02
4	54.6	26.3	28.3	84.3	30		1.66E-02

Average Permeability = 1.67E-02 cm/sec

47 ft/day



Engineering & Consulting, Inc.

Constant Head Permeability Test Results

Project: Upland Properties/Morton Building Test Date
Project No.: 10066 Tested By JR/BB
Boring No.: A-5
Sample Depth: 8 - 10 ft.
Soil Description: Dark Orange Brown Sand with silt

Length Between Manometer Outlets	7.62	cm
Diameter of Soil Specimen	7.62	cm
Cross Section Area of Specimen	45.60	cm
Height of Specimen (H1)	15.20	cm
Height of Specimen (H2)	2.50	cm
Volume of Specimen (17-18 * 16)	579.12	cm ³
Mass of Air Dry Soil	1017.50	gm
Mass of Unused Soil	182.20	gm
Mass of Soil Specimen	835.30	gm
Unit Weight of Soil Specimen (air dry)	90.00	lb/ft ³
Water Content	9.20	percent
Dry Unit Weight of Soil	82.42	lb/ft ³

Trial No.	Manometer Readings		Head	Q	Time (sec)	Temp	Permeability
	H1	H2					
1	59.9	27.6	32.3	86.7	30		1.50E-02
2	59.4	27.5	31.9	86.3	30		1.51E-02
3	58.9	27.4	31.5	83.1	30		1.47E-02
4	58.5	27.3	31.2	82.5	30		1.47E-02

Average Permeability = 1.49E-02 cm/sec

42 ft/day



Engineering & Consulting, Inc.

Constant Head Permeability Test Results

Project: Upland Properties/Morton Building Test Date
Project No.: 10066 Tested By JR/BB
Boring No.: A-6
Sample Depth: 6 - 8 ft.
Soil Description: Orange Clayey Sand

Length Between Manometer Outlets	7.62	cm
Diameter of Soil Specimen	7.62	cm
Cross Section Area of Specimen	45.60	cm
Height of Specimen (H1)	14.60	cm
Height of Specimen (H2)	2.50	cm
Volume of Specimen (17-18 * 16)	551.76	cm ³
Mass of Air Dry Soil	1028.90	gm
Mass of Unused Soil	161.90	gm
Mass of Soil Specimen	867.00	gm
Unit Weight of Soil Specimen (air dry)	98.05	lb/ft ³
Water Content	19.00	percent
Dry Unit Weight of Soil	82.40	lb/ft ³

Trial No.	Manometer Readings		Head	Q	Time (sec)	Temp	Permeability
	H1	H2					
1	17.4	13	4.4	18.5	150		4.68E-03
2	16.7	12.7	4	17.6	152		4.84E-03
3	16.5	12.5	4	16.8	150		4.68E-03
4	16.5	12.5	4	21.7	180		5.04E-03

Average Permeability = 4.81E-03 cm/sec

14 ft/day

6.0 LIMITATIONS

6.1 Warranty

This report has been prepared for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices, and makes no other warranty either expressed or implied as to the professional advice provided in the report.

6.2 Standard Penetration Test Borings

The determination of soil type and conditions was performed from the ground surface to the maximum depth of the borings, only. Any changes in subsurface conditions that occur between or below the borings would not have been detected or reflected in this report.

Soil classifications that were made in the field are based upon identifiable textural changes, color changes, changes in composition or changes in resistance to penetration in the intervals from which the samples were collected. Abrupt changes in soil type, as reflected in boring logs and/or cross sections may not actually occur, but instead, be transitional.

Depth to the water table is based upon observations made during the performance of the SPT borings. This depth is an estimate and does not reflect the annual variations that would be expected in this area due to fluctuations in rainfall and rates of evapotranspiration.

6.3 Site Figures

The measurements used for the preparation of the figures in this report were made with a fiberglass tape and by estimating distances from existing structures and site features. Figures in this report were not prepared by a licensed land surveyor and should not be interpreted as such.

6.4 Unanticipated Soil Conditions

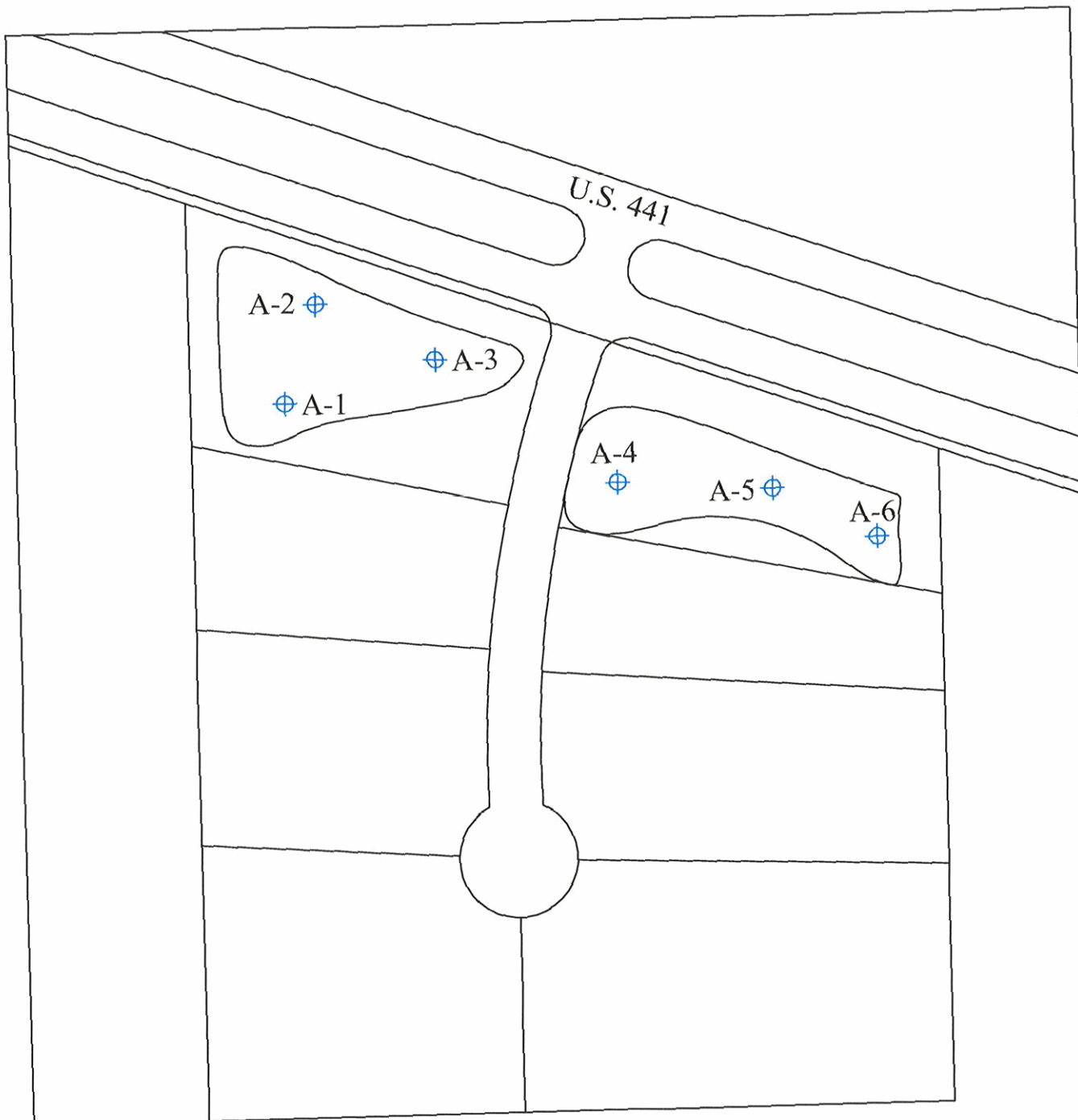
The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on the Boring Location Plan. This report does not reflect any variations that may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

6.5 Misinterpretation of Soil Engineering Report

GSE Engineering & Consulting, Inc. is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If others make the conclusions or recommendations based upon the data presented, those conclusions or recommendations are not the responsibility of GSE.

FIGURES



LEGEND :

AUGER BORING 



NOT TO SCALE

SITE PLAN

UPLAND PROPERTIES/MORTON BUILDING
ALACHUA, ALACHUA COUNTY, FLORIDA
PROJECT No. 10066

DESIGNED BY: KLH
CHECKED BY : KLH
DRAWN BY : DSK



FIGURE

2

APPENDIX

KEY TO SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS
			GRAPH	LETTER	
COARSE GRAINED SOILS MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVEL AND GRAVELLY SOILS MORE THAN 40% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
				GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
				GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
	SAND AND SANDY SOILS MORE THAN 30% OF COARSE FRACTION PASSING ON NO. 4 SIEVE	CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
				SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SM	SILTY SANDS, SAND - SILT MIXTURES
				SC	CLAYEY SANDS, SAND - CLAY MIXTURES
FINE GRAINED SOILS MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS LIQUID LIMIT LESS THAN 50			ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50			MH	INORGANIC SILTS, MICACEOUS OR OOLITHIC FINE SAND OR SILTY SOILS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
	HIGHLY ORGANIC SOILS			PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

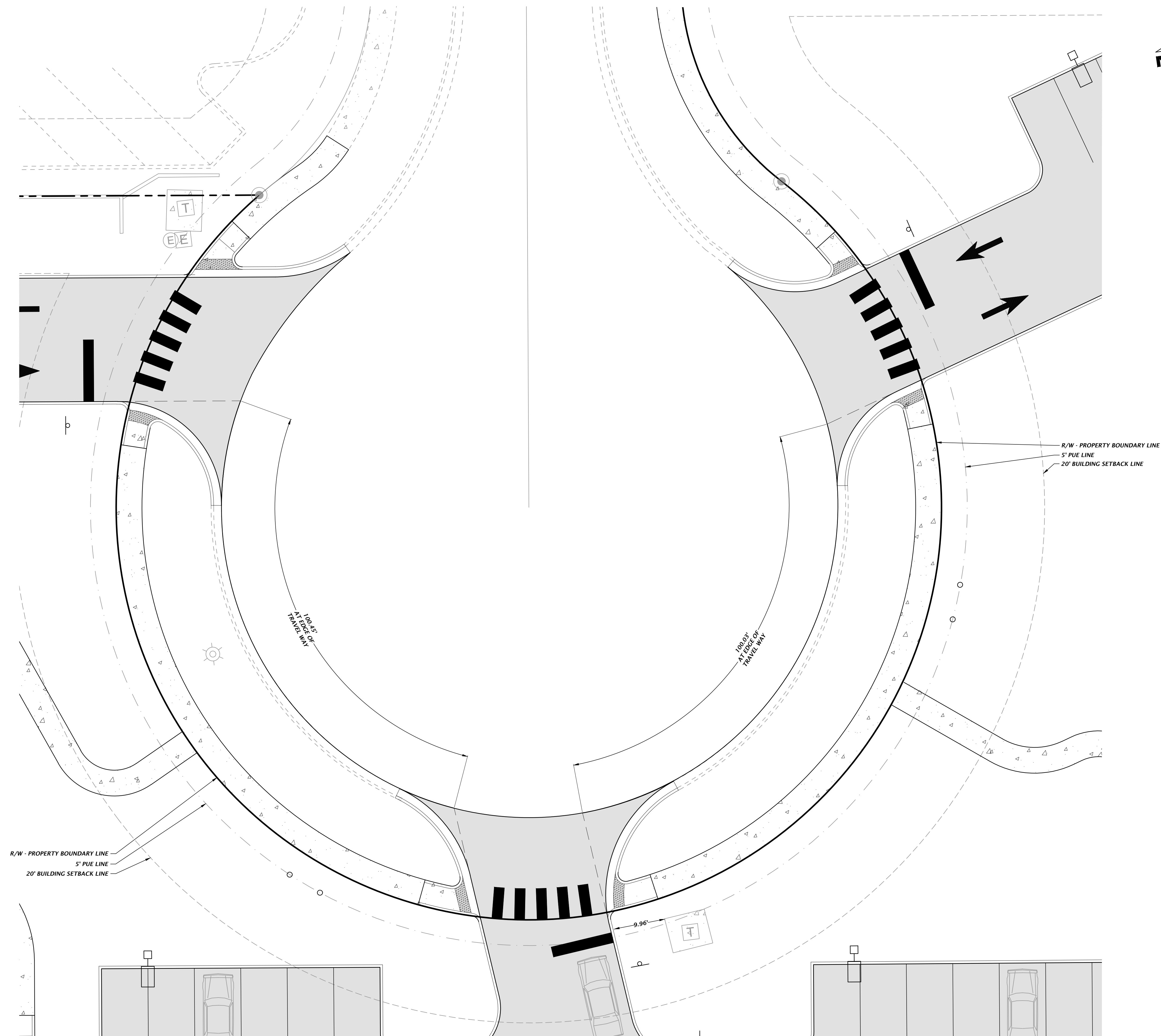
NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS

CORRELATION OF PENETRATION RESISTANCE WITH RELATIVE DENSITY AND CONSISTENCY

NO. OF BLOW, N		RELATIVE DENSITY	NO. OF BLOWS, N		CONSISTENCY
SANDS:	0 - 4	Very Loose	SILTS & CLAYS:	0 - 2	Very Soft
	5 - 10	Loose		3 - 4	Soft
	11 - 30	Medium dense		5 - 8	Firm
	31 - 50	Dense		9 - 15	Stiff
	OVER 50	Very Dense		16 - 30	Very Stiff
				31 - 50	Hard
				OVER 50	Very Hard

PARTICLE SIZE IDENTIFICATION

BOULDERS:	Greater than 300 mm
COBBLES:	75 mm to 300 mm
GRAVEL:	19.0 mm to 75 mm
	Coarse - 4.75 mm to 19.0 mm
	Fine - 2.00 mm to 4.75 mm
SANDS:	0.425 mm to 2.00 mm
	Coarse - 0.075 mm to 0.425 mm
	Medium - 0.075 mm to 0.425 mm
	Fine - 0.075 mm to 0.425 mm
SILTS & CLAYS:	Less than 0.075 mm



GRAPHIC SCALE

0 5 10 20



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

est. 1988 **FLORIDA**
CA-5075



SCALE: 1"=10'

VERIFY SCALE
BAR IS ONE INCH ON
ORIGINAL DRAWING

0  1"

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

CONSTRUCTION/BID REVISIONS:	
-----------------------------	--

SUBMITTALS:	
12/21/17	- CITY OF ALACHUA AND SRWMD
08/06/18	- CITY OF ALACHUA
10/18/18	- CITY OF ALACHUA

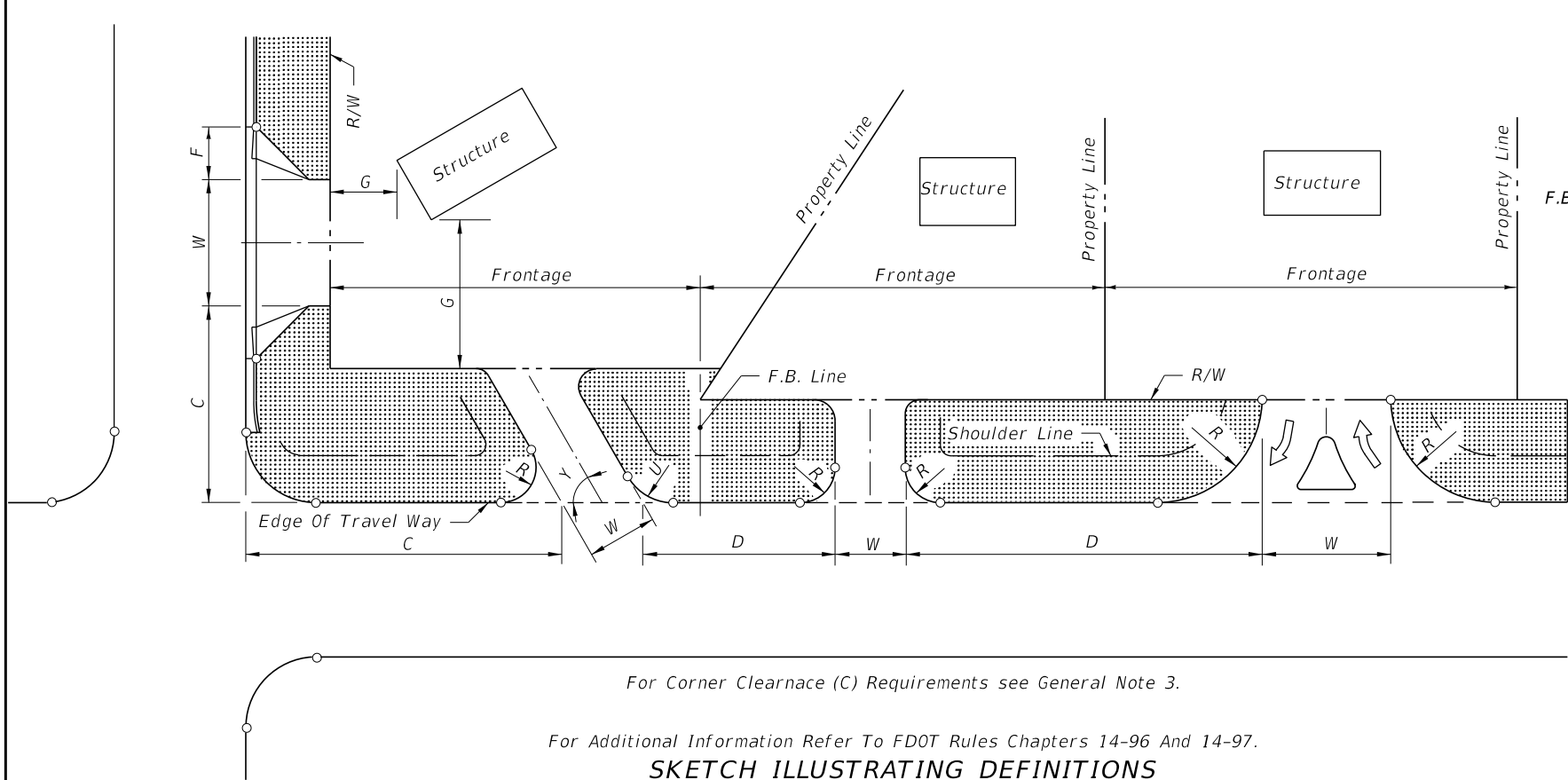
CLIENT:	BNW HOLDINGS, LLC
PROJECT:	UPLAND INDUSTRIAL PARK LOTS 2, 3, 4, AND 5
SHEET TITLE:	MASTER HORIZONTAL CONTROL AND SITE PLAN

TECHNICIAN:	J. THOMAS
DESIGNER:	J. THOMAS
QUALITY CONTROL:	J. MAXFIELD
PROJECT NUMBER:	17-0357

JOHN DAVID MAXFIELD

FL PE No. 31146
SHEET NO.:
C1.00

10/12/2016 10:56:52 AM



SKETCH ILLUSTRATING DEFINITIONS

ELEMENT DESCRIPTION	CURBED ROADWAYS			FLUSH SHOULDER ROADWAYS		
	1-20 Trips/Day or 1-5 Trips/Hour	21-600 Trips/Day or 6-60 Trips/Hour	601-4000 Trips/Day  or 61-400 Trips/Hour	1-20 Trips/Day or 1-5 Trips/Hour	21-600 Trips/Day or 6-60 Trips/Hour	601-4000 Trips/Day  or 61-400 Trips/Hour
		2-Way 	2-Way 		2-Way 	2-Way 
CONNECTION WIDTH W	12' Min. 24' Max.	24' Min. 36' Max. ☆	24' Min. 36' Max. ☆	12' Min. 24' Max.	24' Min. 36' Max. ☆	24' Min. 36' Max. ☆
FLARE (Drop Curb) F	10' Min.	10' Min.	N/A	N/A	N/A	N/A
RETURNS (Radius) R & U	N/A	△	25' Min. 50' Std. 75' Max.	15' Min. 25' Std. 50' Max.	25' Min. 50' Std. 75' Max.	25' Min. 50' Std. (Or 3-Centered Curves)
ANGLE OF DRIVE Y		60°-90°	60°-90°		60°-90°	60°-90°
DIVISIONAL ISLAND (Throat Median)		4'-22' Wide	4'-22' Wide		4'-22' Wide	4'-22' Wide
SETBACK G	12' Min., All categories. See General Note No. 5.					
■ Side road intersection design, with possible auxiliary lanes and channelization, may be necessary. Intersection design, with possible auxiliary lanes and channelization, should be considered for connections with more than 4000 trips/days. □ "2-Way" refers to one "in" movement and one "out" movement i.e., not exclusive left or right turn lanes on the connection. ☆ When more than 2 lanes in the turnout connection are required, the 36' max. width may be increased to relieve interference between entering and exiting traffic which adversely affects traffic flow. These cases require documented site specific study and design. △ Small radii may be used in lieu of flares as approved by the Department. DESIGN NOTE: 1-Way connections will be designed to effectively eliminate unpermitted movements.						

NOT INTENDED FOR FULL INTERSECTION DESIGN
SUMMARY OF GEOMETRIC REQUIREMENTS FOR DRIVEWAY TURNOUTS

LEGEND

- Return Radius Point Or Flare Point
- Buffer Areas
- F.B. Line** Frontage Boundary Line
- W** Driveway Width
- Y** Driveway Angle
- C** Corner Clearance
- G** Setback
- R** Outside Radius
- U** Inside Radius
- D** Distance Between Connections
- F** Flare

GENERAL NOTES

- For definitions and descriptions of access connection "Categories" and access "Classifications" of highway segments, and for other detailed information on access to the State Highway System, refer to FDOT Rule Chapter 14-96, "State Highway Connection Permits Administrative Process" and Rule Chapter 14-97, "State Highway System Access Management Classification System And Standards."
- For this index the term 'turnout' applies to that portion of driveways or side roads adjoining the outer roadway. For this index the term 'connection' encompasses a driveway or side road and their appurtenant islands, separators, transition tapers, auxiliary lanes, travelway flares, drainage pipes and structures, crossovers, sidewalks, curb cut ramps, signing, pavement marking, required signalization, maintenance of traffic or other means of access to or from controlled access facilities. The turnout requirements set forth in this index do not provide complete intersection design, construction or maintenance requirements.
- The location, positioning, orientation, spacing and number of connections and median openings shall be in conformance with FDOT Rule Chapter 14-97.
- On Department construction projects all driveways not shown on the plans shall be reconstructed at their existing location in conformance to these standards, or, in conformance to permits issued during the construction project.
- Driveways shall have sufficient length and size for all vehicular queueing, stacking, maneuvering, standing and parking to be carried out completely beyond the right of way line. Except for vehicles stopping to enter the highway, the turnout areas and drives within the right of way shall be used only for moving vehicles entering or leaving the highway.
- Connections with expected daily traffic over 4000 vpd shall be constructed as intersecting side roads. The design requirement of this index and that of the local government will be used to select appropriate connection widths, radii and intersection design, subject to the approval of the Department. For connections with expected daily traffic less than 4000 vpd, the Department will determine if a drop curb or radius returns are required in accordance with existing or planned connections. Where radius returns apply, the design requirements of this index and that of the local government will be used to select appropriate connection widths, radii and intersection design, subject to the approval of the Department.

For connections that are intended to daily accommodate either multi-unit vehicles or single unit vehicles exceeding 30' in length, returns with 50' radii shall be used, unless otherwise called for in the plans or otherwise stipulated by permit. Where large numbers of multi-unit vehicles will use the connection, the connection width and radii shall be increased and auxiliary lanes, tapers, lane flares, separators and/or islands constructed, as determined by the Department to be necessary for safe turning movements.

- Any connection requiring or having a specified median opening with left turn storage and served directly by that opening shall have radial returns.
- Where a connection is intended to align with a connection across the highway, the through lanes shall align directly with the corresponding through lanes.
- For new connections and for connections on all new construction and reconstruction projects, pavement materials and thicknesses shall meet the requirements applicable to either that detailed for "Curbed Roadway-Flared Turnouts", or, that described in "Table 515-1" for connections with radial returns and/or auxiliary lanes.
- The responsibility for the cost of construction or alteration to an access connection shall be in accordance with FDOT Rule Chapter 14-96.

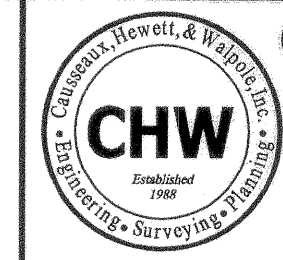
DESIGN NOTES

- Prior to the adoption of FDOT Rules Chapters 14-96 and 14-97, connections to the State Highway System were defined and permitted by Classes. Connections have been redefined by Categories under Rule 14-96; and, the term "Class" has been applied to highway segments of the State Highway System as defined under Rule 14-97.

LAST REVISION 11/01/16	REVISION	DESCRIPTION:	FY 2017-18 DESIGN STANDARDS	TURNOUTS AND DRIVEWAYS	INDEX NO. 515	SHEET NO. 1 of 7
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2444636

UPLAND INDUSTRIAL PARK
SITUATED IN SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



Causseaux, Hewett, & Walpole, Inc.
Engineering • Surveying • Planning
6011 NW 1st Place, Gainesville, Florida 32607
Phone: (352) 331-1976 • Fax: (352) 331-2476 • www.chw-inc.com
EB/LB-5075

PLAT BOOK 28, PAGE 61
SHEET ONE OF ONE

OWNER'S CERTIFICATION AND DEDICATION

UPLAND PROPERTIES OF NCF, LLC, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "UPLAND INDUSTRIAL PARK", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES; ALSO, THE COMMON AREAS SHOWN HEREON SHALL BE CONVEYED TO THE UPLAND INDUSTRIAL PARK OWNERS ASSOCIATION, INC. BY SEPARATE CONVEYANCE; ALSO, THE COMMON AREAS AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

Witness: *Henia Helms*
Witness: *Michael Walsh*
MICHAEL WALSH, MANAGING MEMBER
UPLAND PROPERTIES OF NCF, LLC
3455 SW 42nd AVENUE
GAINESVILLE, FLORIDA 32608

ACKNOWLEDGMENT

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, MICHAEL WALSH, WHO WAS DULY SWORN AND WHO FURNISHED A FLORIDA DRIVER'S LICENSE AS IDENTIFICATION AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE HEREIN EXPRESSED, AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF June A.D. 2008

MY COMMISSION EXPIRES: 2/14/2011
Witness: *Kelly Jones Palma*
NOTARY PUBLIC-STATE OF FLORIDA

MORTGAGEE'S APPROVAL

RBC BANK, FORMERLY KNOWN AS MILLENNIUM BANK, AS MORTGAGEE, HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORD BOOK 3552, PAGE 1241, AS DOCUMENT NO. 2316757 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

Dated: 6/17/08
Witness: *Michael Walsh*
Witness: *Carol Williams*
MORTGAGEE: RBC BANK, FORMERLY MILLENNIUM BANK
ADDRESS: _____
BY: *Carol Williams*
TITLE: CTO President

ACKNOWLEDGMENT

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, MICHAEL WALSH, WHO WAS DULY SWORN AND WHO FURNISHED A FLORIDA DRIVER'S LICENSE AS IDENTIFICATION AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE HEREIN EXPRESSED, AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF June A.D. 2008

MY COMMISSION EXPIRES: 1/31/11
Witness: *Carol Williams*
NOTARY PUBLIC-STATE OF FLORIDA

CERTIFICATE OF APPROVAL BY PROFESSIONAL
SURVEYOR AND MAPPER

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO PART 1 OF CHAPTER 177, FLORIDA STATUTES, BUT HAVE NOT VERIFIED THE SURVEY DATA.

EXAMINED ON: 6/17/08
AND
APPROVED BY: *Carol Williams*
PROFESSIONAL SURVEYOR AND MAPPER

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

THIS IS TO CERTIFY, THAT ON 7/17/2008, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR: *Jim Caldwell*
ATTEST: _____
CITY MANAGER: _____ FILED FOR RECORD ON: _____

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

EXAMINED ON: July 21, 2008
AND APPROVED AS TO LEGAL FORM & SUFFICIENCY BY:
Nauman B. Rush
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT

EXAMINED ON: 6-18-08
AND APPROVED BY: *Robert Smith*
COUNTY HEALTH DEPARTMENT

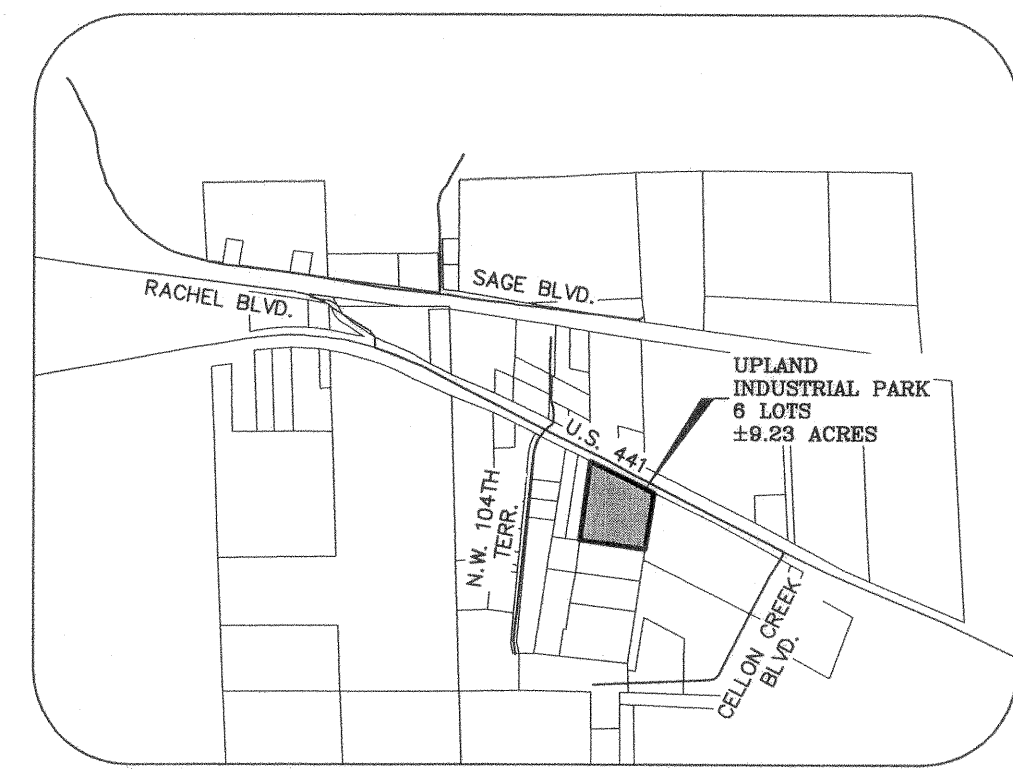
RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS DAY OF July 25, A.D. 2008
CLERK OF THE COURT: *Stacy A. Hall*
DATE: 07/25/08

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY THAT ON APRIL 27, 2007 HE COMPLETED THE SURVEY OF THE LANDS SHOWN IN THE FOREGOING PLAT OR PLANS THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES, AND THAT SAID PLAT IS LOCATED IN SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA. ALSO THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

6/17/08
DATE: _____
STACY A. HALL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 3784
CAUSSEAU, HEWETT, & WALPOLE, INC.
6011 N.W. 1st PLACE
GAINESVILLE, FL 32607



LOCATION MAP
SCALE - 1"=2000'

LEGAL DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND RUN THENCE SOUTH 2 DEGREES 47 MINUTES 20 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 922.74 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20 AND 28 (U.S. NO. 441), 200 FOOT RIGHT OF WAY; THENCE RUN SOUTH 64 DEGREES 10 MINUTES EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1639.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 64 DEGREES 10 MINUTES EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 698.24 FEET; THENCE RUN SOUTH 6 DEGREES 39 MINUTES WEST, A DISTANCE OF 495.28 FEET; THENCE RUN NORTH 83 DEGREES 21 MINUTES WEST, A DISTANCE OF 659.47 FEET; THENCE RUN NORTH 6 DEGREES 39 MINUTES EAST, A DISTANCE OF 724.40 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN ALACHUA COUNTY, FLORIDA, AND CONTAINING 9.23 ACRES MORE OR LESS.

SURVEYOR'S NOTES

- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF SOUTH 64°10' EAST FOR THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441. SAID BEARING IS IDENTICAL TO THE LEGAL DESCRIPTION OF RECORD.
- THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1":10,000'.
- THE BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 USING THE FDOT PUBLISHED ELEVATION OF 33.314 METERS (109.30 FEET) FOR THE TOP OF A FDOT BRASS DISK (STAMPED 1-75 BM 1) LOCATED AT THE SOUTHWEST CORNER OF A STORM INLET AS SHOWN HEREON. THE ELEVATION OF 109.30 FEET IS NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) AND HAS BEEN CONVERTED BY CORPSON GEODETIC SOFTWARE TO AN ELEVATION OF 108.51 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
- BUILDING SETBACK REQUIREMENTS (MINIMUM) UNLESS OTHERWISE SHOWN:
PRIMARY BUILDING
FRONT 20'
SIDE 15'
REAR 15'
- THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS INTERPOLATED FROM F.L.R.M. MAP NUMBER 12001C01400, EFFECTIVE JUNE 16, 2006.
- ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- DATE OF PLAT DRAWING: APRIL 18TH, 2008.
- THE COMMON AREAS AND DRAINAGE EASEMENTS AS SHOWN HEREON WILL BE CONVEYED TO THE UPLAND INDUSTRIAL PARK OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
- LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (b) AND (g) FLORIDA STATUTES.
- ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.
- BOUNDARY DATA SHOWN HEREON IS BASED ON A PRIOR SURVEY BY CAUSSEAU AND ELLINGTON DATED 4-27-07 UNDER PROJECT NUMBER 07-0130.
- DEVELOPER NAME IS: UPLAND PROPERTIES OF NCF, LLC. THE SUBJECT PARCEL IS TAX PARCEL NO. 05964-002-000.
- THE BASIC BUFFER SHOWN HEREON IS AS PER THE CITY OF ALACHUA'S LAND DEVELOPMENT REGULATIONS SECTION 6.2.2(2)(3)(c), TABLE 6.2-2.
- THE LANDSCAPE EASEMENTS SHOWN HEREON WILL BE MAINTAINED BY THE UPLAND INDUSTRIAL PARK OWNER'S ASSOCIATION ACCORDING TO THE CITY OF ALACHUA'S LAND DEVELOPMENT REGULATIONS.
- NO DIRECT ACCESS FROM LOT 6 ONTO U.S. HIGHWAY NO. 441 IS ALLOWED.
- SUBJECT PROPERTY IS AFFECTED BY EASEMENT CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1263, PAGE 595, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)
- SUBJECT PROPERTY IS NOT AFFECTED BY EASEMENT CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 50, PAGE 293, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- SUBJECT PROPERTY IS AFFECTED BY EASEMENT CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1263, PAGE 747, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)
- SUBJECT PROPERTY IS AFFECTED BY COVENANTS, CONDITIONS, RESTRICTIONS, AND OTHER MATTERS AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1263, PAGE 591, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (UNABLE TO BE GRAPHICALLY DEPICTED HEREON)

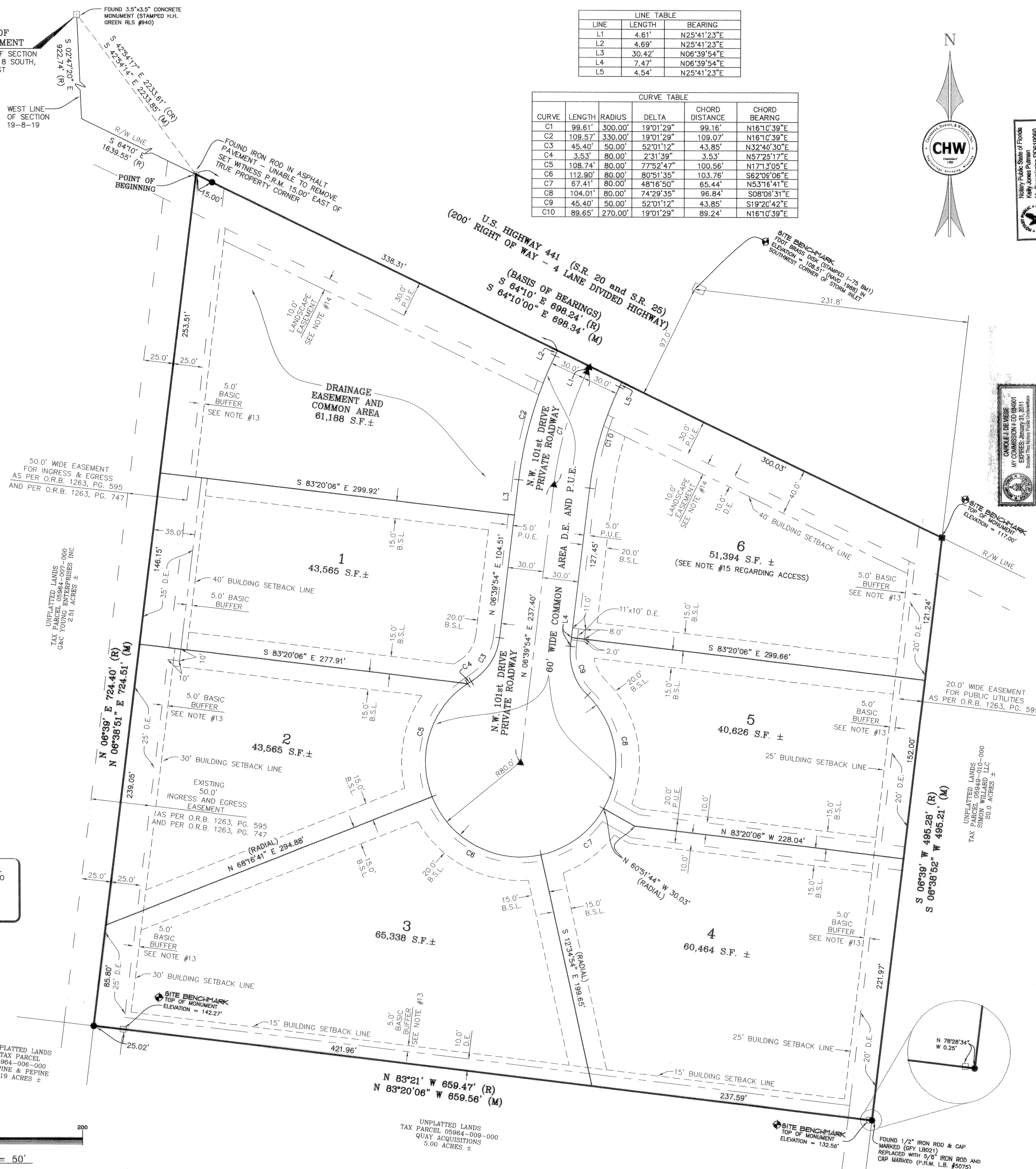
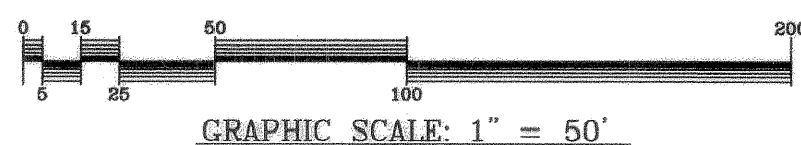
LEGEND

- ▲ = PERMANENT CONTROL POINT - NAIL AND DISK MARKED L.B. 5075
- = SET 4" X 4" PERMANENT REFERENCE MONUMENT STAMPED "L.B. 5075 C&E, INC. P.R.M."
- = SET 5/8" IRON ROD & CAP MARKED "P.R.M. LB 5075"
- = FOUND 4" X 4" CONCRETE MONUMENT STAMPED "R.L.S. 009" - UNLESS SHOWN OTHERWISE
- ⊙ = 1/2" FOUND STEEL ROD AND CAP (NO ID.)
- ⊕ = PLAT BENCHMARK
- O.R.B. = OFFICIAL RECORDS BOOK
- S.F. = SQUARE FEET
- P.U.E. = PUBLIC UTILITIES EASEMENT
- D.E. = DRAINAGE EASEMENT
- PG. = PAGE
- ± = MORE OR LESS
- (M) = DATA AS PER OFFICIAL RECORDS BOOK 3552, PAGE 1238
- (R) = FIELD MEASURED DATA
- (CR) = CALCULATED DATA BASED ON RECORD DATA
- B.S.L. = BUILDING SETBACK LINE

FLOOD ZONE

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.L.R.M. PANEL NO. 12001C01400, EFFECTIVE JUNE 16, 2006.

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

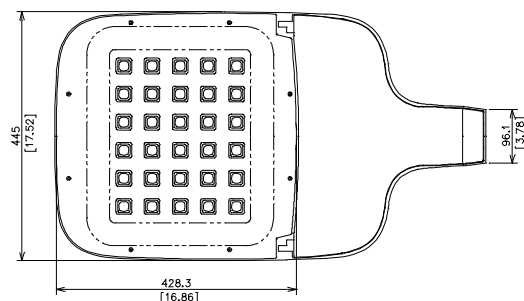
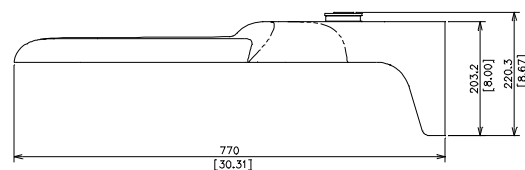
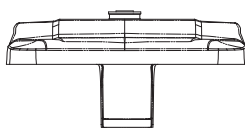


ARIETA™ 18 Architectural LED Area Luminaire

AR18 M2 Series Specification Data Sheet

Luminaire Data

Weight 24 lbs [10.9 kg]
EPA 0.55 ft²



Ordering Information

Sample Catalog No. AR18 20M2 MV NW 3 DB 700 HSS

Product	LED No. & Type	Voltage	Nominal Color Temperature	Distribution	Finish ¹	Drive Current ²	Options
AR18	6M2 10M2 15M2 18M2 20M2 24M2 30M2	MV 120-277V HV 347-480V	WW 3000K NW 4000K CW 5000K	2 Type 2 3 Type 3 4 Type 4 5 Type 5	BK Black DB Dark Bronze WH White GY Gray NA Natural Aluminum	350 350mA 530 530mA 700 700mA	HSS ⁴ House Side Shield (Factory Installed) FDC ⁵ Fixed Drive Current PCR ³ NEMA Photocontrol Receptacle PCR5 ³ ANSI 5-wire Photocontrol Receptacle PCR7 ³ ANSI 7-wire Photocontrol Receptacle PCR5-CR ³ Control Ready 5-wire Photocontrol Receptacle PCR7-CR ³ Control Ready 7-wire Photocontrol Receptacle MSL7 ⁶ Motion Sensor with L7 Lens MSL3 ⁶ Motion Sensor with L3 Lens PND1 ⁹ Part-Night Dimming PND2 ⁹ Part-Night Dimming PND3 ⁹ Part-Night Dimming ORR Optics Rotated Right ORL Optics Rotated Left WL Utility Wattage Label

Notes:

- Black, Dark Bronze, White, Gray, or Natural Aluminum standard. Consult factory for other finishes.
- Factory set drive current, field adjustable standard. Consult factory if wattage limits require a special drive current.
- Specify with CR for control-ready wiring at factory for wireless node dimming. For details, see Wireless Control Options brochure link at www.leaotk.com, product page supporting documents.
- Flush mounted shield factory installed, also available for field installation. House Side Shield cuts light off at 1/2 mounting height behind luminaire.
- Non-field adjustable drive current. Specify 350mA, 530mA or 700mA setting.
- Motion Sensor available with MV only. See L7 or L3 Lens coverage details on page 5. Consult factory for MS specified with ANSI 5-wire or 7-wire Photocontrol Receptacle. PCR option is required for On/Off control using light detection.
- Specify Color (GY, DB, BK, WH, NA)
- Specify MV (120-277V) or HV (347V or 480V)
- For PND profile options see page 8. Only available with MV (120-277V).

Accessories*

HSS ^{4,7}	House Side Shield
RPA ⁷	Round Pole Adapter
PTF1 ⁷	Square Pole Top Fitter Single
PTF2 ⁷	Square Pole Top Fitter Twin at 180°
PTF4 ⁷	Square Pole Top Fitter Quad
WM ⁷	Wall Mount
BSK	Bird Deterrent Spider Kit
PC ⁸	Twist Lock Photocontrol
LLPC ⁸	Long-Life Twist Lock Photocontrol
SC	Twist Lock Shorting Cap
FSIR100	Motion Sensor Configuration Tool

*Accessories are ordered separately and not to be included in the catalog number

Luminaire Specifications

Housing

Die cast aluminum housing with universal mounting design allows for attachment to existing pole without redrilling for retrofit applications. Aluminum housing provides passive heat-sinking of the LEDs and has upper surfaces that shed precipitation. Mounting provisions meet 3G vibration per ANSI C136.31-2001 Normal Application, Bridge & Overpass. Electrical components are accessed without tools and are mounted on removable power door.

Light Emitting Diodes

Hi-flux/Hi-power white LEDs produce a minimum of 90% of initial intensity at 100,000 hours of life based on IES TM-21. LEDs are tested in accordance with IES LM-80 testing procedures. LEDs have correlated color temperature of 3000K (WW), 4000K (NW), or 5000K (CW) and 70 CRI minimum. LEDs are 100% mercury and lead free.

Optical Systems

Micro-lens optical systems produce IESNA Type 2, Type 3, Type 4 or Type 5 distributions and are fully sealed to maintain an IP66 rating. Luminaire produces 0% total lumens above 90° (BUG Rating, U=0). Optional house side shield (HSS) cuts light off at 1/2 mounting height behind luminaire. Optics may be rotated right or left with options ORR/ORL, respectively.

Electrical

Rated life of electrical components is 100,000 hours. Uses isolated power supply that is 1-10V dimmable. Power supply is wired with quick-disconnect terminals. LED drive current can be changed in the field to adjust light output for local conditions (not available with PCR5-CR or PCR7-CR options). Power supply features a minimum power factor of .90 and <20% Total Harmonic Distortion (THD). EMC meets or exceeds FCC CFR Part 15. Terminal block accommodates 6 to 14 gauge wire. Surge protection complies with IEEE/ANSI C62.41 Category C High, 20kV/10kA.

Controls

3-Wire photocontrol receptacle (PCR) is available. ANSI C136.41 5-wire (PCR5) or 7-wire (PCR7) photocontrol receptacles are available. All photocontrol receptacles have tool-less rotatable bases. Wireless control module is provided by others.

Finish

Housing receives a fade and abrasion resistant polyester powder coat finish. Finish tested to withstand 5000 hours in salt spray exposure per ASTM B117. Finish tested 500 hours in UV exposure per ASTM G154 and meets ASTM D523 gloss retention.

Listings/Ratings/Labels

Luminaires are UL listed for use in wet locations in the United States and Canada. DesignLights Consortium™ qualified 120-277V product. International Dark Sky Association listed. Luminaire is qualified to operate at ambient temperatures of -40°C to 40°C. Assembled in the U.S.A

Photometry

Luminaires photometrics are tested by certified independent testing laboratories in accordance with IES LM-79 testing procedures.

Warranty

10-year limited warranty is standard on luminaire and components. 5-year limited warranty on luminaires and components with a motion sensor.

Performance Data 4000K (NW) & 5000K (CW)

All data nominal. IES files are available at leotek.com.

No. of LEDs & Type	Drive Current (mA)	System Wattage (W)	Type 2, 3, 4		Type 5	
			Delivered Lumens (Lm) ¹	Efficacy (Lm/W)	Delivered Lumens (Lm) ¹	Efficacy (Lm/W)
6M2	350	29	3490	120	3480	120
	530	41	4810	116	4850	117
	700	54	5980	111	5880	109
10M2	350	41	5400	132	5300	129
	530	63	7800	124	7700	122
	700	87	10000	115	9800	113
15M2	350	63	8400	133	8300	132
	530	90	11500	128	11300	126
	700	124	15000	121	14700	119
18M2	350	81	9600	119	9700	120
	530	122	13700	112	13900	114
	700	160	17500	109	17800	111
20M2	350	84	10600	126	10800	129
	530	132	15200	115	15500	117
	700	172	19500	114	19800	115
24M2	350	98	12500	128	12700	130
	530	152	17900	118	18600	122
	700	209	23400	112	23800	114
30M2	350	133	16900	127	16800	126
	530	202	24100	119	24000	119
	700	262	28900	110	29300	112

Notes:

1 Normal tolerance ± 10% due to factors including distribution type, LED bin variance, driver variance, and ambient temperatures.

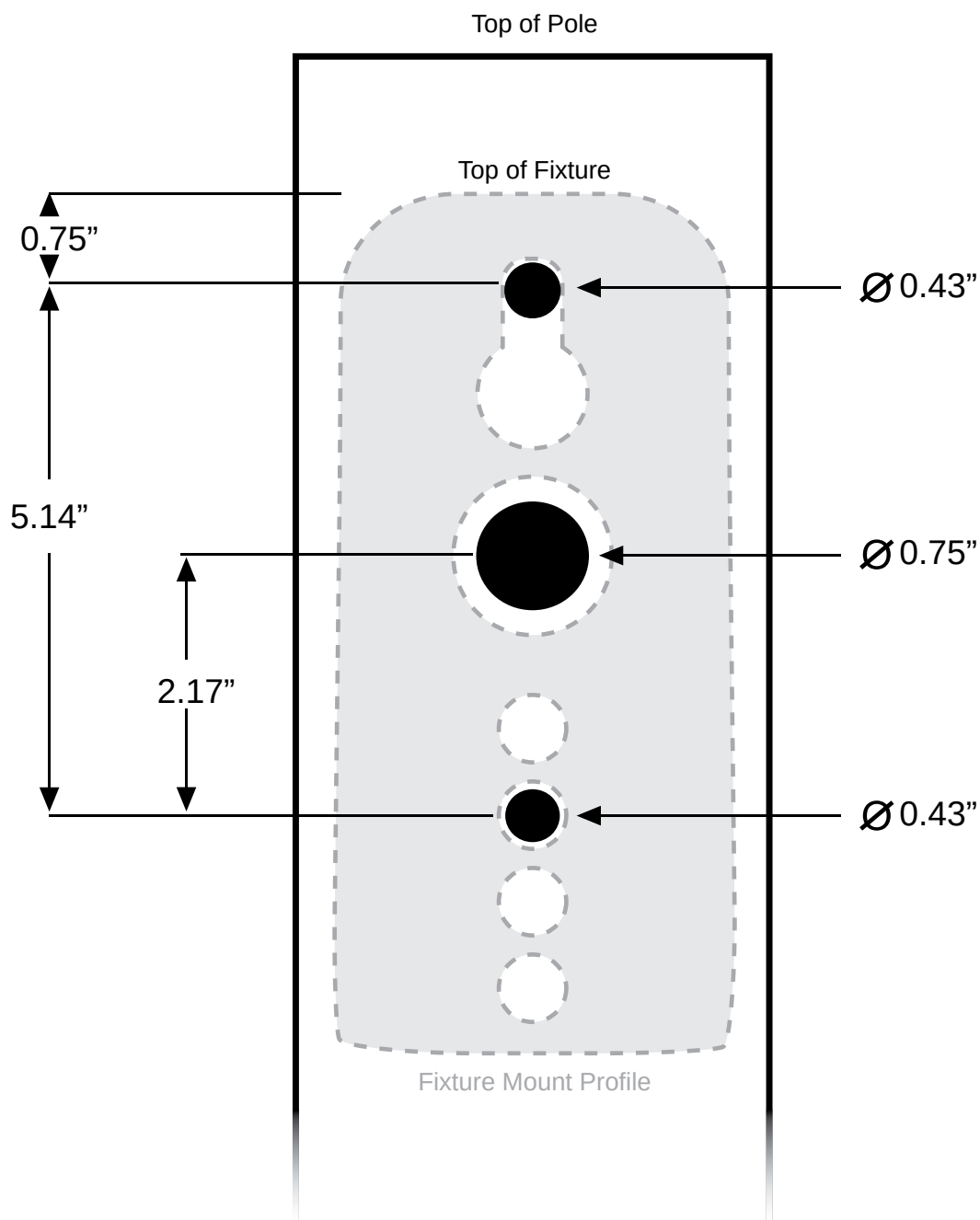
BUG Ratings: 4000K (NW) & 5000K (CW)

All data nominal. IES files for all CCTs are available at leotek.com.

No. of LEDs & Type	Drive Current (mA)	Type 2	Type 3	Type 4	Type 5
6M2	350	B1 U0 G1	B1 U0 G1	B1 U0 G1	B2 U0 G1
	530	B1 U0 G1	B1 U0 G1	B1 U0 G1	B3 U0 G1
	700	B1 U0 G1	B1 U0 G1	B1 U0 G1	B3 U0 G1
10M2	350	B1 U0 G1	B1 U0 G1	B1 U0 G1	B3 U0 G1
	530	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G1
	700	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G2
15M2	350	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G1
	530	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G2
	700	B2 U0 G2*	B2 U0 G2	B3 U0 G2	B4 U0 G2
18M2	350	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G2
	530	B2 U0 G2	B2 U0 G2	B3 U0 G2	B4 U0 G2
	700	B3 U0 G3	B3 U0 G2*	B3 U0 G2	B4 U0 G2
20M2	350	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G2
	530	B2 U0 G2*	B2 U0 G2	B3 U0 G2	B4 U0 G2
	700	B3 U0 G3	B3 U0 G3	B3 U0 G3	B4 U0 G2
24M2	350	B2 U0 G2	B2 U0 G2	B2 U0 G2	B3 U0 G2
	530	B3 U0 G3	B3 U0 G2*	B3 U0 G2	B4 U0 G2
	700	B3 U0 G3	B3 U0 G3	B3 U0 G3	B4 U0 G2*
30M2	350	B3 U0 G3	B2 U0 G2*	B3 U0 G2	B4 U0 G2
	530	B3 U0 G3	B3 U0 G3	B3 U0 G3	B4 U0 G2*
	700	B3 U0 G3	B3 U0 G4	B3 U0 G4	B5 U0 G3

* These BUG ratings are slightly different for 5000K (CW). Refer to IES files for actual CW rating.

Pole Mount Drilling Specifications



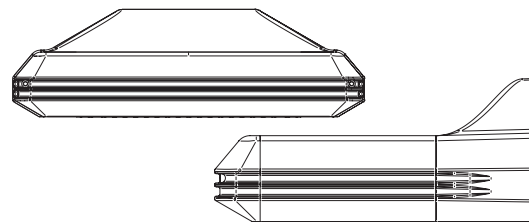
Job:
Type:
Notes:

120 Line LED

Page 1 of 3

122 SlenderForm Sconce Including Motion Response

Philips Gardco 122 SlenderForm high performance LED sconces are designed to integrate naturally to wall surfaces while providing the distinct SlenderForm look. Available with three (3) different distribution patterns, 122 LED sconces provide full cutoff performance (in the normal downlight position.) Luminaires feature advanced LED thermal management technology. High performance Class 1 LED systems offer potential energy savings of 50 % or more compared to HID systems. 122 LED luminaires are also available with Automatic Profile Dimming, automatically increasing savings by an additional 33%, and with Motion Response for maximized energy savings.



PREFIX	DISTRIBUTION	LED WATTAGE	LED SELECTION	VOLTAGE	FINISH	OPTIONS

Enter the order code into the appropriate box above. Note: Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

- 122-CWL** SlenderForm LED Sconce - Constant Wattage / Full Light Output
122-DIM¹ SlenderForm LED Sconce - 0 - 10V Dimming (Control system by others.)
122-APD¹ SlenderForm LED Sconce with Automatic Profile Dimming
122-MR¹ SlenderForm LED Sconce with Motion Response

DISTRIBUTION

- 2** Type II Wide Throw Optic, featuring Maximized Lateral Throw
3 Type III Preferred Wide Throw Optic, featuring Improved Forward Throw
4 **Type IV** Maximized Forward Throw Optic

¹. Available 120V through 277V (UNIV) only.

See page 3 for more detailed luminaire configuration information.

LED WATTAGE AND LUMEN VALUES

Ordering Code	Average System Watts ²	LED Current (mA)	LED Selection	Luminaire Initial Absolute Lumens ³		
				TYPE 2	TYPE 3	TYPE 4
35LA	33	350	NW	3,664	3,736	3,523
55LA	50	530	NW	5,587	5,685	5,365
75LA	70	700	NW	6,199	6,538	6,296

2. Wattage may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.

3. Tests are in process for luminaires with the DL option, CW and WW luminaires. Contact OutdoorLighting.applications@philips.com if any approximate estimates are required for design purposes. Lumen values based on tests performed in compliance with IESNA LM-79.

LED SELECTION

- CW** Cool White - 5700°K - 75 CRI
NW **Neutral White - 4000°K - 70 CRI**
WW Warm White - 3000°K - 80 CRI

VOLTAGE

- 120** **UNIV** 120V through 277V, 50hz or 60hz
208 **HVU** 347V through 480V, 50hz or 60hz
240 (Available in 122CWL - 75LA only.)
277
347
480



PHILIPS



122 SlenderForm Sconce Including Motion Response

FINISH

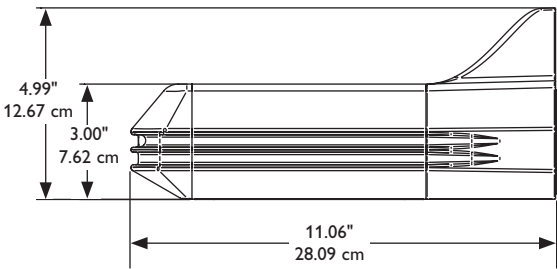
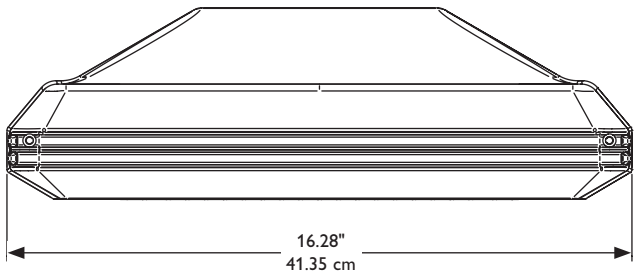
BRP	Bronze Paint
BLP	Black Paint
WP	White Paint
NP	Natural Aluminum Paint
BGP	Beige Paint
OC	Optional Color Paint Specify Optional Color or RAL ex: OC-LGP or OC-RAL7024.
SC	Special Paint Specify. Must supply color chip.

OPTIONS

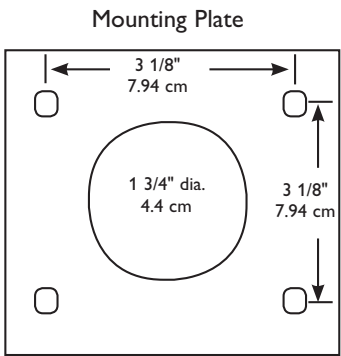
F ⁴	Fusing
PCB ^{4,5}	Button Type Photocontrol
DL	Diffusing Lens (<i>reduces performance significantly</i>)
WS ⁶	Wall Mounted Box for Surface Conduit

4. Specify input voltage.
5. Not Available in 480V.
6. Rear entry permitted.

DIMENSIONS



Approximate Luminaire Weight: 18 lbs (8.17 kg)



Mounting Bolt Pattern

Note: Mounting plate center is located in the center of the luminaire width. Splices must be made in the J-box (by others). Mounting plate must be secured by max. 5/16" (.79cm) diameter bolts (by others) structurally to the wall.

LUMINAIRE CONFIGURATION INFORMATION

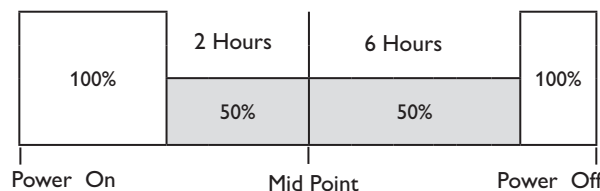
122-CWL: Philips Gardco performance LED sconce providing constant wattage and constant light output when power to the luminaire is energized.

122-DIM: Philips Gardco performance LED sconce provided with 0 -10V dimming for connection to a control system provided by others.

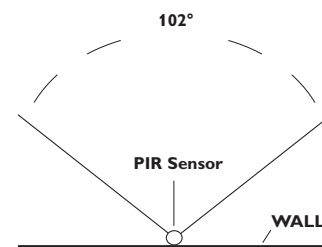
122-APD: Philips Gardco performance LED sconces with Automatic Profile Dimming are provided with a programmed LED Driver included. The LED driver is factory programmed to go to 50% power, 50% light output two (2) hours prior to night time mid-point and remain at 50% for six (6) hours after night time mid-point. Mid-point is continuously calculated by the LED driver based on the average mid-point of the last two full night cycles. Short duration cycles, and power interruptions are ignored and do not affect the determination of mid-point. See APD Dimming Profile below.

122-MR: 122 LED sconce including a passive infrared (PIR) motion sensor capable of detecting motion within 30 feet of the 121 LED Sconce. The PIR sensor is mounted in the center of the luminaire, near the wall edge of the door frame, approximately 1.5" forward from the wall, and is less than .75" in diameter. When no motion is detected for 5 minutes, the Motion Response system reduces the power and light output by 75%, to 25%. When motion is detected by the PIR, the luminaire returns to full wattage and full light output. The PIR sensor is capable of motion detection across a total angle of 102° from the center of the sensor (51° to either side of center.) The sensor may be adjusted directionally to maximize detection of motion to one side of the luminaire if desired based on site traffic patterns. PIR sensor provided is the Panasonic EKMB1203112. If the PIR sensor fails, the luminaire will operate in default-high mode. Motion sensors utilized consume 0.0 watts in the off state. See the Sensor Coverage Pattern below.

APD Dimming Profile



Sensor Coverage Pattern



SPECIFICATIONS

GENERAL: Philips Gardco 122 SlenderForm high performance LED sconces are designed to integrate naturally to wall surfaces while providing the distinct SlenderForm look. Available with three (3) different distribution patterns, 122 LED sconces provide full cutoff performance (in the normal downlight position.) Luminaires feature advanced LED thermal management technology. High performance Class 1 LED systems offer potential energy savings of 50 % or more compared to HID systems. Surge protector standard. 10KA per AN SI/IEEE C62.41.2.

THERMAL MANAGEMENT: Philips Gardco 122 LED luminaires utilize integral aluminum thermal radiation fins to provide the excellent thermal management so critical to long LED system life.

LED RELIABILITY:

PREDICTED LUMEN DEPRECIATION DATA		
Ambient Temperature °C	LED Wattage / Driver mA	L ₇₀ Hours ⁸
25 °C	35LA / 350 mA	180,000
	55LA / 530 mA	125,000
	75LA / 700 mA	90,000
40 °C	35LA / 350 mA	175,000
	55LA / 530 mA	120,000
	75LA / 700 mA	85,000

8. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on tests performed using IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output.

OPTICAL SYSTEMS: Philips Gardco 122 LED luminaires utilize LED arrays set to achieve IES Type II, Type III, and Type IV distributions. Individual LED arrays are replaceable. Luminaires feature high performance Class 1 LED systems.

HOUSING: Housings are die cast aluminum. A memory retentive gasket seals the housing to the door frame to exclude moisture, dust, insects and pollutants from the optical system. A black, die cast ribbed backplate dissipates heat for longer system life.

DOOR FRAME: A single-piece die cast aluminum door frame integrates to the housing form. The door frame is hinged closed and secured to the housing with captive stainless steel fasteners. The heat and impact resistant 1/8" (.32cm) tempered glass lens and one-piece gasket are mechanically secured to the door frame with galvanized steel retainers.

IP RATING: Luminaires are rated IP66.

FINISH: Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors are as listed. Consult factory for specs on custom colors.

LABELS: All luminaires bear UL or CUL (where applicable) labels. Lens down application is Wet Location and lens up is Damp Location.

WARRANTY: Philips Gardco LED luminaires feature a 5 year limited warranty, including a 5 year limited warranty covering the LED arrays and LED drivers. See Warranty Information on www.sitelighting.com for complete details and exclusions. Polycarbonate lenses carry a 1 year warranty only.

FULL CUTOFF PERFORMANCE: Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle at or above 90° above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.



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Somerset, NJ 08873
Tel. 855-486-2216

Imported by: Philips Lighting,
A division of Philips Electronics Ltd.
281 Hillmount Rd,
Markham, ON, Canada L6C 2S3
Tel. 800-668-9008



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: Bryan Nazworth	Applicant/Agent Name: John Maxfield
Phone: (352) 377-1009	Company: CHW
Email:	Phone: (352) 331-1976
	Email: johnm@chw-inc.com
PART 2. PROPERTY INFORMATION	
Tax Parcel Numbers: 05964-002-002, 05964-002-003, 05964-002-004, & 05964-002-005	Address: TBD
City:	Zip:
PART 3. SELF-CERTIFICATION	
I, <u>John Maxfield</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.

Typed/Printed Name

Signature

Date

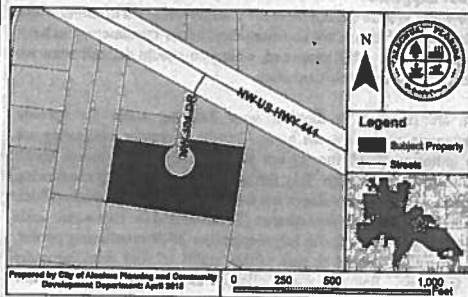
IMPORTANT: Applications for activities that do not comply with protection requirements found in Chapter 77, Article II nor any of the listed exemptions in Section 77.21, and are requesting to impact wetland and/or surface waters or their buffers must submit an **Application Form**. Final Alachua County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



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 February 12, 2019, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Daniel Young, P.E., LEED A.P., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Upland Properties of NCF, LLC, property owner, for consideration of a Site Plan for the construction of two (2) buildings, a $\pm 23,439$ square foot building and a $\pm 26,682$ square foot building, with associated drainage, paving, grading and infrastructure improvements, on a ± 4.82 acre subject property, located on Lots 2 - 5 of Upland Industrial Park and at the terminus of NW 101st Drive; Tax Parcel Nos. 05964-002-002 through 05964-002-005; 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 Sandra Thomas, POSTED THE LAND USE
SIGN ON 1/24/2019 FOR THE Upland Industrial Park Lots 2 - 5 Site Plan
(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.

Sandra Thomas
(signature)

2
(number of signs)

IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

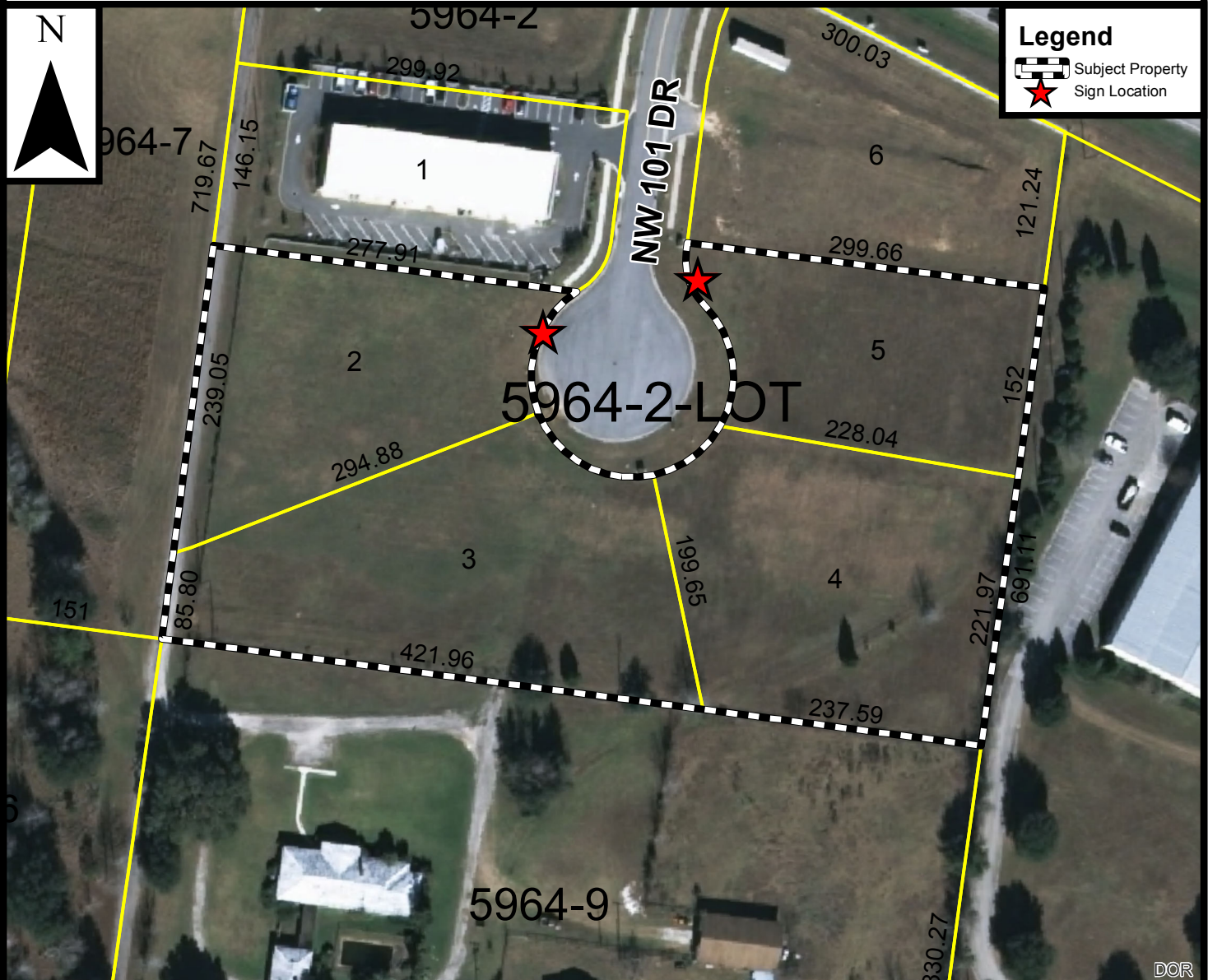
Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals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

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

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

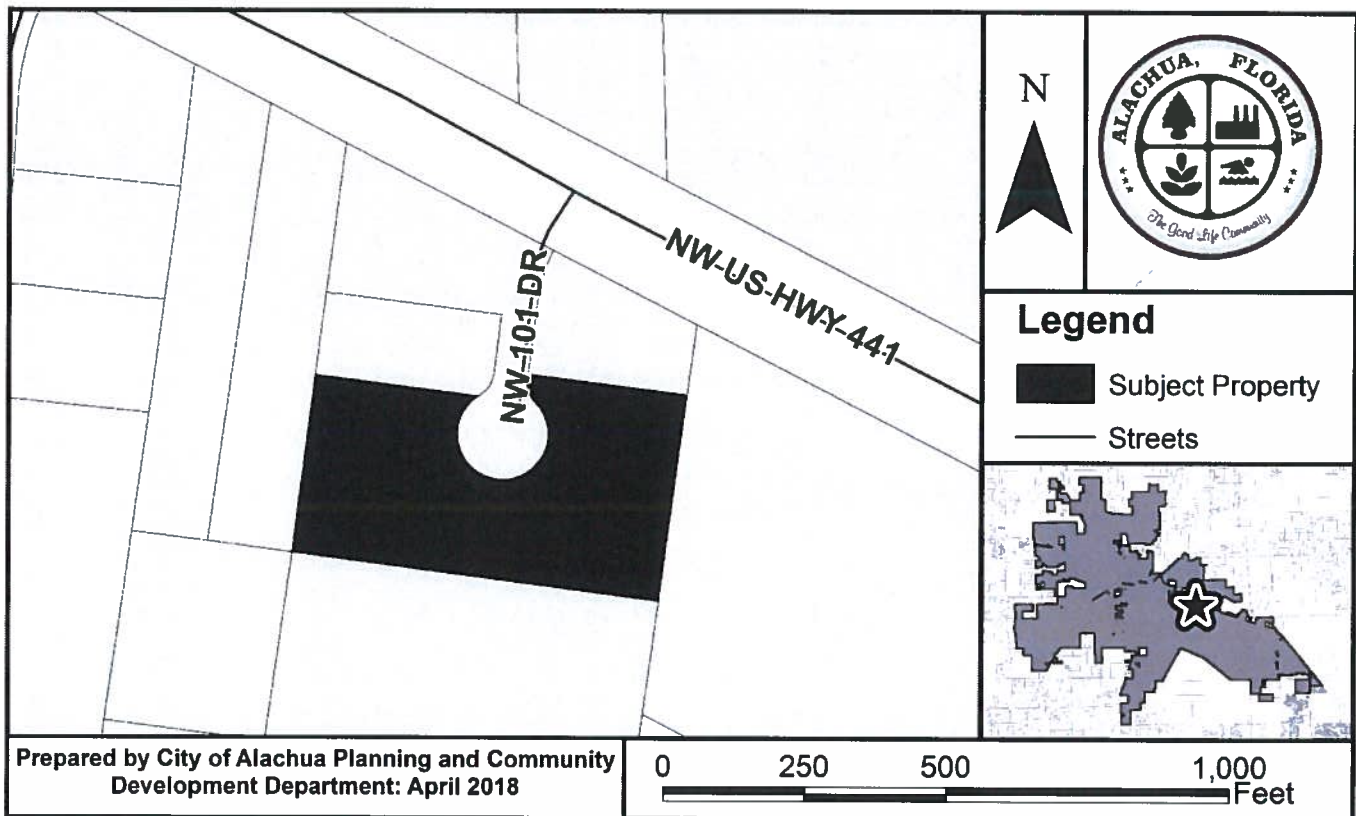


Upland Industrial Park, Lots 2 - 5 Minor Subdivision & Site Plan



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

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05949-011-007
CHAMBERS, RONALD C
1225 NW FRONTIER DR
LAKE CITY FL 32055

05964-008-000
INTERFAITH COMMUNITY
SERVICES
7505 NW 142ND AVE
ALACHUA FL 32615

05949-011-001
ROUHANI & BRANTLY ASSOCIATES
2475 NW 138TH TER
Gainesville FL 32606

05959-001-000
ADG COMMERCIAL HOLDINGS LLC
PO BOX 233
LAKE BUTLER FL 32054

05970-001-000
CRUCE D W
13631 NW HIGHWAY 441
ALACHUA FL 32615

05964-006-000
PEPINE & PEPINE CO-TRUSTEES
6308 SW 37TH WAY
GAINESVILLE FL 32608

05964-005-000
PEPINE & PEPINE CO-TRUSTEES
6308 SW 37TH WAY
GAINESVILLE FL 32608

05964-009-000
QUAY ACQUISITIONS INC
13640 US HWY 441
ALACHUA FL 32615

05964-003-000
BOSTON, JOFFRE T & TERESA S
1733 NW 39TH DR
GAINESVILLE FL 32605-3530

05949-010-000
SIMON WILLARD LLC
60 THOREAU ST STE 248
CONCORD MA 01742

05949-018-000
NEAL BRUCE D & LANETTE T
554 SW WINDSOR DR
LAKE CITY FL 32024

05964-007-000
G & C YOUNG ENTERPRISES INC
PO BOX 820
ALACHUA FL 32616

05949-011-006
CHAMBERS & WALLACE
1225 NW FRONTIER DR
LAKE CITY FL 32055

05964-002-000
UPLAND INDUSTRIAL PARK
OWNERS ASSN INC
6318 NW 18TH DR
GAINESVILLE FL 32653

05964-002-004
UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
Alachua FL 32615

05964-002-003
UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
Alachua FL 32615

05964-002-005
UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
Alachua FL 32615

05964-002-002
UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
Alachua FL 32615

05964-002-006
SCUBA MONKEY DIVE CENTER LLC
13585 NW 101ST DR STE 700
ALACHUA FL 32615

05964-002-001
UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
Alachua FL 32615

Antoinette Endelicato
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Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

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9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
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David Forest
23 Turkey Creek
Alachua, FL 32615

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All County Marion Property Management
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FDEP
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Gainesville, FL 32641

Jeannette Hinsdale
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Alachua, FL 32616

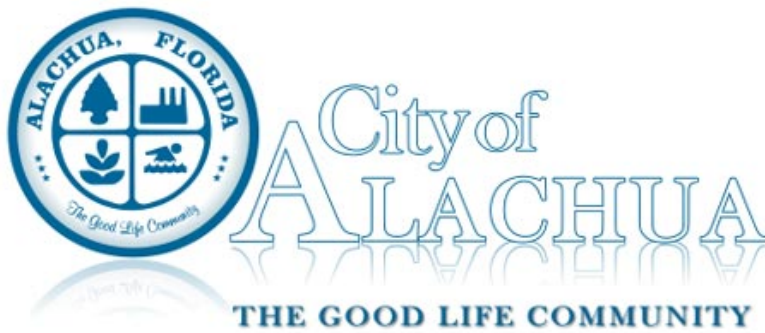
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Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele Liberman
Alachua County Manager
12 SE 1st Street
Gainesville, FL 32601

Bonnie Flynn
16801 NW 165th Drive
Alachua, FL 32615



Board/Committee Agenda Item

MEETING DATE: 2/12/2019

SUBJECT: Land Development Regulations (LDR) Text Amendment: A request by the City of Alachua to amend, modify, or create the following Sections of the City of Alachua Land Development Regulations (LDRs): 2.2.1(B) and Table 2.1-1, relating to the development review structure; 2.1.3(C), relating to the powers and duties of the Planning & Zoning Board; 2.1.6(A)(2), relating to the powers and duties of the LDR Administrator; 2.4.6, relating to Certificates of Appropriateness; 3.7.2(A)(5)(a), relating to the requirement to obtain a Certificate of Appropriateness; and 10.2, definition of Certificate of Appropriateness (Legislative Hearing).

PREPARED BY: Justin Tabor, AICP

RECOMMENDED ACTION:

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 upon making the following motion:

"Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve."

Summary

Section 3.7.2(A) of the City's Land Development Regulations (LDRs) establishes the Historic Overlay District (the "District"). Section 3.7.2(A)(1) states that the purpose of this district is to recognize the City's historic and architectural resources, which are assets that are important to the City's health, safety, and economic, educational, cultural, and general welfare. Among the stated purposes within this section, the District is intended to:

- Protect the beauty of the City and improve the quality of its environment through identification, recognition, conservation, maintenance and enhancement of its historic and architectural resources;
- Protect designated land and buildings or structures having historic and architectural significance from the intrusion of development that fails to protect such significance;
- Stabilize and improve property values in such districts, strengthening the local economy;
- Foster civic pride; and,
- Encourage redevelopment of the City's downtown.

The District is comprised of all lots in an area bounded by Northwest 145th Avenue, Northwest 145th Terrace, Northwest 148th Place, and 138th Terrace.

Section 5.1.2(A)(5) requires any demolition, new construction, addition, or alteration of exterior architectural features which occurs within the District to obtain a Certificate of Appropriateness prior to any such action. The procedures for the review of a Certificate of Appropriateness and the standards of review are set forth in Section 2.4.6. Under the current regulations, all Certificates of Appropriateness must be reviewed and issued by the Planning & Zoning Board (PZB).

In the process of implementing the current regulations which pertain to the District and Certificates of Appropriateness, Staff has found that amendments could be made to establish a more efficient review process for certain minor projects or those which are proposed on residential properties. Currently, limited changes to building facades, even when occurring as part of ordinary maintenance and repair, and additions to residential uses not readily visible from public areas, such as streets, require the issuance of a Certificate of Appropriateness by the PZB. In order to create a more efficient and streamlined review process, Staff proposes to amend Section 2.4.6 and other related sections of the LDRs.

In summary, the proposed amendments would:

- Create a new administrative review process for residential maintenance and repairs projects which would presently require approval of a COA by the Planning & Zoning Board;
- Exempt from the Certificate of Appropriateness review process residential additions, alterations, or demolitions when the addition, alteration, or demolition is not visible from a street (except for structures listed on National Register of Historic Places or Contributing to COA Downtown Historic District);
- Exempt from the Certificate of Appropriateness review process minor material changes to a building façade when the change is associated with ordinary repair and maintenance;
- Reduce duplicative reviews of projects which have received a Business Façade Improvement Grant from the City's Community Redevelopment Agency (CRA), while also reducing the amount of time required to obtain permits for such grant-funded projects; and,
- Make minor revisions to the existing regulations to clarify the purpose and intent of existing standards of review.

Each proposed amendment is identified in the Staff Report attached to this item.

ATTACHMENTS:

Description

- ▢ Staff Report
- ▢ Draft Ordinance
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City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: February 12, 2019
Legislative Hearing

SUBJECT: A Staff-initiated amendment to the City's Land Development Regulations (LDRs) regarding Certificates of Appropriateness

APPLICANT/AGENT: City of Alachua

PROJECT PLANNERS: Kathy Winburn, AICP; Justin Tabor, AICP; 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: *Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and transmits such finding to the City Commission with a recommendation to approve.*

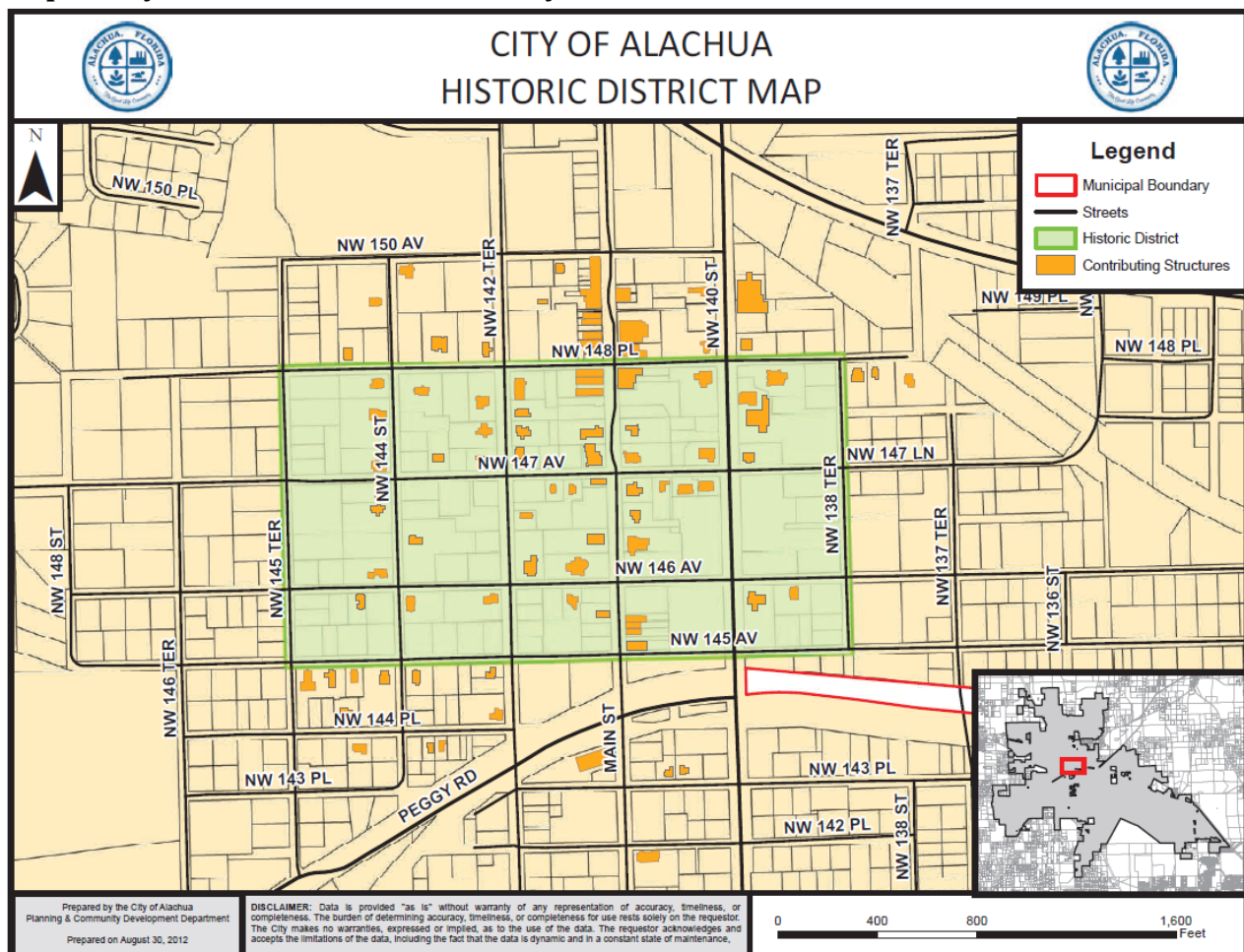
SUMMARY

Section 3.7.2(A) of the City's Land Development Regulations (LDRs) establishes the Historic Overlay District (the "District"). Section 3.7.2(A)(1) states that the purpose of this district are to recognize the City's historic and architectural resources, which are assets that are important to the City's health, safety, and economic, educational, cultural, and general welfare. Among the stated purposes within this section, the District is intended to:

- ❖ Protect the beauty of the City and improve the quality of its environment through identification, recognition, conservation, maintenance and enhancement of its historic and architectural resources;
- ❖ Protect designated land and buildings or structures having historic and architectural significance from the intrusion of development that fails to protect such significance;
- ❖ Stabilize and improve property values in such districts, strengthening the local economy;
- ❖ Foster civic pride; and,
- ❖ Encourage redevelopment of the City's downtown.

The District is comprised of all lots in an area bounded by Northwest 145th Avenue, Northwest 145th Terrace, Northwest 148th Place, and 138th Terrace (see Map 1 below).

Map 1. City of Alachua Historic Overlay District



Section 3.7.2(A)(5) requires any demolition, new construction, addition, or alteration of exterior architectural features which occurs within the District to obtain a Certificate of Appropriateness prior to any such action. The procedures for the review of a Certificate of Appropriateness and the standards of review are set forth in Section 2.4.6. Under the current regulations, all Certificates of Appropriateness must be reviewed and issued by the Planning & Zoning Board (PZB).

In the process of implementing the current regulations which pertain to the District and Certificates of Appropriateness, Staff has found that amendments could be made to establish a more efficient review process for certain minor projects or those which are proposed on residential properties. Currently, limited changes to building facades, even when occurring as part of ordinary maintenance and repair, and additions to residential uses not readily visible from public areas, such as streets, require the issuance of a Certificate of Appropriateness by the PZB. In order to create a more efficient and streamlined review process, Staff proposes to amend Section 2.4.6 and other related sections of the LDRs.

In summary, the proposed amendments would:

- ❖ Create a new administrative review process for residential maintenance and repairs projects which would presently require approval of a COA by the Planning & Zoning Board;
- ❖ Exempt from the Certificate of Appropriateness review process residential additions, alterations, or demolitions when the addition, alteration, or demolition is not visible from a street (except for structures listed on National Register of Historic Places or Contributing to COA Downtown Historic District);
- ❖ Exempt from the Certificate of Appropriateness review process minor material changes to a building façade when the change is associated with ordinary repair and maintenance;
- ❖ Reduce duplicative reviews of projects which have received a Business Façade Improvement Grant from the City's Community Redevelopment Agency (CRA), while also reducing the amount of time required to obtain permits for such grant-funded projects; and,
- ❖ Make minor revisions to the existing regulations to clarify the purpose and intent of existing standards of review.

Each proposed amendment is identified in the following section of this report. Below each amendment, a brief staff comment is provided to describe the purpose of the amendment.

PROPOSED LDR TEXT AMENDMENTS

AMENDING SECTION 2.1.1(B) AND TABLE 2.1-1 RELATING TO THE DEVELOPMENT REVIEW STRUCTURE

2.1.1 *Summary of administration and review roles.*

- (B) *Development review structure.* Table 2.1-1, Development Review Structure, summarizes the review bodies and City staff that have specific permit review roles under these LDRs, and their responsibilities.

Table 2.1-1: Development Review Structure					
S = Staff Review C = Plan Consistency Review R = Review and Advise D = Final Decision A = Appeal					
Development Permit	LDR Administrator	Board of Adjustment (BOA)	Planning and Zoning Board (PZB)	City Commission	Hearing Officer
Historic Sites and Structures					
Historic Overlay District Classification (Section 2.4.5)	S		C/R	D	
<u>Certificate of Appropriateness (Minor Review) (Section 2.4.6)</u>	<u>D</u>	<u>A</u>			
Certificate of Appropriateness (<u>Major Review</u>) (Section 2.4.6)	C/S		D	A	

Staff Comment: This amendment would create a new section within Table 2.1-1 to identify the review structure, decision making authority, and appeals process for Certificates of Appropriateness requiring minor review (i.e., review by the LDR Administrator). Table 2.1-1 would also be amended to distinguish Certificates of Appropriateness requiring major review (i.e., review by the Planning & Zoning Board).

AMENDING SECTION 2.1.3(C) RELATING TO THE POWERS AND DUTIES OF THE PLANNING & ZONING BOARD

2.1.3 Planning and Zoning Board (PZB).

- (C) *Powers and duties.* The PZB is authorized by the City Commission with the following powers and duties under these LDRs:
- (2) *Certificate of appropriateness.* To review and decide applications for certificatess of appropriateness (major review) (Section 2.4.6).

Staff Comment: The amendment to Section 2.1.3(C) would identify that Certificates of Appropriateness requiring major review are reviewed and decided by the Planning & Zoning Board.).

AMENDING SECTION 2.1.6(A)(2) RELATING TO THE POWERS AND DUTIES OF THE LDR ADMINISTRATOR

2.1.6 City staff.

- (A) *Land Development Regulation (LDR) Administrator.*
- (1) *Generally.* The LDR Administrator is the City Manager or designee, and shall be the City official responsible for administering the provisions of these LDRs.
- (2) *Powers and duties.* In addition to the jurisdiction, authority and duties that may be conferred upon the LDR Administrator by other provisions of the City Code and general or special law, the LDR Administrator shall have the following jurisdiction, powers and duties under these LDRs:
- (a) To supervise, review and decide applications for:
- (i) Certificates of appropriateness (minor review) (Section 2.4.6).

- ~~(i)~~(ii) Administrative adjustments (Section 2.4.8).
- ~~(ii)~~(iii) Minor site plans (Section 2.4.9(J)).
- ~~(iii)~~(iv) Major subdivision construction plans (Section 2.4.10(G)).
- ~~(iv)~~(v) Sign permits (Section 2.4.11).
- ~~(v)~~(vi) Temporary use permits (Section 2.4.12).
- ~~(vi)~~(vii) Special event permits (Section 2.4.13).
- ~~(vii)~~(viii) Certificates of concurrency compliance (Section 2.4.14).
- ~~(viii)~~(ix) Certificates of LDR compliance (Section 2.4.15).
- ~~(ix)~~(x) Tree removal permits (Section 2.4.17).
- ~~(x)~~(xi) Mobile home move-on permits (Section 2.4.18).

Staff Comment: The amendment to Section 2.1.6(A)(2) would establish the authority of the LDR Administrator to review and decide applications for Certificates of Appropriateness requiring minor review.

AMENDING SECTION 2.4.6 RELATING TO CERTIFICATES OF APPROPRIATENESS

2.4.6 Certificate of appropriateness.

- (A) *Purpose.* The purpose of this subsection is to provide a mechanism for reviewing demolition, removal, relocation, new construction, additions, or alterations of exterior features on development within the Historic Overlay ~~(HO)~~-Districts to ensure they comply with the standards of this section ~~and approved design standards.~~

Staff Comment: The amendment to Section 2.4.6(A) would clarify existing regulations.

- (B) *Authority.* The PZB is authorized to review and decide applications for a certificates of appropriateness, provided however that the LDR Administrator is authorized to review and decide applications for certificates of appropriateness as set forth in Subsection 2.4.6(E)(3), Certificate of appropriateness (minor review), of this section.

Staff Comment: The amendment to Section 2.4.6(B) would establish the authority of the PZB and the LDR Administrator to render decisions for Certificates of Appropriateness based upon the type of review (i.e., major or minor review).

- (C) *Applicability.*

- (1) *When required.* A certificate of appropriateness shall be required prior to any demolition, removal, relocation, new construction, additions, or alterations of exterior features in the Historic Overlay ~~(HO)~~-District, unless the activity is exempted in accordance with Subsection 2.4.6(D), Exemptions, of this section.
- ~~(2) *Certificate of appropriateness not required.* Nothing in this section shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures designated as historic when the repair does not involve a change in design, material, color, or outer appearance of the structure. Certificates of appropriateness are not required for alterations to the interior of a building or alterations to the use of a building, unless the interior of a particular structure is specifically identified in the designation ordinance establishing a Historic Overlay (HO) District (Subsection 2.4.5 of this section, Historic Overlay (HO) District classification, and Section 3.7.2(A), Historic Overlay Districts).~~

Staff Comment: The amendment to Section 2.4.6(C)(1) would clarify existing regulations and provide for internal consistency with other proposed amendments (the creation of a new Section 2.4.6(D), *Exemptions*). The provisions of Section 2.4.6(C)(2) would be relocated to new Section 2.4.6(D).

- (D) *Exemptions.* The following activity shall be exempted from the requirements of this section (but is not exempted from other permits as may be applicable for the proposed activity, which may include but are not limited to a site plan, minor site plan, and/or building permit):

(1) *Repairs and maintenance with limited changes.* Ordinary maintenance or repair of any exterior architectural feature of buildings or structures that does not involve a change in design, material, color, or outer appearance of the building or structure; provided however that ordinary maintenance and repairs may change the material or color of a building façade when such repair or maintenance does not exceed five percent (5%) of the area of the façade.

(2) *Interior alterations.* Alterations to the interior of a building or structure, or alterations to the use of a building or structure, unless the interior of a particular building or structure is listed on the National Register of Historic Places.

(3) *Activity conducted under the CRA Business Façade Grant Program.* Activity which is being performed as part of the scope of work of a project reviewed and approved under the City's Community Redevelopment Agency (CRA) Business Façade Grant Program.

(4) *Residential additions, alterations, or demolitions not visible from street.* The demolition, removal, new construction, addition, or alteration of exterior features on existing residential buildings or residential structures, or any buildings or structures which are accessory to a residential use, when the building or structure is not visible from a street and when the building or structure is used exclusively for residential purposes. This exemption shall not apply to any building or structure listed on the National Register of Historic Places or to any buildings or structures listed as a contributing building to the City of Alachua Downtown Historic District.

Staff Comment: New Section 2.4.6(D) would create three (3) new exemptions from the Certificate of Appropriateness review process:

- ❖ Minor changes to the material or color used on a building facade when the change occurs as part of ordinary repair and maintenance;
- ❖ Activity being performed as part of the scope of work for projects reviewed and approved under the Community Redevelopment Agency (CRA) Business Façade Grant Program; and,
- ❖ Demolition, removal, new construction, additions, and alterations of existing residential building and structures when not visible from a street (provided however, that the exemption would not apply to any building or structure listed on the National Register of Historic Places or to any buildings or structures listed as a contributing building to the City of Alachua Downtown Historic District).

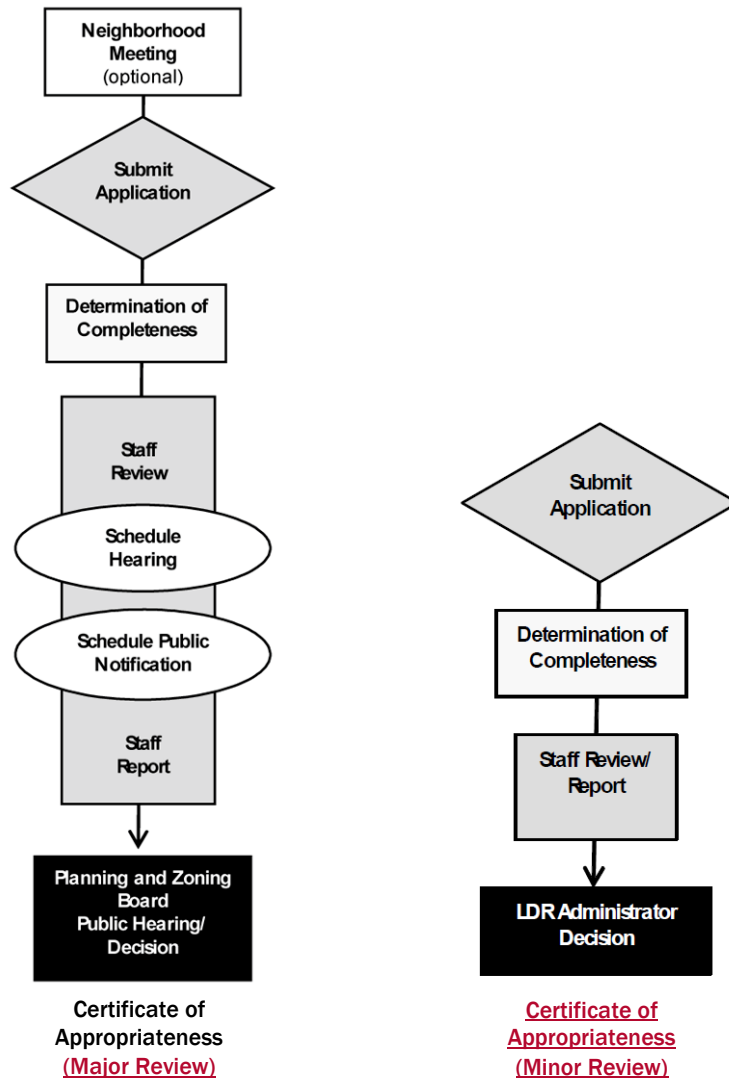
These exemptions are proposed to address ordinary repair/ maintenance projects with limited changes to building facades, residential projects not readily visible from a street, and to reduce duplicative reviews of improvements within the Historic Overlay District which may occur for projects receiving grant funding from the CRA. Staff has taken into consideration public comment received over several years in reference to current requirements to obtain a Certificate of Appropriateness for projects addressed by these proposed exemptions.

~~(D)~~(E) *Procedure.*

- (1) *Application submission, review, public notification, and scheduling hearing.* The procedures and requirements for submission and review of an application are established in Section 2.2, Common development review procedures.
- (2) *Review and action by PZB.* ~~After-Except as provided in Subsection 2.4.6(E)(3), Certificate of appropriateness (minor review), of this section, after~~ preparation of a staff report, public notification, and the scheduling of a public hearing, the PZB shall conduct a public hearing on the application in accordance with Section 2.3.2, Standard public hearings. At the public hearing, the PZB shall consider the application, the relevant support materials, the staff report, and the testimony given at the public hearing. After the close of the public hearing,

the PZB shall approve, approve with conditions, or deny the application based on the standards in Subsection 2.4.6(~~EF~~) of this section, Certificate of appropriateness standards.

Staff Comment: The amendment to Section 2.4.6(E)(2) would address the new minor review process.



- (3) Certificate of appropriateness (minor review). The LDR Administrator is authorized to review and approve, approve with conditions, or deny an application for a certificate of appropriateness for projects which propose the type(s) of activity set forth in Subsections 2.4.6(E)(3)(a) and (b). The LDR Administrator shall review and take action on the application in accordance with the procedures and requirements of Section 2.2.13, *Review by LDR Administrator*. The LDR Administrator, in his or her sole discretion, may refer any application for a certificate of appropriateness to the PZB when the LDR Administrator finds that the application does not comply with the certificate of appropriateness standards as set forth in Subsection 2.4.6(F), *Certificate of appropriateness standards*. The LDR Administrator may establish a Certificate of Appropriateness Approval Matrix identifying specific types of activity that may be reviewed in accordance with this subsection, consistent with the following:
- (a) Residential repairs and maintenance with changes. Activity that is considered to be ordinary repair and maintenance of a residential building or structure involving a change in design, material, color, or outer appearance of the building or structure (including but not limited to: changes in roofing materials and/or changes in roofing

material colors; window types; shutter types; doors; decks and porches; or other similar appurtenances); and,

- (b) Residential additions, alterations, or demolitions visible from street. The demolition, removal, new construction, addition, or alteration of exterior features on existing residential buildings or residential structures, or any buildings or structures which are accessory to a residential use, when the building or structure is visible from a street and when the building or structure is used exclusively for residential purposes. Buildings or structures listed on the National Register of Historic Places shall require PZB action.

Staff Comment: New Section 2.4.6(E)(3) would establish the review procedure for minor reviews of Certificates of Appropriateness as well as the projects which are eligible for minor review. In addition, new Section 2.4.6(E)(3) would permit the LDR Administrator to establish a Certificate of Appropriateness Approval Matrix which identifies specific types of projects eligible for minor review, consistent with this subsection. The Matrix is intended to serve as a user-friendly guide to assist the public in determining the type of review applicable for any project being considered within the Historic Overlay District. A draft of the Matrix is provided below.

~~(E)(F)~~ *Certificate of appropriateness standards.* The following standards shall be applied in determining whether to approve, approve with conditions, or deny a certificate of appropriateness:

- (1) *Affect exterior appearance.* Whether the proposed action will affect the exterior appearance of ~~the subject land or a building or~~ structure and if such action will be visible from a street, or if such action will affect the appearance of any interior portion ~~specifically identified in any relevant designation ordinance of a building or structure listed on the National Register of Historic Places or a building or structure listed as a contributing building to the City of Alachua Downtown Historic District.~~
- (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 Historic Overlay District~~relevant designation ordinance~~ seeks to protect and ~~enforce~~preserve.
- (3) *Negative or positive impact on neighboring ~~lands-properties~~ of historical significance.* Whether the proposed action will have a negative or positive impact on neighboring ~~lands~~ properties 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~~property.
- (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~~property may not be beneficially used without approval of the demolition;
 - (c) The ability to obtain a reasonable return from the existing structures; and
 - (d) Whether or not the building, structure, or ~~land~~property contributes to a Historic Overlay ~~(HO)~~ District, or no longer has historical significance.

Staff Comment: The amendments to Section 2.4.6(F) would clarify existing regulations and make various updates to reflect the new minor review process.

~~(F)(G)~~ *Conditions of approval.* In approving a certificate of appropriateness, the PZB or LDR Administrator (as applicable based upon the type of review) may impose ~~appropriate~~ conditions on the permit approval in accordance with Section 2.2.14, *Conditions of approval*.

Staff Comment: The amendment to Section 2.4.6(G) would address the new minor review process.

(H) Amendments. A certificate of appropriateness may be amended only in accordance with the procedures and standards established for its original approval, provided however, that the LDR Administrator may approve minor modifications to a certificate of appropriateness previously approved by the PZB or by the LDR Administrator where it is found that the modifications would not result in a substantial change to the activity approved by the certificate of appropriateness.

Staff Comment: Presently, no mechanism exists to administratively approve minor modifications to a project after a Certificate of Appropriateness has been approved by the PZB. New Section 2.4.6(H) would authorize the LDR Administrator to approve minor modifications to a project when it is found that the modifications would not result in a substantial change to the approved activity.

~~(G)(I)~~ Appeal of PZB Decision on certificate of appropriateness. Any person aggrieved or affected by a decision of the Planning and Zoning Board may appeal such decision to the City Commission in accordance with Subsection 2.4.21 of this section, Appeal of decisions of the Planning and Zoning Board. Any person aggrieved or affected by a decision of the LDR Administrator may appeal such decision to the Board of Adjustment in accordance with Subsection 2.4.20 of this section, Appeal of interpretation or decision by LDR Administrator.

Staff Comment: The amendment to Section 2.4.6(I) would address the new minor review process.

AMENDING SECTION 3.7.2(A)(5)(a), RELATING TO THE REQUIREMENT TO OBTAIN A CERTIFICATE OF APPROPRIATENESS

3.7.2 Districts.

(A) HO, Historic Overlay District.

(5) HO district development standards.

(a) *Certificate of appropriateness required.* Once land, buildings, or structures are classified within an HO district, no demolition, removal, relocation, 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. The certificate shall occur prior to any demolition, new construction, addition, or alteration of exterior architectural features.

Staff Comment: The amendment to 3.7.2(A)(5)(a) are proposed for consistency with Section 2.4.6(A).

AMENDING SECTION 10.2, DEFINITION OF CERTIFICATE OF APPROPRIATENESS

Certificate of appropriateness means a permit reviewed and approved, approved with conditions, or denied by the Planning and Zoning Board or the LDR Administrator in accordance with Section 2.4.6, Certificate of appropriateness

Staff Comment: The amendment to the definition of a Certificate of Appropriateness in Section 10.2 would address the new minor review process.

PROPOSED CERTIFICATE OF APPROPRIATENESS APPROVAL MATRIX

As set forth in new Section 2.4.6(E)(3), the LDR Administrator may establish a Certificate of Appropriateness Approval Matrix identifying specific types of projects eligible for minor review, consistent with the types of projects defined in Section 2.4.6(E)(3). The Matrix is intended to serve as a user-friendly guide to assist the public in determining the type of review applicable for any project being considered within the Historic Overlay District.

Certificate of Appropriateness Approval Matrix

Activity	LDR Administrator	PZB	Exempt
Additions			
Residential addition of exterior feature (not visible from street) ¹			X
Residential addition of exterior feature (visible from street) ²	X		
Nonresidential addition of exterior feature		X	
Addition to building or structure listed on National Register of Historic Places		X	
Demolitions			
Residential demolition of exterior feature (not visible from street) ¹			X
Residential demolition of exterior feature (visible from street) ²	X		
Nonresidential demolition of exterior feature		X	
Demolition of building or structure listed on National Register of Historic Places		X	
New Construction			
<i>Residential new construction (not visible from street)</i>			
Pools / Pool Enclosures			X
Decks / Pergolas / Screen Rooms / Sun Rooms			X
Storage Buildings and Sheds			X
All other new residential construction (not visible from street)			X
<i>Residential new construction (visible from street)²</i>			
Carports	X		
Pools / Pool Enclosures	X		
Decks / Pergolas / Screen Rooms / Sun Rooms	X		
Storage Buildings and Sheds	X		
All other new residential construction (visible from street) ²	X		
Nonresidential new construction		X	
Alterations			
<i>Residential alteration of exterior feature (not visible from street)¹</i>			
Roofs			
Change in Roof Material	X		
Change in Roof Color	X		
Shutters	X		
Finish /Material of Exterior Walls	X		
Paint Colors	X		
Residential alteration of exterior feature (visible from street) ²	X		
Nonresidential alteration of exterior feature		X	
Alteration to exterior of building or structure listed on National Register of Historic Places		X	
Repair & maintenance which does <i>NOT</i> result in a change of more than 5% of exterior features (material or color)			X
Interior alterations ¹			X
Projects reviewed and approved under CRA Business Façade Grant Program			X
Relocation of a Building or Structure		X	
¹ Not applicable to buildings or structures listed on the National Register of Historic Places or to buildings or structures identified as a contributing building to the City of Alachua Downtown Historic District ² Not applicable to buildings or structures listed on the National Register of Historic Places			

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 are consistent with the Goals, Objectives, and Policies found within the City of Alachua Comprehensive Plan. The amendments will support and encourage projects and improvements within the Historic Overlay District to be conducted in a manner consistent with the objectives of the District by streamlining the review process for such improvements, thus furthering the intent of Goal 3 of the Future Land Use Element and the Objectives and Policies found therein.

- (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: In the process of implementing the current regulations pertaining to the Historic Overlay District and Certificates of Appropriateness, Staff has found that amendments could be made to establish a more efficient review process for certain minor projects or those which are proposed on residential properties. Currently, limited changes to building facades, even when occurring as part of ordinary maintenance and repair, and additions to residential uses not readily visible from public areas, such as streets, require the issuance of a Certificate of Appropriateness by the PZB. In order to create a more efficient and streamlined review process, Staff proposes to amend Section 2.4.6 and other related sections of the LDRs.

- (d) ***Community Need*** – *Whether and the extent to which the proposed amendment addresses a demonstrated community need.*

Evaluation & Findings: These amendments address a need to provide the residents and businesses within the Historic Overlay District a more streamlined review process for minor improvements to properties and minimal changes which are associated with ordinary repair and maintenance efforts.

- (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: By providing property owners a more streamlined review process, which will reduce the amount of time required to obtain necessary approvals of a Certificate of Appropriateness, these amendments will support and encourage compliance of individual property owners with these regulations. A more streamlined approach to application reviews will promote compliance with the regulations, thereby ensuring that improvements to buildings within the Historic Overlay District will be consistent with the historical, architectural, and other similar qualities which the District seeks to protect and preserve.

- (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 have no direct effect upon development patterns. As noted, the more streamlined approach to application reviews will promote compliance with the regulations, which would in turn ensure that improvements to properties within the Historic Overlay District are consistent with the character of the District, thus supporting 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 impact the natural 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, storm water management, parks, and solid wastes).*

Evaluation & Findings: These amendments would have no impact to the provision of public facilities.

**EXHIBIT “A”
TO
CERTIFICATE OF APPROPRIATENESS
LAND DEVELOPMENT REGULATIONS (LDR) TEXT AMENDMENT
STAFF REPORT**

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

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 2.1.1(B) AND TABLE 2.1-1, RELATING TO THE DEVELOPMENT REVIEW STRUCTURE; AMENDING SECTION 2.1.3(C), RELATING TO THE POWERS AND DUTIES OF THE PLANNING & ZONING BOARD; AMENDING SECTION 2.1.6(A)(2), RELATING TO THE POWERS AND DUTIES OF THE LDR ADMINISTRATOR; AMENDING SECTION 2.4.6, RELATING TO CERTIFICATES OF APPROPRIATENESS; AMENDING SECTION 3.7.2(A)(5), RELATING TO THE REQUIREMENT TO OBTAIN A CERTIFICATE OF APPROPRIATENESS; AND AMENDING SECTION 10.2, DEFINITION OF "CERTIFICATE OF APPROPRIATENESS"; CREATING THE CITY OF ALACHUA CERTIFICATE OF APPROPRIATENESS APPROVAL MATRIX; 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 January 31, 2019; and

WHEREAS, the LPA conducted a public hearing on the proposed Amendment on February 12, 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 February 28, 2019, and on March 14, 2019; and

WHEREAS, the City Commission conducted public hearings on the proposed Amendment on March 11, 2019, and March 25, 2019, 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 12th day of March 2019.

PASSED and ADOPTED, in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this 25th day of March 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

EXHIBIT “A”

Section 2.1.1(B) and Table 2.1-1 of the City’s LDRs are amended as follows (text that is underlined is to be added and text that is shown as ~~strike through~~ is to be removed). Except as amended herein, the remainder of Section 2.1.1(B) and Table 2.1-1 remain in full force and effect:

2.1.1 Summary of administration and review roles.

- (B) *Development review structure.* Table 2.1-1, Development Review Structure, summarizes the review bodies and City staff that have specific permit review roles under these LDRs, and their responsibilities.

Table 2.1-1: Development Review Structure					
S = Staff Review C = Plan Consistency Review R = Review and Advise D = Final Decision A = Appeal					
Development Permit	LDR Administrator	Board of Adjustment (BOA)	Planning and Zoning Board (PZB)	City Commission	Hearing Officer
Historic Sites and Structures					
Historic Overlay District Classification (Section 2.4.5)	S		C/R	D	
<u>Certificate of Appropriateness (Minor Review) (Section 2.4.6)</u>	<u>D</u>	<u>A</u>			
Certificate of Appropriateness (Major Review) (Section 2.4.6)	C/S		D	A	

Section 2.1.3(C) of the City’s LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strike through~~ is to be removed). Except as amended herein, the remainder of Section 2.1.3(C) remains in full force and effect:

2.1.3 Planning and Zoning Board (PZB).

- (C) *Powers and duties.* The PZB is authorized by the City Commission with the following powers and duties under these LDRs:
- (2) *Certificate of appropriateness.* To review and decide applications for certificates s of appropriateness (major review) (Section 2.4.6).

Section 2.1.6(A)(2) of the City’s LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~strike through~~ is to be removed). Except as amended herein, the remainder of Section 2.1.6(A)(2) remains in full force and effect:

2.1.6 City staff.

- (A) *Land Development Regulation (LDR) Administrator.*
- (2) *Powers and duties.* In addition to the jurisdiction, authority and duties that may be conferred upon the LDR Administrator by other provisions of the City Code and general or special law, the LDR Administrator shall have the following jurisdiction, powers and duties under these LDRs:
- (a) To supervise, review and decide applications for:
- (i) Certificates of appropriateness (minor review) (Section 2.4.6).

- ~~(i)(ii)~~ Administrative adjustments (Section 2.4.8).
- ~~(ii)(iii)~~ Minor site plans (Section 2.4.9(J)).
- ~~(iii)(iv)~~ Major subdivision construction plans (Section 2.4.10(G)).
- ~~(iv)(v)~~ Sign permits (Section 2.4.11).
- ~~(v)(vi)~~ Temporary use permits (Section 2.4.12).
- ~~(vi)(vii)~~ Special event permits (Section 2.4.13).
- ~~(vii)(viii)~~ Certificates of concurrency compliance (Section 2.4.14).
- ~~(viii)(ix)~~ Certificates of LDR compliance (Section 2.4.15).
- ~~(ix)(x)~~ Tree removal permits (Section 2.4.17).
- ~~(x)(xi)~~ Mobile home move-on permits (Section 2.4.18).

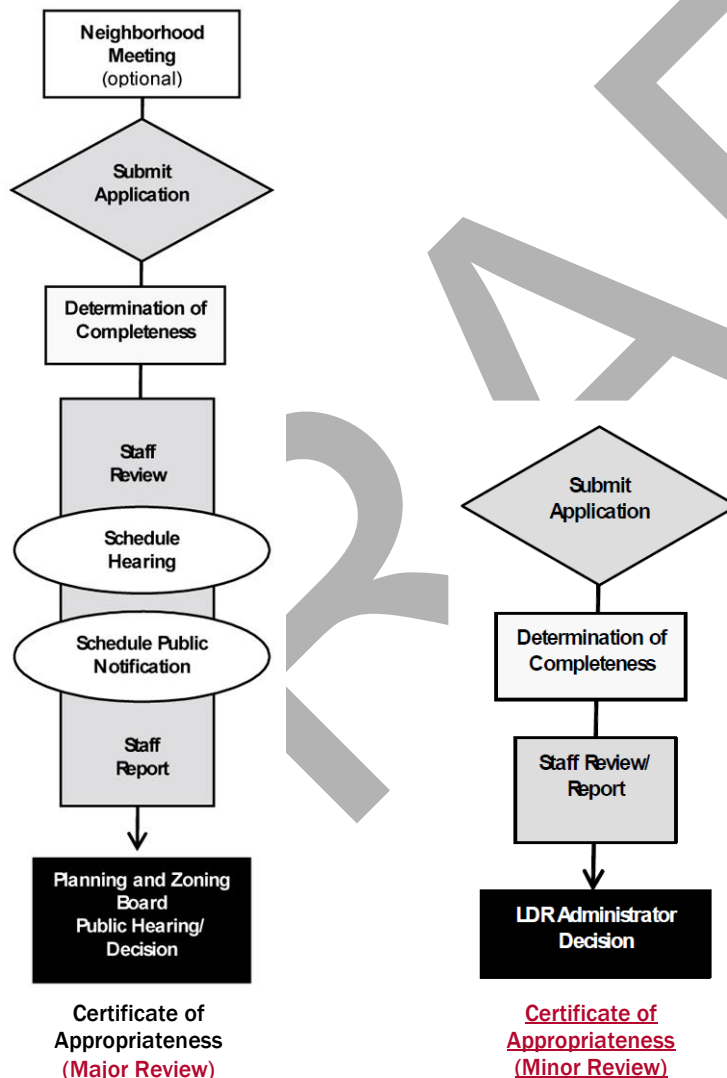
Section 2.4.6 of the City's LDRs is amended as follows (text that is underlined is to be added and text that is shown as ~~struckthrough~~ is to be removed). Except as amended herein, the remainder of Section 2.4.6 remains in full force and effect:

2.4.6 *Certificate of appropriateness.*

- (A) *Purpose.* The purpose of this subsection is to provide a mechanism for reviewing demolition, removal, relocation, new construction, additions, or alterations of exterior features on development within the Historic Overlay (~~HO~~) Districts to ensure they comply with the standards of this section ~~and approved design standards.~~
- (B) *Authority.* The PZB is authorized to review and decide applications for a certificates of appropriateness, provided however that the LDR Administrator is authorized to review and decide applications for certificates of appropriateness as set forth in Subsection 2.4.6(E)(3), *Certificate of appropriateness (minor review)*, of this section.
- (C) *Applicability.*
 - (1) *When required.* A certificate of appropriateness shall be required prior to any demolition, removal, relocation, new construction, additions, or alterations of exterior features in the Historic Overlay (~~HO~~) District, unless the activity is exempted in accordance with Subsection 2.4.6(D), *Exemptions*, of this section.
 - ~~(2) *Certificate of appropriateness not required.* Nothing in this section shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures designated as historic when the repair does not involve a change in design, material, color, or outer appearance of the structure. Certificates of appropriateness are not required for alterations to the interior of a building or alterations to the use of a building, unless the interior of a particular structure is specifically identified in the designation ordinance establishing a Historic Overlay (HO) District (Subsection 2.4.5 of this section, Historic Overlay (HO) District classification, and Section 3.7.2(A), Historic Overlay Districts).~~
- (D) *Exemptions.* The following activity shall be exempted from the requirements of this section (but is not exempted from other permits as may be applicable for the proposed activity, which may include but are not limited to a site plan, minor site plan, and/or building permit):
 - (1) *Repairs and maintenance with limited changes.* Ordinary maintenance or repair of any exterior architectural feature of buildings or structures that does not involve a change in design, material, color, or outer appearance of the building or structure; provided however that ordinary maintenance and repairs may change the material or color of a building façade when such repair or maintenance does not exceed five percent (5%) of the area of the façade.
 - (2) *Interior alterations.* Alterations to the interior of a building or structure, or alterations to the use of a building or structure, unless the interior of a particular building or structure is listed on the National Register of Historic Places.

(3) Activity conducted under the CRA Business Façade Grant Program. Activity which is being performed as part of the scope of work of a project reviewed and approved under the City's Community Redevelopment Agency (CRA) Business Façade Grant Program.

(4) Residential additions, alterations, or demolitions not visible from street. The demolition, removal, new construction, addition, or alteration of exterior features on existing residential buildings or residential structures, or any buildings or structures which are accessory to a residential use, when the building or structure is not visible from a street and when the building or structure is used exclusively for residential purposes. This exemption shall not apply to any building or structure listed on the National Register of Historic Places or to any buildings or structures listed as a contributing building to the City of Alachua Downtown Historic District.



~~(D)(E)~~ Procedure.

- (1) *Application submission, review, public notification, and scheduling hearing.* The procedures and requirements for submission and review of an application are established in Section 2.2, Common development review procedures.
- (2) *Review and action by PZB.* ~~After—~~Except as provided in Subsection 2.4.6(E)(3), Certificate of appropriateness (minor review), of this section, after preparation of a staff report, public notification,

and the scheduling of a public hearing, the PZB shall conduct a public hearing on the application in accordance with Section 2.3.2, Standard public hearings. At the public hearing, the PZB shall consider the application, the relevant support materials, the staff report, and the testimony given at the public hearing. After the close of the public hearing, the PZB shall approve, approve with conditions, or deny the application based on the standards in Subsection 2.4.6(~~EF~~) of this section, Certificate of appropriateness standards.

(3) Certificate of appropriateness (minor review). The LDR Administrator is authorized to review and approve, approve with conditions, or deny an application for a certificate of appropriateness for projects which propose the type(s) of activity set forth in Subsections 2.4.6(E)(3)(a) and (b). The LDR Administrator shall review and take action on the application in accordance with the procedures and requirements of Section 2.2.13, *Review by LDR Administrator*. The LDR Administrator, in his or her sole discretion, may refer any application for a certificate of appropriateness to the PZB when the LDR Administrator finds that the application does not comply with the certificate of appropriateness standards as set forth in Subsection 2.4.6(F), *Certificate of appropriateness standards*. The LDR Administrator may establish a Certificate of Appropriateness Approval Matrix identifying specific types of activity that may be reviewed in accordance with this subsection, consistent with the following:

- (a) Residential repairs and maintenance with changes. Activity that is considered to be ordinary repair and maintenance of a residential building or structure involving a change in design, material, color, or outer appearance of the building or structure (including but not limited to: changes in roofing materials and/or changes in roofing material colors; window types; shutter types; doors; decks and porches; or other similar appurtenances); and,
- (b) Residential additions, alterations, or demolitions visible from street. The demolition, removal, new construction, addition, or alteration of exterior features on existing residential buildings or residential structures, or any buildings or structures which are accessory to a residential use, when the building or structure is visible from a street and when the building or structure is used exclusively for residential purposes. Buildings or structures listed on the National Register of Historic Places shall require PZB action.

~~(E)~~(F) *Certificate of appropriateness standards.* The following standards shall be applied in determining whether to approve, approve with conditions, or deny a certificate of appropriateness:

- (1) *Affect exterior appearance.* Whether the proposed action will affect the exterior appearance of ~~the subject land or a building or structure and if such action will be visible from a street, or if such action will affect the appearance of any interior portion specifically identified in any relevant designation ordinance of a building or structure listed on the National Register of Historic Places or a building or structure listed as a contributing building to the City of Alachua Downtown Historic District.~~
- (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 ~~Historic Overlay District~~relevant designation ordinance seeks to protect and ~~enforce~~preserve.
- (3) *Negative or positive impact on neighboring lands-properties of historical significance.* Whether the proposed action will have a negative or positive impact on neighboring lands-properties 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-property.
- (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-property may not be beneficially used without approval of the demolition;
 - (c) The ability to obtain a reasonable return from the existing structures; and
 - (d) Whether or not the building, structure, or land-property contributes to a Historic Overlay (~~HO~~)-District, or no longer has historical significance.

~~(F)(G)~~ *Conditions of approval.* In approving a certificate of appropriateness, the PZB or LDR Administrator (as applicable based upon the type of review) may impose ~~appropriate~~ conditions on the permit approval in accordance with Section 2.2.14, *Conditions of approval*.

~~(H)~~ *Amendments.* A certificate of appropriateness may be amended only in accordance with the procedures and standards established for its original approval, provided however, that the LDR Administrator may approve minor modifications to a certificate of appropriateness previously approved by the PZB or by the LDR Administrator where it is found that the modifications would not result in a substantial change to the activity approved by the certificate of appropriateness.

~~(G)(I)~~ *Appeal of ~~PZB-D~~ decision on certificate of appropriateness.* Any person aggrieved or affected by a decision of the Planning and Zoning Board may appeal such decision to the City Commission in accordance with Subsection 2.4.21 of this section, Appeal of decisions of the Planning and Zoning Board. Any person aggrieved or affected by a decision of the LDR Administrator may appeal such decision to the Board of Adjustment in accordance with Subsection 2.4.20 of this section, Appeal of interpretation or decision by LDR Administrator.

Section 3.7.2(A)(5)(a) 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 3.7.2 remains in full force and effect:

3.7.2 *Districts.*

(A) *HO, Historic Overlay District.*

(5) *HO district development standards.*

(a) *Certificate of appropriateness required.* Once land, buildings, or structures are classified within an HO district, no demolition, ~~removal, relocation~~, 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. The certificate shall occur prior to any demolition, new construction, addition, or alteration of exterior architectural features.

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 ~~strikethrough~~ is to be removed). Except as amended herein, the remainder of Section 10.2 remains in full force and effect:

Certificate of appropriateness means a permit reviewed and approved, approved with conditions, or denied by the Planning and Zoning Board or the LDR Administrator in accordance with Section 2.4.6, Certificate of appropriateness

Certificate of Appropriateness Approval Matrix

Activity	LDR Administrator	PZB	Exempt
Additions			
Residential addition of exterior feature (not visible from street) ¹			X
Residential addition of exterior feature (visible from street) ²	X		
Nonresidential addition of exterior feature		X	
Addition to building or structure listed on National Register of Historic Places		X	
Demolitions			
Residential demolition of exterior feature (not visible from street) ¹			X
Residential demolition of exterior feature (visible from street) ²	X		
Nonresidential demolition of exterior feature		X	
Demolition of building or structure listed on National Register of Historic Places		X	
New Construction			
<i>Residential new construction (not visible from street)</i>			
Pools / Pool Enclosures			X
Decks / Pergolas / Screen Rooms / Sun Rooms			X
Storage Buildings and Sheds			X
All other new residential construction (not visible from street)			X
<i>Residential new construction (visible from street)²</i>			
Carports	X		
Pools / Pool Enclosures	X		
Decks / Pergolas / Screen Rooms / Sun Rooms	X		
Storage Buildings and Sheds	X		
All other new residential construction (visible from street) ²	X		
Nonresidential new construction		X	
Alterations			
<i>Residential alteration of exterior feature (not visible from street)¹</i>			
Roofs			
Change in Roof Material	X		
Change in Roof Color	X		
Shutters	X		
Finish /Material of Exterior Walls	X		
Paint Colors	X		
Residential alteration of exterior feature (visible from street) ²	X		
Nonresidential alteration of exterior feature		X	
Alteration to exterior of building or structure listed on National Register of Historic Places		X	
Repair & maintenance which does <u>NOT</u> result in a change of more than 5% of exterior features (material or color)			X
Interior alterations ¹			X
Projects reviewed and approved under CRA Business Façade Grant Program			X
Relocation of a Building or Structure		X	
¹ Not applicable to buildings or structures listed on the National Register of Historic Places or to buildings or structures identified as a contributing building to the City of Alachua Downtown Historic District ² Not applicable to buildings or structures listed on the National Register of Historic Places			



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 February 12, 2019, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider a request by the City of Alachua to amend the City of Alachua Land Development Regulations (LDRs) as follows: amending Section 2.2.1(B) and Table 2.1-1, relating to the development review structure; amending Section 2.1.3(C), relating to the powers and duties of the Planning & Zoning Board; amending Section 2.1.6(A)(2), relating to the powers and duties of the LDR Administrator; amending Section 2.4.6, relating to Certificates of Appropriateness; amending Section 3.7.2(A)(5)(a), relating to the requirement to obtain a Certificate of Appropriateness; and amending Section 10.2, definition of Certificate of Appropriateness.

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.