Planning and Zoning Board
Agenda
February 8, 2022

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

Planning and Zoning Board
At 6:00 PM

Meeting Date: February 8, 2022

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 11, 2022 PZB Meeting

B. Site Plan – Alachua Dreyers Building: A request by Alison Fetner of Fetner Engineering, applicant

and agent for Dreyers Cleaning & Restoration, Inc., property owner, for consideration of a Site Plan proposing the construction of a ±16,000 square foot building with associated site improvements on a ±3.95 acre subject property; Tax Parcel Number 03229-001-000 (Quasi-Judicial Hearing).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 2/8/2022
SUBJECT: Approval of the Minutes of the January 11, 2022 PZB Meeting

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:

Approve the Minutes of the January 11, 2022 PZB Meeting.

Summary

Approval of the Minutes of the January 11, 2022 PZB Meeting.

ATTACHMENTS:

Description

- Minutes of the January 11, 2022 PZB Meeting

Planning and Zoning Board
Minutes
January 11, 2022

Chair Sandy Burgess
Vice Chair Edward Potts
Member Joe Hancock
Member Virginia Johns
Member Gary Thomas
School Board Member Tina Certain

City Manager Mike DaRoza

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

Meeting Date: January 11, 2022

Meeting Location: James A. Lewis Commission Chambers

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

Planning and Zoning Board Meeting Minutes

CALL TO ORDER

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

INVOCATION

Member Virginia Johns led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Member Johns moved to approve the agenda; seconded by Member Joe Hancock.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the Minutes of the December 14, 2021 PZB Meeting

Member Johns moved to approve the minutes; seconded by Member Gary Thomas.

Passed by unanimous consent.

B. Site Plan – Waco 250 Building: A request by Larry J. Longenecker, of Eisman & Russo, Inc., applicant and agent for Waco Properties, Inc., property owner, for consideration of a Site Plan proposing the construction of a ±51,140 square foot building with associated site improvements on a ±20.50 acre subject property and comprised of a ±3.35 acre project area; Tax Parcel Number 03983-007-000 (Quasi-Judicial Hearing).

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

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

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 approves the Site Plan for Waco Properties, Inc. subject to the four (4) conditions provided in Exhibit "A" and located on page 18 of the January 11, 2022 Staff Report to the Planning & Zoning Board; seconded by Member Hancock.

Larry J. Longenecker, of Eisman & Russo, Inc. applicant and agent for Waco Properties, Inc. accepted the conditions and availed himself for questions.

Motion Passed 4-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Kathy Winburn stated the next meeting will be February 8, 2022 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Johns moved to adjourn; seconded by Member Thomas.

Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

_____

Presiding Officer

_____

Staff Liaison

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 2/8/2022
SUBJECT: Site Plan – Alachua Dreyers Building: A request by Alison Fetner of Fetner Engineering, applicant and agent for Dreyers Cleaning & Restoration, Inc., property owner, for consideration of a Site Plan proposing the construction of a ±16,000 square foot building with associated site improvements on a ±3.95 acre subject property; Tax Parcel Number 03229-001-000 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Site Plan for Dreyers Cleaning & Restoration, Inc., subject to the seven (7) conditions provided in Exhibit "A" and located on pages 20 and 21 of the February 8, 2022 Staff Report to the Planning & Zoning Board upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Dreyers Cleaning & Restoration, Inc., subject to the seven (7) conditions provided in Exhibit "A" and located on pages 20 and 21 of the February 8, 2022 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Alison Fetner of Fetner Engineering, applicant and agent for Dreyers Cleaning & Restoration, Inc., property owner, for consideration of a Site Plan proposing the construction of a ±16,000 square foot building with associated site improvements on a ±3.95 acre subject property.

The proposed development will convey the development's stormwater runoff to a proposed basin located in the southeastern portion of the subject property. Access to the site will be provided through the modification of an existing access driveway to NW US Highway 441. An existing access driveway to the subject property will also be removed.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Site Plan - Alachua Dreyers Building
- Application & Supporting Materials
- Public Notice Materials for the 2/8/22 PZB Hearing

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: February 8, 2022
Quasi-Judicial Hearing

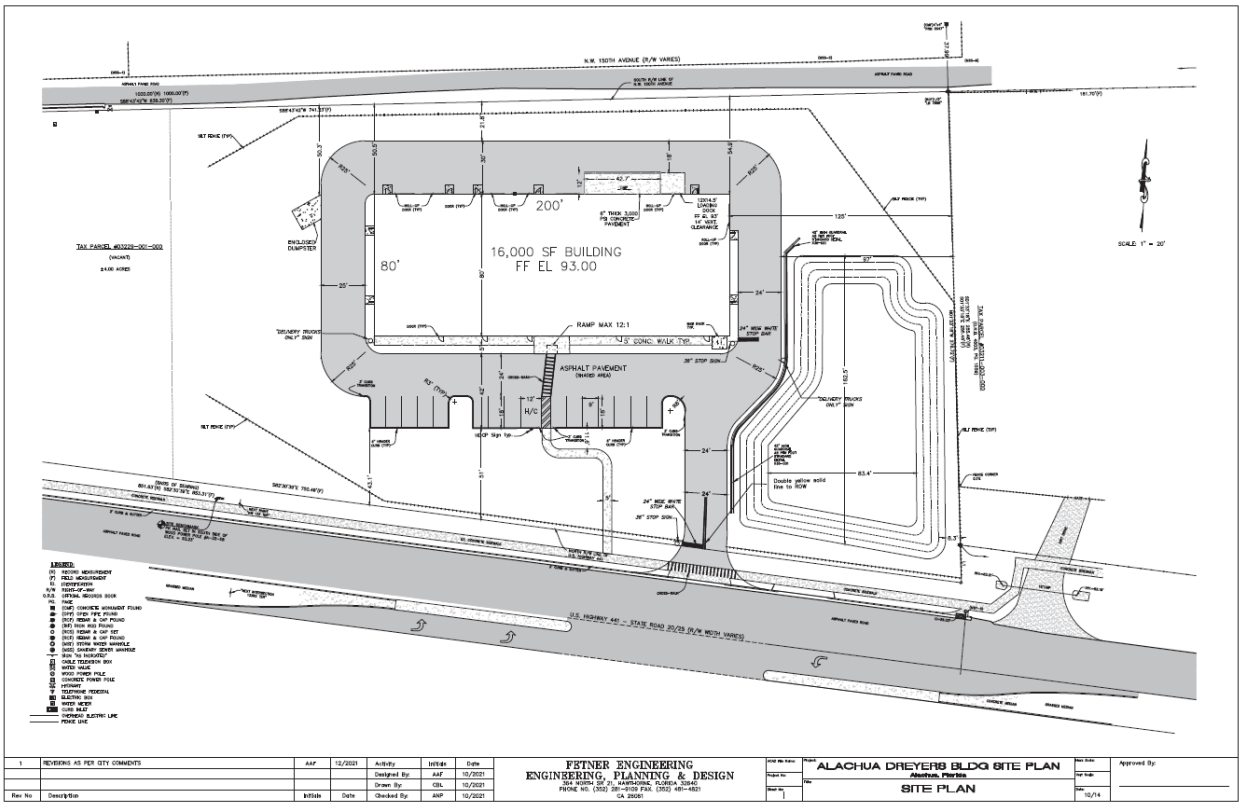
SUBJECT:	A request for a Site Plan proposing the construction of a ±16,000 square foot building with associated site improvements
APPLICANT/AGENT:	Alison Fetner, Fetner Engineering
PROPERTY OWNER:	Dreyers Cleaning & Restoration, Inc.
LOCATION:	N/A
PARCEL ID NUMBERS:	03229-001-000
FLUM DESIGNATION:	Commercial
ZONING:	Commercial Intensive (CI)
OVERLAY:	N/A
ACREAGE:	±3.95 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan for Dreyers Cleaning & Restoration, Inc., subject to the seven (7) conditions provided in Exhibit "A" and located on pages 20 and 21 of the February 8, 2022 Staff Report to the Planning & Zoning Board.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Dreyers Cleaning & Restoration, Inc., subject to the seven (7) conditions provided in Exhibit "A" and located on pages 20 and 21 of the February 8, 2022 Staff Report to the Planning & Zoning Board.*

SUMMARY

This application is a request by Alison Fetner of Fetner Engineering, applicant and agent for Dreyers Cleaning & Restoration, Inc., property owner, for consideration of a Site Plan proposing the construction of a ±16,000 square foot building with associated site improvements on a ±3.95 acre subject property.

The proposed development will convey the development's stormwater runoff to a proposed basin located in the southeastern portion of the subject property. Access to the site will be provided through the modification of an existing access driveway to NW US Highway 441. An existing access driveway to the subject property will also be removed.

Illustration 1. Dreyers Cleaning & Restoration, Inc. – Alachua Dreyers Building Site Plan



SURROUNDING USES

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

Map 1. Vicinity Map

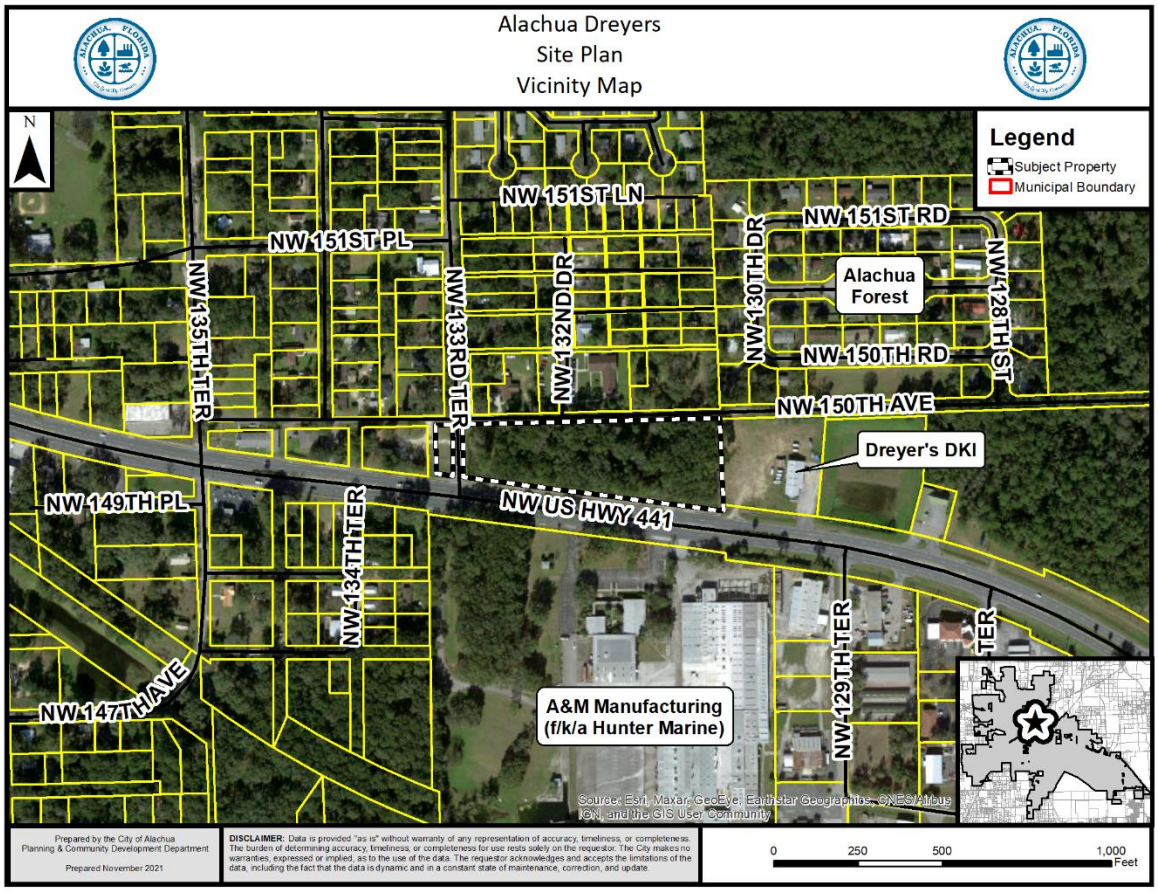


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Single Family Residential; Vacant Residential Lands; Religious Institution	Medium Density Residential	Residential Single Family – 3 (RSF-3)
South	US 441; A&M Manufacturing (f/k/a Hunter Marine)	Industrial	Industrial General (IG)
East	Dreyer's DKI	Commercial	Commercial Intensive (CI)
West	Little Angels Child Care & Learning Center	Commercial	Commercial Intensive (CI)

NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on September 23, 2021 at Dreyer's DKI, located at 14619 NW US Highway 441. The applicant was available to answer questions. Materials submitted by the applicant indicate that the meeting was unattended.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Future Land Use Element

GOAL 1: Future Land Use Map 2035:

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

Objective 1.3: *Commercial*

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

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

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

Evaluation and Findings: The subject property has a Commercial FLUM Designation, which permits a variety of potential uses including offices and limited industrial services. The applicant has indicated that the intended use of the proposed building is for offices and general industrial services.

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

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design; and,
11. Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

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

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

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

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

Evaluation and Findings: The site plan includes a landscaping plan which demonstrates that the proposed development will comply with all applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations. Upon completion of the development, the landscaped areas will exceed the minimum 10% area required by Policy 2.4.a.

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

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

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

Evaluation and Findings: The Site Plan shows 84 regulated trees and 7 heritage trees that are proposed for removal. Mitigation for trees proposed for removal is provided in accordance with the applicable provisions of the City's LDRs. For further analysis, please reference the section of this report below which further reviews compliance with the LDRs.

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

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

Evaluation and Findings: The site plan indicates that following completion of the development, the subject property exceeds the minimum 10% open space requirement.

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

Evaluation and Findings: An environmental conditions and site suitability analysis has been provided in this report, and indicates that, based upon best available data, the development is not expected to have any adverse impacts upon natural features.

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

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

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

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

Evaluation and Findings: The development is located within the City's utility service area and will connect to potable water and wastewater facilities.

Transportation Element

Objective 1.1: Level of Service

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

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

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

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

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

Evaluation and Findings: The site plan demonstrates that the development will comply with Objective 1.1 and Policies 1.3.a, 1.3.d, and 1.3.g, which are implemented by the standards found within Section 6.1 of the City's Land Development Regulations. Required landscaping materials will be provided within parking areas. The site plan also provides the minimum number of required accessible parking spaces.

Community Facilities Element

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

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

Evaluation and Findings: The development is located within the City's utility service area and will connect to the City's wastewater system.

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

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

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

Objective 3.1: *Drainage and Stormwater Level of Service Standards and Implementation*
The City shall ensure the provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

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

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

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

Evaluation and Findings: The development is located within the City's utility service area and will connect to the City's potable water system.

Conservation & Open Space Element

Policy 1.2.a: The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

Policy 1.3.e: The City's land use designations shall offer the best possible protection to threatened and endangered species.

Evaluation and Findings: It is expected that the development will have minimal environmental impacts. Please reference the Environmental Conditions Analysis provided within this report for further review of specific features and environmental features.

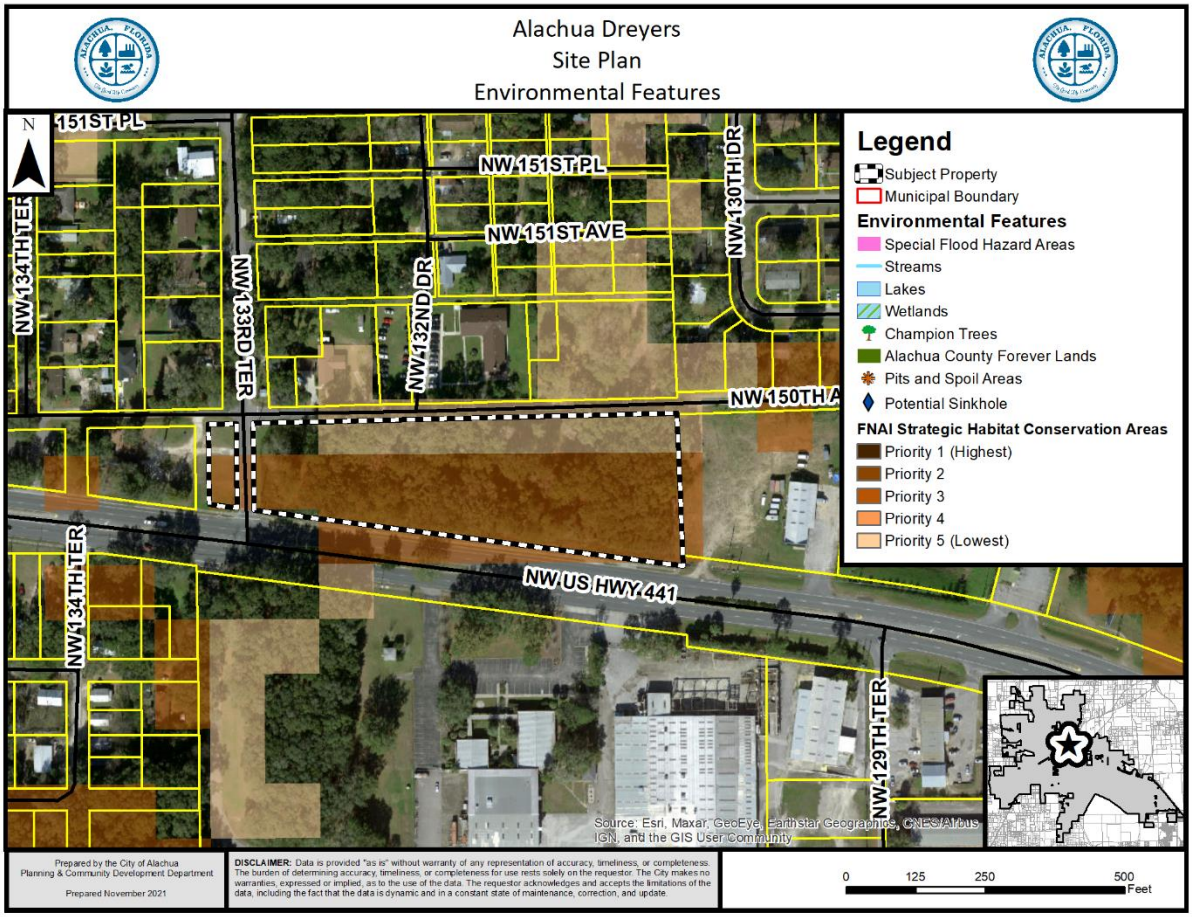
ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to best available data, there are no wetlands located within the area of proposed development. If any wetlands are identified within the area of proposed development, these areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

Evaluation: No wetlands have been identified in the area of proposed development, therefore, there are no issues related to wetland protection.

Map 2. Environmental Features



Strategic Ecosystems

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

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

Regulated Plant & Animal Species

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

Evaluation: The subject property contains lands identified as Priority 3 and Priority 5 in the FNAI PNA data layer, however, 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 is one (1) soil type found within the development area:

Arredondo-Urban Land Complex (0% – 5% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type does not pose any significant limitations for development.

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

Flood Potential

Panel 0140D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicate that the development area is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations.

Evaluation: The subject property is located within an area designated by the Suwannee River Water Management District (SRWMD) High Aquifer Recharge Map (HARP) as an area with a medium aquifer recharge potential. While the subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, best available data indicates that no sinkholes or other 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: While a small portion of the subject property is located within a City of Alachua wellfield protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan, the portion of the property proposed for development is not located within the wellhead protection zone. Therefore, there are no issues related to wellfield protection requirements.

Historic Structures/Markers and Historic Features

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

property is not located within the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

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

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

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

Evaluation & Findings: The subject property is zoned Commercial Intensive (CI). The site plan proposes the construction of a±16,000 square foot building. It is anticipated that the use of the building will be for general industrial services and offices. Each of these use types are permitted within the CI zoning district.

(3) ***Zone District Use-Specific Standards***
The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.

Evaluation & Findings: There are no Use-Specific Standards for the general industrial services or office use types, however, Section 6.6.3 establishes standards for nonresidential development when located within 500 feet of residential uses. Please see below for an analysis of compliance with these standards.

(4) *Development and Design Standards*

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

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all applicable and relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1*, Off Street Parking & Loading Standards, *Section 6.2*, Tree Protection/Landscape/Xeriscape Standards, *Section 6.3*, Fencing Standards, *Section 6.4*, Exterior Lighting Standards, *Section 6.6*, Infill Standards, *Section 6.7*, Open Space Standards, and *Section 6.9*, Environmental Protection Standards.

The Site Plan shows 84 regulated trees and 7 heritage trees that are proposed for removal. The number of trees proposed for removal requires 248 trees to be planted to mitigate for those proposed for removal.

The Site Plan proposes to provide a total of 8 replacement trees on-site to partially mitigate for those proposed for removal. The criteria for off-site tree mitigation is established in Section 6.2.1(D)(7) of the LDRs. This section allows for the consideration of off-site mitigation for those trees that cannot be accommodated through on-site mitigation due to the location of the proposed buildings, parking, and code-required tree plantings. Section 6.2.1(D)(7)(c) requires the fee for off-site mitigation to be adopted by the City Commission through resolution.

The request to provide off-site mitigation and the fee to be paid for off-site mitigation was approved by the City Commission at its January 24, 2022 meeting. A copy of Resolution 22-07, which authorizes off-site mitigation for this project, is included within Exhibit "B", Staff Supporting Materials, to this Staff Report. In accordance with Section 6.2.1(D)(7)(d) of the City's LDRs, Resolution 22-07 requires the fee for off-site mitigation to be paid to the City prior to the issuance of a building permit for new construction approved by this Site Plan. Staff proposes a condition which will require the applicant to provide the payment for off-site mitigation in accordance with Resolution 22-07 prior to the issuance of a building permit.

(5) *Subdivision Standards*

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

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

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

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

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

COMPLIANCE WITH SECTION 6.6.3, RESIDENTIAL PROTECTION STANDARDS

Section 6.6.3 of the City's Land Development Regulations (LDRs) establishes additional conditions that may be imposed for development located within 500 feet of any residential district or adjacent to any existing single-family or two-family development. The applicant has provided an analysis and response to each of the standards set forth in Section 6.6.3 of the LDRs. Staff's evaluation and findings of compliance with these standards is provided below.

6.6.3 *Residential protection standards.*

(A) *General conditions.* As a condition of the approval of any nonresidential development located within 500 feet of any residential district or adjacent to an existing residential single-family or two-family development, conditions may be imposed to reduce or minimize any potential adverse impacts on the residential land or development. Such conditions may include but are not limited to the following:

(1) *Hours of operation and deliveries.* Hours of operation and deliveries.

Evaluation & Findings: The applicant has indicated the hours of operation will generally be from 7:30 AM to 5:00 PM. Staff has proposed a condition which would require the hours of operation and deliveries to occur between 7:00 AM and 9:00 PM.

(2) *Activities that generate potential adverse impacts.* Location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare.

Evaluation & Findings: There are no uses proposed which would generate excessive noise or glare. Activities shall take place inside an enclosed building.

(3) *Placement of trash receptacles.* Placement of trash receptacles.

Evaluation & Findings: The trash receptacle has been placed approximately 50 feet from the north property line. Screening of the trash receptacle is provided in accordance with Section 6.2.3(B) of the LDRs. Staff has proposed a condition which addresses the placement of the waste receptacle area to ensure compliance with this standard.

(4) *Loading and delivery area.* Location of loading and delivery areas.

Evaluation & Findings: Delivery areas will be screened with a Type D landscaping buffer, which is the most opaque landscape buffer required by the LDRs. Staff has proposed a condition requiring this Type D buffer to be provided along the north property line to provide a landscaped buffer between the subject property and the residentially zoned lands to the north.

(5) *Lighting.* Lighting location, intensity, and hours of illumination.

Evaluation & Findings: Exterior lighting is limited and has been designed to comply with all applicable regulations provided in Section 6.4 of the LDRs. All light sources are directed inward to the site and downward. The photometric plan demonstrates that light will not trespass on to residential lands located to the north of the subject property.

(6) *Placement of outdoor machines and activities.* Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.

Evaluation & Findings: No vending machines, telephones or other similar outdoor services and activities are proposed.

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

Evaluation & Findings: Staff has proposed a condition which requires a 20 foot Type D landscape buffer, which is the most opaque buffer required by the landscaping standards, in order to provide this visual screen between the subject property and residential areas to the north.

(8) *Height restrictions.* Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.

Evaluation & Findings: The proposed building will a single-story building. The overall height at its highest point is approximately 28 feet. The building will not affect lighting and views of significant features from public property or rights-of-way.

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

Evaluation & Findings: The proposed development would have no effect upon natural lighting and solar access to nearby residential lands.

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

Evaluation & Findings: The proposed development is not expected to cause any obtrusive odors or fumes, given the nature of the proposed use.

(11) *Paving and parking areas.* Paving to control dust.

Evaluation & Findings: All parking proposed will be paved.

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

Evaluation & Findings: Access to the site is provided by an existing connection to US Highway 441. No access is proposed from NW 150th Avenue (located north of the subject property).

(B) *Height and setbacks.* Any nonresidential structure located in any nonresidential district and within 100 feet of a property boundary of a residential district or adjacent to a single-family or two-family dwelling shall be set back from the boundary of the residential district property boundary or residential development a minimum distance equal to the height of the nonresidential structure.

Evaluation & Findings: The maximum height of the building is approximately 28 feet, and the building is set back over 50 feet from the north property line / right-of-way line of NW 150th Avenue. The subject property is not adjacent to a single-family or two-family dwelling or a residentially zoned property.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
4	US 441 (from CR 25A East Intersection to SR 235)	4/D	Major Collector	COMM	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a)of the LDRs].
3 FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 3. Trip Generation

Land Use	AADT (Enter/Exit)[1]	AM Peak Hour (Enter/Exit)[1]	PM Peak Hour (Enter/Exit)[1]
Specialty Trade Contractor (ITE Code 180)	164 (82 / 82)	26 (19 / 7)	32 (10 / 22)

1 Source: ITE Trip Generation, 10th Edition. Formulas: AADT – 10.22 trips per 1,000 square feet x 16,000 square feet (50% entering/50% exiting); AM Peak Hour – 1.66 trips per 1,000 square feet x 16,000 square feet (73% entering/27% exiting); PM Peak Hour –1.97 trips per 1,000 square feet x 16,000 square feet (32% entering/68% exiting).

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

Traffic System Category	Segment 4 US 441 (from CR 25A East Intersection to SR 235)[1]
Average Annual Daily Trips	
Maximum Service Volume[2]	45,700
Existing Traffic[3]	20,435
Reserved Trips[4]	4,323
Available Capacity[4]	20,942
Increase/Decrease in Daily Trips Generated by Development[5]	164
Residual Capacity After Development's Impacts[6]	20,778

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua January 2022 Development Monitoring Report.
5 Trip Distribution: Segment 4 – 100%.
6 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

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

Traffic System Category	Segment 4 US 441 (from CR 25A East Intersection to SR 235)[1]
PM Peak Hour Trips	
Maximum Service Volume[2]	4,110
Existing Traffic[3]	1,941
Reserved Trips[4]	298
Available Capacity[4]	1,871
Increase/Decrease in PM Peak Hour Trips Generated by Development[5]	32
Residual Capacity After Development's Impacts[6]	1,839

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two.
4 Source: City of Alachua January 2022 Development Monitoring Report.
5 Trip Distribution: Segment 4 – 100%.
6 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

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

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,300,250
Reserved Capacity[2]	200,907
Available Capacity	798,843
Increase/Decrease in Potable Water Demand from Application[3]	1,188
Residual Capacity	**797,655**
Percentage of Permitted Design Capacity Utilized	**65.31%**

Sources:
1 City of Alachua Public Services Department, April 2021
2 City of Alachua January 2022 Development Monitoring Report
3 Source: Chapter 64E-6, Florida Administrative Code; Formula: Project wastewater demand x 110%

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

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	677,000
Reserved Capacity[2]	180,101
Available Capacity	642,899
Increase/Decrease in Sanitary Sewer Demand from Application[3]	1,080
Residual Capacity	**641,819**
Percentage of Permitted Design Capacity Utilized	**57.21%**

Sources:
1 *City of Alachua Public Services Department, April 2021*
2 *City of Alachua December 2022 Development Monitoring Report*
3 *Source: Chapter 64E-6, Florida Administrative Code; Formulas: Warehouse – 15 gallons per day per 8 hours shift; 12 employees x 15 gallons per day = 180 gallons per day; Offices – 15 gallons per 100 square feet; 6000 square feet x 15 gallons per day = 900 gallons*

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

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	42,296	7,719.02
Reserved Capacity[2]	17,754.19	3,240.14
Increase/Decrease in Demand Generated by Application[3]	192	35.04
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, 2019; Policy 2.1.a, CFNGAR Element (Formula: 10,574 persons x 0.73 tons per person per year).*
2 *City of Alachua January 2022 Development Monitoring Report.*
3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996*
4 *New River Solid Waste Facility, April 2021.*

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

Recreation Facilities

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

Public School Facilities

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

EXHIBIT "A"
TO
DREYERS CLEANING & RESTORATION, INC
(DREYERS ALACHUA BUILDING)
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The Applicant agrees it shall provide a Public Utilities Easement (the "Easement") for the City-maintained sanitary sewer line extending from the south right-of-way line of NW 150th Avenue to sanitary sewer cleanout #2 as depicted on the Site Plan. The Easement shall conform to the all applicable criteria for Public Utilities Easements as set forth in the City Design & Construction Manual, latest edition. The Easement shall be prepared in coordination with the City's Compliance & Risk Management Department and shall receive approval of the City's Compliance & Risk Management Director prior to being recorded in the Public Records of Alachua County and prior to the issuance of a building permit for any building activity associated with this Development Order. The Applicant shall incur all costs associated with preparing and recording the Easement.
2. The applicant agrees to provide the payment for off-site tree mitigation in accordance with Resolution 22-07 of the City of Alachua. The payment for off-site mitigation shall be made to the City prior to the issuance of a building permit for any new construction for any development associated with this Site Plan and final development order.
3. In order to address the residential protection standards of Section 6.6.3 of the LDRs the applicant agrees to the following requirements:
   a. The applicant agrees that the hours of operation and deliveries shall occur between 7:00 a.m. and no later than 9:00 p.m.
   b. A minimum 20 foot Type D landscape buffer shall be required along the north property line to provide a landscaped buffer between the subject property and the residentially zoned lands to the north;
   c. The location of the dumpster pad shall be a minimum of 50 feet from the north property line.
4. The applicant agrees that it shall address all comments of the Public Services Department as provided in a memorandum from Rodolfo Valladares, P.E., Public Services Director, and Thomas Ridgik, P.E., Engineering Supervisor, and dated January 12, 2022. The applicant further agrees that a verification that all comments have been sufficiently addressed shall be required prior to the issuance of a building permit for any building activity associated with this Development Order.
5. The applicant agrees that it shall address all comments provided by Christopher Potts, P.E., of JBPro, in a letter dated January 12, 2022. The applicant further agrees that a verification that all comments have been sufficiently addressed shall be required prior to the issuance of a building permit for any building activity associated with this Development Order.
6. The Applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of site plan work.

7. The Applicant agrees that Conditions 1 – 6 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the site plan shall comply with Conditions 1 – 7 as stated herein.

EXHIBIT "B"

TO

DREYERS CLEANING & RESTORATION, INC
(DREYERS ALACHUA BUILDING)
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 20, 2022

Sent by electronic mail to fetnereng@aol.com

Alison Fetner
Fetner Engineering
364 N State Road 21
Hawthorne, FL 32640

RE: Planning & Zoning Board (PZB) Public Hearing: Alachua Dreyers Building Site Plan

Dear Ms. Fetner:

On January 4, 2022, the City of Alachua received your revised application for a Site Plan submitted on behalf of Dreyers Cleaning & Restoration, Inc for the Alachua Dreyers Building. Based upon a review of the revised application, the City has determined that the application can now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package, seven (7) sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 14 days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **February 8, 2022** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, January 25, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, January 25, 2022***. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, February 7, 2022***). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

Should you have any questions, please feel free to contact me at (386) 418-6100, x 1602 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

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

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

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

January 12, 2022

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

Re: Dreyer's Building

Dear Mr. Tabor:

As you requested, we have reviewed the Dreyer's Building submittal drawings and other materials provided to us for the above referenced project. Our review generated the following comments and recommendations that are outlined below.

Site Plan

1. JBPro recommends showing a 2' strip of concrete around the building to assist with constructability on the plans rather than leaving this up to the contractor.
2. The existing sidewalk at the driveway will need to be removed and replaced. Suggest adding a demolition plan as the limits of demolition are unclear.
3. Curb cut ramps will need to be installed at the proposed entrance.
4. Has an FDOT permit been obtained for the improvements within the US-441 right of way?

Stormwater Plan

1. The Finished Floor elevation of the building is listed at 93.00 however door entrances are listed at 92.90. Please clarify what the finished floor elevation will be.
2. Please clarify if the southwest parking bay is correct. Currently, three of the spots here read 93.12'. This will lead to possible ponding concerns and no slope in portions of the parking space. The 93 contour also ties into a 93.12 spot.
3. There is nearly 2' of grade in about 0.5' off the back of the proposed sidewalk. Please revise grading or sidewalk orientation to prevent this.
4. Please show spot elevations at tie in location of sidewalk to demonstrate accessibility.
5. Existing grade tie-ins need to be added to the south of the proposed basin. Please show demolition and replacement of FDOT sidewalk which will be necessary for installation of the storm pipe.
6. A berm will be necessary on the southeast corner of the basin to prevent the top of the pond from being washed out. JBPro would suggest a 5' berm at 89'.

7. The Type C discharge structure is shown to be constructed at the 88 contour. This would lead to the weir being buried. Please show this structure further into the basin.
8. Please show trees and tree protection on the plans for reference.

Utility Plan

1. The WWCO outside of the building is not labeled. Please provide label with top / invert information. Please ensure this cleanout has a traffic rated top.
2. Do not show 0.1 drops for sanitary cleanouts. This is not used for cleanouts, only manholes.
3. Recommend one wet tap and tee for the fire hydrant and main rather than a separate connection. This will be a cost savings for the owner.
4. Revise water legend item B. This should read a 8”x6” wet tap and a 6” valve.
5. Please add additional “E” callout for 22.5 degree bend on the irrigation line.
6. Please verify separation between the potable water and irrigation line. These appear to be very close to each other.

Site Plan Details

1. The top elevation of the type c inlet detail does not match that of the plan. Please show the weir on the detail.
2. The basin section shows an 18” HDPE pipe discharging from the site. The plan view shows a 15” HDPE pipe discharging. Please revise for consistency.

Electrical Plan Details

1. Please verify separation between electrical lines and trees. It does not appear that these requirements are met.

FDOT Driveway Plan

1. Recommend SP 12.5 asphalt and 1 lift for the 8” limerock base in the typical FDOT right of way section.

Sincerely,

Christopher Potts

Christopher Potts, P.E.
Director of Engineering, JBrown Professional Group Inc.

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Jan 12, 2022**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

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

TR 1/12/2022

RE: **Alachua Dreyers Site Plan**

Public Services has reviewed the subject project (Jan 04th Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comments on Oct 28th Submittal** **Title Sheet:** Please follow CoA convention for naming projects. For commercial projects, use "SITE PLAN". Thus, • Change title to "ALACHUA DREYERS BUILDING **SITE PLAN**, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA" Please **resubmit** this sheet. **Comments on Jan 4th Submittal** **Approved**
2.	**Comments on Oct 28th Submittal** **Sheet 2:** • Storm Structure Table calls out a MH with ID=7. Is this MH the same as "SMH-1".

NO.	COMMENTS
	If so, please change names to be consistent. • Pipe is called out as both "PEP" & "HSPEP". Is the design intent to install "HDPE" pipe? If so, please change terminology to "HDPE". • Also, please specify the type of HDPE pipe. Is it covered by a FDOT standard? **Comments on Jan 4th Submittal** **Approved**
3	**Comments on Oct 28th Submittal** **Sheets 1 & 2:** Two identical Sheet 2s appear to be included in the documents. Suggest to only include one Sheet 2. Two near-identical Sheet 1s appear to be included in the documents. Suggest to only include the updated one. Please **submit** response. **Comments on Jan 4th Submittal** **Approved**
4	**Comments on Oct 28th Submittal** **Sheet 3:** • An 8-inch WV is shown connecting to a fire hydrant. Are these new or existing? Please clarify. If valve and hydrant are existing, call out as such. • Using leader and text, call out the existing 8-inch water main. • At the point of connection of the meter branch line and the 8-inch existing water main, add leader and text similar to "The hot tap connection shall be performed by a specialty subcontractor pre-approved by the City of Alachua." Please **resubmit** this sheet. **Comments on Jan 4th Submittal** **Approved**
5	**Comments on Oct 28th Submittal** **Sheet 3 (continued) :** • Show the extension of the potable water and irrigation lines. Show the potable line where it connects to the building. Call out which line is which. • Either on this sheet or on the Sheet 5 Utility Notes, specify the size and materials of the potable water and irrigation lines. Also, call out that the pipe is NSF-61 & suitable for potable water applications. • At the watet meters, call out "End of City of Alachua Maintenance." • If not done so already, please **submit** sizing calculations for the potable water and

NO.	COMMENTS
	irrigation meters. Please **resubmit** this sheet & **submit** meter sizing calculations. **Comments on Jan 4th Submittal** **Approved**
6.	**Comments on Oct 28th Submittal** **Sheet 3 (continued)** : Please examine and evaluate the gravity water line(s): • The gravity line between MH#1 and the existing MSS-5 is angled across NW 150th Avenue. The amount of asphalt repair to this avenue would be excessive. It is more common to route gravity wastewater mains perpendicular across a road. • The CoA takes no exception to MH # 1. But consider evaluating whether a cleanout is a lower cost alternative. • From existing MSS-5, consider routing a gravity main due south under the road. On the south side, consider installing a cleanout. This would be the point where CoA maintenance ends. Call out "End of City of Alachua Maintenance." • Call out how the gravity pipe will be installed under the road & how the road will be repaired. • Either on this sheet or Sheet 5, specify the materials and thickness of the gravity wastewater main; example, PVC SDR 35. • Either on this sheet or Sheet 5, call out that gravity wastewater pipe segments will be connected by means of Rieber gaskets. • If NW 150th Ave needs to be open-cut to install the gravity main, include Maintenance of Traffic (MOT) plan. Please **resubmit** this sheet & MOT plan. **Comments on Jan 4th Submittal** **Approved**
7.	**Comments on Oct 28th Submittal** The design sheets do not include any provisions for fire lines from the existing water main to the building. Please clarify how fire flow will be provided for the building. **Submit** response and applicable information. **Comments on Jan 4th Submittal** **Approved**
8.	**Comments on Oct 28th Submittal** **Sheet 5, Utility Details** • Several CoA details on this sheet need updates. Several additional CoA details will also be required. Please request from either planning or engineering that the link of

NO.	COMMENTS
	standard details be forwarded you. • Under the assumption that no new fire lines are required, consider deleting Detail 265. • Please replace detail 240 with CoA standard detail 121. • Please confirm that the Typical Fire Dep't Connection & FDC Sign Details are required. • Delete Details 230 & 255. Replace with CoA Standard Detail 130. • Delete Detail 275. Replace with CoA Standard Detail 145. • Add the following CoA Standard Details: 127, 303, 307. Please **submit** applicable information. **Comments on Jan 4th Submittal** **Approved**
9.	**Comments on Oct 28th Submittal** **Sheet 5, Utility Details, Utility Notes** • First Paragraph: After "SHALL CONFORM TO", replace with "CITY OF ALACHUA, PUBLIC SERVICES, WATER, WASTEWATER & RECLAIMED WATER, DESIGN & CONSTRUCTION MANUAL, LATEST EDITION." • Paragraph starting with "ALL PRESSURIZED FITTINGS…" Edit so paragraph is consistent with CoA, not GRU standards. **Comments on Jan 4th Submittal** **Approved**
10.	**Comments on Oct 28th Submittal** **Electrical Design** • Submit a signed and sealed electrical sheet that shows the point of connection to the existing CoA system, the sizing and routing of conduit and conductors and the location of the transformer. Show the PUE along the conduit routing and the transformer. • It is likely that the point of connection will be at the overhead line at 441. Locate the transformer (probably 3-phase) so that it can accessed by truck. • Provide load calculations so CoA can size the transformer. • Once the sheet has submitted, CoA will recommend those CoA standard electrical details to add to the site plan documents. • On the electrical sheet, include the text similar to that shown in Attachment 1. Attachment 1 describes the work scope of the City of Alachua and the electrical contractor. • For further assistance, suggest coordinating with CoA electrical staff (Billy Shiskin

NO.	COMMENTS
	@ (386)518-5831 or Andy Lindsey @ (386) 518-5832). **Submit** this electrical sheet & **submit** electrical load calculations. **Comments on Jan 4th Submittal** **Approved**
11.	**Comments on Oct 28th Submittal** **Title Sheet** Site Note 8: Please replace with "ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN & CONSTRUCTION MANUAL, LATEST EDITION". Electric Note 2: Suggest that this note be deleted as Attachment 1 covers similar scope. If Note 2 is retained, it will need to be modified – for instance, the Contractor installs the conduit, not the City. **Comments on Jan 4th Submittal** **Approved**
12.	**New Comment Jan 4th Submittal** **Sheet 3:** • Please call out the width of the PUE that leads to the 3-Phase transformer. • For Sanitary Cleanout #2 (where CoA maintenance ends), show a PUE from the road ROW to CO#2. Also, call out the width of the PUE. • As an alternative to the above, install another cleanout north of the fence and in the road ROW. This would now be the "END OF CITY OF ALACHUA MAINTENANCE". If this alternative is implemented, no PUE is required. **Conditional Approval** Please address the above comments. Rather than a submitting a complete set, the design engineer can instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would review this sheet, presumably approve it and so notify the Planning Department.)
13.	**New Comment Jan 4th Submittal** **Sheet 7:** • Assuming space is available, please add CoA Detail 506, Typical Conduit Trench to this sheet. **Conditional Approval** Please address the above comments. Rather than a submitting a complete set, the design engineer can instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services

NO.	COMMENTS
	would review this sheet, presumably approve it and so notify the Planning Department.)
14.	
15.	
	END OF COMMENTS

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

Planning Response to Comments

1. *Article 4, Use Regulations*
   a. The proposed industrial uses must be further defined. Sheet 1 refers to 'industrial services' or 'light industrial' as the proposed uses. 'Industrial services is a use category (e.g., not a use type) and therefore is not an applicable use type. 'Light industrial' is not permitted in CI zoning. Note: the current Dreyer's facility was classified as 'General Industrial Service'.

   The use has been changed to general industrial services

   2. Section 6.1, Off-Street Parking & Loading Standards
   a. The parking rate of 1 space per 660 square feet is not the defined parking rate for the use. Update parking calculations and revise parking if needed to reflect the applicable use types for the proposed building.

   The parking rate has been modified to show allocation for the office and industrial services

   b. Update bicycle parking calculations if needed to reflect any changes in the off-street parking requirements.

   The bicycle parking exceeds the required amount and the calculations have been modified.

   c. Sheet 1 indicates that 25 parking spaces are required, however only 16 spaces are proposed to be paved and 10 additional spaces will be provided in the 'future'. Per Section 6.1.3(E)(1), the minimum required off-street parking must be surfaced with structurally adequate asphaltic concrete or concrete surface course, and maintained in a smooth, well-graded condition.

   The future parking spaces have been removed from the plan.

   d. Notate the vertical clearance of the loading zone (14' minimum per Section 6.1.7(B)).

   Please see the cover sheet note on the cover sheet "site notes", 8(d) and note on the plans.

   e. A total of 26 parking spaces are proposed. Per Table 6.1-5, a minimum of 2 accessible spaces are required.

   The future spaces have been removed so only one accessible space is required.

   f. Dimension the width of the accessible parking space (12' minimum per Section 6.1.9(A)).

   The width of the accessible space has been added.

   g. There are two (2) "delivery trucks only" signs located on the east and west sides of the southern drive aisle to prevent any other vehicular traffic from circulating around the building. How will vehicles access 'future' parking spaces?

   The future parking spaces have been removed from the plan.

2. *Section 6.2, Tree Protection and Landscaping Standards* ***PLEASE SEE LANSCAPE RESPONSE ATTACHED***
   a. Tree Mitigation
      i. Per Article 10, a regulated tree is a tree 10 inches or more in diameter or two feet in circumference, whichever dimension is lesser, measured at a point 4.5 feet above ground level (except those tree species listed on the nuisance tree list or for any species of pine tree). Heritage trees include those with a diameter of at least 30 inches or seven feet, ten inches in circumference, whichever dimension is lesser, measured at a point 4.5 feet above ground level. Regulated trees require mitigation on a tree-for-tree basis, whereas heritage trees require mitigation on an inch-for-inch basis.
         1. Tree mitigation calculations are provided for trees 8" – 20" in size. Tree mitigation calculations should be divided into regulated tree mitigation and

heritage tree mitigation.

ii. Please provide a matrix that identifies each tree proposed to be allocated for tree credits. The matrix should identify each tree (e.g., assign a tree number to each tree); the size of each tree; the species of each tree; and the total credit allowed for each tree in accordance with Table 6.2-3.

iii. Based upon our calculation, the trees to be retained would allocate at least 131 tree credits.

iv. Tree credits are allocated to meet mitigation requirements. Per Section 6.2.1(D)(2), tree credits may only be used to meet the landscaping requirements (e.g., site landscaping, perimeter buffer landscaping, parking lot buffer and parking lot interior requirements found in Sections 6.2.1(D)(1), (2), and (3)). Per Section 6.2.2(D)(4), existing canopy or ornamental/understory trees that are in very good to excellent health, that are protected before and during development of the site and maintained thereafter in a healthy growing condition, can be used to comply with up to 75% these landscaping requirements.

1. Revise tree mitigation calculations to reflect tree replacement as required by Section 6.2.1(D)(4).
2. Suggest revising landscape calculations (site landscaping, perimeter buffer landscaping, parking lot buffer, and interior parking lot landscaping) to allocate tree credits to meet a portion of the landscaping requirements as allowed by Section 6.2.2(D)(4).
3. Note: Per Section 6.2.1(D)(4)(b), up to 25 percent of the trees required to meet the site landscaping, parking lot landscaping, or perimeter buffer standards may be counted towards the requirements of Section 6.2.1(D)(1) (replacement trees).

v. *Comment*: A sample tree mitigation and landscape plan may be provided for reference upon request.

b. Site Landscaping

i. Section 6.2.2(D)(1)(c)(i) requires three (3) canopy trees per acre to be planted on the primary or street facing side of the building, with an additional four (4) canopy trees for every 100 lineal feet of façade, planted in front of the façade. Site landscaping calculations note only one (1) canopy tree as required. Please address.

ii. Per Section 6.2.2(D)(4), existing canopy or ornamental/understory trees that are in very good to excellent health, that are protected before and during development of the site and maintained thereafter in a healthy growing condition, can be used to comply with up to 75% these landscaping requirements. Existing trees are proposed to fulfill the entirety of the site landscaping requirements for canopy trees to the east and west of the building. Please address

iii. Section 6.2.2(D)(1)(c)(iii) requires a row of shrubs to be planted along front all facades of the primary structure. A row of shrubs is only provided along the front façade. Please address.

iv. Please clarify the note stating that required site landscaping may be reduced by 25%. Staff is unable to determine the code citation that is intended to be referenced by this reduction.

c. Perimeter Buffers

i. A Type 10 foot, Type C buffer is proposed along the north property line, however, a 20 foot, Type D buffer is required. Please address.

ii. No perimeter buffers are provided on the east and west project boundaries. A 5 foot, Type A buffer is required along the east property line, and a 5 foot, Type B buffer is required along the west project boundary. Please address. (Note: Since the property adjacent to the west is undeveloped, only 1/2 of the perimeter buffer requirements must be provided along the west project boundary per Section 6.2.2(D)(4)(d)(i).)

d. Parking Lot Interior
   i. Shrubs are required in landscaped islands at a minimum rate of 10 shrubs per island. One landscape island has only 5 shrubs, the other has none. Please address.

e. Arterial Frontage
   i. Nine (9) existing oak trees allocated to meet arterial frontage screening requirements. Three (3)of these trees are greater than 20 feet from the right-of-way line. Only trees located within 20 feet of the right-of-way line may be allocated to fulfill the arterial frontage screening requirement.

f. Provide a calculation of total landscaped area (minimum 10% per Policy 2.4.a of the Comprehensive Plan Future Land Use Element) and of open space area (minimum 10% per Section 6.7). Landscaped area may not be inclusive of open space areas.

g. If any mechanical equipment is proposed to be located at ground level, notate that all mechanical equipment shall be screened in accordance with Section 6.2.3(D).

3. *Section 6.3, Fencing Standards*

   a. Is a fence proposed/required to be provided on the top of the retaining wall? If so, the maximum height of the fence and retaining wall in areas located in front of the front elevation of the building is 6' per Section 6.3.3(B).

   There is not fencing required on top of the wall.

4. *Section 6.4, Exterior Lighting Standards*

   a. Light fixtures are proposed to be mounted at 25' AFG. The maximum height based upon the number of parking spaces is 15' AFG. Please address.

   The incorrect photometric plan was submitted the current plan with 15' poles is now included in the set of plans.

   b. Please note whether light poles will be mounted on a concrete pedestal. If so, ensure overall fixture height does not exceed 15' AFG.

   The pedestal will be flush with the ground.

   c. Provide photometric data at the property lines to confirm no light trespass occurs off-site.

   The photometric at the property lines is shown on the plan.

5. *Section 6.6, Infill Standards*

   a. The applicant must provide a response to and address the residential protection standards as set forth in Section 6.6.3. Sample response can be provided upon request.

   See attached

   b. In order to adequately address these standards:
      i. To provide a sufficient landscape buffer between the property and the residential areas to the north, a minimum 20 foot Type D landscape buffer shall be required along the north property line.

   The buffer is 20 foot and a type D. See Landscape Plan.

      ii. The location of the dumpster pad shall be relocated to be a minimum of 50 feet

from the north property line.

The dumpster has been relocated and is 50 ' from property line.

6. *Section 6.8, Design Standards for Business Uses* ***PLEASE SEE ARCHITECTS COMMENTS THAT ARE ATTACHED.***
   a. Please indicate the total area of glazing provided on each overhead door located on the north elevation.
   b. 20% of the ground floor façade area must be comprised of glazing when it faces a publicly-accessible parking area which is a part of the development and consists of 15% or more of the development's minimum off-street parking requirement pursuant to Section 6.1.4(B). Parking is proposed to the west of the building that would be in excess of 15% of the minimum required, however, less than 20% of the west elevation is comprised of glazing. Please address.
   c. Façade massing requirements are not met for the north and south elevations. Section 6.8.2(A)(2)(b) requires front and street facing facades to incorporate wall offsets or a defined alternative a minimum of every 30 feet.
      i. Façade color changes are utilized on the north elevation but do not include the entirety of the façade.
      ii. Façade color changes are and material changes are utilized on the south elevation, however, a corresponding roofline change is also needed where a material change occurs.

      iii. Color banding of the north and south elevations do not meet the maximum span of 30 feet in the central portion of each façade. Façade massing requirement is not met in the central portion of the south elevation.
   d. Section 6.8.2(A)(2)(d) requires that metal siding shall not be used in more than 50% of any façade when visible from a street. The east and west facades will be visible from a street and are proposed to be comprised of more than 50% metal siding. Please address.
   e. Provide a note on the architectural plans that indicates that all mechanical equipment, including but not limited to the equipment located on the equipment platforms, shall be screened in accordance with Section 6.8.2(A)(3).
   f. Section 6.8.2(B) requires a connection to be made to an existing sidewalk system when a sidewalk is located within a right-of-way contiguous to the development. The connection must be configured to provide safe and convenient access from the off-site sidewalk system to the main entrance of the building, and must be constructed in accordance with Subsection 7.3.2(B). Provide a sidewalk connection to the existing sidewalk located within the US 441 right-of-way.
   g. Please clarify the "minimum split face required" for east and west facades. No such requirement is applicable.
   h. Please notate the split face block used on the south elevation.

7. *Comprehensive Plan Consistency Analysis*
   a. Response to Policy 1.1.a, Transportation Element: Response states 1722 peak hour trips are available on US 441 and that 2058 peak hour trips would remain. Please clarify.
   b. ***Trips have been modified***
   c. Response to Goal 4, Community Facilities Element: Confirm available water capacity. ***Water capacity has been revised.***
   d. Responses to Goal 1 and Goal 4, Community Facilities Element:
      i. Confirm available capacities account only for final development orders, not

preliminary and final development orders.

Capacity has been revised.

ii. Confirm project impacts to potable water and wastewater are consistent with the impacts identified in the Concurrency Impact Analysis.

Capacity has been revised.

8. *Concurrency Impact Analysis*
   a. Sheet 1: Research and development center (ITE Code 760) is not applicable to this project. Please update the trip generation data to consider the applicable use types.
      ITE Code Changed to use 180 or Specialty Trade Contractors and used for Trip Generation
   b. Is ITE Code 110 – General Light Industrial – the appropriate land use code to use exclusively for trip impacts? ITE describes the land use category as "a free-standing facility *dedicated to a single use*". The applicant has indicated that, in addition to general industrial services, the building will be used for offices and other nonresidential uses.Revise accordingly
      ITE Code Changed to use 180 or Specialty Trade Contractors and used for Trip Generation
   c. Traffic impacts for AADT and Peak Hour trips do not account for existing demands or reserved capacities. Please update accordingly.
      Traffic Impact has been revised has been revised.
   d. For potable water, wastewater, and solid waste, confirm reserved capacities and available capacities account only for final development orders, not preliminary and final development orders.
      Capacity has been revised.
   e. Is 'office' the appropriate land use type to use exclusively for potable water and sanitary sewer impacts? Revise as needed.
      The land use for estimating flows has been modified to a blend of Office and Warehouse
   f. Please provide the source for the multiplier utilized for water of 110% of sewer usage.
      A note has been added to reference the 10 State Standards. Also, most utility departments use this to estimate sewer billing.

9. *Public Services / Fire Rescue / Engineering Review Comments*
   a. The applicant must address all comments provided by the Public Services Department in a memorandum dated December 1, 2021. ***Have been addressed.***
   b. The applicant must address the comments provided by Chip Ware of Alachua County Fire Rescue, as provided in an email dated December 8, 2021. ***Have been addressed.***
   c. The applicant must address the comments provided by Chris Potts, P.E., of JBPro as provided in a letter dated December 8, 2021. ***Have been addressed.***

10. *Miscellaneous*
    a. Application was not signed or notarized. Submit a signed, notarized application.
    b. Agent authorization not provided. Submit a completed Authorized Agent Affidavit, accessible here.
    c. While it is understood that a portion of the building is speculative, it is necessary to contemplate potential future uses. Please define on Sheet A1.0 what "future" uses are proposed or expected within the building.

    The architectural plans show potential future uses now.

    d. Ensure base layers match throughout plan set. For example, the bike pad is not shown on landscape plans.

11. *Minor Revisions* ***All below items have been correct on the associated sheets.***
    a. Sheet 1: Please add the architectural plan sheets to the sheet index.
    b. Sheet 1: Site Notes, #2 – confirm spelling of 'industrial' is correct.
    c. Sheet 1: Site Notes, #2 – parcel is vacant therefore no address is assigned.
    d. Sheet 1: Site Notes, #4 – update or remove buffer types based upon landscape comments.
    e. Please label all landscape plan sheets (e.g., Sheet 1 of 3; Sheet L-1; etc.)
    f. Sheet 6:
        i. Confirm spelling of 'treated' in Section 2.A.
        ii. Confirm applicability of reference to SRWMD ERP 03-0170.
        iii. Confirm project name and maintenance entity under Construction Inspection Form SPPP.
        iv. Confirm applicability of note under Section 2.F.
        v. Confirm the site name is correct in 2 locations under Certification Statement, SPPP.

12. *Recommended Conditions*
    a. In order to address the residential protection standards of Section 6.6.3 of the LDRs:
        i. A minimum 20 foot Type D landscape buffer shall be required along the north property line to provide a landscaped buffer between the subject property and the residentially zoned lands to the north;

    The buffer is 20 foot and a type D. See Landscape Plan.

        ii. The location of the dumpster pad shall be a minimum of 50 feet from the north property line.

    The dumpster has been relocated and is 50 ' from property line.

    a. Additional conditions may be recommended and included with the Staff Report. ***So Noted***

Public Services Comments

1. Comments on Oct 28th Submittal Sheet:

Please follow CoA convention for naming projects. For commercial projects, use ''SITE PLAN". Thus,

Change title to "ALACHUA DREYERS BUILDING SITE PLAN, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA"

Please resubmit this sheet.

The title has been changed to add the words "Site Plan"

2. Comments on Oct 28th Submittal Sheet 2:

- Storm Structure Table calls out a MB with ID-=7. Is this MH the same as "SMH-1", If so, please change names to be consistent.

ID 7 has been removed from the table

- Pipe is called out as both "PEP" & "HSPEP". Is the design intent to install

  "HDPE" pipe? If so, please change terminology to ''HDPE".

The pipe has been relabeled as HDPE

- Also, please specify the type of HDPE pipe. Is it covered by a FDOT standard?

In accordance with Section 948 of the FDOT Standards

3 Comments on Oct 28th Submittal Sheets 1 & 2:

Two identical Sheet 2s appear to be included in the documents. Suggest to only include one Sheet 2.

Two near-identical Sheet ls appear to be included in the documents. Suggest to only include the updated one.

Please submit response.

Sheets were replaced and you must have received a copy that did not have the previous sheet removed.

4 Comments on Oct 28th· Sheet 3:

- An 8-inch WV is shown connecting to a fire hydrant. Are these new or existing? Please clarify. If valve and hydrant are existing, call out as such

- Using leader and text, call out the existing 8-inch water main.

- At the point of connection of the meter branch line and the 8-inch existing water main, add leader and text similar to "The hot tap connection shall be performed by a specialty subcontractor pre-approved by the City of Alachua."

Please resubmit this sheet.

Leaders, details, and texts have been added. Please see revised sheet 3 of the site plan.

5 Comments on Oct 28th Submittal Sheet 3(continued):

- Show the extension of the potable water and irrigation lines. Show the potable line where it connects to the building. Call out which line is which.

- Either on this sheet or on the Sheet 5 Utility Notes, specify the size and materials of the potable water and irrigation lines. Also, call out that the pipe is NSF-61 &

suitable for potable water applications.

- At the water meters, call out "End of City of Alachua Maintenance."

- If not done so already, please submit sizing calculations for the potable water and irrigation meters.

Please resubmit this sheet & submit meter sizing calculations.

Requested changes have been made, please see sheet 3 and 5 of the site plan.

6. Comments on Oct 28th Submittal

Sheet 3 (continued) : Please examine and evaluate the gravity water line(s):

- The gravity line between MH-l and the existing MSS5S is angled across NW 150th Avenue. The amount of asphalt repair to this avenue would be excessive. It is more

common to route gravity wastewater mains perpendicular across a road.

Requested changes have been made, the gravity wastewater main is now perpendicular to the road. Please see sheet 3 of the site plan.

- The CoA takes no exception to .MH-1 but consider evaluating whether a cleanout is a lower cost alternative.

- From existing MSS-5, consider routing a gravity main due south under the road. On the south side, consider installing a cleanout. 1bis would be the point where CoA maintenance ends. Call out ''End of City of Alachua Maintenance."

- Call out how the gravity pipe will be installed under the road & how the road will be repaired.

- Either on this sheet or Sheet 5, specify the materials and thickness of the gravity wastewater main; example, PVC SDR 35.

- Either on this sheet or Sheet 5, call out that gravity wastewater pipe segments will be connected by means of Rieber gaskets.

- If NW 150th Ave needs to be open-cut to install the gravity 1nain, include Maintenance of Traffic (MOT) plan.

Please resubmit this sheet & MOT plan.

All Requested callouts and details have been added. Please see sheet 3 and 5 of the site plan.

7. Comments on Oct 28th Submittal

The design sheets do not include any provisions for fire lines from the existing water main to the building. Please clarify how fire flow will be provided for the building.

Submit response and applicable information.

The building is not to be sprinkled, and the proposed fire hydrant will provide fire protection.

8. Comments on Oct 28th Submittal Sheet 5, Utility Details

- Several CoA details on this sheet need updates. Several additional CoA details will also be required. Please request from either planning or engineering that the link of standard details be foiwarded you.

- Under the assumption that no new fire lines are required, consider deleting Detail 265.

- Please replace detail 240 with CoA standard detail 121.

- Please confirm that the Typical Fire Dep't Connection & FDC Sign Details are required.

- Delete Details 230 & 255. Replace with CoA Standard Detail 130.

- Delete Detail 275. Replace with CoA Standard Detail 145.

- Add the following CoA Standard Details: 127,303, 307. Please submit applicable information.

All requested details have been added, please see sheet 6 and 7 of the site plan.

9. Comments on Oct 28th Submittal Sheet 5, Utility Details, Utility Notes

- First Paragraph: After "SHALL CONFORM TO", replace with "CITY OF

  ALACHUA, PUBLIC SERVICES, WATER, WASTEWATER & RECLAIMED WATER, DESIGN & CONSTRUCTION MANUAL, LATEST EDITION."

- Paragraph starting with "ALL PRESSURIZED FITTINGS ... " Edit so paragraph is

consistent with CoA, not GRU standards.

The Requested changes have been made, please see sheet 6 and 7 of the site plan.

10. Comments on Oct 28th Submittal Electrical Design

- Submit a signed and sealed electrical sheet that shows the point of connection to the

existing CoA system, the sizing and routing of conduit and conductors and the location of the transformer. Show the PUE along the conduit routing and the transformer.

- It is likely that the point of connection will be at the overhead line at 441. Locate the transformer (probably 3-phase) so that it can accessed by truck.
- Provide load calculations so CoA can size the transformer.
- Once the sheet has submitted, CoA will recommend those CoA standard electrical details to add to the site phn documents.
- On the electrical sheet, include the text similar to that shown in Attachment 1. Attachment 1 describes the work scope of the City of Alachua and the electrical contractor.
- For further assistance, suggest coordinating with CoA electrical staff (Billy Shiskin

@ (386)518-5831 or .Andy Lindsey@ (386) 518-5832).

Submit this electrical sheet & submit electrical load calculations.

Requested changes have been made, load calculations and electrical notes have been added. Please see sheet 4 of the site plan.

11. Comments on Oct 28th Submittal Title Sheet

Site Note 8: Please replace with "ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN & CONSTRUCTION MANUAL, LATEST EDITION".

Electric Note 2: Suggest that this note be deleted as Attachment 1 covers similar scope. If Note 2 is retained, it will need to be modified- for instance, the Contractor installs the conduit, not the City.

Submit revised sheet.

The Requested changes have been made. Please see title sheet.

Fire Department Comments

1. Insure access onto property shall accept Alachua County Fire Apparatus. Apparatus criteria; Overall length 47’ (basket to rear bumper)

Wheelbase 20’ 10”+/-

Weight 83,500 lbs

Width 8’ 4”

Width with outriggers deployed 15’6” Turning Radii

The turning radius for a cul-de-sac is 45’ minimum, but 50’ is more desirable

The turning radius for a 90 degree corner/ turn is 25’ when turning from a two lane street onto a two lane street, with no parking that encroaches on the clear width. This allows the apparatus to utilize the oncoming lanes of traffic to maneuver through the turn.

The turning radius for a 90 degree corner/turn from a single lane to single lane, with one way traffic and on street parking, requires a radius of about 50’+/-.

The Pavement detail has been modified and with the infrequent occurrence of a fire truck on site, the pavement modification should be adequate.

1. Fire Sprinkler Fire Department Connections (FDC) shall be free standing, out of the collapse zone of the building and within 35 feet of a fire hydrant assembly

The building will not be sprinkled, therefore no FDC required.

Cover Sheet

1. Please note, a 10/2 filed through the FDEP is not valid for a property that is part of a larger development. Please confirm that this is not a part of the larger Dreyer's site plan.
   This is going to be a separate business that is not part of a larger site plan.

Site Plan

2. If entire building will be constructed, then the parking spaces on the east side cannot remain designated as "future". They will be required for the current phase.
   The future parking spots have been removed from the design.
3. Suggest utilizing a concrete pad at doors and for loading ramp on the back side of building.
   Concrete pads have been added for all doors and loading ramp. Please see sheet 1 and 2 of the site plan.
4. Suggest 2' of concrete around the building to assist with constructability and give an edge for paving.
   That is a construction means and method and is a decision for the contractor and owner. Some of the pavement adjacent to the building has been removed.
5. Suggest utilizing consistent curb radii to improve constructability of site.
   Radii have been revised, please see sheet 1 of the site plan.
6. The curb radii of 22.6 on the southeast side of the site will be fairly tight, especially if trucks are expected to maneuver through this portion of the parking lot. Consider increasing to 25'.
   Acknowledged, the radius has been adjusted, please see sheet 1 on the site plan.
7. Move the "Delivery trucks only" sign from the southeast corner. This should go to the north of the designated future parking area.
   The future parking spots have been removed from the design.
8. Please specify what portion of sidewalk in the front of the site is existing and what will be constructed with the proposed driveway.
   The existing sidewalk has been labeled and is located on sheet 1 of the site plan.
9. Show extents of demolition and proposed asphalt on NW 150th Ave for the sewer installation.
   Extents of demolition are shown on the utility plan on sheet 3 of the site plan.
10. Two handicap spaces are required for this site.
    Since the future parking has been removed, only one space is required.
11. A crosswalk is needed from the handicap aisle to the handicap ramp.

    A cross-walk has been added from the handicap aisle to the handicap ramp, please see sheet 1 of the site plan

12. Suggest reconfiguring the intersection around the southeast side of the building. The layout of this intersection is somewhat awkward for vehicles and for truck access.

    The trucks that will be utilizing this site will be box-type trucks, not semi-trailer trucks.
13. Please callout the curb type and curb tapers.
    Callouts have been added for curb types and tapers. Please see sheet 1 of the site plan.
14. Please specify the sidewalk width in front of the building.
    A sidewalk callout of 5 feet has been added on sheet 1 of the site plan.

Stormwater Plan

1. Please add spot elevations to dumpster pad.
   Spot elevations have been added to the dumpster pad on sheet 2 of the site plan.
2. Please add spot elevations at all doors.
   Spot elevations have been added to all doors on sheet 2 of the site plan.
3. Please add spot elevations at corners of parking bays to show slopes of parking spaces.
   Spot elevations have been added to the corners of the parking bays on sheet 2 of the site plan.
4. Please add spot elevations to the handicap space to demonstrate ADA compliance.
   Spot elevations have been added to the handicap space on sheet 2 of the site plan.
5. Please add additional spots at the proposed driveway.
   Additional spots have been added to the driveway on sheet 2 of the site plan.
6. Please add additional pavement spots to the north of the proposed ramp.
   Additional spots have been added on sheet 2 of the site plan.
7. Please add additional spots to the sidewalk at the bike rack and the far west end.
   Additional spots have been added on sheet 2 of the site plan.
8. Please add additional tie-in contours on the south side of the curb. A 93 tie in will be necessary to show.
   A 93 tie in is shown on sheet 2 of the site plan.
9. Suggest flattening out the area around the southwest side of the site. There is additional area between the silt fence and the edge of grading. This could be flattened to allow for easier maintenance.
   In order to preserve existing trees, the owner would like to keep the slope as designed.
10. What is the purpose of SMH-1. Suggest simply connecting to S-6 to save a structure. Additionally, please ensure this structure is labeled correctly.
    SMH-1 has been removed from the design.
11. Suggest revising the grading of the north drive. It would be possible to remove at least one structure by doing this.

In order to keep the back area as level as possible with the finish floor of the building, the structure will remain.

12. The maximum slope on the ramp is 12:1 to meet ADA standards, not 6:1 as the plan states.
    The slope has been revised on sheet 2 of the site plan.
13. Silt fence is not necessary on the east and south side of the property.
    The silt fence has been removed from the West side of the property, but the silt fence will remain on the East and South side of the property per the FDOT's request.
14. Please remove additional bike rack callout on the east boundary line.
    Additional bike rack callout has been removed.
15. Basin grades need to tie back into the grade, particularly on the southeast corner of the basin.
    Grade tie-ins have been added on the southwest corner of the basin.
16. Please widen the weir width of the Type C inlet. A slot of .1' will clog and not function properly.
    The weir has been revised and now has a 0.9' width.
17. Revise basin corners to have a radius. The corners shown are not constructible as shown.
    Basin radii have been added.
18. Mitered end sections must come in perpendicular to basin side slopes to prevent erosion. Please revise.
    One mitered end has been adjusted to be perpendicular, the second mitered end could not be perpendicular due to the grade changes, but a dispersion pad has been placed to prevent erosion. I do not believe there is a code requirement for this.
19. Grading contours surrounding wall do not tie in correctly. It appears that wall may need to be to be revised. Please show additional detail in how grading will work around the wall. Contours on north side of wall tie into a random spot near the wall, but not into the wall.
    The wall has been extended and the contours have been adjusted.

Utility Plan

1. Not enough detail is shown on the utility connection. Please provide additional detail on how water line for this project will be tapped in, label pipe sizes, and show connection points to building.
   Additional detail has been provided on sheet 3 of the site plan.
2. Please label pipe size of wastewater pipe coming out of building.
   Pipe size has been labeled for the wastewater pipe on sheet 3 of the site plan.
3. The current configuration of the wastewater system would require a significant amount of asphalt damage repair. Please reconfigure to prevent having to tear up so much asphalt. Suggest running line parallel to road and utilizing a cleanout and bend to travel perpendicular to road.
   The sanitary sewer connection has been revised and detailed.

Site Plan Details

1. Wheel stops should not be necessary in the handicap spot with the current configuration.
   Wheel stops have been removed and detail has been revised.
2. Please add a basin section.
   Basin section has been added.
3. Will the current pavement detail be sufficient if there are trucks coming through the site?
   The base has been increased to 8" but as stated previously, there will mainly be box trucks and standard pick up trucks entering the site.
4. Please add additional retaining wall details.
   A retaining wall detail has been added to sheet 5.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 9, 2021

Sent by electronic mail to fetnereng@aol.com

Alison Fetner
Fetner Engineering
364 N State Road 21
Hawthorne, FL 32640

RE: Planning Assistance Team (PAT) Summary: Alachua Dreyers Building Site Plan Application

Dear Ms. Fetner:

On November 18, 2021, the City of Alachua received your revised application for a Site Plan submitted on behalf of the Dreyers Cleaning & Restoration, Inc. The application proposes the construction of a ±16,000 square foot building with associated site improvements on a ±3.95 acre subject property, located on Tax Parcel Number 03229-001-000. The materials received on November 18, 2021 were submitted in response to the findings of the first completeness review of the application, as further detailed in a letter sent to you on November 2, 2021. The application was was determined to be complete on November 22, 2021.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **2:00 PM** on **Tuesday, December 14, 2021** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Tuesday, January 4, 2022**. A total of four (4) copies of the application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **February 8, 2022 Planning & Zoning Board (PZB) Meeting.**

Please address the following:

1. *Article 4, Use Regulations*
   a. The proposed industrial uses must be further defined. Sheet 1 refers to 'industrial services' or 'light industrial' as the proposed uses. 'Industrial services is a use category (e.g., not a use type) and therefore is not an applicable use type. 'Light industrial' is not permitted in CI zoning. Note: the current Dreyer's facility was classified as 'general industrial service'.

2. *Section 6.1, Off-Street Parking & Loading Standards*
   a. The parking rate of 1 space per 660 square feet is not the defined parking rate for the use. Update parking calculations and revise parking if needed to reflect the applicable use types for the proposed building.
   b. Update bicycle parking calculations if needed to reflect any changes in the off-street parking requirements.
   c. Sheet 1 indicates that 25 parking spaces are required, however only 16 spaces are proposed to be paved and 10 additional spaces will be provided in the 'future'. Per Section 6.1.3(E)(1), the minimum required off-street parking must be surfaced with structurally adequate asphaltic concrete or concrete surface course, and maintained in a smooth, well-graded condition.
   d. Notate the vertical clearance of the loading zone (14' minimum per Section 6.1.7(B)).
   e. A total of 26 parking spaces are proposed. Per Table 6.1-5, a minimum of 2 accessible spaces are required.
   f. Dimension the width of the accessible parking space (12' minimum per Section 6.1.9(A)).
   g. There are two (2) "delivery trucks only" signs located on the east and west sides of the southern drive aisle to prevent any other vehicular traffic from circulating around the building. How will vehicles access 'future' parking spaces?

3. *Section 6.2, Tree Protection and Landscaping Standards*
   a. Tree Mitigation
      i. Per Article 10, a regulated tree is a tree 10 inches or more in diameter or two feet in circumference, whichever dimension is lesser, measured at a point 4.5 feet above ground level (except those tree species listed on the nuisance tree list or for any species of pine tree). Heritage trees include those with a diameter of at least 30 inches or seven feet, ten inches in circumference, whichever dimension is lesser, measured at a point 4.5 feet above ground level. Regulated trees require mitigation on a tree-for-tree basis, whereas heritage trees require mitigation on an inch-for-inch basis.
         1. Tree mitigation calculations are provided for trees 8" – 20" in size. Tree mitigation calculations should be divided into regulated tree mitigation and heritage tree mitigation.
      ii. Please provide a matrix that identifies each tree proposed to be allocated for tree credits. The matrix should identify each tree (e.g., assign a tree number to each tree); the size of each tree; the species of each tree; and the total credit allowed for each tree in accordance with Table 6.2-3.
      iii. Based upon our calculation, the trees to be retained would allocate at least 131 tree credits.
      iv. Tree credits are allocated to meet mitigation requirements. Per Section 6.2.1(D)(2), tree credits may only be used to meet the landscaping requirements (e.g., site landscaping, perimeter buffer landscaping, parking lot buffer and parking lot interior requirements found in Sections 6.2.1(D)(1), (2), and (3)). Per Section 6.2.2(D)(4), existing canopy or ornamental/understory trees that are in very good to excellent health, that are protected before and during development of the site and maintained thereafter in a healthy growing condition, can be used to comply with up to 75% these landscaping requirements.

1. Revise tree mitigation calculations to reflect tree replacement as required by Section 6.2.1(D)(4).
2. Suggest revising landscape calculations (site landscaping, perimeter buffer landscaping, parking lot buffer, and interior parking lot landscaping) to allocate tree credits to meet a portion of the landscaping requirements as allowed by Section 6.2.2(D)(4).
3. Note: Per Section 6.2.1(D)(4)(b), up to 25 percent of the trees required to meet the site landscaping, parking lot landscaping, or perimeter buffer standards may be counted towards the requirements of Section 6.2.1(D)(1) (replacement trees).

v. *Comment*: A sample tree mitigation and landscape plan may be provided for reference upon request.

b. Site Landscaping
   i. Section 6.2.2(D)(1)(c)(i) requires three (3) canopy trees per acre to be planted on the primary or street facing side of the building, with an additional four (4) canopy trees for every 100 lineal feet of façade, planted in front of the façade. Site landscaping calculations note only one (1) canopy tree as required. Please address.
   ii. Per Section 6.2.2(D)(4), existing canopy or ornamental/understory trees that are in very good to excellent health, that are protected before and during development of the site and maintained thereafter in a healthy growing condition, can be used to comply with up to 75% these landscaping requirements. Existing trees are proposed to fulfill the entirety of the site landscaping requirements for canopy trees to the east and west of the building. Please address
   iii. Section 6.2.2(D)(1)(c)(iii) requires a row of shrubs to be planted along front **all facades** of the primary structure. A row of shrubs is only provided along the front façade. Please address.
   iv. Please clarify the note stating that required site landscaping may be reduced by 25%. Staff is unable to determine the code citation that is intended to be referenced by this reduction.

c. Perimeter Buffers
   i. A Type 10 foot, Type C buffer is proposed along the north property line, however, a 20 foot, Type D buffer is required. Please address.
   ii. No perimeter buffers are provided on the east and west project boundaries. A 5 foot, Type A buffer is required along the east property line, and a 5 foot, Type B buffer is required along the west project boundary. Please address. (Note: Since the property adjacent to the west is undeveloped, only 1/2 of the perimeter buffer requirements must be provided along the west project boundary per Section 6.2.2(D)(4)(d)(i).)

d. Parking Lot Interior
   i. Shrubs are required in landscaped islands at a minimum rate of 10 shrubs per island. One landscape island has only 5 shrubs, the other has none. Please address.

e. Arterial Frontage
   i. Nine (9) existing oak trees allocated to meet arterial frontage screening requirements. Three (3)of these trees are greater than 20 feet from the right-of-way line. Only trees located within 20 feet of the right-of-way line may be allocated to fulfill the arterial frontage screening requirement.

f. Provide a calculation of total landscaped area (minimum 10% per Policy 2.4.a of the Comprehensive Plan Future Land Use Element) and of open space area (minimum 10% per Section 6.7). Landscaped area may not be inclusive of open space areas.
g. If any mechanical equipment is proposed to be located at ground level, notate that all mechanical equipment shall be screened in accordance with Section 6.2.3(D).

4. *Section 6.3, Fencing Standards*
   a. Is a fence proposed/required to be provided on the top of the retaining wall? If so, the maximum height of the fence and retaining wall in areas located in front of the front elevation of the building is 6' per Section 6.3.3(B).

5. *Section 6.4, Exterior Lighting Standards*
   a. Light fixtures are proposed to be mounted at 25' AFG. The maximum height based upon the number of parking spaces is 15' AFG. Please address.
   b. Please note whether light poles will be mounted on a concrete pedestal. If so, ensure overall fixture height does not exceed 15' AFG.
   c. Provide photometric data at the property lines to confirm no light trespass occurs off-site.

6. *Section 6.6, Infill Standards*
   a. The applicant must provide a response to and address the residential protection standards as set forth in Section 6.6.3. Sample response can be provided upon request.
   b. In order to adequately address these standards:
      i. To provide a sufficient landscape buffer between the property and the residential areas to the north, a minimum 20 foot Type D landscape buffer shall be required along the north property line.
      ii. The location of the dumpster pad shall be relocated to be a minimum of 50 feet from the north property line.

7. *Section 6.8, Design Standards for Business Uses*
   a. Please indicate the total area of glazing provided on each overhead door located on the north elevation.
   b. 20% of the ground floor façade area must be comprised of glazing when it faces a publicly-accessible parking area which is a part of the development and consists of 15% or more of the development's minimum off-street parking requirement pursuant to Section 6.1.4(B). Parking is proposed to the west of the building that would be in excess of 15% of the minimum required, however, less than 20% of the west elevation is comprised of glazing. Please address.
   c. Façade massing requirements are not met for the north and south elevations. Section 6.8.2(A)(2)(b) requires front and street facing facades to incorporate wall offsets or a defined alternative a minimum of every 30 feet.
      i. Façade color changes are utilized on the north elevation but do not include the entirety of the façade.
      ii. Façade color changes are and material changes are utilized on the south elevation, however, a corresponding roofline change is also needed where a material change occurs.

iii. Color banding of the north and south elevations do not meet the maximum span of 30 feet in the central portion of each façade. Façade massing requirement is not met in the central portion of the south elevation.

d. Section 6.8.2(A)(2)(d) requires that metal siding shall not be used in more than 50% of any façade when visible from a street. The east and west facades will be visible from a street and are proposed to be comprised of more than 50% metal siding. Please address.
e. Provide a note on the architectural plans that indicates that all mechanical equipment, including but not limited to the equipment located on the equipment platforms, shall be screened in accordance with Section 6.8.2(A)(3).
f. Section 6.8.2(B) requires a connection to be made to an existing sidewalk system when a sidewalk is located within a right-of-way contiguous to the development. The connection must be configured to provide safe and convenient access from the off-site sidewalk system to the main entrance of the building, and must be constructed in accordance with Subsection 7.3.2(B). Provide a sidewalk connection to the existing sidewalk located within the US 441 right-of-way.
g. Please clarify the "minimum split face required" for east and west facades. No such requirement is applicable.
h. Please notate the split face block used on the south elevation.

8. *Comprehensive Plan Consistency Analysis*
   a. Response to Policy 1.1.a, Transportation Element: Response states 1722 peak hour trips are available on US 441 and that 2058 peak hour trips would remain. Please clarify.
   b. Response to Goal 4, Community Facilities Element: Confirm available water capacity.
   c. Responses to Goal 1 and Goal 4, Community Facilities Element:
      i. Confirm available capacities account only for final development orders, not preliminary and final development orders.
      ii. Confirm project impacts to potable water and wastewater are consistent with the impacts identified in the Concurrency Impact Analysis.

9. *Concurrency Impact Analysis*
   a. Sheet 1: Research and development center (ITE Code 760) is not applicable to this project. Please update the trip generation data to consider the applicable use types.
   b. Is ITE Code 110 – General Light Industrial – the appropriate land use code to use exclusively for trip impacts? ITE describes the land use category as "a free-standing facility *dedicated to a single use*". The applicant has indicated that, in addition to general industrial services, the building will be used for offices and other nonresidential uses. Revise accordingly
   c. Traffic impacts for AADT and Peak Hour trips do not account for existing demands or reserved capacities. Please update accordingly.
   d. For potable water, wastewater, and solid waste, confirm reserved capacities and available capacities account only for final development orders, not preliminary and final development orders.
   e. Is 'office' the appropriate land use type to use exclusively for potable water and sanitary sewer impacts? Revise as needed.
   f. Please provide the source for the multiplier utilized for water of 110% of sewer usage.

10. *Public Services / Fire Rescue / Engineering Review Comments*
    a. The applicant must address all comments provided by the Public Services Department in a memorandum dated December 1, 2021.
    b. The applicant must address the comments provided by Chip Ware of Alachua County Fire Rescue, as provided in an email dated December 8, 2021.
    c. The applicant must address the comments provided by Chris Potts, P.E., of JBPro as provided in a letter dated December 8, 2021.

11. *Miscellaneous*
    a. Application was not signed or notarized. Submit a signed, notarized application.
    b. Agent authorization not provided. Submit a completed Authorized Agent Affidavit, accessible here.
    c. While it is understood that a portion of the building is speculative, it is necessary to contemplate potential future uses. Please define on Sheet A1.0 what "future" uses are proposed or expected within the building.
    d. Ensure base layers match throughout plan set. For example, the bike pad is not shown on landscape plans.

12. *Minor Revisions*
    a. Sheet 1: Please add the architectural plan sheets to the sheet index.
    b. Sheet 1: Site Notes, #2 – confirm spelling of 'industrial' is correct.
    c. Sheet 1: Site Notes, #2 – parcel is vacant therefore no address is assigned.
    d. Sheet 1: Site Notes, #4 – update or remove buffer types based upon landscape comments.
    e. Please label all landscape plan sheets (e.g., Sheet 1 of 3; Sheet L-1; etc.)
    f. Sheet 6:
        i. Confirm spelling of 'treated' in Section 2.A.
        ii. Confirm applicability of reference to SRWMD ERP 03-0170.
        iii. Confirm project name and maintenance entity under Construction Inspection Form SPPP.
        iv. Confirm applicability of note under Section 2.F.
        v. Confirm the site name is correct in 2 locations under Certification Statement, SPPP.

13. *Recommended Conditions*
    a. In order to address the residential protection standards of Section 6.6.3 of the LDRs:
        i. A minimum 20 foot Type D landscape buffer shall be required along the north property line to provide a landscaped buffer between the subject property and the residentially zoned lands to the north;
        ii. The location of the dumpster pad shall be a minimum of 50 feet from the north property line.
    a. Additional conditions may be recommended and included with the Staff Report.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

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

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **December 1, 2021**

TO: **Kathy Winburn, AICP**
Planning & Community Development Director

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

TR 12/1/2021

RE: **Alachua Dreyers Site Plan**

Public Services has reviewed the subject project (October 28th Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comments on Oct 28th Submittal** **Title Sheet:** Please follow CoA convention for naming projects. For commercial projects, use "SITE PLAN". Thus, • Change title to "ALACHUA DREYERS BUILDING **SITE PLAN**, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA" Please **resubmit** this sheet.
2.	**Comments on Oct 28th Submittal** **Sheet 2:** • Storm Structure Table calls out a MH with ID=7. Is this MH the same as "SMH-1". If so, please change names to be consistent. • Pipe is called out as both "PEP" & "HSPEP". Is the design intent to install

NO.	COMMENTS
	"HDPE" pipe? If so, please change terminology to "HDPE". • Also, please specify the type of HDPE pipe. Is it covered by a FDOT standard?
3	**Comments on Oct 28th Submittal** **Sheets 1 & 2:** Two identical Sheet 2s appear to be included in the documents. Suggest to only include one Sheet 2. Two near-identical Sheet 1s appear to be included in the documents. Suggest to only include the updated one. Please **submit** response.
4	**Comments on Oct 28th Submittal** **Sheet 3:** • An 8-inch WV is shown connecting to a fire hydrant. Are these new or existing? Please clarify. If valve and hydrant are existing, call out as such. • Using leader and text, call out the existing 8-inch water main. • At the point of connection of the meter branch line and the 8-inch existing water main, add leader and text similar to "The hot tap connection shall be performed by a specialty subcontractor pre-approved by the City of Alachua." Please **resubmit** this sheet.
5	**Comments on Oct 28th Submittal** **Sheet 3 (continued) :** • Show the extension of the potable water and irrigation lines. Show the potable line where it connects to the building. Call out which line is which. • Either on this sheet or on the Sheet 5 Utility Notes, specify the size and materials of the potable water and irrigation lines. Also, call out that the pipe is NSF-61 & suitable for potable water applications. • At the water meters, call out "End of City of Alachua Maintenance." • If not done so already, please **submit** sizing calculations for the potable water and irrigation meters. Please **resubmit** this sheet & **submit** meter sizing calculations.
6.	**Comments on Oct 28th Submittal** **Sheet 3 (continued) :** Please examine and evaluate the gravity water line(s): • The gravity line between MH#1 and the existing MSS-5 is angled across NW 150th Avenue. The amount of asphalt repair to this avenue would be excessive. It is more common to route gravity wastewater mains perpendicular across a road.

NO.	COMMENTS
	• The CoA takes no exception to MH # 1. But consider evaluating whether a cleanout is a lower cost alternative. • From existing MSS-5, consider routing a gravity main due south under the road. On the south side, consider installing a cleanout. This would be the point where CoA maintenance ends. Call out "End of City of Alachua Maintenance." • Call out how the gravity pipe will be installed under the road & how the road will be repaired. • Either on this sheet or Sheet 5, specify the materials and thickness of the gravity wastewater main; example, PVC SDR 35. • Either on this sheet or Sheet 5, call out that gravity wastewater pipe segments will be connected by means of Rieber gaskets. • If NW 150th Ave needs to be open-cut to install the gravity main, include Maintenance of Traffic (MOT) plan. Please **resubmit** this sheet & MOT plan.
7.	**Comments on Oct 28th Submittal** The design sheets do not include any provisions for fire lines from the existing water main to the building. Please clarify how fire flow will be provided for the building. **Submit** response and applicable information.
8.	**Comments on Oct 28th Submittal** **Sheet 5, Utility Details** • Several CoA details on this sheet need updates. Several additional CoA details will also be required. Please request from either planning or engineering that the link of standard details be forwarded you. • Under the assumption that no new fire lines are required, consider deleting Detail 265. • Please replace detail 240 with CoA standard detail 121. • Please confirm that the Typical Fire Dep't Connection & FDC Sign Details are required. • Delete Details 230 & 255. Replace with CoA Standard Detail 130. • Delete Detail 275. Replace with CoA Standard Detail 145. • Add the following CoA Standard Details: 127, 303, 307. Please **submit** applicable information.
9.	**Comments on Oct 28th Submittal** **Sheet 5, Utility Details, Utility Notes** • First Paragraph: After "SHALL CONFORM TO", replace with "CITY OF

NO.	COMMENTS
	ALACHUA, PUBLIC SERVICES, WATER, WASTEWATER & RECLAIMED WATER, DESIGN & CONSTRUCTION MANUAL, LATEST EDITION." • Paragraph starting with "ALL PRESSURIZED FITTINGS…" Edit so paragraph is consistent with CoA, not GRU standards.
10.	**Comments on Oct 28th Submittal** **Electrical Design** • Submit a signed and sealed electrical sheet that shows the point of connection to the existing CoA system, the sizing and routing of conduit and conductors and the location of the transformer. Show the PUE along the conduit routing and the transformer. • It is likely that the point of connection will be at the overhead line at 441. Locate the transformer (probably 3-phase) so that it can accessed by truck. • Provide load calculations so CoA can size the transformer. • Once the sheet has submitted, CoA will recommend those CoA standard electrical details to add to the site plan documents. • On the electrical sheet, include the text similar to that shown in Attachment 1. Attachment 1 describes the work scope of the City of Alachua and the electrical contractor. • For further assistance, suggest coordinating with CoA electrical staff (Billy Shiskin @ (386)518-5831 or Andy Lindsey @ (386) 518-5832). **Submit** this electrical sheet & **submit** electrical load calculations.
11.	**Comments on Oct 28th Submittal** **Title Sheet** Site Note 8: Please replace with "ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN & CONSTRUCTION MANUAL, LATEST EDITION". Electric Note 2: Suggest that this note be deleted as Attachment 1 covers similar scope. If Note 2 is retained, it will need to be modified – for instance, the Contractor installs the conduit, not the City. **Submit** revised sheet.
12.	
13.	
14.	

NO.	COMMENTS
15.	
END OF COMMENTS	

Please advise if you have any questions or require additional information.
cc: Justin Tabor – AICP Principal Planner
Adam Hall – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

ATTACHMENT 1

SUGGESTED COA ELECTRICAL WORK SCOPE – COMMERCIAL

Note to Designer: For commercial projects, the design intent is a joint work effort between Contractor and COA to extend the existing primary service and to provide the new transformer. All secondary service (load-side) work is the complete responsibility of the Contractor.

1.1 SCOPE OF COA ELECTRICAL WORK: AT NO COST TO THE CITY, THE COA WILL PERFORM CERTAIN WORK ELEMENTS TO ASSIST THE CONTRACTOR IN PROVIDING COMPLETE AND OPERATING ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

1.2 THE WORK TO EXTEND THE EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A JOINT EFFORT BETWEEN CONTRACTOR AND COA.

1.3 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY (LOAD-SIDE) SERVICE FROM THE TRANSFORMER.

1.4 COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH SHALL BE PAID FOR BY THE CONTRACTOR: ALL PRIMARY CABLES, ALL TRANSFORMERS AND ALL MAKE-UP MATERIALS. ONCE ON SITE, THESE PRODUCTS WILL BE INSTALLED BY THE CITY OF ALACHUA. ALL PRIMARY MAKEUP, CONNECTIONS AND TESTING WILL BE COMPLETED BY THE CITY OF ALACHUA. ALL WORK PERFORMED BY THE COA WILL BE BACKCHARGED TO THE CONTRACTOR.

1.5 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINAIRES, TRANSFORMER PADS AND SWITCHGEAR BASES.

1.6 THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT START OF PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB-CONTRACTOR, THE ENGINEER OF RECORD, THE COA PROJECT MANAGER AND COA ELECTRICAL STAFF.

RE: Request for Review - Alachua Dreyers Site Plan

From : Silver Ware <sware@alachuacounty.us> Wed, Dec 08, 2021 12:30 PM
Subject : RE: Request for Review - Alachua Dreyers Site Plan 7 attachments
To : Justin Tabor <jtabor@cityofalachua.org>

Good afternoon

1 Insure access onto property shall accept Alachua County Fire Apparatus. Apparatus criteria;

- Overall length 47' (basket to rear bumper)
- Wheelbase 20' 10"+/-
- Weight 83,500 lbs
- Width 8' 4"
- Width with outriggers deployed 15'6"
- Turning Radii
    - The turning radius for a cul-de-sac is 45' minimum, but 50' is more desirable
    - The turning radius for a 90 degree corner/ turn is 25' when turning from a two lane street onto a two lane street, with no parking that encroaches on the clear width. This allows the apparatus to utilize the oncoming lanes of traffic to maneuver through the turn.
    - The turning radius for a 90 degree corner/turn from a single lane to single lane, with one way traffic and on street parking, requires a radius of about 50'+/-.

2 Fire Sprinkler Fire Department Connections (FDC) shall be free standing, out of the collapse zone of the building and within 35 feet of a fire hydrant assembly

Thank you

Chip

Silver Ware
Plans Examiner
Fire Rescue
911 SE 5th ST • Gainesville • FL • 32601
352-384-3101 (office)

PLEASE NOTE: Florida has a very broad public records law (F.S.119).
All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

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

December 8, 2021

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

Re: Dreyer's Building

Dear Mr. Tabor:

As you requested, we have reviewed the Dreyer's Building submittal drawings and other materials provided to us for the above referenced project. Our review generated the following comments and recommendations that are outlined below.

Cover Sheet

1. Please note, a 10/2 filed through the FDEP is not valid for a property that is part of a larger development. Please confirm that this is not a part of the larger Dreyer's site plan.

Site Plan

2. If entire building will be constructed, then the parking spaces on the east side cannot remain designated as "future". They will be required for the current phase.
3. Suggest utilizing a concrete pad at doors and for loading ramp on the back side of building.
4. Suggest 2' of concrete around the building to assist with constructability and give an edge for paving.
5. Suggest utilizing consistent curb radii to improve constructability of site.
6. The curb radii of 22.6 on the southeast side of the site will be fairly tight, especially if trucks are expected to maneuver through this portion of the parking lot. Consider increasing to 25'.
7. Move the "Delivery trucks only" sign from the southeast corner. This should go to the north of the designated future parking area.
8. Please specify what portion of sidewalk in the front of the site is existing and what will be constructed with the proposed driveway.
9. Show extents of demolition and proposed asphalt on NW 150th Ave for the sewer installation.
10. Two handicap spaces are required for this site.
11. A crosswalk is needed from the handicap aisle to the handicap ramp.

12. Suggest reconfiguring the intersection around the southeast side of the building. The layout of this intersection is somewhat awkward for vehicles and for truck access.
13. Please callout the curb type and curb tapers.
14. Please specify the sidewalk width in front of the building.

Stormwater Plan

1. Please add spot elevations to dumpster pad.
2. Please add spot elevations at all doors.
3. Please add spot elevations at corners of parking bays to show slopes of parking spaces.
4. Please add spot elevations to the handicap space to demonstrate ADA compliance.
5. Please add additional spots at the proposed driveway.
6. Please add additional pavement spots to the north of the proposed ramp.
7. Please add additional spots to the sidewalk at the bike rack and the far west end.
8. Please add additional tie-in contours on the south side of the curb. A 93 tie in will be necessary to show.
9. Suggest flattening out the area around the southwest side of the site. There is additional area between the silt fence and the edge of grading. This could be flattened to allow for easier maintenance.
10. What is the purpose of SMH-1. Suggest simply connecting to S-6 to save a structure. Additionally, please ensure this structure is labeled correctly.
11. Suggest revising the grading of the north drive. It would be possible to remove at least one structure by doing this.
12. The maximum slope on the ramp is 12:1 to meet ADA standards, not 6:1 as the plan states.
13. Silt fence is not necessary on the east and south side of the property.
14. Please remove additional bike rack callout on the east boundary line.
15. Basin grades need to tie back into the grade, particularly on the southeast corner of the basin.
16. Please widen the weir width of the Type C inlet. A slot of .1’ will clog and not function properly.
17. Revise basin corners to have a radius. The corners shown are not constructible as shown.
18. Mitered end sections must come in perpendicular to basin side slopes to prevent erosion. Please revise.
19. Grading contours surrounding wall do not tie in correctly. It appears that wall may need to be to be revised. Please show additional detail in how grading will work around the wall. Contours on north side of wall tie into a random spot near the wall, but not into the wall.

Utility Plan

1. Not enough detail is shown on the utility connection. Please provide additional detail on how water line for this project will be tapped in, label pipe sizes, and show connection points to building.
2. Please label pipe size of wastewater pipe coming out of building.
3. The current configuration of the wastewater system would require a significant amount of asphalt damage repair. Please reconfigure to prevent having to tear up so much asphalt. Suggest running line parallel to road and utilizing a cleanout and bend to travel perpendicular to road.

Site Plan Details

1. Wheel stops should not be necessary in the handicap spot with the current configuration.
2. Please add a basin section.
3. Will the current pavement detail be sufficient if there are trucks coming through the site?
4. Please add additional retaining wall details.

Sincerely,

Christopher Potts, P.E.
Director of Engineering, JBrown Professional Group Inc.

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 22, 2021

Sent by electronic mail to fetnereng@aol.com

Alison Fetner
Fetner Engineering
364 N State Road 21
Hawthorne, FL 32640

RE: Second Completeness Review: Alachua Dreyers Building Site Plan Application

Dear Ms. Fetner:

On November 18, 2021, the City of Alachua received your revised application for a Site Plan submitted on behalf of the Dreyers Cleaning & Restoration, Inc. The application proposes the construction of a ±16,000 square foot building with associated site improvements on a ±3.95 acre subject property, located on Tax Parcel Number 03229-001-000. The materials received on November 18, 2021 were submitted in response to the findings of the first completeness review of the application, as further detailed in a letter sent to you on November 2, 2021.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, contingent upon receiving the information as noted below. Please provide materials addressing the comments below by **5:00 PM on Thursday, December 2, 2021**. Materials may be submitted electronically to the project planner.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Project Assistance Team (PAT) Meeting, which will be scheduled under separate cover.

Please address the following:

1. **Site Plan Attachment #7., Neighborhood Meeting Materials:** A list of those who received notice of the neighborhood meeting has not been provided.

2. **Site Plan Attachment #13., Environmental Resource Permit (ERP)or Self-Certification:** Documentation which demonstrates that an ERP from the Suwannee River Water Management District (SRWMD) or Self-Certification through the Florida Department of Environmental Protection (FDEP) has been applied for or submitted to SRWMD or FDEP has not been provided with the application.

3. **Site Plan Attachment #15., Access Management Permit:** Documentation from the Florida Department of Transportation (FDOT) showing that an application for an access management permit has been submitted to FDOT has not been provided with the application.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 2, 2021

Sent by electronic mail to fetnereng@aol.com

Alison Fetner
Fetner Engineering
364 N State Road 21
Hawthorne, FL 32640

RE: Completeness Review: Alachua Dreyers Building Site Plan Application

Dear Ms. Fetner:

On October 28, 2021, the City of Alachua received your application for a Site Plan submitted on behalf of the Dreyers Cleaning & Restoration, Inc. The application proposes the construction of a ±16,000 square foot building with associated site improvements on a ±3.95 acre subject property, located on Tax Parcel Number 03229-001-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the following information is needed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Tuesday, November 9, 2021**.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. *Plans and application materials may be made available for return in order to revise and resubmit as needed.*

The time frame and cycle for review shall be based upon the date the application is determined to be complete. If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

Please note that if an additional completeness review is required, a resubmittal fee equal to 10% of the application fee will be assessed for each additional completeness review and must be paid prior to further review of the application.

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

Please address the following:

1. **Site Plan Attachment #1., Site Plan.**
   a. **Attachment #r., Vehicular Parking/Circulation:** Dimensions of parking spaces and all drive aisles has not been provided.
   b. **Attachment #t., Off-Street Loading:** Off-street loading space has not been shown on the plans. The plans must also label the dimensions and vertical clearance of the off-street loading space.
   c. **Attachment #x., Traffic Control:** Striping and signage for all traffic control devices, including but not limited to a stop sign/bar at the project egress, is not shown on the plans.
   d. **Attachment #1.cc., Architectural Plans:** Architectural plans must be submitted for review in order to demonstrate that the proposed building will be compliance with Section 6.8 of the LDRs.

2. **Site Plan Attachment #3., Fire Flow Calculations.**
   a. Calculations are not signed/sealed by a registered professional engineer licensed in the State of Florida.
   b. Documentation from the water purveyor (City of Alachua Public Services) stating the available flow to the subject property has not been provided.

3. **Site Plan Attachment #4., Concurrency Impact Analysis:** A Concurrency Impact Analysis has not been submitted with the application.

4. **Site Plan Attachment #6., Mailing Labels:** Mailing labels for the list of registered persons/organizations have not been provided. The list may be found on the City's web site.

5. **Site Plan Attachment #7., Neighborhood Meeting Materials:** A list of those who received notice of the neighborhood meeting has not been provided.

6. **Site Plan Attachment #8., Legal Description:** Submit a copy of the legal description of the property on 8.5" x 11" paper and in electronic format (Word file).

7. **Site Plan Attachment #9., Proof of Ownership:** Proof of ownership of property has not been submitted with the application.

8. **Site Plan Attachment #10., Proof of Payment of Taxes:** Proof of payment of property taxes has not been submitted with the application.

9. **Site Plan Attachment #13., Environmental Resource Permit (ERP)or Self-Certification:** Documentation which demonstrates that an ERP from the Suwannee River Water Management District (SRWMD) or Self-Certification through the Florida Department of Environmental Protection (FDEP) has been applied for or submitted to SRWMD or FDEP has not been provided with the application.

10. **Site Plan Attachment #15., Access Management Permit:** Documentation from the Florida Department of Transportation (FDOT) showing that an application for an access management permit has been submitted to FDOT has not been provided with the application.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1602 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

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

ALACHUA DREYERS BUILDING SITE PLAN
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

TRIP GENERATION DATA

BASED ON THE 10TH EDITION OF THE I.T.E. MANUAL FOR SPECIALTY TRADE CONTRACTOR (LAND USE 180), THE FOLLOWING DATA APPLIES:

AVERAGE TRIPS/DAY/1000 SF =16,000/1000 = 16 x 10.22=164(WEEKDAYS)

PEAK HOUR (PM) = 1.97 TRIPS/UNIT x 16= 32 TRIPS
(32% ENTERING & 68% EXITING)

ESTIMATED TRIPS/DAY GENERATED BY PROJECT = 10.22 (16) =164 TRIPS

SITE NOTES

1. SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) IS THE STATE PERMITTING AGENCY FOR THE STORMWATER SYSTEM.THE SITE HAS BEEN PERMITTED WITH A SELF CERTIFICATION FOR UPLAND STORMWATER MANAGEMENT SYSTEM, 10/2 WITH THE FDEP.
2. THE DREYERS CLEANING AND RESTORATION, INC. WILL BE THE ENTITY RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE SITE.
3. THE BUILDINGS WILL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE.
4. THE FIRE HYDRANT AND STABILIZED SURFACE ARE TO BE IN SERVICE BEFORE ANY BUILDING BEGINS.
5. THE OWNER OR OWNER'S AUTHORIZED AGENT SHALL DEVELOP A FIRE SAFETY PROGRAM TO ADDRESS ALL ESSENTIAL FIRE AND LIFE SAFETY REQUIREMENTSFOR THE DURATION OF DEMOLITION, ALTERATION AND CONSTRUCTION. IT SHALL INCLUDE AN EMERGENCY RESPONSE PLAN, INDENTIFY FIRE PREVENTION PRECAUTIONS, SITE AND BUILDING EMERGENCY ACCESS ROUTES, WATER SUPPLIES, BUILDING EGRESS ROUTES, GOOD HOUSEKEEPING PRACTICES AND FORE PROTECTION SYSTEM INSTALLATION AND MAINTENANCE.
6. THERE ARE NO KNOWN SPECIAL FIRE PROTECTION CONCERNS.
7. THIS SITE AND BUILDING COMPLIES WITH THE FLORIDA BUILDING CODE AND/ALL REFERENCED STANDARDS
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH " **THE CITY OF ALACHUA, PUBLIC SERVICES DESIGN & CONSTRUCTION MANUAL, LATEST EDITION".**

CONSTRUCTION NOTES :

1. All elevations are referenced to the National American Vertical Datum (1988).
2. Property and right of way lines are based on established maps, plats and/or field located monumentation as determined by Deren Land Surveying..
3. Open symbols and dashed lines denote existing improvements.
4. All work and the quality of materials for construction within the right of way shall conform to the requirements specified by the City of Alachua and the Florida Department of Transportation (FDOT).
5. No work shall be done nor material used in the right of way without inspection by the City of Alachua. The contractor shall furnish this Department with every reasonable facility for ascertaining whether the work performed and the materials used are in accordance with the requirements and intent of the plans and specifications.
6. The City of Alachua reserves the right to modify the proposed work within the right of way to ensure compatibility with existing improvements.
7. Contractor shall retain on the work site, copies of any permits required for construction.
8. Contractor shall verify the location of existing utilities prior to excavation and notify Sunshine Onecall (1-800-432-4770) at least 48 hours prior to commencement of any underground work.
9. Contractor shall coordinate construction schedule with individual companies concerning relocation of utilities and any additional relocations resulting from conflicts not delineated on the construction plans.
10. Contractor shall provide control and maintenance of traffic in accordance with FDOT Index 600 through 660.
11. Storm sewer pipe lengths are measured from inside face of structures. Pipe runs shall be constructed such that no section is less than 3 feet in length.
12. Pipe joints shall be constructed in accordance with FDOT Index 280.
13. Contractor shall clear all excavation & fill areas and remove all unsuitable material in accordance with FDOT Index 500 and 505.
14. All excavations shall conform to OSHA standards and the Florida Trench Safety Act.
15. Contractor shall provide erosion and sediment control in accordance with FDOT Index 300.
16. Tree barricades shall be constructed prior to commencement of site work and remain in place until landscaping begins. No materials are to be stored within enclosed areas. All roots larger than 1" diameter encountered during construction shall be cleanly cut and covered with topsoil. All limerock will be removed from the planting areas, the compacted soil underneath loosened and replaced with clean deep fill of pH 5.5 to 6.5.
17. Contractor shall sod/seed all disturbed areas.
18. Contractor shall thoroughly water all plant/grass material at the time of planting and as necessary until material is established.
19. As-built Survey shall be provided at the completion of the project by the contractor for the Engineer's Approval before final payment. Survey must be completed and signed and sealed by a Registered Land Surveyor.
20. Contractor shall promptly report field changes to the Engineer.
21. The stormwater facility and stormwater pipes will be inspected monthly for sedimentation and debris. The basins will be mowed on a regular schedule based upon the season.

PROJECT LOCATION MAP
ALACHUA, FLORIDA 32615
NTS

SITE NOTES

1. THE PROJECT OWNER IS DREYERS CLEANING AND RESTORATION, INC. ACTING AS AGENT FOR THE PROPERTY OWNER IS ALISON A. FETNER, P.E. 44669.
2. PROJECT DESCRIPTION :

   THE PROJECT IS CONSTRUCTION OF A MULTI-USE 16,000 SF BUILDING ON 3.95 ACRES WITH THE ASSOCIATED PARKING
   THE BUILDING USES WILL CONSIST OF GENERAL INDUSTRIAL SERVICES AND OFFICE.
   TAX PARCEL NO. : 03229-001-000
   SECTION : 24 TOWNSHIP: 08 S RANGE: 18 EAST
   ADDRESS: 14750 NW US-441, ALACHUA, FL
   ZONING: COMMERCIAL INTENSIVE (CI)
   FUTURE LAND USE: COMMERCIAL

3. SETBACKS :

	REQUIRED :	PROVIDED(MIN) :
FRONT :	20'	43.1'
REAR :	15'	20.3'
SIDE :	NONE	96.6'
SIDE :	NONE	383'

   FLOOR AREA RATIO: 0.093

4. BUFFERS & SCREENING :
   SEE LANDSCAPE PLAN
5. THIS SITE IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN. ZONE X
6. PARKING :

   A. CRITERIA :

   INDUSTRIAL SERVICES / OFFICES :
   1 SPACE PER 1500 SF INDUSTRIAL SERVICES
   1 SPACE PER 330 SF OFFICE USE
   A PORTION OF THE BUILDING IS SPECULATIVE AND THEREFORE THE EXACT AREAS PER USE IS UNKNOWN:

   B. PARKING REQUIRED :

   OFFICES & INDUSTRIAL SERVICES: 16,000 SF
   PARKING REQUIRED : INDUSTRIAL SERVICES (15,200SF/1500)X1 = 11 SPACES
   PARKING REQUIRED : OFFICE USE (800SF/330)X1 = 3 SPACES
   TOTAL REQUIRED SPACES 14

   C. PARKING PROVIDED :

   TOTAL CURRENTLY PROPOSED : 16 STANDARD PARKING SPACES
   INCLUDING 1 HANDICAP PARKING SPACE
   MAX. SPACES ALLOWED IS 125% OF THE REQUIRED PARKING AND PROPOSED IS 114%

   D. BICYCLE PARKING :

   REQUIREMENT : 1 FOR EVERY 10 PARKING SPACES
   REQUIRED : 16/10=2 SPACES
   PROVIDED : 4 SPACES

7. DEVELOPMENT DATA :

A.	TOTAL SITE AREA :	3.95 AC	= 172,062 SF	=	100.0%
B.	BUILDING AREA :	0.37 AC	= 16,000 SF	=	9.30%
C.	PAVEMENT AND SIDEWALK AREA :	0.57 AC	= 24,853 SF	=	14.44%
D.	TOTAL IMPERVIOUS AREA :	0.94 AC	= 40,853 SF	=	23.74%
E.	TOTAL PERVIOUS AREA :	3.01 AC	= 131,209 SF	=	76.26%

8. BUILDING INFORMATION :

   A. BUILDING AREAS

	TOTAL
BUILDING	16,000 S.F.

   B. CONSTRUCTION TYPE = IIB
   C. OCCUPANCY CLASS = BUSINESS
   D. HEIGHT (PER LDC) = 18'
   LOADING ZONE HAS A MINIMUM CLEARANCE OF 14'
   E. NUMBER OF STORIES = 1
   F. SPRINKLER = NO

Prepared For:

DREYERS CLEANING & RESTORATION, INC.

14619 NW US HWY 441
ALACHUA, FL 32615

Prepared By:

FETNER ENGINEERING
ENGINEERING, PLANNING & DESIGN
364 NORTH SR 21, HAWTHORNE, FLORIDA 32640
PHONE NO. (352) 281-9109 FAX. (352) 481-4821
CA 26061

SHEET INDEX

SHEET NO.	TITLE SHEET
1	SITE PLAN
2	STORMWATER PLAN
3	UTILITY PLAN
4	ELECTRICAL PLAN
5	DETAILS
6	UTILITY DETAILS I
7	UTILITY DETAILS II
8	FDOT DRIVEWAY PLAN
9	NPDES
S1	SURVEY I
S2	SURVEY II
L1	LANDSCAPE PLAN I
L2	LANDSCAPE PLAN II
L3	LANDSCAPE PLAN III
P1	PHOTOMETRIC PLAN
A1	A1 FLOOR PLAN
A2	A2 ELEVATIONS

NO.	DATE	REVISION	BY	APPR.
1	12/30/21	REVISIONS AS PER CITY COMMENTS	AAF	
2	1/27/22	REVISIONS AS PER CITY COMMENTS	AAF	

October 14, 2021

N.W. 150TH AVENUE (R/W VARIES)

ASPHALT PAVED ROAD

SOUTH R/W LINE OF N.W. 150TH AVENUE

(MSS-4)

(MSS-6)

1000.00'(R) 1000.00'(F)

S88°43'42"W 838.30'(F)

S88°43'42"W 741.23'(F)

(CMF)4"x4" "PRM 2047"

37.99'

(RCF)1/2" "LB 7998"

CATV

161.70'(F)

SILT FENCE (TYP)

50.3'

50.5'

21.6'

30'

18'

54.9'

R25'

12'

42.7'

RAMP

ROLL-UP DOOR (TYP)

DOOR (TYP)

200'

6" THICK 3,000 PSI CONCRETE PAVEMENT

12X14.5' LOADING DOCK FF EL 93' 14' VERT. CLEARANCE

ENCLOSED DUMPSTER

16,000 SF BUILDING
FF EL 93.00

80'

80'

125'

GUARDRAIL AS PER FDOT STANDARD DETAIL 536-001 OR APPROVED EQUAL

97'

25'

24'

DOOR (TYP)

RAMP MAX 12:1

BIKE RACK TYP.

5' CONC. WALK TYP.

24" WIDE WHITE STOP BAR

"DELIVERY TRUCKS ONLY" SIGN

5'

36" STOP SIGN

R25'

ASPHALT PAVEMENT
(SHADED AREA)

CROSS-WALK

3" CURB TRANSITION

R3' (TYP)

42'

24'

12'

9'

18'

H/C

R5'

162.5'

"DELIVERY TRUCKS ONLY" SIGN

SILT FENCE (TYP)

HDCP Sign typ.

6" HEADER CURB (TYP)

11.6'

3" CURB TRANSITION

6" HEADER CURB (TYP)

24'

GUARDRAIL AS PER FDOT STANDARD DETAIL 536-001 OR APPROVED EQUAL

83.4'

Double yellow solid line to ROW

24'

24" WIDE WHITE STOP BAR

36" STOP SIGN

8.3'

L1

FENCE CORNER 0.1'E

GATE

DIRT DRIVE

CONCRETE SIDEWALK

INV.=83.21'

18"CMP

INV.=82.19'

(MST-5)

C=86.03'

TAX PARCEL #03229-001-000
(VACANT)
±4.00 ACRES

TAX PARCEL #03211-003-000
(O.R.B. 4603, PG. 1599)

S01°33'18"E 255.46'(R)
S01°33'18"E 255.46'(F)

N01°33'18"W 276.72'(F)

SCALE: 1" = 20'

(BASIS OF BEARING)
851.63'(R) S82°30'39"E 853.31'(F)

S82°30'39"E 750.49'(F)

CONCRETE SIDEWALK

2' CURB & GUTTER

TBM

NEXT RIGHT "NW 133 TER"

SITE BENCHMARK
PK NAIL SET IN SOUTH SIDE OF WOOD POWER POLE #A-32-58
ELEV. = 93.23'

ASPHALT PAVED ROAD

EX. CONCRETE SIDEWALK

NORTH R/W LINE OF U.S. HIGHWAY 441

91.46

2' CURB & GUTTER

GRASSED MEDIAN

NEXT INTERSECTION 133RD TER"

CROSS-WALK

CONCRETE SIDEWALK

ASPHALT PAVED ROAD

U.S. HIGHWAY 441 – STATE ROAD 20/25 (R/W WIDTH VARIES)

CONCRETE MEDIAN

GRASSED MEDIAN

43.1'

51'

LEGEND:

(R) RECORD MEASUREMENT
(F) FIELD MEASUREMENT
ID. IDENTIFICATION
R/W RIGHT-OF-WAY
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
■ (CMF) CONCRETE MONUMENT FOUND
◪ (OPF) OPEN PIPE FOUND
● (RCF) REBAR & CAP FOUND
● (IRF) IRON ROD FOUND
○ (RCS) REBAR & CAP SET
● (RCF) REBAR & CAP FOUND
○ (MST) STORM WATER MANHOLE
⊕ (MSS) SANITARY SEWER MANHOLE
SIGN "AS INDICATED"
[C] CABLE TELEVISION BOX
WV WATER VALVE
WOOD POWER POLE
CONCRETE POWER POLE
HYDRANT
TELEPHONE PEDESTAL
[EB] ELECTRIC BOX
[W] WATER METER
CURB INLET
OVERHEAD ELECTRIC LINE
FENCE LINE

Rev No	Description	Initials	Date
1	REVISIONS AS PER CITY COMMENTS	AAF	12/2021
2	REVISIONS AS PER CITY COMMENTS	AAF	1/2022

Activity	Initials	Date
Designed By:	AAF	10/2021
Drawn By:	CBL	10/2021
Checked By:	ANP	10/2021

FETNER ENGINEERING
ENGINEERING, PLANNING & DESIGN
364 NORTH SR 21, HAWTHORNE, FLORIDA 32640
PHONE NO. (352) 281-9109 FAX. (352) 481-4821
CA 26061

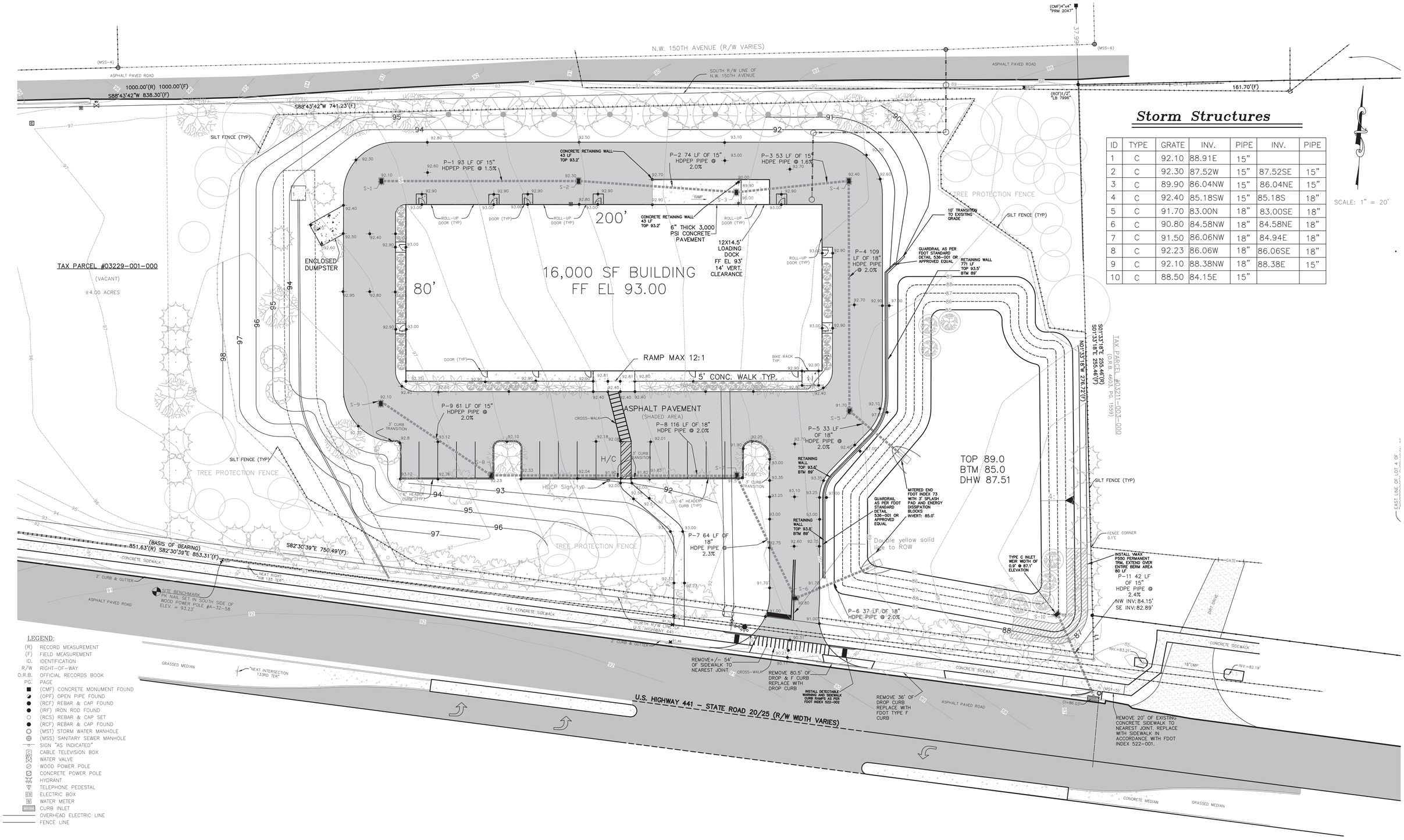
ACAD File Name:
Project No:
Sheet No:

Project: ALACHUA DREYERS BLDG SITE PLAN
Alachua, Florida

Title: SITE PLAN

Horz Scale:
Vert Scale:
Date: 10/14

Approved By:



Storm Structures

ID	TYPE	GRATE	INV.	PIPE	INV.	PIPE
1	C	92.10	88.91E	15"		
2	C	92.30	87.52W	15"	87.52SE	15"
3	C	89.90	86.04NW	15"	86.04NE	15"
4	C	92.40	85.18SW	15"	85.18S	18"
5	C	91.70	83.00N	18"	83.00SE	18"
6	C	90.80	84.58NW	18"	84.58NE	18"
7	C	91.50	86.06NW	18"	84.94E	18"
8	C	92.23	86.06W	18"	86.06SE	18"
9	C	92.10	88.38NW	18"	88.38E	15"
10	C	88.50	84.15E	15"		

SCALE: 1" = 20'

LEGEND:

- (R) RECORD MEASUREMENT
- (F) FIELD MEASUREMENT
- ID. IDENTIFICATION
- R/W RIGHT-OF-WAY
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
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Drawn By:	CBL	10/2021
Checked By:	ANP	10/2021

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PHONE NO. (352) 281-9109 FAX. (352) 481-4821
CA 26061

ACAD File Name:
Project No:
Sheet No: 2

Project: ALACHUA DREYERS BLDG SITE PLAN
Alachua, Florida

Title: STORMWATER PLAN

Horz Scale:
Vert Scale:
Date: 10/14

Approved By:

CORE DRILL EX. MANHOLE AND INSTALL KOR-N-SEAL OR EQUAL BOOT, GROUT ANNULAR SPACE W/NON-SHRINK GROUT, INSIDE & OUT. COORDINATE W/CITY OF ALACHUA INSPECTOR. REBUILD BENCH IN MANHOLE TO INCORPORATE NEW FLOW LINE.

(MSS-4)
LID = 96.30'
W. INV. = 80.66' (8"VCP)
E. INV. = 80.74' (8"VCP)
N. INV. = 81.12' (8"VCP)

(MSS-5)
LID = 86.62'
W. INV. = 82.19' (8"VCP)
E. INV. = 82.22' (8"VCP)
PROP. S INV. 83.85'

(MSS-6)
LID = 87.98'
N. INV. = 82.68' (8"VCP)
W. INV. = 82.53' (8"VCP)

(CMF)4"x4" "PRM 2047"

N.W. 150TH AVENUE (R/W VARIES)

ASPHALT PAVED ROAD

1000.00'(R) 1000.00'(F)
S88°43'42"W 838.30'(F)

S88°43'42"W 741.23'(F)

SOUTH R/W LINE OF N.W. 150TH AVENUE

6" PVC SDR35 16.5'@3.5%

10' X 20' PAVEMENT CUT & REPLACE PAVEMENT (SEE DETAIL)

37.90'

161.70'(F)

(RCF)1/2" "LB 7998"

SAN. CO #2
RIM EL. 92.50
INV. S 87.67 (6")
INV. E 87.67 (6")

6" PVC SDR35 64'@3.7%

SAN. CO #3
RIM EL. 90.0
INV. N 85.33 (6")
INV. W 85.33 (6")

6" PVC SDR35 23'@3.9%

SAN. CO #4
RIM EL. 89
INV. N 84.43 (6")
INV. S 84.43 (6")
END OF CITY OF ALACHUA MAINTENANCE

6" PVC SDR35 12'@2.6%

3-PHASE TRANSFORMER

CITY OF ALACHUA ELECTRICAL EASEMENT TO BE PROVIDED

2-4" PVC CONDUITS

ENCLOSED DUMPSTER

15'

TAX PARCEL #03229-001-000

(VACANT)

±4.00 ACRES

200'

80'

16,000 SF BUILDING
FF EL 93.00

ROLL-UP DOOR (TYP)

DOOR (TYP)

RAMP

6" THICK 3,000 PSI CONCRETE PAVEMENT

12X14.5' LOADING DOCK FF EL 93' 14' VERT. CLEARANCE

SAN. CO #1
TRAFFIC RATED
RIM EL. 92.50
INV. N 88.50 (6")

RAMP MAX 12:1

BIKE RACK TYP.

5' CONC. WALK TYP.

ASPHALT PAVEMENT
(SHADED AREA)

3' CURB TRANSITION

H/C

HDCP Sign typ.

6" HEADER CURB (TYP)

2" POTABLE WATER LINE NSF-61

2"IRRIGATION WATER LINE NSF-61

4.4'

1-5/8"METER IRR.
1-1" METER POT.
END OF CITY OF ALACHUA MAINTENANCE

2"WV

EX. 8" WATER LINE

EX ELEC. POLE TO BE RELOCATED BY CONTRACTOR. COORDINATE WITH CDA ELECTRIC

THE WET TAP CONNECTION SHALL BE PERFORMED BY A SPECIALTY SUBCONTRACTOR PRE-APPROVED BY THE CITY OF ALACHUA

N01°33'18"W 276.72'(F)

TAX PARCEL #03211-003-000
(O.R.B. 4603, PG. 1599)
S01°33'18"E 255.46'(R)
S01°33'18"E 255.46'(F)

EAST LINE OF LOT 4 OF

POTABLE WATER LEGEND

A - 8" X 6" WET TAP & 6" VALVE AND BOX BY COA APPPROVED CONTRACTOR

B - *RESTRAINED FIRE HYDRANT ASSEMBLY*

C - *6"X 2" REDUCER*
6"X 6" TEE
RESTRAINED BEND

C - *2-2" RPZ BACKFLOW PREVENTOR*
BOX & YOKE FOR 1" POTABLE METER
BOX & YOKE FOR 5/8" POTABLE METER
(END COA MAINTENANCE)

D - 2" VALVE & BOX

E - *2" 90°*
RESTRAINED BEND

G - *2" 22.5°*
RESTRAINED BEND

H - *8" 45°*
RESTRAINED BEND

SCALE: 1" = 20'

WASTEWATER NOTE:

WASTEWATER PIPE SEGMENTS SHALL BE CONNECTED WITH RIEBER GASKETS.

DOMESTIC WATER DEMAND

12 Water Closets	30 Fixture Units (FUs)	19.2 GPM
12 Sinks	18 FUs	21 GPM
Total	48 FUs	40.2 GPM

THIS IS BASED ON A ESTIMATE OF FUTURE DEVELOPMENT OF THE BUILDING.

IRRIGATION DESIGN AND FINAL SIZING OF METER TO BE DONE DURING CONSTRUCTION PHASES.

(BASIS OF BEARING)
S82°30'39"E 851.63'(R) S82°30'39"E 853.31'(F)

S82°30'39"E 750.49'(F)

UJB

CONCRETE SIDEWALK

2' CURB & GUTTER

NEXT RIGHT "NW 193 TER"

SITE BENCHMARK
PK NAIL SET IN SOUTH SIDE OF WOOD POWER POLE #A-32-58
ELEV. = 93.23'

ASPHALT PAVED ROAD

NORTH R/W LINE OF U.S. HIGHWAY 441

GRASSED MEDIAN

NEXT INTERSECTION 133RD TER"

U.S. HIGHWAY 441 - STATE ROAD 20/25 (R/W WIDTH VARIES)

FENCE CORNER 0.1'E

GATE

DIRT DRIVE

L1

INV.=83.21'

18"CMP

INV.=82.19'

(MST-5)
LID = 86.89'
S. INV. = 82.89' (15"RCP)

CONCRETE MEDIAN

GRASSED MEDIAN

LEGEND:

(R) RECORD MEASUREMENT
(F) FIELD MEASUREMENT
ID. IDENTIFICATION
R/W RIGHT-OF-WAY
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
■ (CMF) CONCRETE MONUMENT FOUND
◪ (OPF) OPEN PIPE FOUND
● (RCF) REBAR & CAP FOUND
● (IRF) IRON ROD FOUND
○ (RCS) REBAR & CAP SET
● (RCF) REBAR & CAP FOUND
○ (MST) STORM WATER MANHOLE
⊕ (MSS) SANITARY SEWER MANHOLE
-o- SIGN "AS INDICATED"
CABLE TELEVISION BOX
WATER VALVE
WOOD POWER POLE
CONCRETE POWER POLE
HYDRANT
TELEPHONE PEDESTAL
ELECTRIC BOX
WATER METER
CURB INLET
OVERHEAD ELECTRIC LINE
FENCE LINE

Rev No	Description	Initials	Date
1	REVISIONS AS PER CITY COMMENTS	AAF	12/2021
2	REVISIONS AS PER CITY COMMENTS	AAF	1/2022

Activity	Initials	Date
Designed By:	AAF	10/2021
Drawn By:	CBL	10/2021
Checked By:	ANP	10/2021

FETNER ENGINEERING
ENGINEERING, PLANNING & DESIGN
364 NORTH SR 21, HAWTHORNE, FLORIDA 32640
PHONE NO. (352) 281-9109 FAX. (352) 481-4821
CA 26061

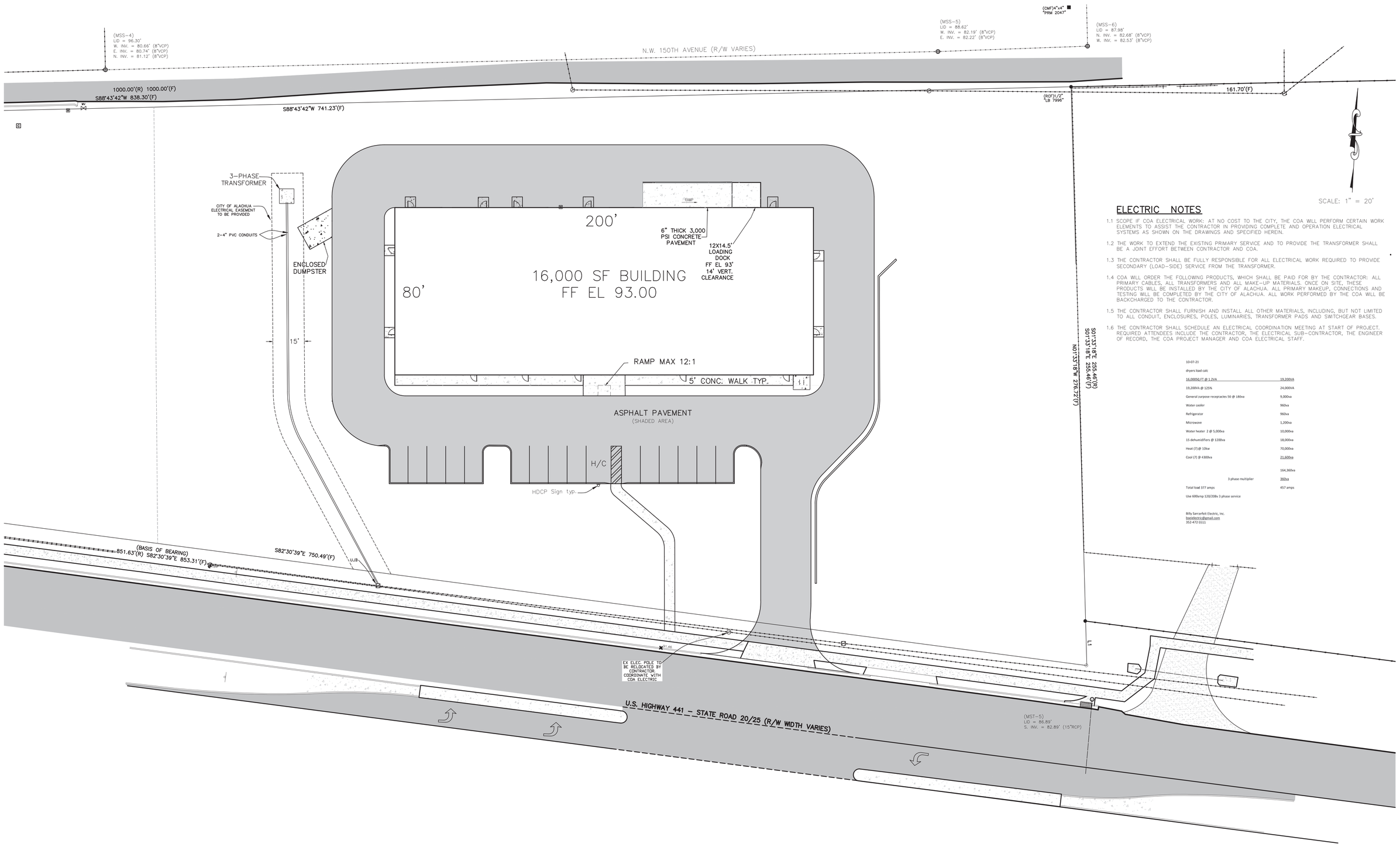
ACAD File Name:
Project No:
Sheet No: 3

Project: ALACHUA DREYERS BLDG SITE PLAN
Alachua, Florida

Title: UTILITY PLAN

Horz Scale:
Vert Scale:
Date: 10/14

Approved By:



SCALE: 1" = 20'

ELECTRIC NOTES

1.1 SCOPE IF COA ELECTRICAL WORK: AT NO COST TO THE CITY, THE COA WILL PERFORM CERTAIN WORK ELEMENTS TO ASSIST THE CONTRACTOR IN PROVIDING COMPLETE AND OPERATION ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.

1.2 THE WORK TO EXTEND THE EXISTING PRIMARY SERVICE AND TO PROVIDE THE TRANSFORMER SHALL BE A JOINT EFFORT BETWEEN CONTRACTOR AND COA.

1.3 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL ELECTRICAL WORK REQUIRED TO PROVIDE SECONDARY (LOAD-SIDE) SERVICE FROM THE TRANSFORMER.

1.4 COA WILL ORDER THE FOLLOWING PRODUCTS, WHICH SHALL BE PAID FOR BY THE CONTRACTOR: ALL PRIMARY CABLES, ALL TRANSFORMERS AND ALL MAKE-UP MATERIALS, ONCE ON SITE, THESE PRODUCTS WILL BE INSTALLED BY THE CITY OF ALACHUA. ALL PRIMARY MAKEUP, CONNECTIONS AND TESTING WILL BE COMPLETED BY THE CITY OF ALACHUA. ALL WORK PERFORMED BY THE COA WILL BE BACKCHARGED TO THE CONTRACTOR.

1.5 THE CONTRACTOR SHALL FURNISH AND INSTALL ALL OTHER MATERIALS, INCLUDING, BUT NOT LIMITED TO ALL CONDUIT, ENCLOSURES, POLES, LUMINARIES, TRANSFORMER PADS AND SWITCHGEAR BASES.

1.6 THE CONTRACTOR SHALL SCHEDULE AN ELECTRICAL COORDINATION MEETING AT START OF PROJECT. REQUIRED ATTENDEES INCLUDE THE CONTRACTOR, THE ELECTRICAL SUB-CONTRACTOR, THE ENGINEER OF RECORD, THE COA PROJECT MANAGER AND COA ELECTRICAL STAFF.

10-07-21

dryers load calc

16,000SQ.FT @ 1.2VA	19,200VA
19,200VA @ 125%	24,000VA
General purpose receptacles 50 @ 180va	9,000va
Water cooler	960va
Refrigerator	960va
Microwave	1,200va
Water heater 2 @ 5,000va	10,000va
15 dehumidifiers @ 1200va	18,000va
Heat (7) @ 10kw	70,000va
Cool (7) @ 4300va	21,600va
	164,360va
3 phase multiplier	360va
Total load 377 amps	457 amps

Use 600amp 120/208v 3 phase service

Billy Sarcarfelt Electric, Inc.
bseelectric@hotmail.com
352-472-5511

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FETNER ENGINEERING
ENGINEERING, PLANNING & DESIGN
364 NORTH SR 21, HAWTHORNE, FLORIDA 32640
PHONE NO. (352) 281-9109 FAX. (352) 481-4821
CA 26061

ACAD File Name:
Project No:
Sheet No: 4

Project: ALACHUA DREYERS BLDG SITE PLAN
Alachua, Florida

Title: ELECTRICAL PLAN

Horz Scale:
Vert Scale:
Date: 12/30

Approved By:

EROSION AND SEDIMENT CONTROL NOTES:

Erosion and sedimentation control measures shall comply with minimum standards from applicable Stormwater Management Criteria adopted. Some of these standards are as follows:

1. Sediment barriers/screens and other measures intended to trap sediment shall be constructed or installed as a first step in any land disturbing activity and shall be made functional before upslope land disturbance takes place.

2. All sediment control measures are to be adjusted to meet field conditions at the time of construction and be installed prior to any grading of existing surface material on balance of site. Perimeter sediment barriers shall be constructed to prevent sediment and trash from flowing or floating onto adjacent properties.

3. Permanent or temporary soil stabilization shall be applied to denuded areas within seven days after final grade is reached on any portion of the site. Temporary soil stabilization shall be applied within seven days to denuded areas that may be at final grade but will remain undisturbed for longer than 30 days. Permanent stabilization shall be applied to areas that are left undisturbed for more than one year.

4. A permanent vegetative cover shall be established on denuded areas not otherwise permanently stabilized. Permanent vegetation shall not be considered established until ground cover is achieved that, in the opinion of the reviewer, is uniform, mature enough to survive and will inhibit erosion.

5. After any significant rainfall, sediment control structures and devices will be inspected for integrity. Any damaged devices shall be corrected immediately.

6. Any concentrated run–off shall not flow down cut slopes or fill slopes, unless contained within adequate temporary channels or slope drain structures.

7. Whenever water seeps from a slope face, adequate drainage or other protection shall be provided.

8. Sediment that enters the storm system shall be filtered through the use of filter screens during construction to minimize severe sediment deposits. Prior the placement of final stabilization, sediment shall be removed from affected areas.

9. Before temporary or newly constructed stormwater conveyance channels/swales are made operational, adequate outlet protection and any required temporary or permanent channel lining shall be installed in both the conveyance channel/swale and receiving channel/ditch.

10. Periodic inspection and maintenance of all sediment control structures and devices must be provided to ensure intended purpose is accomplished. The developer, owner and /or contractor shall be continually responsible for all sediment leaving the property. Sediment control measures shall be in working condition at the end of each workday.

11. Where construction vehicle access routes intersect paved public roads, provisions shall be made to minimize the transport of sediment by tracking onto the paved surface. Any sediment deposited onto paved areas shall be swept/shoveled and transported to a sediment control disposal area at the end of each day. This provision shall apply to individual subdivision lots as well as to larger land disturbing activities.

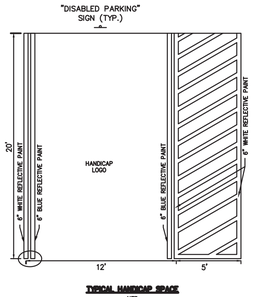
12. All temporary erosion and sediment control measures shall be removed within 30 days after the final site stabilization or after temporary measures are no longer needed, in the opinion of the reviewer. Disturbed soil areas resulting from the disposition of temporary measures shall be permanently stabilized to prevent further erosion and sedimentation.

13. Erosion control devices shall follow standards and details in index 102 of the FDOT Roadway and Traffic Design Standards.

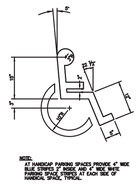
14. Properties and waterways downstream from construction sites shall be protected from sediment deposition and erosion.

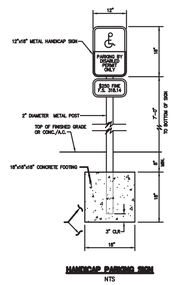
15. No construction will occur outside the PROPOSED DEVELOPMENT AREA.

16. The site plan is to match existing grade at property lines.



TYPICAL HANDICAP SPACE
NTS

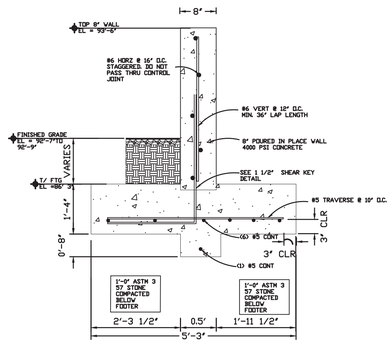




HANDICAP PARKING SIGN
NTS

TYPICAL HANDICAP SIGN DETAIL

NTS

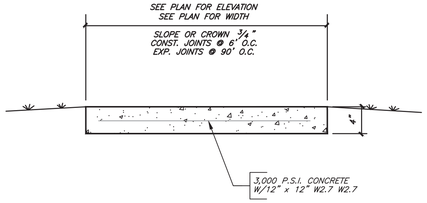


TYPICAL RETAINING WALL

1 / S1

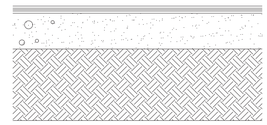
NOT TO SCALE

RETAINING WALL TO BE PERMITTED BY SEPARATE BUILDING PERMIT
DETAIL IS NOT FOR PERMITTING PURPOSE



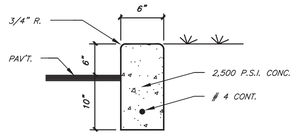
TYPICAL SIDEWALK DETAIL

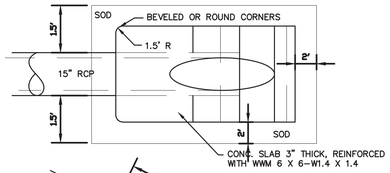
NTS

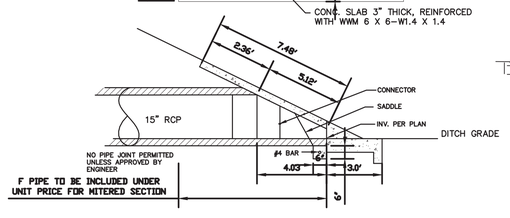


TYPICAL PAVEMENT DETAIL

NTS





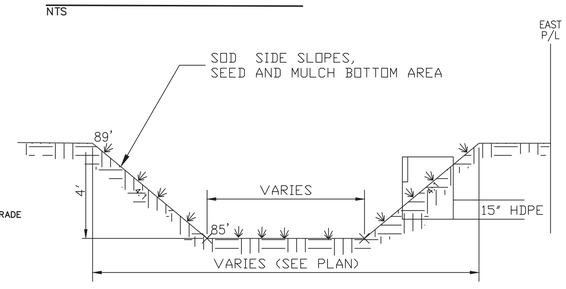


TYPICAL CONCRETE PIPE MITERED END SECTION

SCALE: NOT TO SCALE

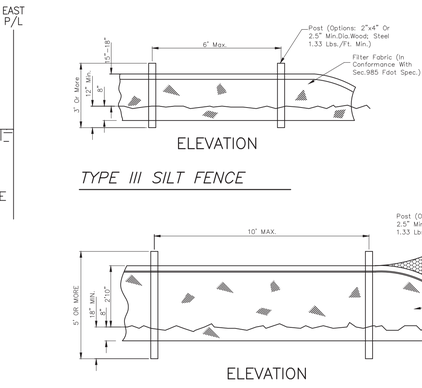
TYP. HEADER CURB

NTS

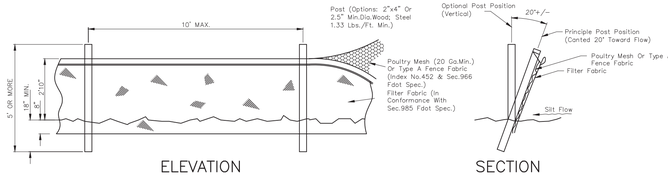


BASIN 1 CROSS SECTION

SCALE: 1"=10' (HOR); 1"=3' (VERT)



TYPE III SILT FENCE

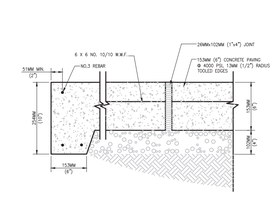


TYPE IV SILT FENCE

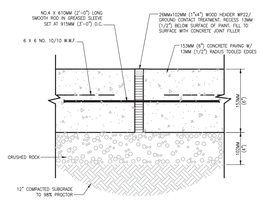
Do Not Deploy In A Manner That Silt Fences Will Act As A Dam Across Permanent Flowing Watercourses. Silt Fences Are To Be Used At Upland Locations And Turbidity Barriers Used At Permanent Bodies Of Water.

NOTES:

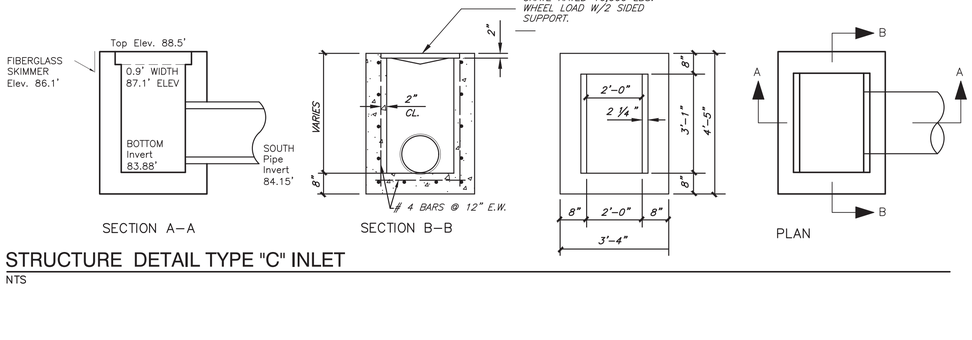
–For Additional Information And Details, See F.D.O.T. Index No.102.
–Unless Specified, Hay Barriers May Be Used In Lieu Of Silt Fences.
–Additional Posts And Rails May Be Necessary To Secure And Support Barriers.
–Additional Fence Lengths May Be Required By The County Engineer Or By Regulatory Agencies.



PAVING
CONCRETE DRIVE PAVEMENT–SECTION



PAVING
CONCRETE DRIVE PAVEMENT EXPANSION JOINT



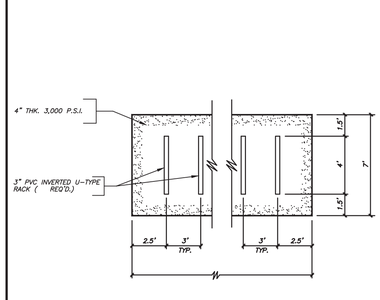
SECTION A–A

SECTION B–B

PLAN

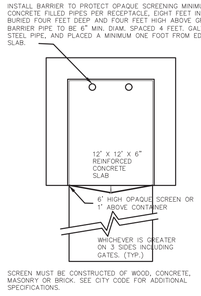
STRUCTURE DETAIL TYPE "C" INLET

NTS



BIKE RACK PAD DETAIL

NTS



SOLID WASTE RECEPTACLE ENCLOSURE DETAIL

Rev No	Description	Initials	Date
1	REVISIONS AS PER CITY COMMENTS	AAF	12/2021
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Designed By:	AAF	10/2021
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FETNER ENGINEERING
ENGINEERING, PLANNING & DESIGN
364 NORTH SR 21, HAWTHORNE, FLORIDA 32640
PHONE NO. (352) 281–9109 FAX. (352) 481–4821
CA 26061

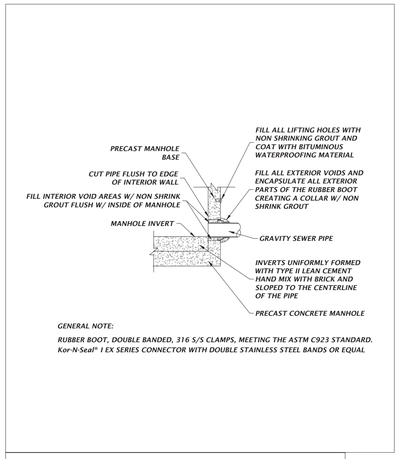
ACAD File Name:
Project No:
Sheet No: 5

Project: ALACHUA DREYERS BLDG SITE PLAN
Alachua, Florida

Title: SITE PLAN DETAILS

Horz Scale:
Vert Scale:
Date: 10/14

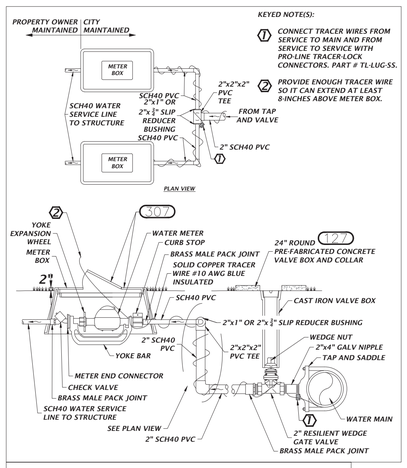
Approved By:



GENERAL NOTE:

RUBBER BOOT, DOUBLE BANDED, 316 S/S CLAMPS, MEETING THE ASTM C923 STANDARD. Kor-N-Seal® I EX SERIES CONNECTOR WITH DOUBLE STAINLESS STEEL BANDS OR EQUAL

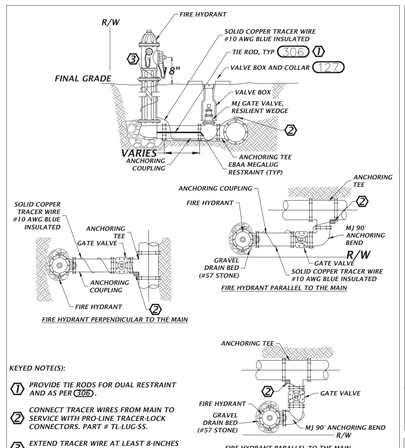
209 MANHOLE PIPE CONNECTION
NTS



KEYED NOTE(S):

1. CONNECT TRACER WIRES FROM SERVICE TO MAIN AND FROM SERVICE TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.
2. PROVIDE ENOUGH TRACER WIRE SO IT CAN EXTEND AT LEAST 8-INCHES ABOVE METER BOX.

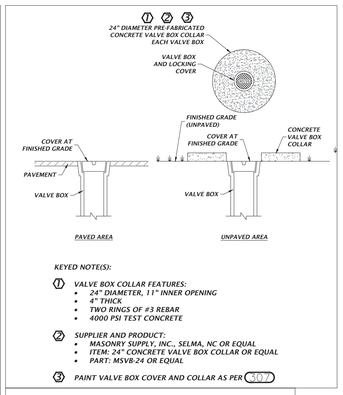
130 DUAL WATER SERVICE CONNECTION
NTS



KEYED NOTE(S):

1. PROVIDE TIE RODS FOR DUAL RESTRAINT AND AS PER 306.
2. CONNECT TRACER WIRES FROM MAIN TO SERVICE WITH PRO-LINE TRACER-LOCK CONNECTORS. PART # TL-LUG-SS.
3. EXTEND TRACER WIRE AT LEAST 8-INCHES ABOVE GRADE.

103 FIRE HYDRANT (PERPENDICULAR/ PARALLEL TO MAIN)
NTS



KEYED NOTE(S):

1. VALVE BOX COLLAR FEATURES:
   - 24" DIAMETER, 11" INNER OPENING
   - 4" THICK
   - TWO RINGS OF #3 REBAR
   - 4000 PSI TEST CONCRETE
2. SUPPLIER AND PRODUCT:
   - MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
   - ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
   - PART: MSVB-24 OR EQUAL
3. PAINT VALVE BOX COVER AND COLLAR AS PER 307

127 VALVE BOX COVER
NTS

UTILITY NOTES

ALL CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN & CONSTRUCTION MANUAL, LATEST EDITION".

POTABLE WATER AND WASTEWATER MAINS SHALL MAINTAIN A MINIMUM OF 10 FT. HORIZONTAL AND 18" VERTICAL SEPARATION.

A MINIMUM HORIZONTAL SEPARATION OF 10 FT. FOR POTABLE WATER MAINS, WASTEWATER FORCE MAINS AND RECLAIMED WATER MAINS, AND 10 FT. FOR GRAVITY WASTEWATER MAINS SHALL BE PROVIDED AND MAINTAINED FROM TREES, BUILDINGS, TRANSFORMERS AND ALL PERMANENT STRUCTURES. LIVE OAK TREES REQUIRE AN ADDITIONAL 5 FT. OF HORIZONTAL CLEARANCE. SERVICE LATERALS REQUIRE 5 FT. LESS CLEARANCE FOR EACH OF THE UTILITIES. WATER SERVICES SHALL BE IN 3" PVC SLEEVES.

POTABLE WATER SERVICES REQUIRING A SEPARATE WATER METER SHALL BE PROVIDED TO EACH LOT, BUILDING OR PARCEL. EFFECTIVE 10/1/07 FOR COMMERCIAL, MULTIFAMILY AND INSTITUTIONAL DEVELOPMENTS, THE DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLING POTABLE WATER SERVICES AND A YOKE ASSEMBLY PACKAGE UP TO AND INCLUDING THE METER YOKE, BOX (INSTALLED AT FINAL GRADE) AND ASSOCIATED APPURTENANCES FOR METERS 1" AND SMALLER WITH A ONE-YEAR WARRANTY.

2" VALVES LOCATED IN PAVED AREAS, INCLUDING SIDEWALKS, SHALL BE CITY-APPROVED CAST IRON, RESILIENT SEAT GATE VALVES WITH STANDARD 2" OPERATING NUT, THREADED WITH BRASS NIPPLE BETWEEN THE VALVES AND TAPPING SADDLE OR TAPPED TEE.

WATER MAINS 4" IN DIAMETER OR GREATER, PLACED UNDER ROADWAYS, SHALL BE CEMENT LINED DUCTILE IRON PIPE (CLDIP) EXTENDING 5 FT. PAST THE BACK OF CURB (3 FT. IF WITHIN THE CITY OF ALACHUA LIMITS). TRACER WIRE INSTALLED ON PVC WATER MAINS SHALL CONTINUE ACROSS THE CLDIP SECTIONS.

1" OR 2" WATER SERVICE CROSSINGS LOCATED UNDER ROADWAYS SHALL BE ENCASED IN 3" SCH. 40 PVC, EXTENDING 5 FT. PAST THE BACK OF CURB

ANCHORING TEES, COUPLINGS AND BENDS SHALL BE USED ON ALL FIRE HYDRANT ASSEMBLIES.

ALL SANITARY WASTEWATER SERVICE LATERALS SHALL BE MINIMUM 4" DIAMETER PVC (SDR 35) AT 1.00% MINIMUM SLOPE UNLESS OTHERWISE NOTED.

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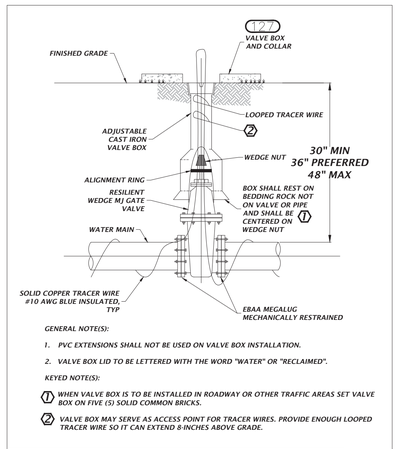
MANHOLES WHICH ARE NOT INSTALLED UNDER PAVEMENT SHALL HAVE A RIM ELEVATION AT LEAST 6" ABOVE FINISHED GRADE, AND A 10:1 SLOPE TO FINISHED GRADE.

UNLESS OTHERWISE NOTED ON THE PLANS, FINISHED FLOOR ELEVATIONS OF THE SEWERED PORTION OF A BUILDING SHALL BE A MINIMUM OF 6" ABOVE THE LOWEST UPSTREAM MANHOLE TOP. IF THIS IS NOT FEASIBLE, A WASTEWATER SERVICE LATERAL BACKWATER VALVE (BWV) IS REQUIRED ON THE CUSTOMER SIDE OF THE CLEANOUT, AS INDICATED ON SHEET 3 OF THE PLANS.

WHEN A POTABLE OR RECLAIMED WATER MAIN IS ROUTED WITHIN 10 FT. OF AN ELECTRIC TRANSFORMER, A 20 FT. LENGTH OF DIP SHALL BE CENTERED ON THE TRANSFORMER WITH MECHANICAL RESTRAINT AT EACH END. NO FITTINGS OR VALVES SHALL OCCUR WITHIN 10 FT. OF THE NEAREST EDGE OF THE TRANSFORMER. A MINIMUM CLEARANCE OF 3 FT. SHALL BE MAINTAINED BETWEEN THE MAIN AND THE TRANSFORMER.



GENERAL NOTE(S):

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".

KEYED NOTE(S):

1. WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID COMMON BRICKS.
2. VALVE BOX MAY SERVE AS ACCESS POINT FOR TRACER WIRES. PROVIDE ENOUGH LOOPED TRACER WIRE SO IT CAN EXTEND 8-INCHES ABOVE GRADE.

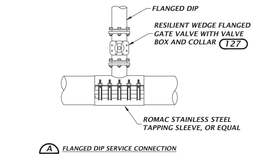
145 GATE VALVE FOR WATER AND RECLAIMED WATER MAINS 4" OR LARGER
NTS

GENERAL NOTE(S):

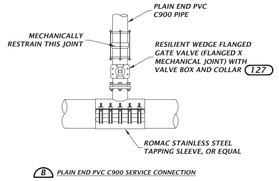
1. MINIMUM RESTRAINED LENGTHS ARE BASED ON 309 AND ARE SUFFICIENT FOR BOTH DIP AND PVC PIPE.
2. THIS DETAIL APPLIES TO BOTH NEW SERVICE CONNECTIONS INSTALLED ON NEW PIPE AND NEW SERVICE CONNECTIONS INSTALLED ON EXISTING PIPE.

KEYED NOTE(S):

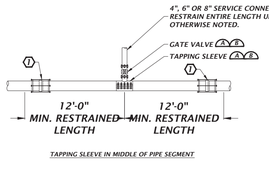
1. RESTRAIN WITH EBAA IRON RESTRAINT HARNESSES OR EQUAL. HARNESSES SHALL INCLUDE SPLIT SERRATED RESTRAINT RINGS.



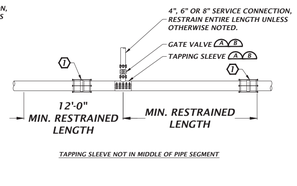
A FLANGED DIP SERVICE CONNECTION



B PLAIN END PVC C900 SERVICE CONNECTION

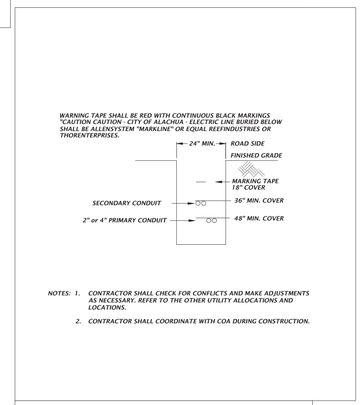


TAPPING SLEEVE IN MIDDLE OF PIPE SEGMENT



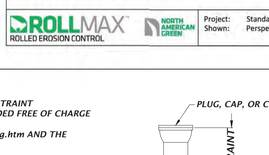
TAPPING SLEEVE NOT IN MIDDLE OF PIPE SEGMENT

149 WATER SERVICE CONNECTION FOR NEW AND EXISTING MAINS – 4", 6" AND 8"
NTS



NOTES:
1. CONTRACTOR SHALL CHECK FOR CONFLICTS AND MAKE ADJUSTMENTS AS NECESSARY. REFER TO THE OTHER UTILITY ALLOCATIONS AND LOCATIONS.
2. CONTRACTOR SHALL COORDINATE WITH COA DURING CONSTRUCTION.

506 TYPICAL CONDUIT TRENCH
NTS



KEYED NOTE(S):

1. PROVIDE BACKFLOW PREVENTION ASSEMBLY ENCLOSURE. COORDINATE WITH VENDOR TO SELECT ENCLOSURE SIZE SUITABLE FOR INSTALLED BACKFLOW PREVENTER ASSEMBLY.
2. ENCLOSURE VENDOR AND FEATURES:
   - MARINE GRADE ALUMINUM
   - 1.5 INCH INSULATION, 9.0 R VALUE
   - MEANS TO ACCESS ASSEMBLY
   - LOCKABLE
   - MOUNTING HARDWARE
   - COLOR: TAN, UNLESS OTHERWISE NOTED.
   - VENDORS: SAFE T COVER, NASHVILLE, TN; OR EQUAL
3. POUR CONCRETE PAD WITH DIMENSIONS AS PER VENDOR'S RECOMMENDATIONS. MINIMUM THICKNESS OF 4 INCHES.
   - PROVIDE SLEEVES AROUND PIPING
4. BACKFLOW PREVENTER FURNISHED, INSTALLED AND MAINTAINED BY PROPERTY OWNER, NOT COA.

121 3/4" TO 2" BACKFLOW PREVENTER AND ENCLOSURE
NTS

KEYED NOTES:

1. HEAVY DUTY LOAD RATING MODEL: SIGMA CORPORATION CO-2610S
2. COVER/LID CAN ALSO ACCOMMODATE 6" CLEAN-OUT
3. PAINT COVER/LID AS PER 307
4. INSTALL EXTRA TRACER WIRE BETWEEN BODY AND LID. PROVIDE ENOUGH TRACER WIRE SO THAT 8" CAN EXTEND BEYOND COVER/LID, CLEAN-OUT PLUG.

GENERAL NOTES:
A. REFER TO 200

264 CLEAN-OUT COVER FOR DRIVEWAYS/SIDEWALKS
NTS

GENERAL NOTE(S):
A. SOLVENT WELD ALL PVC FITTINGS.
B. DURING DESIGN AND CONSTRUCTION, REVIEW LATERAL LOCATION RELATIVE TO PROPOSED DRIVEWAY. STRONG CITY OF ALACHUA PREFERENCE IS FOR CLEAN-OUT NOT TO BE INSTALLED IN DRIVEWAY. SEE CITY OF ALACHUA DESIGN AND CONSTRUCTION MANUAL.

KEYED NOTE(S):

1. EXTEND TRACER WIRE 8-INCHES BEYOND TOP OF VALVE BOX COLLAR.
2. DO NOT CONNECT HOUSE PLUMBING TO STUB RISER.
3. DETAIL SHOWS CLEAN-OUT (CO) AT R/W. INSTALLING CITY MAINTAINED CO BETWEEN R/W AND MIDDLE OF PUE IS PERMITTED. CITY OF ALACHUA MUST APPROVE LOCATION IF CO IS INSTALLED BETWEEN MIDDLE OF PUE AND PUE TERMINUS.

200 WASTEWATER SERVICE LATERAL
NTS

KEYED NOTES:

1. COLLAR FEATURES:
   - 24" DIAMETER, 11" INNER OPENING
   - 4" THICK
   - TWO RINGS OF #3 REBAR
   - 4000 PSI TEST CONCRETE
2. SUPPLIER AND PRODUCT:
   - MASONRY SUPPLY, INC., SELMA, NC OR EQUAL
   - ITEM: 24" CONCRETE VALVE BOX COLLAR OR EQUAL
   - PART: MSVB-24 OR EQUAL
3. PAINT COLLAR AS PER 307
4. PROVIDE ENOUGH TRACER WIRE SO THAT 8" CAN EXTEND BEYOND CLEAN-OUT PLUG

GENERAL NOTES:
1. REFER TO 200

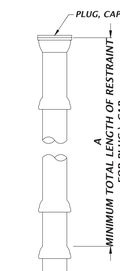
263 CLEAN-OUT COVER FOR UNPAVED AREAS
NTS

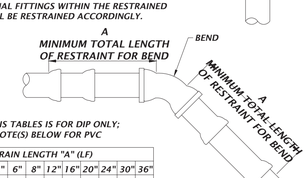
GENERAL NOTE(S):

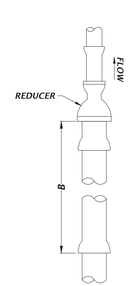
1. THIS TABLE IS BASED ON THE RESTRAINT CALCULATION SOFTWARE PROVIDED FREE OF CHARGE BY EBAA IRON INC. AT http://www.ebaa.com/engineering.htm AND THE FOLLOWING INPUT VARIABLES:

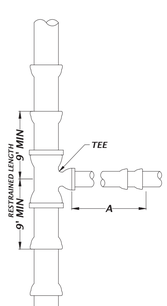
A. MAXIMUM TEST PRESSURE OF 150 PSI
B. LAYING CONDITION TYPE 3
C. POOR SOIL CONDITIONS (SOIL TYPE ML)
D. USING DIP
   E. 2 FEET OF COVER
   F. HORIZONTAL BENDS ONLY - ENGINEER TO SUBMIT CALCULATIONS FOR VERTICAL RESTRAINTS
   G. SAFETY FACTOR = 1.5 TO 1

2. FOR POLYWRAPPED DIP, MULTIPLY THE FOOTAGE BY 1.50
3. FOR PVC PIPE, MULTIPLY FOOTAGE BY 1.34
4. RESTRAINED PIPE SHALL BE MANUFACTURED RESTRAINED PIPE, PUSH-ON RESTRAINTS OR MECHANICAL JOINT PIPE RESTRAINED BY EBAA MEGALUG.
5. ANY ADDITIONAL FITTINGS WITHIN THE RESTRAINED SECTION SHALL BE RESTRAINED ACCORDINGLY.









NOTE: THIS TABLES IS FOR DIP ONLY; SEE NOTE(S) BELOW FOR PVC

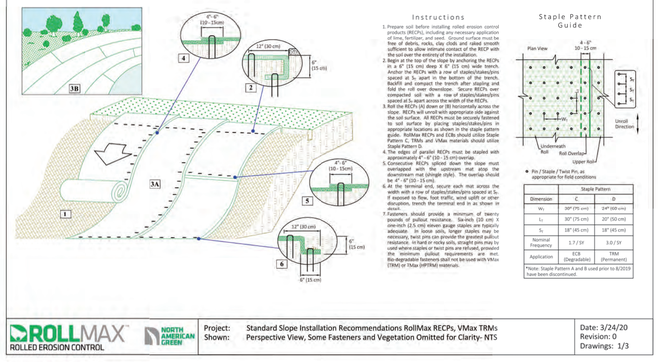
RESTRAIN LENGTH "A" (LF)									
FITTING	4"	6"	8"	12"	16"	20"	24"	30"	36"
11¼° BEND	3	4	5	6	8	9	10	12	13
22½° BEND	5	7	9	12	15	17	20	23	26
45°/OFFSET	10	14	18	24	30	35	40	47	53
90° BEND	24	33	42	58	72	85	97	112	126
DEAD END	42	58	75	104	131	157	181	213	243

A=MINIMUM FOOTAGE OF PIPE TO BE RESTRAINED.

FITTING SIZE	RESTRAIN (LF) TEE "A"	REDUCER "B"
4x4	21	"
6x4	10	30
6x6	37	"
8x4	A.T.	54
8x6	28	32
8x8	54	"
12x4	A.T.	90
12x6	11	76
12x8	37	55
12x12	82	"
16x6	A.T.	111
16x8	21	96
16x12	66	56
16x16	109	"
20x6	A.T.	141
20x8	8	130
20x12	51	99
20x16	93	55
20x20	134	"
24x6	A.T.	168
24x8	A.T.	159
24x12	37	134
24x16	77	99
24x20	117	54
24x24	157	"
30x6	A.T.	203
30x8	A.T.	196
30x12	20	177
30x16	57	150
30x20	94	116
30x24	132	75
30x30	189	"
36x6	A.T.	235
36x8	A.T.	229
36x12	7	214
36x16	40	193
36x20	74	166
36x24	109	133
36x30	162	74
36x36	218	"

A.T.=RESTRAINT REQUIRED AT TEE ONLY.
"=NOT APPLICABLE

309 JOINT RESTRAINT
NTS



ROLLMAX ROLLED EROSION CONTROL | NORTH AMERICAN GREEN

Project: Standard Slope Installation Recommendations RollMax RECPs, VMax TRMs
Shown: Perspective View, Some Fasteners and Vegetation Omitted for Clarity- NTS

Date: 3/24/20
Revision: 0
Drawings: 1/3

Rev No	Description	Initials	Date
1	REVISIONS AS PER CITY COMMENTS	AAF	12/2021
2	REVISIONS AS PER CITY COMMENTS	AAF	1/2022

Activity	Initials	Date
Designed By:	AAF	10/2021
Drawn By:	CBL	10/2021
Checked By:	ANP	10/2021

FETNER ENGINEERING
ENGINEERING, PLANNING & DESIGN
364 NORTH SR 21, HAWTHORNE, FLORIDA 32640
PHONE NO. (352) 281-9109 FAX. (352) 481-4821
CA 26061

ACAD File Name:
Project No:
Sheet No: 6

Project: ALACHUA DREYERS BLDG SITE PLAN
Alachua, Florida
Title: UTILITY DETAILS

Horz Scale:
Vert Scale:
Date: 10/14

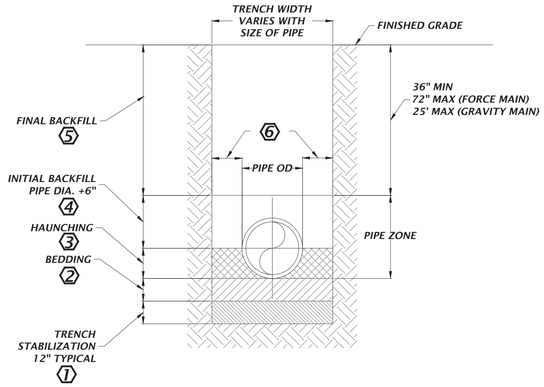
Approved By:

GENERAL NOTE(S):

1. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
2. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
3. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. THE BOTTOM OF THE TRENCH SHALL NOT BE EXCAVATED BELOW THE SPECIFIED GRADE. IF UNDERCUTTING OCCURS, THE BOTTOM OF THE TRENCH SHALL BE BROUGHT UP TO THE ORIGINAL GRADE WITH APPROVED MATERIAL AND THOROUGHLY COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.
4. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

KEYED NOTE(S):

1. TRENCH STABILIZATION SHALL BE PROVIDED TO A DEPTH OF 12-INCHES. THE MATERIAL SHALL BE NO. 57 STONE.
2. BEDDING SHALL BE A MINIMUM OF 6-INCHES AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR, AASHTO T-99.
3. HAUNCHING PORTION OF THE PIPE ZONE SHALL BE PLACED TO THE SPRINGLINE OF THE PIPE AND COMPOSED OF IMPORTED GRANULAR FILL. COMPACT TO 95% STANDARD PROCTOR ASSHTO T-99.
4. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. FROM THE SPRINGLINE OF THE PIPE TO TWO (2) FEET ABOVE THE PIPE THE SOIL SHALL BE CAREFULLY BACKFILLED IN 6-INCH LIFTS AND THE SOIL CONSOLIDATED WITH THE HAND OPERATED TAMPING MACHINE (OR AS REQUIRED BY CITY, COUNTY, OR STATE INSPECTORS).
5. FINAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. AFTER PLACEMENT AND COMPACTION OF THE INITIAL BACKFILL, THE BALANCE OF THE BACKFILL MATERIAL MAY BE MACHINE PLACED OR AS REQUIRED BY THE INSPECTOR AND SHALL NOT CONTAIN ANY ROCKS OR DEBRIS.
6. 12" MINIMUM



303 BEDDING AND TRENCHING DETAIL
NTS

PAINT SYSTEM NO. 5

SURFACE PREPARATION -PRESSSURE WASH SURFACE TO BE PAINTED

OPTIMAL APPLICATION CONDITIONS

- AMBIENT TEMPERATURE BETWEEN 55 AND 75 DEGREES F.
- HUMIDITY BELOW 60 PERCENT
- IF OUTSIDE THESE LIMITS, REQUEST PERMISSION TO APPLY PAINT FROM COA INSPECTOR OR SERVICES DURING CONSTRUCTION ENGINEER

APPLY (SPRAY) FIRST COAT

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

PRODUCT

- KRYLON SPAY PAINT
- FUSION ALL-IN-ONE
- PAINT PLUS PRIMER

COLORS

- POTABLE WATER - GLOSS PATRIOTIC BLUE
- WASTEWATER - GLOSSY SPRING GRASS
- RECLAIMED - GLOSSY ICY GRAPE

307 PAINT SYSTEM NO. 5
NTS

UTILITY NOTES

ALL CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH "CITY OF ALACHUA, PUBLIC SERVICES, DESIGN & CONSTRUCTION MANUAL: LATEST EDITION".

POTABLE WATER AND WASTEWATER MAINS SHALL MAINTAIN A MINIMUM OF 10 FT. HORIZONTAL AND 18" VERTICAL SEPARATION.

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ANCHORING TEES, COUPLINGS AND BENDS SHALL BE USED ON ALL FIRE HYDRANT ASSEMBLIES.

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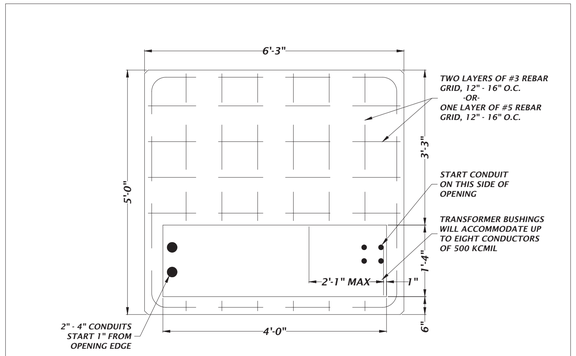
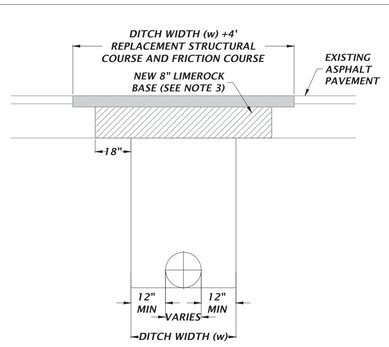


NOTES:
1. LOCATE TRANSFORMER FRONT 8' TO 15' FROM PAVING FOR LINE TRUCK ACCESS.
2. LOCATE TRANSFORMER A MINIMUM OF 4' FROM THE BUILDING DRIP LINE AND 10' FROM ANY WINDOW OR DOOR.
3. MAINTAIN 10' SEPARATION FROM FIRE HYDRANT, TRASH DUMPSTER OR TRASH COMPACTOR.
4. TERMINATE CONDUITS FLUSH WITH TOP OF PAD.
5. CONCRETE SHALL BE 3500 PSI POURED IN PLACE OR COA-APPROVED PRECAST

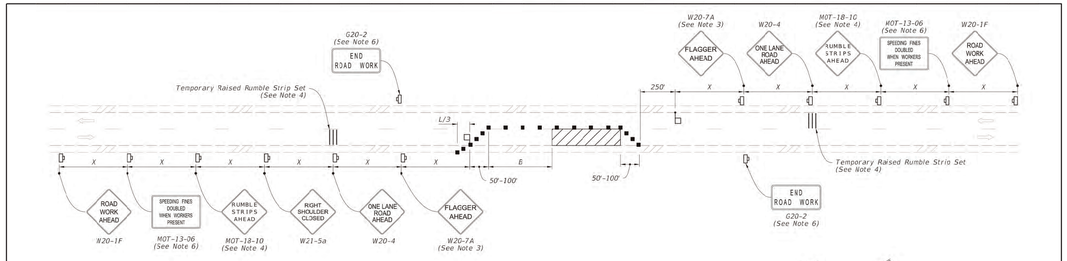
684 CONCRETE MOUNTING PAD AND CONDUIT PLACEMENT FOR THREE-PHASE TRANSFORMERS, 75-500 KVA
NTS



GENERAL NOTE(S):

1. SEE BEDDING AND TRENCHING DETAIL (303) FOR SPECIFICATIONS ON BACKFILL OVER A PIPE.
2. NEW 8" LIMEROCK BASE SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAX DENSITY AS SPECIFIED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION 200-7.2. THE WIDTH OF THE LIMEROCK BASE SHALL BE THE WIDTH OF THE PIPE TRENCH PLUS 18" ON BOTH SIDES SEE DETAIL.
3. UNLESS OTHERWISE SPECIFIED, MATERIALS AND METHODS OF OPERATION REQUIRED TO INSTALL NEW AND REPLACEMENT PAVEMENT SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. PAVEMENT SHALL BE REMOVED TO NEATLY SAWED STRAIGHT EDGES.
5. THE TYPE AND THICKNESS OF NEW SURFACE MATERIAL SHALL BE CONSISTENT WITH THAT OF THE EXISTING SURFACE, BUT IN ALL CASES SHALL MEET THE MINIMUM STANDARDS ESTABLISHED BY THE PLANS AND SPECIFICATIONS.
6. THE BACKFILLING AND PAVEMENT REPLACEMENT MUST BE DONE IN ACCORDANCE WITH FDOT INDEX.

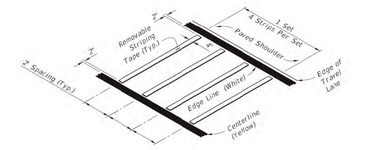
300 BACKFILL OVER PIPE/PAVEMENT REPAIR DETAIL
NTS



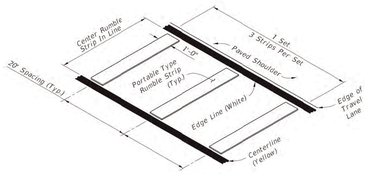
NOTES:
1. This Index applies to Two-Lane, Two-Way Roadways with work within the traveled way.
2. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Spacing
   See Index 102-600 for "L", "B", "X" and channelizing device spacing values.
3. Optionally, use "Flagger Ahead" sign with symbol (W20-7) instead of "Flagger Ahead" sign with text (W20-7A).
4. Use temporary raised rumble strips when the existing posted speed is 55 mph or greater and the work duration is greater than 60 minutes. If temporary raised rumble strips are not used, omit "Rumble Strips Ahead" signs (M0T-18-10) and associated work zone sign spacing.
5. Additional one-way control may be provided by the following means:
   a. Flag-carrying vehicle
   b. Official vehicle
   c. Pilot vehicles
   d. Traffic signals

   When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.
6. The "Speeding Fines Doubled When Workers Present" signs (M0T-13-06) and "End Road Work" signs (G2C-2), along with associated work zone sign spacing, may be omitted when the work operation will be in place for 24 hours or less.
7. Automated Flagger Assistance Devices (AFADs) may be used in accordance with Specification Sections 102, 990 and the APL vendor drawings.
8. Railroad Crossings:
   a. If an active railroad crossing is located closer to the Work Area than the queue length plus 300 feet, extend the Buffer Space as shown on Sheet 2.
   b. If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.

SYMBOLS:
- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Flagger
- Lane Identification and Direction of Traffic



OPTION - 1
REMOVABLE STRIPING TYPE



OPTION - 2
PORTABLE TYPE

RUMBLE STRIP SETS

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LAST REVISION 11/01/21	REVISION	DESCRIPTION:	FDOT	FY 2022-23 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX 102-603	SHEET 1 of 2

Rev No	Description	Initials	Date
1	REVISIONS AS PER CITY COMMENTS	AAF	12/2021
2	REVISIONS AS PER CITY COMMENTS	AAF	1/2022

Activity	Initials	Date
Designed By:	AAF	10/2021
Drawn By:	CBL	10/2021
Checked By:	ANP	10/2021

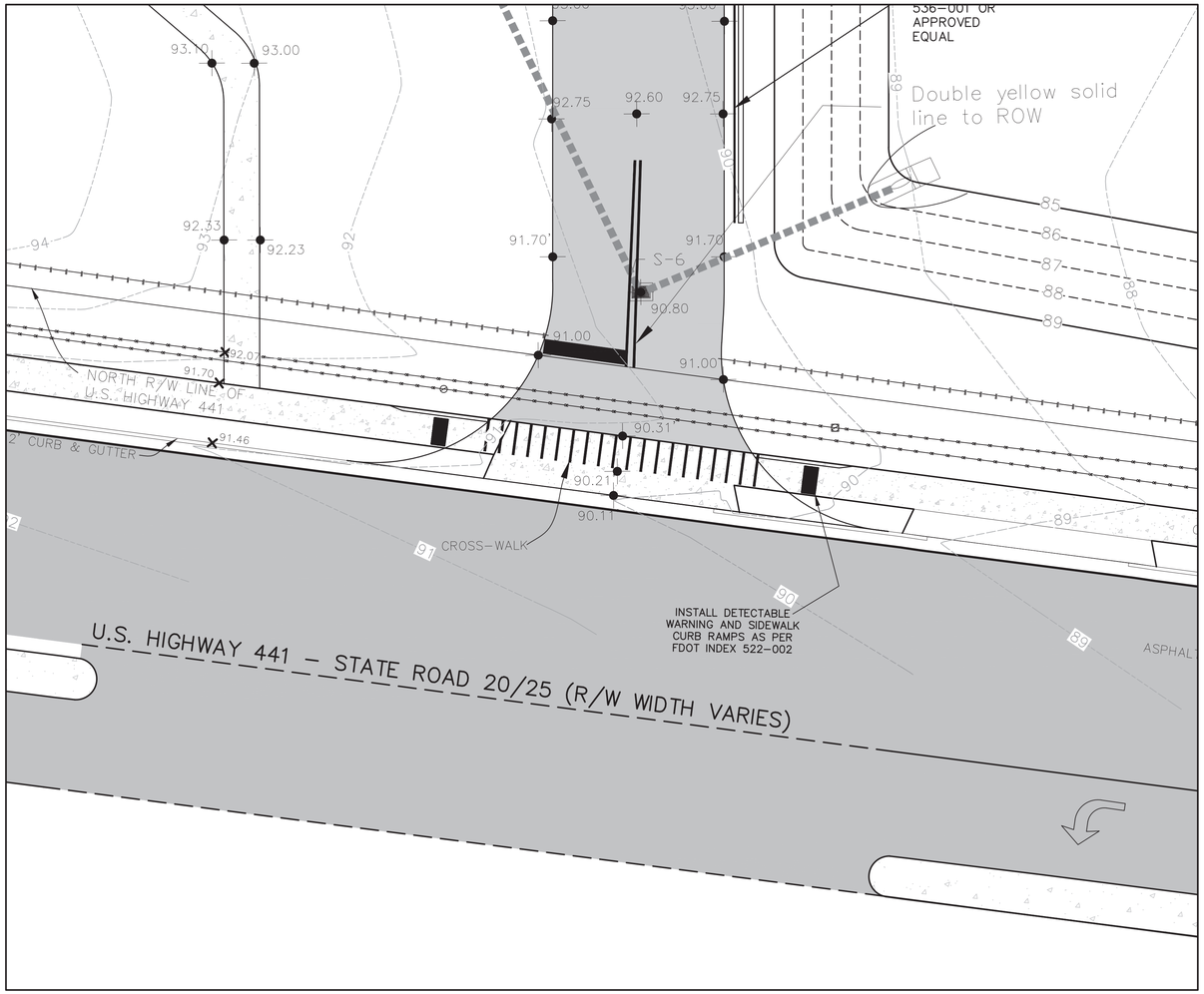
FETNER ENGINEERING
ENGINEERING, PLANNING & DESIGN
364 NORTH SR 21, HAWTHORNE, FLORIDA 32640
PHONE NO. (352) 281-9109 FAX. (352) 481-4821
CA 26061

ACAD File Name:
Project No:
Sheet No: 7

Project: ALACHUA DREYERS BLDG SITE PLAN
Alachua, Florida
Title: UTILITY DETAILS II

Horz Scale:
Vert Scale:
Date: 10/14

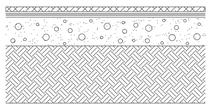
Approved By:



SOUTH DRIVEWAY: SEE SHT 8 FOR SIGNAGE & STRIPING 1"=10'

DRIVEWAY PROFILE

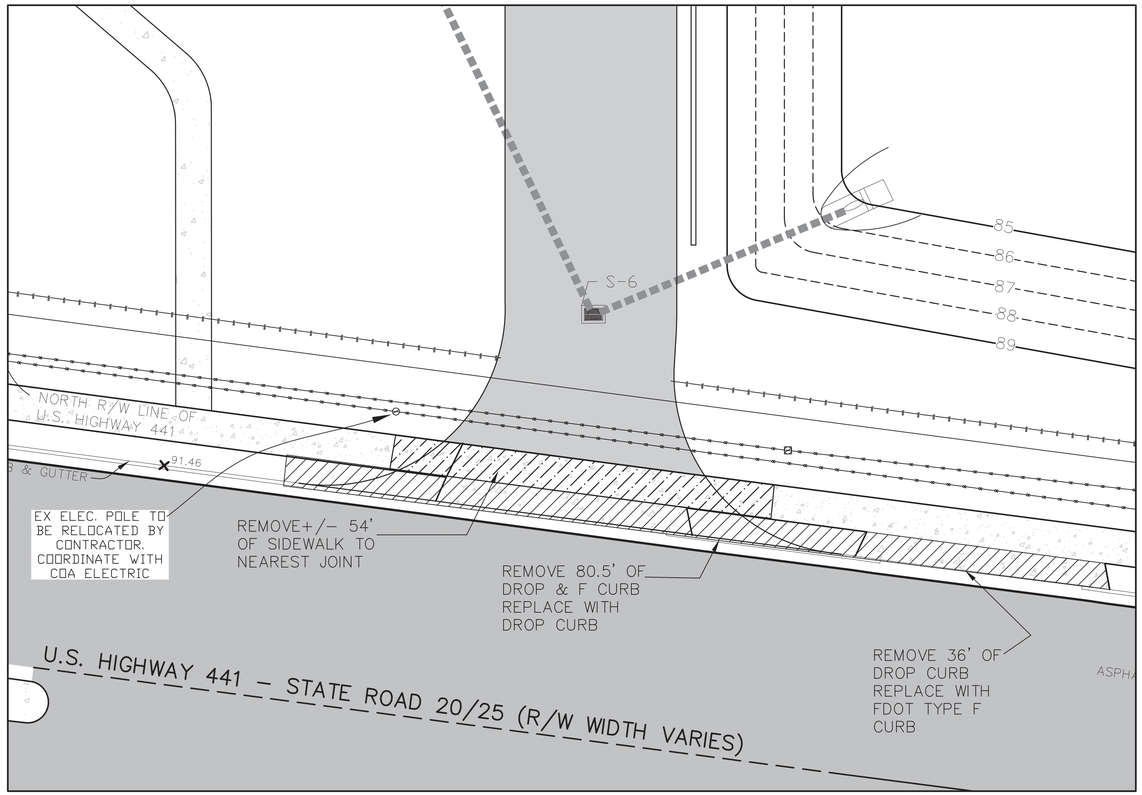
GENERAL NOTES:
1. ALL AREAS DISTURBED WITHIN THE ROW SHALL BE SODDED WITH GRASS THAT MATCHES EXITING GRASS.CONTRACTOR SHALL BE REQUIRED TO WATER GRASS UNTIL SUCH TIME AS IT IS ESTABLISHED.
2. ALL UTILITY LOCATES SHALL BE OBTAINED BY THE CONTRACTOR BEFORE ANY CONSTRUCTION BEGINS.
3. CONTRACTOR SHALL COORDINATE ALL INSPECTIONS WITH THE FDOT INSPECTOR.
4. ALL SILT FENCE WITHIN THE RIGHT OF WAT SHALL BE MAINTAINED AND REPAIRED ON A DAILY BASIS.
5. CONTRACTOR IS RESPONSIBLE FOR ALL ELEMENTS OF THE MOT.



TYPICAL PAVEMENT DETAIL WITHIN STATE RIGHT OF WAY

NTS

GENERAL NOTES:
(A) ALL WORK PERFORMED WITHIN THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT–OF–WAY SHALL CONFORM TO THE MOST CURRENT EDITION OF THE FOLLOWING PUBLICATIONS:
*STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (CURRENT ENGLISH EDITION)
*FDOT STANDARDS INDEX (CURRENT ENGLISH EDITION)
*FDOT PLANS PREP MANUAL (CURRENT ENGLISH EDITION)
*FDOT FLEXIBLE PAVEMENT DESIGN MANUAL FOR NEW CONSTRUCTION AND PAVEMENT REHABILITATION (CURRENT ENGLISH EDITION)
(B) SHOULD A CONFLICT ARISE BETWEEN THE DETAILS SHOWN IN THE PLANS AND THE DEPARTMENT OF TRANSPORTATION STANDARDS THE ENGINEER/PERMITTEE SHALL IMMEDIATELY CONFER WITH THE DEPARTMENT'S ENGINEER IN ORDER TO RESOLVE THE DISCREPANCY. IN NO CASE WILL ANYTHING LESS THAN THE DEPARTMENT'S MINIMUM STANDARD BE ALLOWED.
(C) ALL TRAFFIC STRIPING AND MARKINGS ARE TO BE LEAD–FREE, NON–SOLVENT BASED THERMOPLASTICS.
(D) REMOVAL OF EXISTING STRIPING SHALL BE ACCOMPLISHED USING THE "HYDRO–PLAST" METHOD.
(E) ALL CURB AND GUTTER AND SIDEWALK TO BE REMOVED AND REPLACED JOINT TO JOINT.
(F) ALL DISTURBED AREAS WITHIN THE DEPARTMENT OF TRANSPOTATION RIGHT OF WAY WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED (BERMUDA IN RURAL, CENTIPEDE IN UTILITY STRIPS).



DEMO: 1"=10'

Rev No	Description	Initials	Date
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CA 26061

ACAD File Name:
Project No:
Sheet No: 8

Project: ALACHUA DREYERS BLDG SITE PLAN
Alachua, Florida
Title: FDOT DRIVEWAY PLAN

Horz Scale:
Vert Scale:
Date: 12/28

Approved By:

SECTION 1: INTRODUCTION

THIS DOCUMENT WAS PREPARED IN COMPLIANCE WITH CHAPTER 62-621.300(4) OF THE FLORIDA ADMINISTRATIVE CODE WHICH PERTAINS TO THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES. THE ADMINISTRATIVE CODE GRANTS THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) THE AUTHORITY TO REGULATE POINT SOURCE DISCHARGES OF STORMWATER FROM CONSTRUCTION SITES. THIS DOCUMENT ESTABLISHES A STORMWATER POLLUTION PREVENTION PLAN FOR THE SITE AND IS ORGANIZED TO CORRESPOND TO PART V OF FDEP DOCUMENT NO. 62-621.300(4)(a).

SECTION 2: SITE DESCRIPTION

COUNTY:	ALACHUA
SECTION/TOWNSHIP/RANGE:	14-08S-18E
COUNTY PARCEL NO.:	03229-001-000
LATITUDE & LONGITUDE:	W 29.79193, N -82.487316
STREET ADDRESS:	14750 NW US-441, CITY OF ALACHUA, 32615
PROJECT AREA:	1.69 ACRES
SITE LOCATION MAP:	SEE SITE PLAN

A. NATURE OF CONSTRUCTION ACTIVITY

THE CONSTRUCTION OF A 16,000 SF BUILDING AND THE ASSOCIATED 16 PARKING SPACES, UTILITIES, AND ON-SITE STORMWATER BASIN.

B. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES

1. PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION BARRIERS SHALL BE INSTALLED.
2. THE CONSTRUCTION SERVICE ENTRANCE SHALL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFFSITE TRACKING OF SEDIMENTS.
3. THE SITE SHALL BE CLEARED AND GRUBBED OF UNWANTED VEGETATION.
4. IF SUITABLE, THE EXCAVATED SOIL MAY BE USED AS FILL AND ONSITE GRADING. THE CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE SOILS OFFSITE TO A PERMITTED LOCATION.
5. THE PERMANENT ROADWAYS SHALL BE ROUGH GRADED.
6. THE UNDERGROUND UTILITIES AND STORMWATER CULVERTS SHALL BE INSTALLED.
7. THE PERMANENT ROADWAY SUBGRADE SHALL BE COMPACTED AND A LIMEROCK BASE WILL BE ESTABLISHED FOLLOWED BY AN OVERLAY OF ASPHALTIC CONCRETE.
8. UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORM DRAIN SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.
9. ALL DISTURBED AREAS SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED. GRASS SEEDING RATES AND MIXTURES SHALL BE PER FDOT INDEX NO. 104. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL.

C. SITE DEVELOPMENT DATA

TOTAL SITE AREA	1.69 ACRES	100.00%
PROPOSED IMPERVIOUS AREA	0.94	55.62%
PROPOSED RETENTION AREA	0.36	21.30%
OPEN AREA	0.39	23.08%

D. SOIL CONDITIONS AND STORMWATER QUALITY

THE RETENTION SYSTEMS WERE DESIGNED TO PROVIDE RATE CONTROL AND WATER QUALITY TREATMENT OF THE STORMWATER RUNOFF RESULTING FROM THE POST-DEVELOPMENT SITE UNDER 100-YEAR CRITICAL STORM EVENTS. THE INCLUDED MASTER DRAINAGE PLAN DEPICTS THE POST-DEVELOPMENT DRAINAGE AREAS AND THE TABLE BELOW SUMMARIZES THE DRAINAGE DATA AND TREATMENT SYSTEMS.

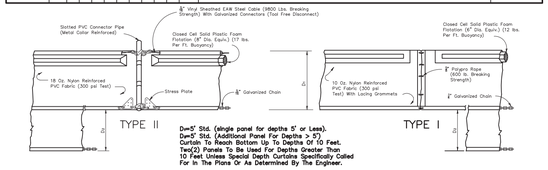
DRAINAGE AREA	POST-DEVELOPMENT AREA (ACRES)	POST-DEVELOPMENT RUNOFF COEFFICIENT	STORAGE CAPACITY	BASIN TYPE	DESIGN CRITERIA & COMMENT
BASIN NO. 1	1.69	0.55	46,949 CF	DRY DETENTION	CRITICAL STORM 100 YR, UP THROUGH 10 DAYS

Construction Inspection Form
Stormwater Pollution Prevention Plan
Inspection Frequency: weekly or after 0.50 inches of rain

Project Name: ALACHUA DREYERS BLDG SITE PLAN
Owner:
Contractor: DREYERS CLEANING AND RESTORATION, INC.
Construction Manager:

Form Instructions: Enter the date of the inspection. If the inspected item is satisfactory, insert a check. If the inspected item is unsatisfactory, insert a "X" and describe the maintenance actions taken to correct the problem. The inspector shall enter his initials. Create additional sheets if necessary.

Date of Inspection	Silt Fencing, Tree Protection, Etc.	Construction Entrance	Litter Control	Basins & Swales	Storm Drain Structures	Storm Drain Piping	Material Storage Areas	Dust Control	Buffer & Natural Areas	Undisturbed, Sod, & Seed Areas	Wetlands & Water bodies	Observations or Maintenance Actions Taken	Inspected By

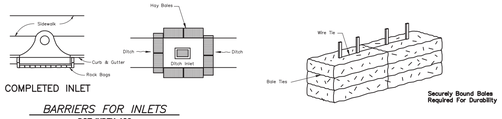


D=5' Std. (single panel for depths 5' or Less).
D=5' Std. (Additional Panel For Depths > 5').
Curtain To Reach Bottom Up To Depths Of 10 Feet.
Two(2) Panels To Be Used For Depths Greater Than 10 Feet. Unless Special Depth Curtains Specifically Called For In The Plans Or As Determined By The Engineer.

Notice:
Components Of Typed I And II May Be Similar Or Identical Too Proprietary Designs. Any Infringement Of The Proprietary Rights Of The Designer Shall Be The Sole Responsibility Of The User. Substitutions For Types I And II Shall Be As Approved By The Engineer.

FLOATING TURBIDITY BARRIERS
INDEX 103

NTS



COMPLETED INLET

Securely Bound Bales Required For Durability

BARRIERS FOR INLETS
DOT INDEX 102

E. SITE MAP

A COPY OF THE MASTER DRAINAGE PLAN AND THE DETAIL SHEET CONTAINING THE EROSION & SEDIMENTATION CONTROL NOTES ARE INCLUDED WITH THIS SUBMITTAL.

F. STORMWATER OUTFALL LOCATION & RECEIVING WATER BODY

STORMWATER DISCHARGES INTO ONSITE BASIN, THAT DISCHARGES INTO FDOT DRAINAGE SYSTEM.

SECTION 3: CONTROLS TO REDUCE POLLUTION

AS OUTLINED IN THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT PERMIT, ALL CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED IN A MANNER AS TO NOT VIOLATE STATE WATER QUALITY STANDARDS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ONSITE. IF SITE CONDITIONS ARE SUCH THAT ADDITIONAL CONTROL MEASURES ARE REQUIRED, THEN THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES.

SECTION 4: EROSION & SEDIMENT CONTROLS

A. STABILIZATION PRACTICES

THE PRACTICES TO BE FOLLOWED ARE OUTLINED IN THE EROSION AND SEDIMENTATION CONTROL NOTES ON THE DETAIL SHEET COUPLED WITH THE ITEMS LISTED AT THE LEFT UNDER SECTION 2 (B).

B. STRUCTURAL PRACTICES

AS INDICATED ON THE MASTER DRAINAGE PLAN, A STORMWATER MANAGEMENT SYSTEM WILL BE CONSTRUCTED INCLUDING INLETS, CULVERTS WITH SPLASH APRONS AND BOTH EXISTING AND PROPOSED RETENTION BASINS. TO PREVENT EROSION DURING CONSTRUCTION, SILT FENCING WILL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS. ALL PROPOSED STORM DRAINS SHALL BE PROTECTED ACCORDING TO FDOT INDEX 102 UNTIL CONSTRUCTION IS COMPLETE. THE STORM DRAIN SYSTEM SHALL BE FLUSHED OUT TO REMOVE ANY ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.

C. DRAINAGE LOCATIONS THAT SERVE AREAS WITH MORE THAN 10 DISTURBED ACRES

AS SPECIFIED IN SECTION 2 (B) AT THE LEFT, THE RETENTION BASINS HAVE BEEN CONSTRUCTED
THE TOTAL CONTRIBUTING WATERSHED TO THE STORMWATER MANAGEMENT SYSTEM IS APPROXIMATELY 2.8 ACRES, OF WHICH 1.9 ACRES WILL BE DISTURBED BY THESE IMPROVEMENTS. NO ADDITIONAL SEDIMENT TRAP BASINS ARE NECESSARY TO PROVIDE SEDIMENT STORAGE ONSITE DURING CONSTRUCTION. AS SHOWN ON THE MASTER DRAINAGE PLAN, THE PROPOSED STORMWATER MANAGEMENT SYSTEM WILL PREVENT OFFSITE EROSION FROM OCCURRING. UPON COMPLETION, ALL DISTURBED AREAS SHALL BE STABILIZED WITH GRASS AND LANDSCAPING AS SPECIFIED HEREIN.

D. DRAINAGE LOCATIONS THAT SERVE AREAS WITH LESS THAN 10 DISTURBED ACRES

SEE SECTION C ABOVE.

SECTION 5: STORMWATER MANAGEMENT

A. BEST MANAGEMENT PRACTICES

AFTER CONSTRUCTION, THE STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH SPECIFIED STORMWATER MAINTENANCE NOTES CONTAINED HEREIN. SPECIFICALLY, THE CULVERTS AND STRUCTURES INSPECTED SEMI-ANNUALLY AND CLEANED ANNUALLY. LANDSCAPING AND GRASS THAT PREVENTS EROSION SHALL BE MAINTAINED. A BASIN NOT PERFORM AS DESIGNED.

SECTION 6: CONTROLS FOR OTHER POTENTIAL POLLUTANTS

A. WASTE DISPOSAL

THE CONTRACTOR SHALL PROVIDE LITTER COLLECTION CONTAINERS WITHIN THE PROJECT BOUNDARIES DURING CONSTRUCTION. HE SHALL DISPOSE OF ALL UNSUITABLE MATERIALS AND CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.

B. DUST CONTROL

TO PREVENT OFFSITE VEHICULAR TRACKING OF SEDIMENTS AND DUST GENERATION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED BY THE CONTRACTOR. SEE ITEM #10 OF THE EROSION & SEDIMENTATION NOTES ON THE COVER SHEET.

C. EXISTING VS. PROPOSED POTABLE AND SANITARY SEWER SYSTEMS

THERE ARE NO EXISTING WATER OR SEWER SYSTEMS ONSITE. WATER AND SEWER SYSTEMS ARE PROPOSED TO SERVE THE BUILDING.

D. FERTILIZER & PESTICIDES

THE USE OF FERTILIZER AND PESTICIDES ON THIS SITE SHALL BE DIRECTED BY THE LANDSCAPE PLAN AND FDOT INDEX 104 IN ORDER TO SUPPORT THE GROWTH OF THE PROPOSED VEGETATION. ESTABLISHING THIS VEGETATION WILL AID IN THE STABILIZATION OF THE SITE AND REDUCE EROSION. APPLICATION RATES FOR THE FERTILIZERS/PESTICIDES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS TO GUARD AGAINST OVER USE AND LEAD TO VIOLATIONS OF STATE QUALITY STANDARDS.

E. TOXIC MATERIAL

THE CONSTRUCTION SITE SHALL BE IN FULL COMPLIANCE WITH STATE, FEDERAL CODE. THE COUNTY CODE ADDRESSES STORAGE AND USE OF TOXIC MATERIALS IN SMALLER QUANTITIES THAN THE STATE THRESHOLD.

SECTION 7: APPROVED STATE & LOCAL PLANS

THE CONSTRUCTION DRAWINGS FOR THIS PROJECT WERE APPROVED AND PERMITTED BY THE FOLLOWING:

- SUWANNEE WATER MANAGEMENT DISTRICT
- CITY OF ALACHUA

A. CONSTRUCTION ACTIVITIES DISCHARGES

THERE WILL BE DISCHARGES OF STORMWATER ASSOCIATED WITH THIS CONSTRUCTION.

B. CHANGES TO THE POLLUTION PREVENTION PLAN

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE AMENDED TO REFLECT ANY APPLICABLE CHANGE IN LOCAL, REGIONAL OR STATE PERMIT FOR WHICH THE PERMITTEE RECEIVES WRITTEN NOTICE. SHOULD WRITTEN NOTICE BE RECEIVED, THE PERMITTEE SHALL PROVIDE A RECERTIFICATION OF THIS SWPPP AFTER THE PLAN HAS BEEN REVISED ACCORDINGLY.

C. ALTERNATIVE PERMIT REQUIREMENTS

NO ALTERNATIVE PERMIT REQUIREMENTS ARE REQUESTED.

SECTION 8: MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE, INSPECTION SCHEDULE AND REPAIRS OUTLINED IN THIS PLAN. MAINTENANCE SHALL CONTINUE THROUGHOUT THE DURATION OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL DEVICES AFTER CONSTRUCTION IS COMPLETE. IN ADDITION TO THE ITEMS MENTIONED IN THE PREVIOUS SECTIONS, THE CONTRACTOR SHALL INITIATE ANY REPAIRS WITHIN 24 HOURS OF IT BEING REPORTED. IN THE EVENT THAT THE BASIN(S) DO NOT PERFORM PROPERLY OR IF A SINKHOLE DEVELOPS, THE PROJECT ENGINEER SHALL BE NOTIFIED TO ASSIST IN COORDINATING REMEDIAL ACTION. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM SILT FENCING WHEN IT HAS REACHED ONE-THIRD (1/3) THE HEIGHT OF THE SILT FENCE.

SECTION 9: INSPECTIONS

THE CONTRACTOR SHALL INSPECT ALL POINTS OF POTENTIAL DISCHARGE FROM THE CONSTRUCTION SITE FOR DISTURBED AREAS AT LEAST EVERY SEVEN (7) CALENDAR DAYS OR WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES. THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AT THE SITE TO MONITOR AND DOCUMENT SUCH EVENTS. LOCATIONS WHERE THE SITE IS COMPLETELY CONSTRUCTED AND STABILIZED, INSPECTIONS CAN BE REDUCED TO MONTHLY. ALL INSPECTIONS SHALL BE RECORDED ON THE INSPECTION FORM INCLUDED BELOW AT THE LEFT. THE INSPECTIONS SHALL ENSURE THE FOLLOWING:

A. DISTURBED AREAS

ALL DISTURBED AREAS AND AREAS USED FOR MATERIAL STORAGE SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE STORMWATER SYSTEM. THE EROSION AND SEDIMENT CONTROL MEASURES INCLUDED HEREON AND ON THE COVER SHEET SHALL BE INSPECTED TO ENSURE THEY ARE OPERATING CORRECTLY. LOCATIONS WHERE VEHICLES ENTER AND LEAVE THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.

B. MAINTENANCE PERFORMANCE

BASED ON THE RESULTS OF THE ABOVE INSPECTION, ALL MAINTENANCE OPERATIONS NEEDED TO ASSURE PROPER COMPLIANCE WITH THIS PLAN SHALL BE DONE IN A TIMELY MANNER, BUT NOT TO EXCEED SEVEN (7) DAYS FOLLOWING THE INSPECTION.

C. REPORTING REQUIREMENTS

ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM, A COPY OF WHICH IS INCLUDED BELOW AT THE LEFT. THIS FORM IS CREATED TO SUMMARIZE THE SCOPE OF THE INSPECTION, THE NAME AND QUALIFICATION OF THE INSPECTOR, THE DATE OF INSPECTION, OBSERVATIONS AND ACTIONS TAKEN TO CORRECT ANY DEFICIENCIES. THE PERMITTEE SHALL RETAIN ALL INSPECTION REPORTS FOR A PERIOD OF THREE (3) YEARS FROM THE DATE THAT CONSTRUCTION IS COMPLETED. A COPY OF THIS PLAN SHALL BE RETAINED AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION UNTIL FINAL STABILIZATION.

SECTION 10: NON-STORMWATER DISCHARGES

IN ADDITION TO STORMWATER RUNOFF, THIS PLAN ALSO APPLIES TO RUNOFF FROM IRRIGATION OPERATIONS. THIS PLAN DOES NOT APPLY TO DISCHARGES FROM FIRE FIGHTING ACTIVITIES.

Certification Statement
Stormwater Pollution Prevention Plan
ALACHUA DREYERS BUILDING, ALACHUA FL

The contractor(s) or sub-contractor(s) responsible for complying with this stormwater pollution prevention plan shall sign the certification statement below. Multiple copies of this certification statement may be necessary depending on the number of subcontractors associated with the project.

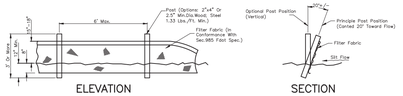
Site: Alachua Dreyers Building, Alachua, FL

Contracting Firm: _____
Firm Name
_____
Address
_____
Telephone Number

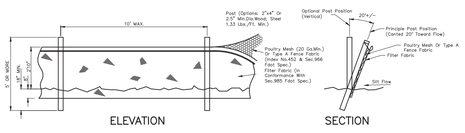
I certify under penalty of law that I understand the terms and conditions of the generic stormwater permit issued pursuant to Section 403.0885, F.S., that authorizes the stormwater discharges associated with industrial activity from the construction site identified as part of this certification.

_____
Name Title

_____ _____
Signature Date



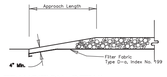
TYPE III SILT FENCE



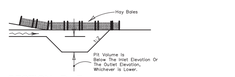
TYPE IV SILT FENCE

Do Not Deploy In A Manner That Silt Fences Will Act As A Dam Across Permanent Flowing Watercourses. Silt Fences Are To Be Used At Upland Locations And Turbidity Barriers Used At Permanent Bodies Of Water.

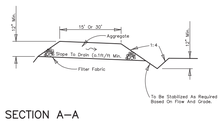
NOTES:
-For Additional Information And Details, See F.D.O.T. Index No.102.
-Unless Specified, Hay Barriers May Be Used In Lieu Of Silt Fences.
-Additional Posts And Rails May Be Necessary To Secure And Support Barriers.
-Additional Fence Lengths May Be Required By The County Engineer Or By Regulatory Agencies.



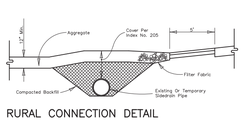
TRANSITION DETAIL



SECTION B-B

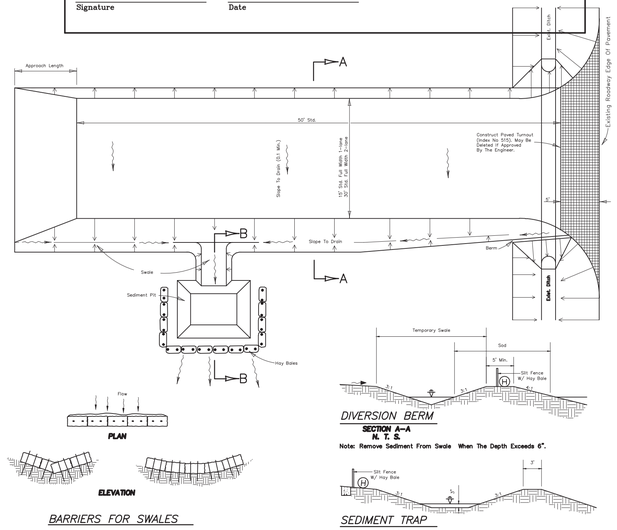


SECTION A-A



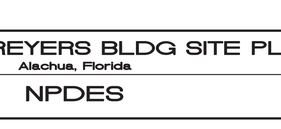
RURAL CONNECTION DETAIL

SOIL TRACKING PREVENTION DEVICE
DOT INDEX 106
N. T. S.



BARRIERS FOR SWALES

DIVERSION BERM
SECTION A-A
N. T. S.
Note: Remove Sediment From Swale When The Depth Exceeds 6".



SEDIMENT TRAP
SECTION B-B
N. T. S.

NOTE: CONTRACTOR IS REQUIRED TO ATTEND A MANDATORY PRE-CONSTRUCTION MEETING WITH THE CITY STAFF PRIOR TO ANY DISTURBANCE OF PROPERTY.

Rev No	Description	Initials	Date
1	REVISIONS AS PER CITY COMMENTS	AAF	12/2021

Activity	Initials	Date
Designed By:	AAF	10/2021
Drawn By:	CBL	10/2021
Checked By:	ANP	10/2021

FETNER ENGINEERING
ENGINEERING, PLANNING & DESIGN
364 NORTH SR 21, HAWTHORNE, FLORIDA 32640
PHONE NO. (352) 281-9109 FAX. (352) 481-4821
CA 26061

ACAD File Name:
Project No:
Sheet No: 9

Project: ALACHUA DREYERS BLDG SITE PLAN
Alachua, Florida
Title: NPDES

Horz Scale:
Vert Scale:
Date: 10/14

Approved By:

BOUNDARY AND TOPOGRAPHIC SURVEY

TAX PARCEL #03229-001-000

SECTION 14, TOWNSHIP 08 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

NOTE: A LAND DESCRIPTION DOES NOT EXIST FOR THIS PROPERTY.

LAND DESCRIPTION: (PREPARED BY THIS FIRM)
LOTS 5 AND 6, AND A PORTION OF LOT 4 OF "WOODBRIDGE'S SUB-DIVISION OF STRINGFELLOW FARM ALACHUA FLORIDA" AS RECORDED IN PLAT BOOK "C", PAGE 68-A, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 3/4" OPEN PIPE MARKING THE SOUTHWEST. CORNER OF SAID LOT 6, BEING ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 (RIGHT-OF-WAY WIDTH VARIES), AND THE POINT OF BEGINNING; THENCE SOUTH 82°30'39" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 853.31 FEET TO A 1/2" REBAR & CAP (LB 7996); THENCE, LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 01°33'18" WEST, A DISTANCE OF 276.72 FEET TO A 1/2" REBAR & CAP (LB 7996) ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 150TH AVENUE (RIGHT-OF-WAY WIDTH VARIES); THENCE SOUTH 88°43'42" WEST, A DISTANCE OF 838.30 FEET TO A 1/2" REBAR & CAP (LB 7996) MARKING THE NORTHWEST CORNER OF SAID LOT 6; THENCE, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°10'02" WEST, A DISTANCE OF 146.79 FEET TO THE POINT OF BEGINNING.

ALSO:

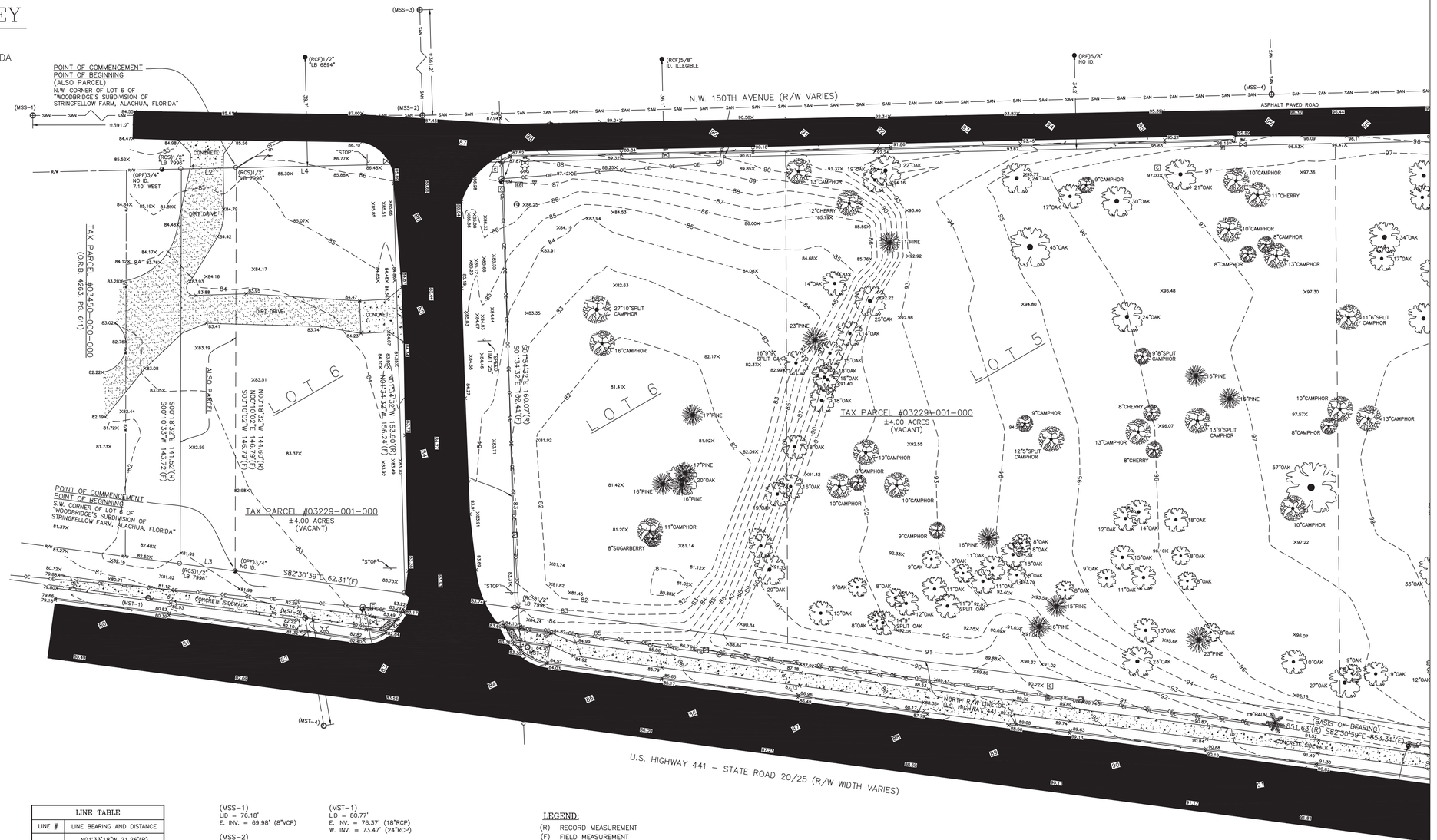
A PARCEL OF LAND IN SECTION 14, T8S-R18E; BEING A PART OF NE 7TH STREET LYING BETWEEN U.S. HIGHWAY NO. 441 AND NE 2ND AVENUE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF LOT 6 OF WOODBRIDGE SUBDIVISION AS RECORDED IN PLAT BOOK "C", PAGE 68A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND THENCE RUN S.83°39'28"W. 20.0 FEET TO THE CENTERLINE OF SAID NE 7TH STREET, THENCE RUN S.0°18'32"E. ALONG SAID CENTER LINE OF NE 7TH STREET 141.52 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441, THENCE RUN S.82°34'32"E. ALONG THE SAID NORTH RIGHT LINE OF U. S. HIGHWAY NO. 441 20.18 FEET TO THE SW CORNER OF SAID LOT 6 OF WOODBRIDGE SUBDIVISION, THENCE RUN N.0°18'32"W. ALONG THE WEST LINE OF SAID LOT 6 144.60 FEET TO THE POINT OF BEGINNING, ALL BEING AND LYING IN SECTION 14, T8S-R18E, ALACHUA COUNTY, FLORIDA.

LESS AND EXCEPT THAT PART OF LOT 6 AS RECORDED IN OFFICIAL RECORDS BOOK 336, PAGE 427 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SURVEYOR'S NOTES:
1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED AND ON "WOODBRIDGE'S SUB-DIVISION OF STRINGFELLOW FARM ALACHUA FLORIDA" AS RECORDED IN PLAT BOOK "C", PAGE 68-A, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. BEARINGS ARE BASED ON AN ASSUMED CALL OF SOUTH 82°30'39" EAST FOR THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441.
3. VERTICAL DATUM IS BASED ON NAVD 1988 AS ESTABLISHED BY TRIMBLE "VRS NOW" GPS SURVEY NETWORK USING FLORIDA DEPARTMENT OF TRANSPORTATION VERTICAL CONTROL POINTS "175 E 1" AND "175 D 1".
4. LAND DESCRIPTION WAS PREPARED BY THIS FIRM.
5. THE DIGITAL SIGNATURE AND SEAL AS SHOWN ON THIS SURVEY ARE ONLY VALID FOR THIS ELECTRONIC PDF SURVEY FILE.
6. THE PRINTED SURVEY AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. UNLESS NOTED, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED FOR THIS SURVEY.
8. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
9. ONLY ABOVE GROUND UTILITIES WERE LOCATED FOR THIS SURVEY.
10. NORTH ARROW IS BASED ON BEARING STRUCTURE.
11. CERTIFICATION IS NOT TRANSFERABLE.
12. THE PURPOSE OF THIS SURVEY IS TO SHOW BOUNDARY INFORMATION AND IMPROVEMENTS. IT IS NOT TO BE USED FOR ARCHITECTURAL, ENGINEERING, DESIGN OR CONSTRUCTION PURPOSES.
13. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
14. COPIES AND ELECTRONIC FILES OF THIS SURVEY ARE ONLY AVAILABLE TO THE CLIENT FOR 90 DAYS FROM THE DATE OF SIGNATURE. AFTER 90 DAYS, A MINIMUM FEE OF 50% OF THE ORIGINAL SURVEY COST WILL BE ASSESSED.
15. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
16. THIS SURVEY WAS PREPARED WITHOUT THE PRIVILEGE OF TITLE OR OWNERSHIP INFORMATION, AND AS SUCH IS SUBJECT TO ANY AND ALL LAND RIGHTS THAT AN ACCURATE TITLE SEARCH WILL REVEAL. THIS SURVEYOR IS NOT LIABLE FOR ANY ERRORS CAUSED BY LACK OF THIS INFORMATION OR OMISSIONS FROM THIS SURVEY THAT SAID TITLE RESEARCH WOULD REVEAL.

FLOOD ZONE:
IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.I.R.M. PANEL No. 140 OF 640, COMMUNITY PANEL No. "120664 0140 D" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.



LINE TABLE	
LINE #	LINE BEARING AND DISTANCE
L1	N01°33'18"W 21.26'(R) N01°33'18"W 21.26'(F)
L2	S83°39'28"W 20.0'(R) S88°43'42"W 20.00'(F)
L3	S82°34'32"E 20.18'(R) S82°30'39"E 20.18'(F)
L4	N88°39'28"E 57.07'(R) N88°43'42"E 57.07'(F)
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L6	N82°34'32"W 40.50'(R) N82°30'39"W 40.51'(F)

(MSS-1)
LID = 76.18'
E. INV. = 69.98' (8"VCP)

(MSS-2)
LID = 87.41'
W. INV. = 79.41' (8"VCP)
N. INV. = 79.59' (8"VCP)
E. INV. = 79.35' (8"VCP)
N. INV. = 82.42' (8"VCP)

(MSS-3)
LID = 101.32'
S. INV. = 96.57' (8"VCP)

(MSS-4)
LID = 96.30'
W. INV. = 80.66' (8"VCP)
E. INV. = 80.74' (8"VCP)
N. INV. = 81.12' (8"VCP)

(MSS-5)
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W. INV. = 82.19' (8"VCP)
E. INV. = 82.22' (8"VCP)

(MSS-6)
LID = 87.98'
N. INV. = 82.68' (8"VCP)
W. INV. = 82.53' (8"VCP)

(MST-1)
LID = 80.77'
E. INV. = 76.37' (18"RCP)
W. INV. = 73.47' (24"RCP)

(MST-2)
LID = 82.31'
E. INV. = 78.41' (18"RCP)
W. INV. = 77.26' (18"RCP)
SE. INV. = 77.86' (15"RCP)

(MST-3)
LID = 84.34'
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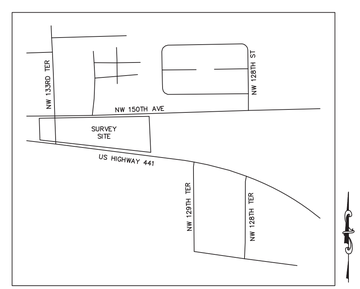
(MST-4)
LID = 82.76'
NW. INV. = 78.86' (15"RCP)
(FILLED WITH DEBRIS)

(MST-5)
LID = 86.89'
S. INV. = 82.89' (15"RCP)

LEGEND:
(R) RECORD MEASUREMENT
(F) FIELD MEASUREMENT
ID. IDENTIFICATION
R/W RIGHT-OF-WAY
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
(CMF) CONCRETE MONUMENT FOUND
(OPF) OPEN PIPE FOUND
(RCF) REBAR & CAP FOUND
(IRF) IRON ROD FOUND
(RCS) REBAR & CAP SET
(RCF) REBAR & CAP FOUND
(MST) STORM WATER MANHOLE
(MSS) SANITARY SEWER MANHOLE
SIGN "AS INDICATED"
CABLE TELEVISION BOX
WATER VALVE
WOOD POWER POLE
CONCRETE POWER POLE
HYDRANT
TELEPHONE PEDESTAL
ELECTRIC BOX
WATER METER
CURB INLET
OE OVERHEAD ELECTRIC LINE
X FENCE LINE



LOCATION MAP: NOT TO SCALE

SCALE: 1" = 20'

DEREN LAND SURVEYING
"ACCURACY COUNTS – KNOW YOUR BOUNDARIES"

DATE OF FIELD WORK: 05-18-2021

CERTIFY SURVEY TO:
DREYER'S CLEANING & RESTORATION, INC.

SCALE: 1" = 20'	PAGE 1 OF 2
BAR IS ONE INCH ON ORIGINAL DRAWING 0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	DATE: 05-21-2021 DRAWN BY: GUY FIELD BOOK: 422/29-35
COPYRIGHT © DEREN LAND SURVEYING, LLC. LB No. 7996	JOB NO. 21182 ACAD FILE: 21182

STATE OF FLORIDA LICENSE NO. 6946 PROFESSIONAL SURVEYOR & MAPPER

PROFESSIONAL SURVEYOR & MAPPER FLA.CERT. 6946

DAVID M. DEREN P.S.M.
4605 N.W. 6TH STREET, SUITE H
GAINESVILLE, FLORIDA 32609
PHONE: (352) 331-0010
PHONE: (352) 336-3363
FAX: (352) 336-1084
DERENLANDSURVEYING.COM

DEREN LAND SURVEYING

BOUNDARY AND TOPOGRAPHIC SURVEY

TAX PARCEL #03229-001-000

SECTION 14, TOWNSHIP 08 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

N.W. 150TH AVENUE (R/W VARIES)

ASPHALT PAVED ROAD

(MSS-4)

(MSS-5)

(MSS-6)

(CMF)4"x4" "PRM 2047"

37.99'

S88°43'42"W 741.23'(F)

(BASIS OF BEARING) N88°43'42"E 851.63'(R) S82°30'39"E 853.51'(F)

S82°30'39"E 750.49'(F)

161.70'(F)

(OPF)1" NO ID.

(RCF)1/2" LB 7996

TAX PARCEL #03229-001-000
±4.00 ACRES
(VACANT)

LOT 4

TAX PARCEL #03211-003-000 (O.R.B. 4603, PG. 1599)

S01°33'18"E 255.46'(F)
S01°33'18"E 255.46'(R)

N01°33'18"W 276.72'(F)

EAST LINE OF LOT 4 OF "SUBDIVISION OF STRINGFELLOW FARM, ALACHUA, FLORIDA"

FENCE CORNER 0.1'E

GATE

CONCRETE SIDEWALK

INV.=83.21'

INV.=82.19'

U.S. HIGHWAY 441 – STATE ROAD 20/25 (R/W WIDTH VARIES)

NORTH R/W LINE OF U.S. HIGHWAY 441

NEXT RIGHT OF WAY LINE TEXT

14" PALM

LEGEND:

- (R) RECORD MEASUREMENT
- (F) FIELD MEASUREMENT
- ID. IDENTIFICATION
- R/W RIGHT-OF-WAY
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- ■ (CMF) CONCRETE MONUMENT FOUND
- ◒ (OPF) OPEN PIPE FOUND
- ● (RCF) REBAR & CAP FOUND
- ● (IRF) IRON ROD FOUND
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- SIGN "AS INDICATED"
- CABLE TELEVISION BOX
- WATER VALVE
- WOOD POWER POLE
- CONCRETE POWER POLE
- HYDRANT
- TELEPHONE PEDESTAL
- EB ELECTRIC BOX
- W WATER METER
- CURB INLET
- OE OVERHEAD ELECTRIC LINE
- X FENCE LINE

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SCALE: 1" = 20'

DEREN LAND SURVEYING
"ACCURACY COUNTS – KNOW YOUR BOUNDARIES"

SCALE: 1" = 20'

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PAGE 2 OF 2

DATE: 05-21-2021
DRAWN BY: GUY
FIELD BOOK: 422/29-35

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DAVID M. DEREN LICENSE NO. 6946 STATE OF FLORIDA SURVEYOR & MAPPER

PROFESSIONAL SURVEYOR & MAPPER FLA.CERT. 6946

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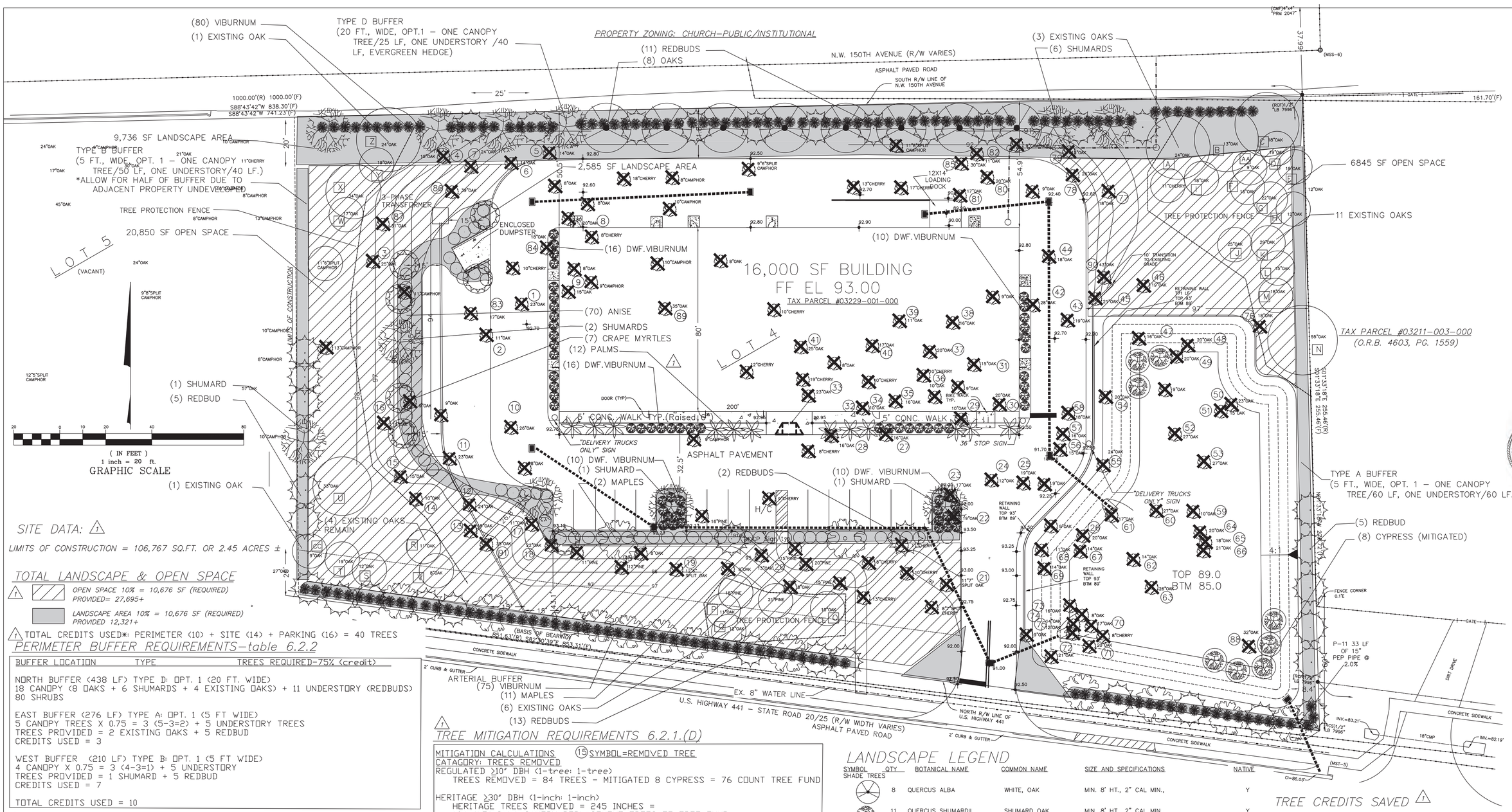
DEREN
LAND SURVEYING



SITE DATA: 1

LIMITS OF CONSTRUCTION = 106,767 SQ.FT. OR 2.45 ACRES ±

TOTAL LANDSCAPE & OPEN SPACE

1

OPEN SPACE 10% = 10,676 SF (REQUIRED)
PROVIDED= 27,695+

LANDSCAPE AREA 10% = 10,676 SF (REQUIRED)
PROVIDED 12,321+

1 TOTAL CREDITS USED*: PERIMETER (10) + SITE (14) + PARKING (16) = 40 TREES

PERIMETER BUFFER REQUIREMENTS–table 6.2.2

BUFFER LOCATION	TYPE	TREES REQUIRED-75% (credit)
NORTH BUFFER (438 LF)	TYPE D: OPT. 1 (20 FT. WIDE)	
18 CANOPY (8 OAKS + 6 SHUMARDS + 4 EXISTING OAKS) + 11 UNDERSTORY (REDBUDS)		
80 SHRUBS		
EAST BUFFER (276 LF)	TYPE A: OPT. 1 (5 FT WIDE)	
5 CANOPY TREES X 0.75 = 3 (5-3=2) + 5 UNDERSTORY TREES		
TREES PROVIDED = 2 EXISTING OAKS + 5 REDBUD		
CREDITS USED = 3		
WEST BUFFER (210 LF)	TYPE B: OPT. 1 (5 FT WIDE)	
4 CANOPY X 0.75 = 3 (4-3=1) + 5 UNDERSTORY		
TREES PROVIDED = 1 SHUMARD + 5 REDBUD		
CREDITS USED = 7		
TOTAL CREDITS USED = 10		

1 PARKING AREA LANDSCAPE REQUIREMENTS

DESCRIPTION	LANDSCAPE REQUIRED	CREDITS	LANDSCAPE PROVIDED
PERIMETER = 370 LF			
	4 CANOPY /100 LF	15 CANOPY X 0.75 = 11 (15-11=4)	2 SHUMARDS + 2 MAPLES
CREDITS USED = 11			
	2 UNDERSTORY/100 LF	7 UNDERSTORY (7 CRAPE MYRTLES)	
ROW OF SHRUBS	70 ANISE		
INTERIOR PARKING = 11,812 SF (1 CANOPY/1800 SF)		7 CANOPY X 0.75 = 5 (7-5=2)	PROVIDED = 2 SHUMARD OAKS
10 SHRUBS/1 CANOPY TREE = 20 DWF. WATERS VIBURNUM SHRUBS			
CREDITS USED = 5	TOTAL CREDITS USED = 16		

1 ARTERIAL FRONTAGE LANDSCAPE REQUIREMENTS

LOCATION	BUFFER LENGTH/TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
US HWY 441	421		
		4 CANOPY /100 LF= 17	6 OAKS(existing), 11 MAPLES
		3 UNDERSTORY/100 LF = 13	13 REDBUDS
		SHRUBS	75 VIBURNUM

1 TREE MITIGATION REQUIREMENTS 6.2.1.(D)

MITIGATION CALCULATIONS (15) SYMBOL=REMOVED TREE
CATAGORY: TREES REMOVED
REGULATED ≥10" DBH (1-tree: 1-tree)
TREES REMOVED = 84 TREES - MITIGATED 8 CYPRESS = 76 COUNT TREE FUND

HERITAGE ≥30" DBH (1-inch: 1-inch)
HERITAGE TREES REMOVED = 245 INCHES =
164 (1.5" CAL.) CANOPY REPLACEMENT TREES TO TREE FUND

TOTAL REPLACEMENT TREES TO TREE FUND: 76 (1.5" CAL.) + 164 (1.5" CAL.) = 240

1 SITE LANDSCAPE CALC. (SEC.6.2.2 (D)(1)(c)

DESCRIPTION	TREES REQUIRED	(75%)	TREES PROVIDED
Per table 6.2.3-Credit for existing trees preserved up to 75% of requirements, limits of construction = 2.45 ac.			133 CREDITS used 14 for Trees req, credit used
PRIMARY SIDE (SOUTH)	3 CANOPY/AC X 2.45 = 7-5=2		2 EXISTING OAKS 5
REAR SIDE (NORTH)	2 CANOPY/AC X 2.45 = 5-3=2		2 EXISTING OAKS 3
EAST SIDE	2 CANOPY/AC X 2.45 = 5-3=2		2 EXISTING OAKS 3
WEST SIDE	2 CANOPY/AC X 2.45 = 5-3=2		2 EXISTING OAKS 3
UNDERSTORY TREES	6 UNDERSTORY/AC X 2.45= 15		15 UNDERSTORY
		50% FRONT = 7	(7 RED BUD)
		25% EAST = 4	(4 REDBUD)
		25% WEST = 4	(4 REDBUD)
TOTAL CREDITS USED = 14			
BUILDING FACADE	200 LF		
	4 CANOPY/100 LF = 8		12 SABAL PALM (3:1)
	ROW SHRUBS		16 DWARF VIBURNUM

LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE AND SPECIFICATIONS	NATIVE
SHADE TREES					
	8	QUERCUS ALBA	WHITE, OAK	MIN. 8' HT., 2" CAL MIN.,	Y
	11	QUERCUS SHUMARDII	SHUMARD OAK	MIN. 8' HT., 2" CAL MIN.,	Y
	8	TAXODIUM DISTICHUM	BALD CYPRESS	MIN. 8' HT., 2" CAL.	Y
	15	ACER RUBRUM	RED MAPLE	MIN. 8' HT., 2" CAL. MIN.	Y
UNDERSTORY					
	34	CERCIS CANADENSIS	RED BUD	1-1/2" MIN. CAL.	Y
	12	SABAL PALM	SABAL PALM	8-10 FT. CLEAR TRUNK, BOOTS OFF, MATCHING	Y
	7	LAGERSTROEMIA INDICA	CRAPE MYRTLE	7 FT. HT, 1-1/2" CAL., MULTI-TRUNK, RED	N
SHRUBS					
	155	Viburnum odoratissimum	Sweet viburnum	3 GAL., 4' O.C. 24" HT, MIN., 6' HT. IN 3 YRS	N
	62	Viburnum obovatum 'Densa'	Dwf. walters viburnum	3 GAL., 3' OC, 24" HT.	N
	70	Illicium parviflorum	Ocala Anise	3 GAL., 3' OC, 24" HT.	Y
MULCH		TYPE B PINE BARK OR PINE STRAW			
		TREE TO BE REMOVED			
		TREE PROTECTION FENCE			
SOD		SEED & MULCH OR ARGENTINE BAHIA			

TREE CREDITS SAVED 1

TREE MITIGATION MATRIX - Dreyers II site plan
DATE: 12/27/2021
SAVED TREES

KEY	CLASSIFICATION	TREE TYPE	SIZE (DBH)	CREDIT
A		OAK	24"	6
B		OAK	13"	3
C		OAK	18"	3
D		OAK	19"	3
E		OAK	18"	3
F		OAK	16"	3
G		OAK	22"	6
H		OAK	12"	3
I		OAK	18"	3
J		OAK	25"	6
K		OAK	29"	6
L		OAK	15"	3
M		OAK	18"	3
N		OAK	55"	25
O		OAK	10"	3
P		OAK	11"	3
Q		OAK	12"	3
R		OAK	11"	3
S		OAK	12"	3
T		OAK	19"	3
U		OAK	33"	12
V		OAK	8"	1
W		OAK	17"	3
X		OAK	34"	12
Y		OAK	19"	3
Z		OAK	24"	6
AA		OAK	9"	1
CC		OAK	9"	1
			TOTAL CREDITS	133

DATE: 9/16/21
DRAWN BY: ELIZABETH C. HOUCK
CHECKED BY: ELIZABETH C. HOUCK
DRAWING NO. 21-105

ELIZABETH C. HOUCK
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(352) 875-9291 (CELL)

REVISIONS:
1 PAT meeting 12/9/2021

1/6/2022

ELIZABETH C. HOUCK, R.L.A. A.S.L.A. – DATE
LA # 0000734 – FLORIDA

LANDSCAPE PLAN

PREPARED FOR: DREYER'S DKI
TAX PARCEL NO. 03229-001-000
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SHEET LA-1 OF 3

PROPERTY ZONING: CHURCH–PUBLIC/INSTITUTIONAL

N.W. 150TH AVENUE (R/W VARIES)
ASPHALT PAVED ROAD
SOUTH R/W LINE OF N.W. 150TH AVENUE
1000.00'(R) 1000.00'(F)
S88°43'42"W 838.30'(F)
S88°43'42"W 741.23'(F)
161.70'(F)
37.99'
(CM)4"x4" "PRM 2047"
(MSS-6)
(RCF)1/2" "LB 7996"

16,000 SF BUILDING
FF EL 93.00
TAX PARCEL #03229-001-000

BUBBLERS
1 3/4" 10
95 BUBBLERS

DRIP 7107 SF
2 1/2" 5

3-PHASE TRANSFORMER
ENCLOSED DUMPSTER
12X14' LOADING DOCK
12X14' LOADING DOCK
IRRIGATION CONTROLLER location may adjust
RAMP MAX 6:1
DOOR (TYP)
BIKE RACK TYP.
5' CONC. WALK TYP.(Raised 6")
5' CONC. WALK TYP.
200'
80'
"DELIVERY TRUCKS ONLY" SIGN
36" STOP SIGN
ASPHALT PAVEMENT
2" IRR SLEEVE
WATER SERVICE
H/C
HDCP Sign typ.
"DELIVERY TRUCKS ONLY" SIGN
RETAINING WALL 771 LF TOP 93' BTM 89'
TREE PROTECTION FENCE
TREE PROTECTION FENCE
LIMITS OF CONSTRUCTION
LOT 5
LOT 4
(VACANT)
TAX PARCEL #03211-003-000
(O.R.B. 4603, PG. 1559)
S01°33'18"E 255.46'(M)
S01°33'18"E 255.46'(F)
N01°33'16"W 276.72'(C)
RETAINING WALL TOP 93' BTM 89'
RETAINING WALL TOP 93' BTM 89'
TOP 89.0
BTM 85.0
4:1
FENCE CORNER 0.1'E
GATE
DIRT DRIVE
P-11 33 LF OF 15" PEP PIPE @ 2.0%
(RCS)1/2" "LB 7996"
INV.=83.21'
INV.=82.19'
18"CMP
CONCRETE SIDEWALK
CONCRETE SIDEWALK
REMOVE 29' OF DROP CURB REPLACE WITH FDOT F CURB
(MST-5)
CL=86.03'
S82°30'39"E 750.49'(F)
(BASIS OF BEARING)
851.63'(R) S82°30'39"E 853.31'(F)
14"PALM
CONCRETE SIDEWALK
2' CURB & GUTTER
NEXT RIGHT "NW 133 TER"
BTE BENCHMARK
PK NAIL SET IN SOUTH SIDE OF WOOD POWER POLE #A-32-58
ELEV. = 93.23'
2-5/8"METERS
EX. 8" WATER LINE
2"WV
2" MAIN
CONNECT TO IRR. WATER METER
2-BFP
2" IRR SLEEVE
NORTH R/W LINE OF U.S. HIGHWAY 441
2' CURB & GUTTER
U.S. HIGHWAY 441 – STATE ROAD 20/25 (R/W WIDTH VARIES)
ASPHALT PAVED ROAD

IRRIGATION KEY

- AUTOMATIC CONTROLLER (ELECTRIC) IN LOCK BOX, OR INDIVIDUAL ZONE CONTROL PROVIDE RAIN SENSOR
- SCHEDULE 40 PVC MAINLINE, AS NEEDED
- CLASS 160 LATERAL LINE, SIZE AS NOTED
- ZONE CONTROL VALVE (LOW FLOW + PRESSURE REGULATOR)
- BACKFLOW PREVENTER, IF SEPARATE IRR. METER
- XERI-BUG EMITTER, 2 GPH 30 PSI
- 3/4" DRIP POLY PIPE SYSTEM
  SOD NOT IRRIGATED, HAND WATER UNTIL ESTABLISHED
- 7107 SF IRRIGATED

1	1 1/2"	3
ZONE	VALVE SIZE	GPM

NOTE: IRRIGATION ZONE LAYOUT MAY CHANGE DUE TO WATER SUPPLY AND CONTROLLER LOCATION,

Table 1. Watering schedule for newly planted trees and shrubs

Weeks after planting:	Watering frequency:
1–2	Daily
3–12	Every 2–3 days
Until established*	Weekly

* See Table 2 for tree establishment time. Shrubs establish in 1–2 years.
Newly planted shrubs are considered established when their root spread equals the spread of the above-ground canopy. Establishment times for trees increases with tree size. Trunk caliper at planting time can be used to determine the time it takes for roots to establish (Table 2).

Table 2. Establishment time and watering volume for newly planted trees.

Caliper (inches)	Root establishment time for trees (years)	Water applied during each irrigation (gallons)
1	1.5	1–1.5
2	3	2–3
3	4.5	3–4.5
4	6	4–6
5	7.5	5–7.5
6	9	6–9

*apply 1–1 1/2 gallons per inch of stem caliper at each watering

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.
GRAPHIC SCALE

DATE: 9/4/21
DRAWN BY: ELIZABETH C. HOUCK
CHECKED BY: ELIZABETH C. HOUCK
DRAWING NO. 21-105

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REVISIONS:
1 PAT meeting 12/9/2021

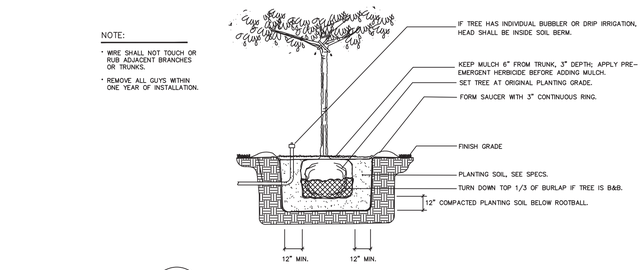
1/6/2022
ELIZABETH C. HOUCK, R.L.A. A.S.L.A. – DATE
LA # 0000734 – FLORIDA

IRRIGATION PLAN
PREPARED FOR: DREYER'S DKI
TAX PARCEL NO. 03229-001-000
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SHEET
LA-2 OF 3

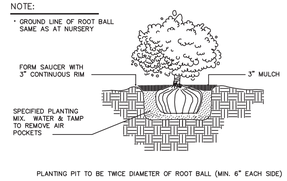
IRRIGATION NOTES

1. This schematic irrigation plan serves primarily as a guide. The Contractor shall be entirely responsible for proper coverage and operation of the systems, including changes from the plan as necessary to adjust for actual site conditions.
2. The Contractor shall be responsible for providing all labor, materials, and accessories required for complete irrigation systems meeting the performance requirements outlined herein.
3. All work shall be installed in accordance with the regulations of the local, county, or other governing authorities. Fees for all permits, inspections, and impact fees required shall be included as work required.
4. The water source shall be determined. Design data shall be verified by the Contractor prior to installation.
5. A rain sensor device, Mini–Clik II, or approved equal, shall be installed for each controller installed.
6. All remote control valves, gate valves, ball valves, hose bibs and wire splices shall be installed in a suitable Ametek–type valve box of proper size as required for easy access to the valve. Valve boxes shall have a sump of 1 cf gravel. Valve boxes shall be set flush and sloped with the surrounding grade.
7. All PVC pipe in the system less than 2" O.D. except risers, shall be Class 160 PSI Polyvinyl Chloride solvent weld pipe conforming to the ASTM–D2466, Type 1, requirements, NSF approved.
8. All PVC pipe in the system greater or equal to 2" O.D. and fittings shall be Schedule 40, Type 1, NSF approved conforming to the ASTM–D2466 requirements.
9. All wiring, if required, shall be U.L. U.F. wiring. A separate power wire shall be installed from the controller to each individual valve. Wiring shall be installed with main lines where possible; when not, it shall be installed in conduit. Waterproof wire connectors shall be used for controller wiring.
   Provide pressure compensating devices as necessary to reduce misting.
10. Verify the presence of all sleeving before commencing work. Where piping must pass under existing concrete or pavement, it shall be jacked or jetted where possible. Only if impossible to get in place without cutting pavement, permission will be given by the Owner to cut paving. If this is necessary, all cutting and replacing of the paving to match the existing shall be included under this section of the specifications.
11. All PVC piping and wiring shall be installed in the trenches with a minimum of 12" of cover and a maximum depth of 24", except where specific permission is obtained from the Landscape Architect and/or Owner for less cover due to existing conditions. Where necessary because of landscaping, cover shall be as deep as required.
12. All flex pipe shall be buried to a depth of at least 4" (or covered with 3" of mulch) except where the tubing daylights over newly planted rootballs.
13. All emitters and flood bubblers shall be installed at the rootball and be minimally visable above the mulch.
14. The Contractor shall warrant the installation workmanship for a period of one year from date of job completion and retainage release. The Contractor shall further see to the fulfillment of all manufacturer's warranties and shall provide an Owner's Manuals. A reproducible as–built copied from the original showing all dimensioned system components shall be required for final job acceptance.
15. Irrigation System to include backflow device. Rainsensor to be installed at controller.



1 TREE PLANTING DETAIL

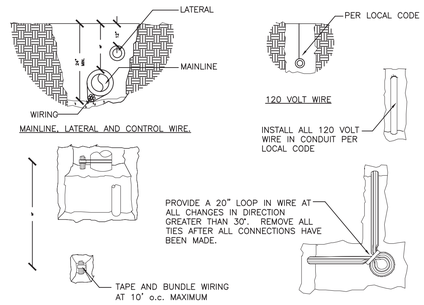
SCALE: NOT TO SCALE



Notes:
1– If there is no existing irrigation, see specifications for watering requirements.
2– No pruning shall be performed except by approved arborist.
3– No equipment shall operate inside the protective fencing including during fence installation and removal.
4– All mechanical equipment shall be screened in accordance with Section 6.2.3 (D).

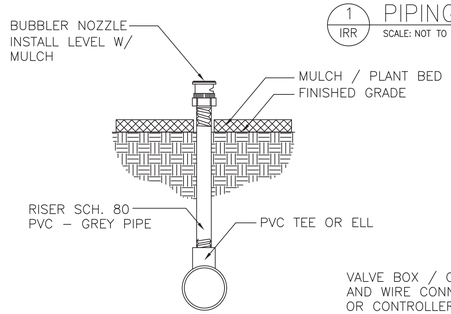
2 SHRUB PLANTING

SCALE: NOT TO SCALE



1 IRR PIPING/WIRING DETAIL

SCALE: NOT TO SCALE



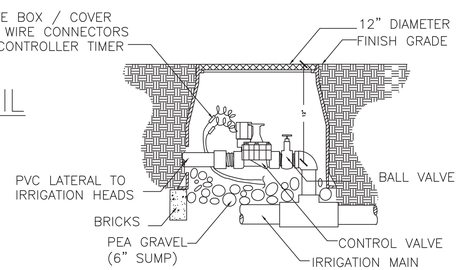
2 IR BUBBLER HEAD DETAIL

SCALE: NOT TO SCALE

IRRIGATION REQUIREMENTS

WATERING BY HOSE BIB OR BY OWNER TO BE APPROVED BY CITY OF ALACHUA

1. TYPE OF AUTOMATED SYSTEM = ELECTRIC CONTROLLER IN OUTDOOR LOCKING CABINET OR INDOORS.
2. TYPE AND SIZE OF ELECTRICAL WIRE = TO BE DETERMINED AT FOR VALVES
3. BACKFLOW PREVENTION DEVICE = FEBCO 850 DOUBLE CHECK OR PER COUNTY REQUIREMENTS
4. REQUIRED OPERATING PRESSURE = 30 PSI / 20 GPM
5. DESIGN OPERATING PRESSURE OF IRRIGATION SYSTEM = 30 PSI
6. PLACEMENT OF RAIN SENSOR WILL BE MOUNTED IN OPEN AREA CLOSE TO CONTROLLER LOCATION.
7. WATER REQUIREMENTS PER ZONE = PROVIDE 1/4" WATER PER ZONE/DAY (1–3/4"/WEEK), COMPLY WITH DISTRICT WATERING RESTRICTIONS
   BUBBLERS ZONES (EACH)= RUN TIME 15 MIN.,7 DAYS (FIRST YEAR)= 30 GALLONS/DAY



3 IRR CONTROL VALVE DETAIL

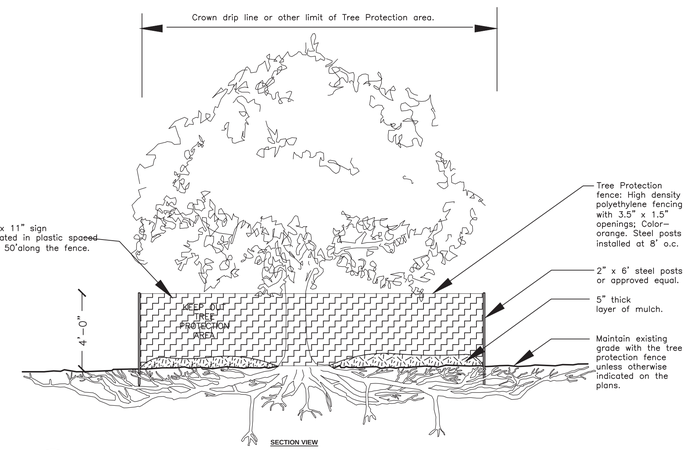
SCALE: NOT TO SCALE

LANDSCAPE NOTES

1. All plants shall be Florida No. 1 or better, as outlined under Grades and Standards for Nursery Plants, Division of Plant Industries, State of Florida, latest edition.
2. All work shall be performed in accordance with standard and accepted nursery practices in a workmanlike manner.
3. The Landscape Contractor shall be responsible for finish grading all areas of the site. Rough grade will be within 2" of finish grade. The Landscape Contractor shall be responsible for any grade disturbed by his work.
4. The Landscape Contractor shall be responsible for the thorough removal of existing weeds and grass in the areas to be planted, including application(s) of appropriate herbicides before and after plant installation.
5. Soil used for planting shall consist of two parts of the existing soil and one part domestic peat moss (or sandy fill in heavy soils), mixed with two lbs. fertilizer per cubic yard. Fertilizer shall be SLOW RELEASE for new plantings.
6. Terra–Sorb, or approved equal, shall be incorporated into the planting soil of all trees in sandy soils only at the following rates:

   15 gallon containers = one (3 oz.) Handy Pac
   30 gallon containers = two (3 oz.) Handy Pacs
   Up to 3" caliper = one (3 oz.) Handy Pac
   4" to 5" caliper = two (3 oz.) Handy Pacs
   Broadcast 1/2 throughout the planting pit; mix 1/2 with backfill.

   All plant beds shall be top–dressed with 3" of pine bark nuggets.
7. The Landscape Architect reserves the right to field locate or review flagged locations of any or all plant material.
8. All balled and burlapped trees shall be hardened–off at the supplier's for a minimum of 30 days prior to shipping. All suppliers must be approved by the Landscape Architect prior to delivery and installation of the trees; any tree which shows signs of stress shall be replaced immediately at no charge to the Owner.
9. All trees will be staked per detail sheet or by another method approved by the Landscape Architect. Mulched tree rings shall encompass guys.
10. No substitutions shall be permitted without prior approval from the Landscape Architect.
11. Guaranty (from time of job completion and retainage release):
    Trees & Shrubs = 1 year



3 TREE PROTECTION

DATE: 9/16/21
DRAWN BY: ELIZABETH C. HOUCK
CHECKED BY: ELIZABETH C. HOUCK
DRAWING NO. 21–105

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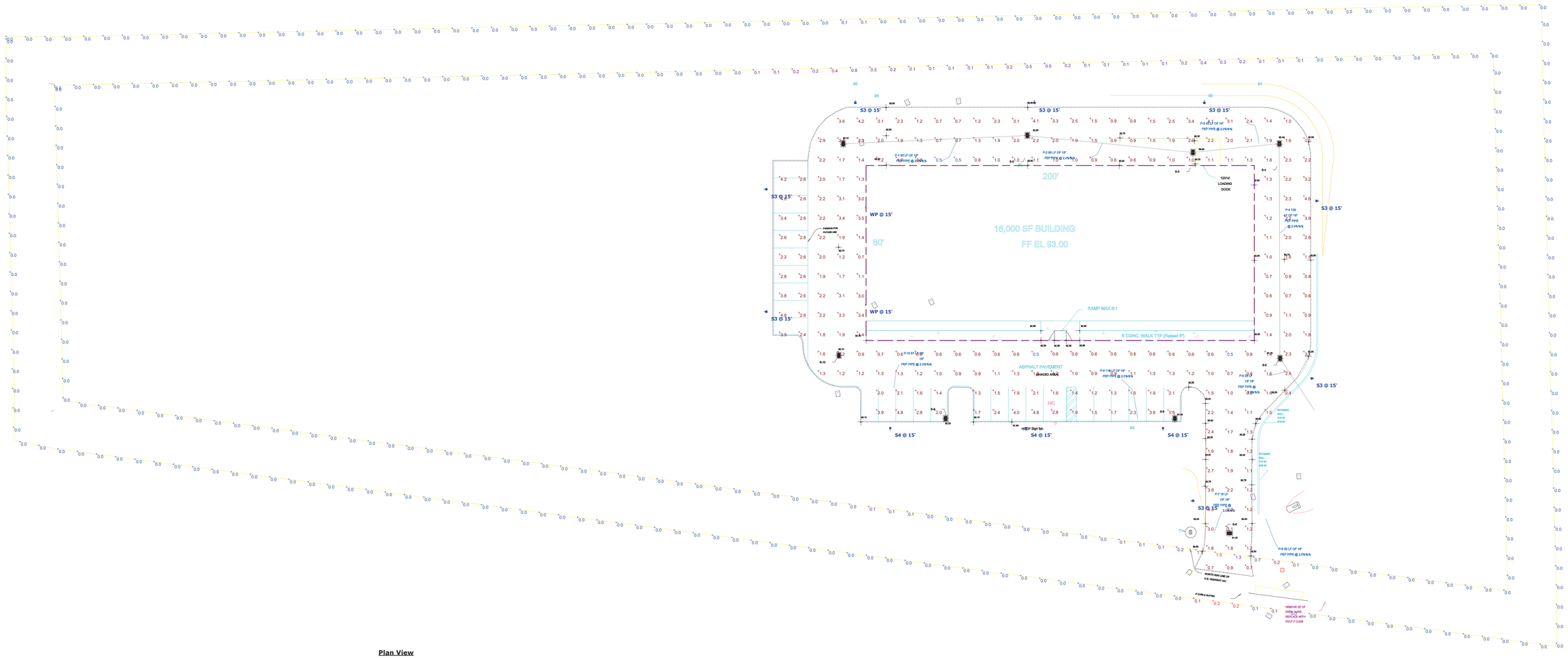
REVISIONS:
△1 PAT meeting 12/9/2021

1/6/2022

ELIZABETH C. HOUCK, R.L.A. A.S.L.A. – DATE
LA # 0000734 – FLORIDA

DETAIL PLAN
PREPARED FOR: DREYER'S DKI
TAX PARCEL NO. 03229–001–000
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SHEET
LA–3 OF 3



Plan View
Scale - 1" = 25ft

Schedule											
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	S3		8	Lithonia Lighting	RSX1 LED P1 40K R3	RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type R3 Distribution	1	7096	0.95	51.34	Max: 5115cd
	S4		3	Lithonia Lighting	RSX1 LED P1 40K R4	RSX Area Fixture Size 1 P1 Lumen Package 4000K CCT Type R4 Distribution	1	7189	0.95	51.34	Max: 4240cd
	WP		2	Lithonia Lighting	ARC1 LED P3 40K	ARC1 LED WITH P3 - PERFORMANCE PACKAGE, 4000K	1	3021	0.95	24.5247	Max: 1971cd

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	1.8 fc	5.0 fc	0.5 fc	10.0:1	3.6:1
25' Offset from Property Line Calculation	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
Property Line Calculation	+	0.1 fc	1.5 fc	0.0 fc	N/A	N/A

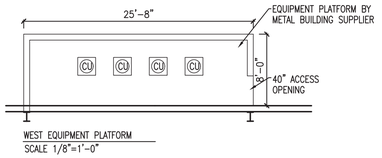
NOTE: LIGHT POST PEDESTALS WILL BE FLUSH WITH EXISTING GRADE

VISUAL

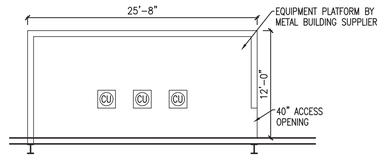
DREYERS SITE PHOTOMETRIC

Designer
ELV
Date
10/04/2021
Scale
Not to Scale
Drawing No.

Summary

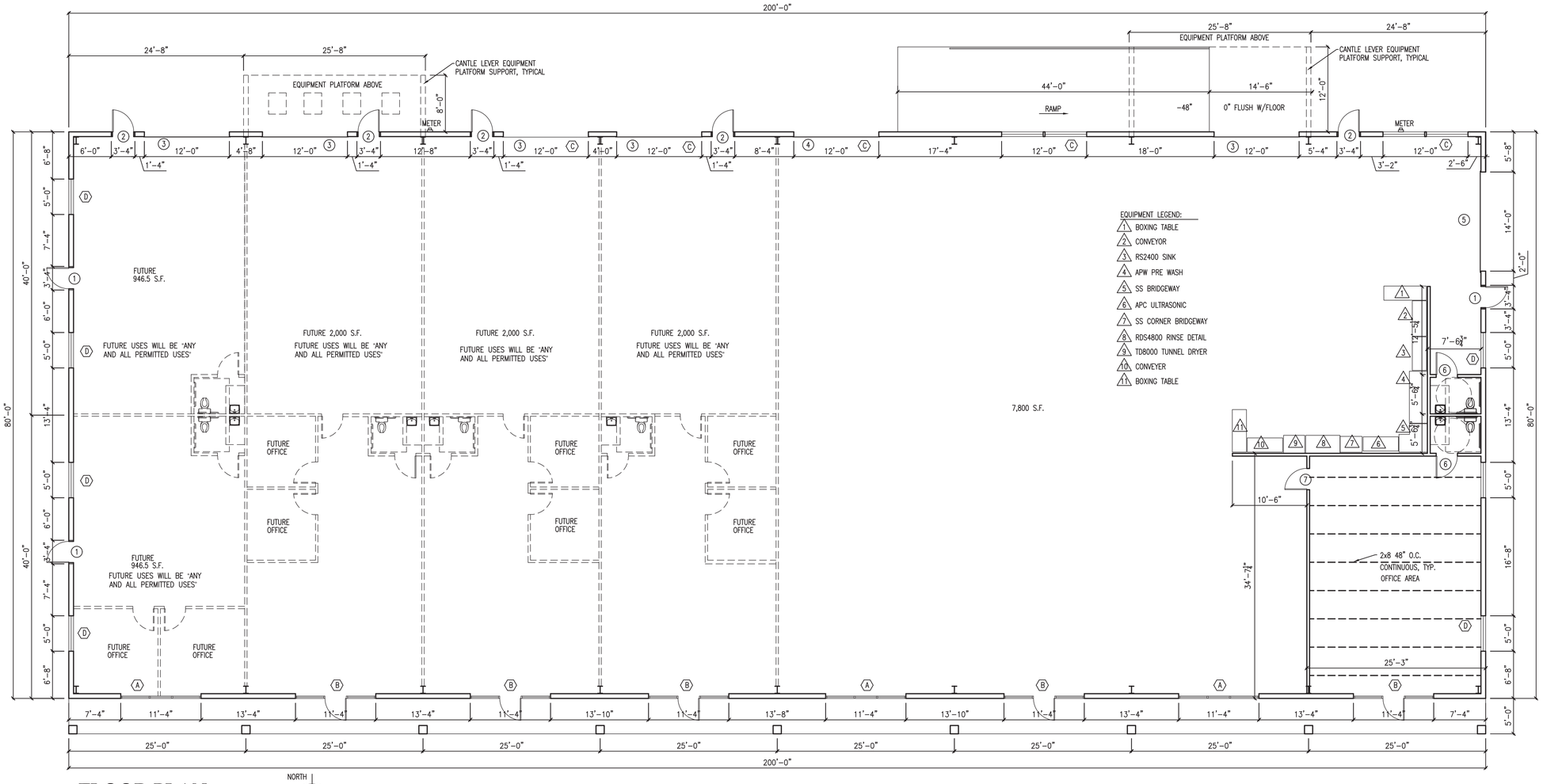


WEST EQUIPMENT PLATFORM
SCALE 1/8"=1'-0"



EAST EQUIPMENT PLATFORM
SCALE 1/8"=1'-0"

JURISDICTION USE



FLOOR PLAN

SCALE 1/8"=1'-0"

NORTH

EUGENE RUSSELL DAVIS architect inc.
LIC. No. AA0002469

NEW MULTI USE BUILDING FOR DREYERS

ALACHUA, FLORIDA

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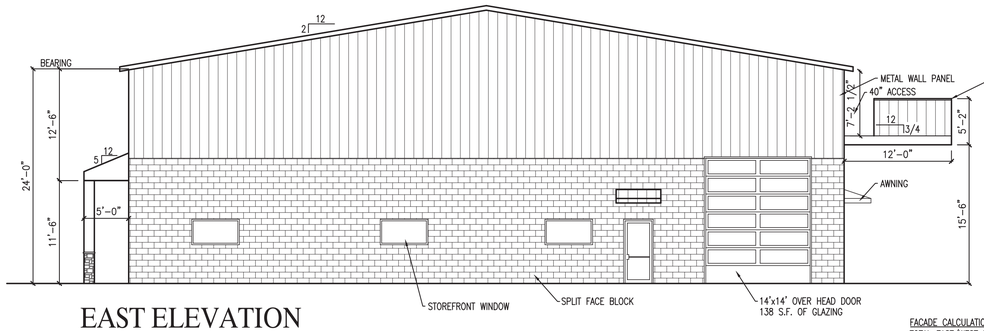
FLOOR PLAN

3615 N.W. 13th. Street
Gainesville, FL 32609
Phone (352) 372-6477
EMAIL: erdarchitect@gmail.com

PROJ. NO.:	2021-33
DRAWN:	das
CHECKED:	ERD
DATE:	12-22-21

drawing no.: A1.0

JURISDICTION USE

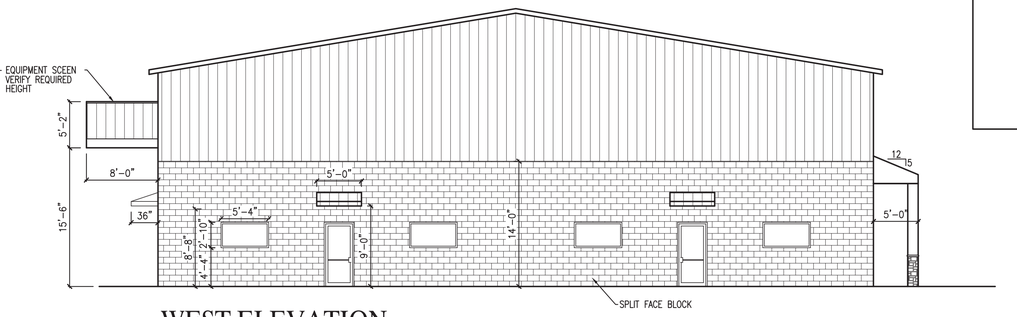


EAST ELEVATION

SCALE 1/8"=1'-0"

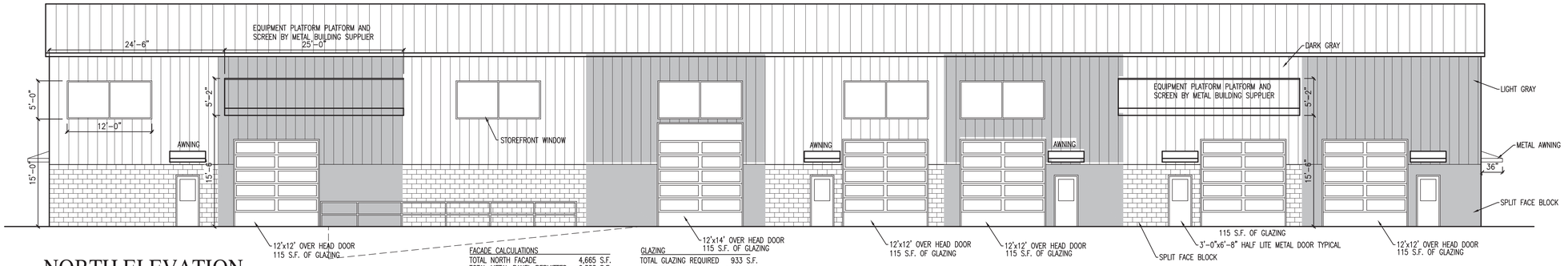
FACADE CALCULATIONS

TOTAL EAST/WEST FACADE EACH	2,178 S.F.
MINIMUM SPLIT FACE REQUIRED	537 S.F.
CODE SECTION 6.6(A) (2) C	
ACTUAL SPLIT FACE	1,120 S.F.



WEST ELEVATION

SCALE 1/8"=1'-0"



NORTH ELEVATION

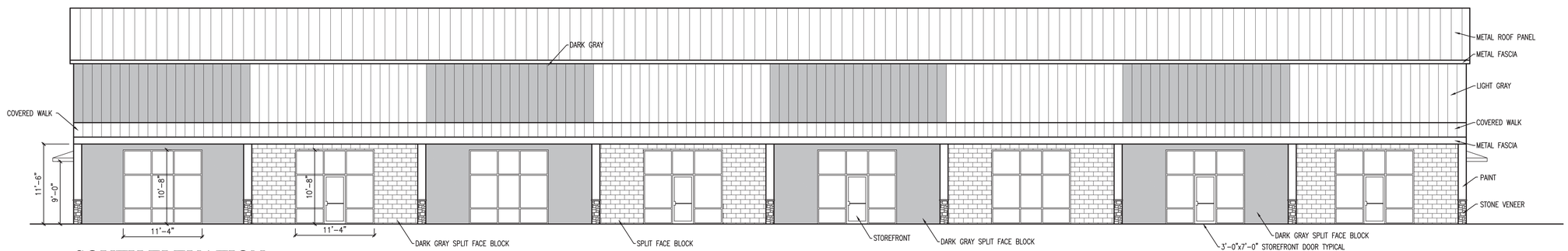
SCALE 1/8"=1'-0"

FACADE CALCULATIONS

TOTAL NORTH FACADE	4,665 S.F.
TOTAL METAL PANEL PERMITTED	2,333 S.F.
ACTUAL METAL PANEL	2,332.5 S.F.
TOTAL SPLIT FACE PERMITTED	2,799 S.F.
ACTUAL SPLIT FACE	960 S.F.

GLAZING

TOTAL GLAZING REQUIRED	933 S.F.
GLAZING PROVIDED	1,020 S.F.



SOUTH ELEVATION

SCALE 1/8"=1'-0"

FACADE CALCULATIONS

TOTAL SOUTH FACADE	4,665 S.F.
TOTAL METAL PANEL PERMITTED	2,333 S.F.
ACTUAL METAL PANEL	1,618 S.F.
TOTAL SPLIT FACE PERMITTED	2,799 S.F.
ACTUAL SPLIT FACE	868 S.F.

GLAZING

TOTAL GLAZING REQUIRED	933 S.F.
GLAZING PROVIDED	946 S.F.

EUGENE RUSSELL DAVIS
architect inc.
LIC. No. AA0002469

NEW MULTI USE BUILDING FOR DREYERS

ALACHUA, FLORIDA

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ELEVATIONS

3615 N.W. 13th. Street
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Phone (352) 372-6477
EMAIL:
erdarchitect@gmail.com

PROJ. NO.:	2021-33
DRAWN:	das
CHECKED:	ERD
DATE:	1-7-22

drawing no.: A2.0

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY
Case #:
Application Fee: $
Filing Date:
Completeness Date:
Review Type: P&Z or PZB & CCOM

Site Plan Application

RECEIVED
OCT 28 2021
BY:

Reference City of Alachua Land Development Regulations (LDRs), Section 2.4.9

A. PROJECT

1. Project Name: Alachua Dreyers Building
2. Pre-Application Conference Date: July 6, 2021
3. Neighborhood Meeting Date: September 28, 2021
4. Address of Subject Property: 14750 NW US-441, City of Alachua, Alachua County, 32615
5. Parcel ID Number(s): 03229-001-000
6. Existing Use of Property: Vacant
7. Future Land Use Map Designation: Commercial
8. Zoning Designation: Commercial Intensive (CI)
9. Acreage: 3.95
10. Total Existing Building Square Footage, if applicable: 0 SF
11. Total Existing Impervious Area (not including existing building area), if applicable: 0 SF
12. Total Building Square Footage Proposed: 16,000 SF
13. Total New Impervious Area Proposed (not including building area): 27,802 SF

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ■ Agent
2. Name of Applicant(s) or Contact Person(s): Alison Fetner Title: Project Engineer
   Company (if applicable): Fetner Engineering
   Mailing address: 364 N State Road 21
   City: Hawthorne State: Florida ZIP: 32640
   Telephone: 352-281-9109 FAX: e-mail: fetnereng@aol.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder):
   Mailing Address: 14619 NW US HWY 441
   City: Alachua State: Florida ZIP: 32615

   ** Must provide an executed Authorized Agent Affidavit or other acceptable documentation (as deemed acceptable by the City in its sole discretion) authorizing the agent to act on behalf of the property owner.*

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ■ No
   If yes, list names of all parties involved:
2. Has the applicant discussed possible utility/infrastructure fees with the Public Services Department?
   If no, contact the Public Services Department at 386-418-6140. ☐ Yes ■ No

D. ATTACHMENTS

1. Site Plan. Sheet size shall be 24" X 36" with a 3" left margin and ½" top, bottom, and right margin.

   Site Plan shall include:

   a. Name and location of project.
   b. Name and contact information (address, telephone, and email address) of property owner, developer (if applicable), and all professional consultants (i.e., landscape architect, photometric, electrical engineer, architect, etc.) for the project.
   c. Zoning of the subject property.
   d. Vicinity map - indicating general location of the site and major adjacent streets and all adjacent properties.
   e. Boundary and topographic survey. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
   f. Complete legal description of the subject property.
   g. Statement of proposed uses.
   h. Location of the subject property in relation to adjacent properties.
   i. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to 50 feet.)
   j. Area and dimensions of the subject property.
   k. Structures and major features – fully dimensioned – including setbacks from property lines and right-of-ways, distances between structures (if structures are within 25 feet of one another), floor area of each building, floor area ratio, and property lines.
   l. Location of all property lines, existing and proposed adjacent right-of-ways, sidewalks, curbs, and gutters.
   m. Distance between ingress and egress connections for the project and the ingress / egress connections for all contiguous properties and for properties on the opposite side of the road, measured from the interior radius of all ingress/egress connections.
   n. Location of all existing and proposed utilities (electric, potable water, sanitary sewer, gas, etc.) on the subject property, and on adjacent properties if located within 50 feet of the subject property, and within adjacent rights-of-way.
   o. Location of all existing and proposed fire hydrants.
   p. Location of all existing easements on the property and on adjacent properties if located within 50 feet of the subject property, and recording information for such easements.
   q. Location of all proposed easements (legal descriptions and sketches of all proposed easements shall be provided by the applicant following a review of proposed utility locations by Public Services).
   r. Location and dimensions of all existing and proposed vehicular parking spaces, dimensions of all drive aisles, and the angle of parking spaces.
   s. Location of all bicycle parking areas and specifications of bicycle racks.
   t. Location, dimensions, and vertical clearance of all off-street loading spaces, if required by Section 6.1 of the LDRs.
   u. Location and dimensions of all vehicle stacking spaces, if required by Section 6.1 of the LDRs.
   v. Vehicular parking calculations, indicating the minimum and maximum number of required spaces and the number of parking spaces provided (regular and accessible spaces) in accordance with Section 6.1 of the LDRs.
   w. Bicycle parking calculations, if required by Section 6.1 of the LDRs.
   x. Striping and signage for all traffic control devices.
   y. Landscape Plan, indicating the location, size, and design of required and proposed landscaped areas. Landscape Plans shall identify the following with sufficient detail and calculations to demonstrate compliance with Section 6.2.2 of the LDRs:
      i. Location, identification of the species, and size of all existing trees.
      ii. Required perimeter buffer areas.
      iii. Parking lot perimeter landscaping.
      iv. Parking lot interior landscaping.
      v. Building façade landscaping.
      vi. Calculation of landscaped areas (see Policy 2.4.a of the Comprehensive Plan Future Land Use Element).
      vii. Calculation of open space provided (see Section 6.7 of the LDRs).
      viii. Calculation of tree credits, if applicable. Calculations shall be as set forth in Sections 6.2.1(D)(4) and 6.2.2(D)(6) of the LDRs and shall be shown on the plan in tabular format (if tree credits are utilized, the Landscape Plan must identify in the landscape calculations where credit is applied).
      ix. Tree protection detail in accordance with Section 6.2.1(D)(2) of the LDRs.
      x. If tree removal is proposed, a tree survey, showing:
         (a) Each tree proposed for removal;
         (b) Each tree proposed for retention;
         (c) The size and species (both common and scientific names) of all trees proposed for removal/retention;
         (d) Location, size, and species of all new trees proposed to meet mitigation requirements. Mitigation trees must be shown on the plans and a list of all mitigation trees and calculation of required mitigation must be provided on the plan in tabular format.

z. Location of waste receptacles and detail of waste receptacle screening, demonstrating compliance with Section 6.2.3(B) and, if within the Gateway Overlay District, with Section 3.7.2(C)(5)(c)(ii).
aa. Photometric Plan, demonstrating compliance with the applicable provisions of Section 6.4 of the LDRs.
bb. Location and size of any lakes, ponds, canals, or other waters and waterways, and required setbacks dimensioned on the plans from such waterways.
cc. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories ***not*** located within 500 feet of the right-of-way of US Highway 441: Architectural plans demonstrating compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs. Architectural plans shall include:
    i. Calculation of glazing of:
        (a) the front façade;
        (b) any facade facing a street;
        (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
        (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
    ii. Calculation of the area of all façades subject to glazing.
    iii. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b).
    iv. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
dd. For development consisting of a nonresidential use where a single retail services tenant is greater than or equal to 20,000 square feet in area: Architectural plans demonstrating compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs. Architectural plans shall include:
    i. Color plans depicting the color of all materials used in the façade.
    ii. Identification of each material utilized in each façade and the percentage of the total area of the façade for each material used.
    iii. Calculation of glazing of:
        (a) the front façade;
        (b) any facade facing a street;
        (c) any façade facing a publicly-accessible parking area which is a part of the development and consisting of 15 percent or more of the minimum off-street parking required by Section 6.1.4(B) of the LDRs; and,
        (d) any façade facing vacant land classified as CSV, A, RSF-1, RSF-3, RSF-4, RSF-6, RMH-5, RMH-P, RMF-8 or RMF-15, or lands containing existing residential uses.
    iv. Calculation of the area of all façades subject to glazing.
    v. If a glazing alternative as defined in Section 6.8.3(A)(2)(a)(iv) is used, calculation of area of alternative materials used or identification of other architectural features meeting the requirements of Section 6.8.3 of the LDRs.
    vi. Detail on the architectural plans depicting façade massing or a massing alternative as defined in Section 6.8.2(A)(2)(b) of the LDRs.
ee. For development consisting multi-family residential uses and/or a mobile home park:
    i. Gross acreage.
    ii. Number of dwelling units proposed.
    iii. Density.
    iv. Location and percentage of total open space and recreation areas.
    v. Floor area of each dwelling unit.
    vi. Number of proposed parking spaces.
    vii. Street layout, if applicable.
    viii. Layout of mobile home stands (for mobile home parks only).
    ix. City of Alachua Public School Student Generation Form.

2. Stormwater management plan - including the following:
    a. Plans showing existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
    b. Proposed finished floor elevation of all buildings.
    c. Existing and proposed stormwater management facilities with size and grades.
    d. Proposed orderly disposal of surface water runoff.
    e. Drainage calculations.

3. Fire Department Access and Water Supply Plan. All fire protection plans are subject to review and approval by the Alachua County Fire Marshal and City of Alachua Public Services Department. Fire Department Access and Water Supply Plan shall include:
    a. Plans prepared by a professional engineer licensed in the State of Florida.

b. Fire flow calculations for each newly constructed building. Calculations shall be performed in accordance with Chapter 18, Section 18.4 of the Florida Fire Prevention Code.
c. Documentation from the water purveyor stating the available flow to the subject property.

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

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

   For commercial/corporate park/industrial projects: In addition to submitting specific written information regarding the development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, a response to the design and performance standards as provided in Policy 1.3.d (for commercial projects), Policy 1.4.f (for corporate park projects), or Policy 1.5.d (for industrial projects) of the Future Land Use Element:

   The following criteria shall apply when evaluating commercial/corporate park/industrial development proposals:

   1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
   2. Buffering from adjacent existing/potential uses;
   3. Open space provisions and balance of proportion between gross floor area and site size;
   4. Adequacy of pervious surface area in terms of drainage requirements;
   5. Placement of signage;
   6. Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;
   7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
   8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
   9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
   10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
   11. Commercial/Corporate Park/Industrial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 10 acres or greater, 0.50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.
   12. Complementary residential uses (corporate park only).

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

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

8. Legal description: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.

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

10. Proof of payment of taxes.

11. Traffic Impact Analysis or Statement, as deemed applicable to the project by the City of Alachua in its sole discretion.

12. Environmental Assessment or Study, as deemed applicable to the project by the City of Alachua in its sole discretion.

13. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection (FDEP) pursuant to Section 403.814(12), Florida Statutes (or documentation which shows a permit application/exemption/self-certification has been submitted to SRWMD or FDEP).

14. If access is from a County Road, access management permit from Alachua County Public Works (or documentation which shows a permit application has been submitted).

15. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation which shows a permit application has been submitted).

16. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any costs associated with outside professional consulting services deemed necessary by the City in its sole discretion will be billed to the applicant at the rate of the consultant. The invoice for such services shall be paid in full prior to any public hearing(s) on the application.

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

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

Alison Fetner

Signature of Applicant

Signature of Co-applicant

Alison Fetner, P.E.

Typed or printed name *and title* of applicant

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

STATE OF FLORIDA
COUNTY OF ALACHUA

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

day of 28 OCTOBER 20 21, by ALISON FETNER who executed the same

and has ✓ produced FL F356-001-61-873-0 as identification or [ ] is personally known to me.

Signature of Notary

Print Name: DAVID YAWN

Notary Public, State of Florida

Notary Public State of Florida
David J Yawn
My Commission GG 909779
Expires 09/15/2023

My Commission Expires: _____

Agent Authorization

I authorize that Alison A. Fetner, P.E. can act as agent for Dreyer's Cleaning and Restoration, Inc. for the Alachua Dreyer's Building development review process, for the property located at 14750 NW Hwy US 441, Alachua, Florida.

Jonathan Dreyer

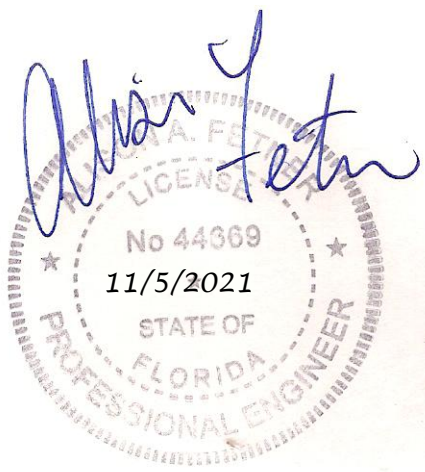
10/28/21
Date

State of Florida County of Alachua
The foregoing authorization is acknowledged before me this 28th day of October, 2021, by Jonathan Dreyer, who is personally known to me, or has produced _____ as identification.

Signature of Notary Public, State of Florida

JANET PHELPS
Notary Public-State of Florida
Commission # HH 164069
My Commission Expires
December 05, 2025

Dreyers Building Alachua
Fire Flows



NFPA- Fire Flow Calculations

I. **Project:** Dreyers Building

II. Location:
County: Alachua
Sec. 36 Twn. 9S Range 18E

III. **Project Description**: 16,000sf Commercial Building

IV. **Building Type:** Commercial

V. **Required Fire Flow:** 1000 gpm for 1 hour per NFPA18.4.5.1.1

VI. **Reductions:** 50% for automatic Sprinkler System per 18.4.5.1.1.1 *N/A*
25% for 30' or greater building separation per 18.4.5.1.1.2 YES

Required Flow for Project: 2250gpm – 562.5gpm = 1687.5gpm

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:**

Project: Dreyers Building | **Engineer:** A fetner

Checked By:

Location:

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.): 16000 **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.): **sq. ft.**

Effective Area (A_i) (p. 9) : 16,000 **sq. ft.** **(Show calculations below)**

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): **1821.471932**

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

Type of Occupancy: Limited-combustible (C-2) **Occupancy Factor (O_i) (p. 11):** 0.85

Exposures (p. 16)

Front:
construction of facing wall of exposure building (p. 4): Noncombustible Construction
Distance (ft.) to the exposure building: 61 - 100 **Length of exposure wall:** 200
Number of stories of exposure wall: 1 **Length x number of stories:** 200
Opening Protection in exposure wall: Unprotected
Factor for exposure (X_i) from Table 330.A (p. 17): 0.08

Back:
construction of facing wall of exposure building (p. 4): Noncombustible Construction
Distance (ft.) to the exposure building: 61 - 100 **Length of exposure wall:** 200
Number of stories of exposure wall: 1 **Length x number of stories:** 200
Opening Protection in exposure wall: Unprotected
Factor for exposure (X_i) from Table 330.A (p. 17): 0.08

Left:
construction of facing wall of exposure building (p. 4): Noncombustible Construction
Distance (ft.) to the exposure building: 61 - 100 **Length of exposure wall:** 80
Number of stories of exposure wall: 1 **Length x number of stories:** 80
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): Noncombustible Construction
Distance (ft.) to the exposure building: 61 - 100 **Length of exposure wall:** 80
Number of stories of exposure wall: 1 **Length x number of stories:** 80
Opening Protection in exposure wall:
Factor for exposure (X_i) from Table 330.A (p. 17): 0.08

Communications (p. 18)

Passageway Opening Protection: Unprotected

Construction class of communication (Table 330.B) : Noncombustible

Is communication open or enclosed? Open

Length of communication (in feet): Over 50 ft.

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= 1750 x 0.85 x [1 + (0.08 + 0)

NFF= 1606.5 gpm

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

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

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

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

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

W.W. GAY FIRE & INTEGRATED SYSTEMS, INC.
522 STOCKTON STREET • JACKSONVILLE, FL 32204 • PHONE 904-387-7973 • WWW.WWGFP.COM

FIRE HYDRANT FLOW TEST DATA

Company: Cheshire
Construction And Development
Address:

Contact:
Name/Title: Kyle Cheshire
Phone #: 352-494-0062

Hydrant Location: NW 133rd Terrace & US 441
(#1) Residual Hydrant:
Hydrant Location: Dryers DKI 14619 US 441
(#2) Flowed Hydrant:

Testing:
Year: 2021 **Date:** 11/16/2021
Technician: David Smith **Time:** 8:30 AM

RESULTS

(#1) Residual Hydrant:
Static: 80 PSI
Residual: 65 PSI

(#2) Flowed Hydrant / Hydrants:
Pito: 20 PSI two outlets flowe

Flow: 713 GPM X 2 1416 GPM

Hydrant Flow At 20 PSI: 1508 GPM X2 3016

Concurrency Analysis
Dreyers Building

Traffic

As per 10th Edition of ITE (180) 10.22 week day per 1000 sf
The affected roadway segment is US 441

16,000 sf/1000 sf = 16 x 1.97 = 32 Peak pm trips
16,000 sf/1000 sf = 16 x 10.22 = 164 ADT

Table 2a. Traffic Impacts
Available Capacity AADT –19,835trips
Projected Trips – 164 TPD
19,835 –164 = 19,671

Available Capacity Peak Hour –1722 trips
Projected Trips – 32 Peak
1722-32 = 1,690 trips

Solid Waste

As per "Environmental Engineering, A Design Approach", Sincero and Sincero, 1996.

12 lbs/day of solid waste/1000 square feet

16,000 sf / 1000 sf = 16 x 12 lbs = 192 lbs per day

System Category	Lbs Per Day
Existing Demand	42,296
Projected Solid Waste Impact from all Recent DOs	21,843.47
Proposed Project Projected Solid Waste	192
Total Solid Waste	64,331.47

Recreation

Table 5

The proposed development has no impact on recreation.

Public Schools

No impacts

Water/Sewer

Sewer

As per F.A.C. 64E-6 and Policy 1.1.d of Alachua Comprehensive Plan

Warehouse = Number of employees x 15 gal / 8 hr shift
12 employees x 15 gal/day = 180 gpd

Offices = 15 gallons per 100sf

6000 sf / 100 sf x 15 = 900 gpd

TOTAL = 1080 gpd

Table 3. Projected Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	677,000
Less Reserved Capacity	149,453
Available Capacity Post Actual & Reserved Flows	673,547
Projected Sanitary Sewer Demand from Proposed Project	1,080
Residual Capacity after Proposed Project	672,467

Water

As per F.A.C. 64E-6 and Policy 1.1.c of Alachua Comprehensive Plan

Water usage* = 110% of sewer usage = 1.10 x 1,080 gallons = 1,188 gallons per day

Table 2 Projected Potable Water Impact

System Category	Gallons Per Day
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,300,250
Less Reserved Capacity & Reserve	168,234
Available Capacity Post Actual & Reserved Flows	831,516
Projected Potable Water Demand from Proposed Project	1,188
Residual Capacity after Proposed Project	830,328

*Based on 10 State Standards and common practice

Consistency with the Comprehensive Plan
Dreyers Building

Vision Element

Goal One: 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 US 441 corridor is beginning to develop into a "corporate corridor" with businesses, such as Sabine and JA Webster, and corporate campuses such as the Progress Corporate Park and Alachua Professional Center. Alachua desires to continue to be a home to innovative businesses that want to be partners with the community.

The proposed property is located on NW US 441 on the north side. This is partially an expansion of an existing business that is growing in the City of Alachua and the remaining area of the building will be a speculative allowing for existing businesses to grow or new businesses to come into the area, which is consistent with the desires of the goal.

Future Land Use Element

Policy 1.3.b: Commercial
The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:
1. Retail sales and services;
2. Personal services;
3. Financial institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels and motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;

13. Limited industrial services; and,
14. Eating establishments

This proposed building on this property will allow for additional business area for the Dreyers DKI building that exists on the adjacent property to the east and leasable space for services and offices providing for additional jobs to be available for the citizens of Alachua.

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;

The site proposal is utilizing one of the three existing curb cuts that are along the US 441 Highway. No additional driveways are proposed. An existing sidewalk is along the entire front of the property for pedestrian traffic.

2 .Buffering from adjacent existing/potential uses;

There are existing trees along the north buffer and a 20 foot setback from the roadway that abuts the residential use in order to provide sufficient buffering of the residential use. All other buffer areas are adjacent to residential uses and US 441 and are landscaped in accordance with LDR requirements.

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

The proposed site has a remaining pervious area of 2.94 acres and the impervious area 1.01 acres so this ratio will be 3:1 pervious.

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

As stated above, there is more then sufficient pervious area for stormwater management area, if there was ever needed additional area required.

5. Placement of signage;

All signage will be in accordance with the City of Alachua codes and will be placed along the US 441 frontage.

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

A photometric plan has been provided showing that there is no light trespass beyond the property line.

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

The site is designed to allow circulation around the entire building with one access point off of US 441.

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

Landscaping will be provided in accordance with the current LDR criteria. The site has been designed to preserve some large oaks.

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

There are no significant features on the site.

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

Performance based zoning does not apply

11. Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area

The floor area ratio will be 0.093 for the 3.95-acre parcel which is significantly less then the 0.50 allowed.

<u>Traffic Circulation Element</u>

Policy 1.1a Establish the Level of Service Standards as noted below at peak hour for the following roadway segments within the City.

US 441 (4) has 1722 peak hour trips available and the project proposes peak hour trips of 32 trips which would result in 1690 peak hour trips to remain available.

Community Facilities and
Natural Groundwater Aquifer Recharge

1.0 WASTEWATER
GOAL 1 - Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Wastewater is provided to the site by a sanitary sewer line within the in the right of way behind the development. The proposed expansion will have a maximum demand of 1080 gallons per day and the available capacity of the wastewater treatment plant is 673,547 gpd. There is sufficient wastewater capacity. The wastewater demand was based on a part of the building to be used as office and the remainder as warehouse type use to closely imitate the proposed use.

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

A proposed on site dumpster will provide on-site solid waste disposal for the proposed building.

3.0 STORMWATER
GOAL 3 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.

An onsite stormwater basin is proposed to serve the property for the maximum proposed impervious. The site has an impervious area of 25.46% of the site.

4.0 POTABLE WATER
GOAL 4 Provide an adequate supply of high quality potable water to customers throughout the service area.

Potable water is provided by an 8" water line in the US 441 right of way. The proposed building has a water demand that will be served by a lateral water line into the site. The max water demand is 1,188 gal/day. Available

capacity is 831,516 gpd. Therefore, capacity is available. The water demand was based on a part of the building to be used as office and the remainder as warehouse type use to closely imitate the proposed use.

DREYER'S DKI SITE PLAN

Alachua County Tax Parcel 03211-003-000
City of Alachua, Alachua County, Florida

CONSISTENCY WITH THE CITY OF ALACHUA RESIDENTIAL PROTECTION STANDARDS

Sec. 6.6. - Infill standards.
6.6.3 Residential protection standards.
(A) General conditions. As a condition of the approval of any nonresidential development located within 500 feet of any residential district or adjacent to an existing residential single family or two-family development, conditions may be imposed to reduce or minimize any potential adverse impacts on the residential land or development. Such conditions may include but are not limited to the following:
(1) Hours of operation and deliveries. Hours of operation and deliveries.
Generally the hours of operation are from 7:30 am to 5:00 pm.

(2) Activities that generate potential adverse impacts. Location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare.
All activities will take place inside of an enclosed building.

(3) Placement of trash receptacles. Placement of trash receptacles.
A dumpster is proposed in the northwest area of the site and is 50 feet away from the adjacent residential road. The view from the adjacent existing residential properties will be blocked by a proposed 6' high opaque wood fence around the dumpster and 20' Type D buffer

(4) Loading and delivery area. Location of loading and delivery areas.
Loading and delivery for the most part will be from the northerly and easterly side of the proposed building during the weekdays only. North side of site is protected by a Type D buffer to provide further protection from loading areas.

(5) Lighting. Lighting location, intensity, and hours of illumination.
The proposed site has a photometric plan that shows all lighting will not encroach into the adjacent properties

(6) Placement of outdoor machines and activities. Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.
There will be no outdoor machines and activities.

(7) Additional landscaping and buffering to mitigate adverse impacts. Additional landscaping and buffering to mitigate adverse impacts.
Additional landscaping in the form of a Type D buffer was required (and provided) along the north side of the property to provide buffering.

(8) Height restrictions. Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.
The height of the proposed building will preserve light and privacy and views of

significant features from public property and rights-of-way, due to the grade changes on the site .

(9) Preservation of natural lighting and solar access. Preservation of natural lighting and solar access.
Natural lighting and solar access will not be affected by the development because the site's elevation is lower then the residential properties.

(10) Ventilation and control of odors and fumes.
There will be no odors and fumes created from the proposed uses.

(11) Paving and parking areas. Paving to control dust.
The area subject to vehicular traffic will be paved and/or stabilized.

(12) Placement or configuration of site design.
The site activities for the most part will occur south and unloading to the north of the proposed building. Due to the topographic changes on the property the development is some what below the elevation of the adjacent residential properties, which will provide additional protection of the residential properties.

(B) Height and setbacks. Any nonresidential structure located in any nonresidential district and within 100 feet of a property boundary of a residential district or adjacent to a single-family or two-family dwelling shall be set back from the boundary of the residential district property boundary or residential development a minimum distance equal to the height of the nonresidential structure.
The proposed building height is less then the proposed setback from property line.

Neighborhood Meeting
Dreyer's Building

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **ROBERT BOUKARI**, who on oath and in my physical presence says that he (she) is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter of: **NEIGHBORHOOD MEETING 9-23-21,** was published in said newspaper in the issues of **September 09, 2021.**

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **9th day of September, 2021** by **Robert Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

PUBLIC NOTICE

A Neighborhood meeting will be held to discuss the development of a 16,000 sf Commercial Building and +/- 16 parking spaces at, 14750 NW US 441. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek their comments.

The meeting will be held Thursday, September 23, 2021 at 5:30 pm at Dreyer's DKI, 14619 NW Hwy 441, Alachua, FL 32615

Your address was listed in the public records as owner(s) of property within 400' of the proposed development. Please attend the meeting or contact me if you have any concerns or questions regarding the project.

Thank You
Alison Fetner, P.E.
352-281-9109

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Thank You
Alison Fetner, P.E.
352-281-9109

Prepared by and return to:
Scruggs, Carmichael & Wershow, P.A.
Raymond M. Ivey, Esq.
2234 NW 40th Terrace, Suite B
Gainesville, Florida 32605
352-416-3481
(Statutory Form §689.02 F.S.)
RMI **21-569 DREYER**

18.50
1,512.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3343591 2 PG(S)
June 08, 2021 04:29:45 PM
Book 4898 Page 1395
J.K. JESS IRBY, ESQ. Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $1,512.00

[Space Above This Line For Recording Data]

THIS WARRANTY DEED, made and entered into on this 7th day of **June, 2021** between

MEGAHEE ENTERPRISES LTD., LLLP, a Florida Limited Partnership

whose address is **2513 SW 50th Blvd., Gainesville, FL 32608** , grantor(s)*, and

DREYER'S CLEANING & RESTORATION, INC., a Florida Corporation

whose address is **14619 N. US 441, Alachua, FL 32615,** grantee(s)*,

WITNESSETH, that said grantor(s), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor(s) in hand paid by said grantee(s), the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee(s), and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida**, to-wit:

Lots 4,5, and 6 as shown on a plat of the WOODBRIDGE SUBDIVISION OF STRINGFELLOW FARM IN ALACHUA, which is recorded in the public records of Alachua County, Florida, in Plat Book C, Page 68A, and being in that part of the West ½ of the Southeast ¼ and the East ½ of the Southwest ¼ of section 14, Township 8 South, Range 18 East, lying North of the A.C.L. and J. and S.W.R.R., excepting that part of Croxton's survey of Alachua embrace with said lands. All lying and being in Alachua County, Florida.

ALSO

A parcel of land in Section 14, T8S-R18E; being a part of NE. 7th Street lying between U. S. Highway No. 441 and NE 2nd Avenue, and being more particularly described as follows: Beginning at the NW corner of Lot 6 of Woodbridge subdivision as recorded in Plat Book "C", Page 68A of the Public Records of Alachua County, Florida, and thence run S.88°39'28"W. 20.0 feet to the centerline of said NE 7th Street, thence run S.0°18'32" E. along said center line of NE 7th Street 141.52 feet to the North right of way line of U. S. Highway No. 441, thence run S.82°34'32" E. along the said North right line of U. S. Highway No. 441 20.18 feet to the SW corner of said Lot 6 of Woodbridge subdivision, thence run N.0°18'32" W. along the West line of said Lot 6 144.60 feet to the point of beginning, all being and lying in Section 14, T8S-R18E, Alachua County, Florida.

LESS AND EXCEPT those lands described in Book 123, Page 173; Book 285, Page 434; Book 336, Page 427; and Book 4603, Page 1559 of the public records of said county.

SUBJECT TO covenants, conditions, and restrictions of record, if any;
SUBJECT TO taxes subsequent to December 31, 2020;
TAX PARCEL #03229-001-000.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

AND said grantor(s) does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor(s)" and "Grantee(s)" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, grantor(s) has /have hereunto set grantor(s)'s hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: RAYMOND M. IVEY

Witness Name:

MEGAHEE ENTERPRISES LTD., LLLP, a Florida Limited Partnership

By: _____
JOAN M. JONES, General Partner

MEGAHEE ENTERPRISES TRUST, General Partner

By: _____
RICHARD L. JONES, Trustee

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 7th day of June, 2021 by JOAN M. JONES, General Partner and RICHARD L. JONES, Trustee of MEGAHEE ENTERPRISES TRUST, as General Partner, of MEGAHEE ENTERPRISES LTD., LLLP, a Florida Limited Partnership on behalf of the corporation and the partnership. They [_] are personally known to me or [X] have produced a driver's license as identification.

[Notary Seal]

RAYMOND M IVEY
Commission # GG 172986
Expires January 7, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public

Printed Name: RAYMOND M. IVEY

My Commission Expires: _____

DoubleTime®

Search > Account Summary

Real Estate Account #03229 001 000

Print this page

Owner:
DREYERS CLEANING & RESTORATION INC

Situs:
UNASSIGNED LOCATION RE

Parcel details
Property Appraiser

Get bills by email

Amount Due

ALACHUA COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	AMOUNT DUE	
2021 Annual Bill	$4,982.27	Add To Cart

Print (PDF)

Total Amount Due: $4,982.27

Apply for the 2022 installment payment plan

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill	$4,982.27	Unpaid			Print (PDF)
2020 Annual Bill	$0.00	Paid $4,724.09	11/23/2020	Receipt #20-0032088	Print (PDF)
2019 Annual Bill	$0.00	Paid $4,599.42	11/25/2019	Receipt #19-0035001	Print (PDF)
2018 Annual Bill	$0.00	Paid $4,320.36	11/20/2018	Receipt #18-0024131	Print (PDF)
2017 Annual Bill	$0.00	Paid $4,274.24	12/27/2017	Receipt #17-0070861	Print (PDF)
2016 Annual Bill	$0.00	Paid $4,187.65	11/23/2016	Receipt #16-0030661	Print (PDF)
2015 Annual Bill	$0.00	Paid $2,921.51	11/25/2015	Receipt #15-0032591	Print (PDF)
2014 Annual Bill	$0.00	Paid $2,884.48	11/20/2014	Receipt #14-0023019	Print (PDF)
2013 Annual Bill	$0.00	Paid $2,883.57	11/13/2013	Receipt #13-0012873	Print (PDF)
2012 Annual Bill	$0.00	Paid $2,879.11	11/08/2012	Receipt #12-0017407	Print (PDF)
2011 Annual Bill	$0.00	Paid $2,942.44	11/16/2011	Receipt #2011-3006895	Print (PDF)
2010 Annual Bill	$0.00	Paid $2,921.06	11/24/2010	Receipt #2010-3012518	Print (PDF)
2009 Annual Bill	$0.00	Paid $2,906.85	11/30/2009	Receipt #2009-1013372	Print (PDF)
2008 Annual Bill	$0.00	Paid $2,631.84	11/24/2008	Receipt #2008-9009955	Print (PDF)
2007 Annual Bill	$0.00	Paid $2,640.98	11/30/2007	Receipt #2007-9035162	Print (PDF)
2006 Annual Bill	$0.00	Paid $2,934.50	11/28/2006	Receipt #2006-9087080	Print (PDF)
2005 Annual Bill	$0.00	Paid $3,026.68	11/30/2005	Receipt #2005-5007757	Print (PDF)
2004 Annual Bill	$0.00	Paid $3,056.25	11/30/2004	Receipt #2004-9015759	Print (PDF)
2003 Annual Bill	$0.00	Paid $3,127.70	11/18/2003	Receipt #2003-3010170	Print (PDF)
2002 Annual Bill	$0.00	Paid $3,205.30	12/31/2002	Receipt #2002-0254436	Print (PDF)
Total Amount Due	**$4,982.27**				

FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

SELF-CERTIFICATION FOR A STORMWATER MANAGEMENT SYSTEM IN UPLANDS SERVING LESS THAN 10 ACRES OF TOTAL PROJECT AREA AND LESS THAN 2 ACRES OF IMPERVIOUS SURFACES

Owner(s)/Permittee(s):	DREYERS CLEANING & RESTORATION INC
File No:	0411217001EG
File Name:	DREYERS BUILDING ALACHUA
Site Address:	14750 NW US 441 Alachua FL - 32615
County:	Alachua
Latitude:	29° 47' 31.8059"
Longitude:	-82° 29' 7.9393"
Total Project Area:	3
Total Impervious Surface Area:	1.01
Approximate Date of Commencement of Construction:	01/17/2022
Registered Florida Professional:	Alison Fetner
License No.:	44669
Company:	Fetner Engineering

Date: October 18, 2021

Alison Fetner certified through the Department's Enterprise Self-Service Application portal that the project described above was designed by the above-named Florida registered professional to meet the following requirements:

(a)The total project area involves less than 10 acres and less than 2 acres of impervious surface;
(b)Activities will not impact wetlands or other surface waters;
(c)Activities are not conducted in, on, or over wetlands or other surface waters;
(d)Drainage facilities will not include pipes having diameters greater than 24 inches, or the hydraulic equivalent, and will not use pumps in any manner;
(e)The project is not part of a larger common plan, development, or sale; and
(f)The project does not:
1.Cause adverse water quantity or flooding impacts to receiving water and adjacent lands;

2.Cause adverse impacts to existing surface water storage and conveyance capabilities;
3.Cause a violation of state water quality standards; or
4.Cause an adverse impact to the maintenance of surface or ground water levels or surface water flows established pursuant to s. 373.042 or a work of the district established pursuant to s. 373.086, F.S.

This certification was submitted before initiation of construction of the above project. The system is designed, and will be operated and maintained in accordance with applicable rules adopted pursuant to part IV of chapter 373, F.S. There is a rebuttable presumption that the discharge from such system will comply with state water quality standards.Therefore, construction, alteration, and maintenance of the stormwater management system serving this project is authorized in accordance with s.403.814(12), F.S.

In accordance with s. 373.416(2), F.S., if ownership of the property or the stormwater management system is sold or transferred to another party, continued operation of the system is authorized only if notice is provided to the Department within 30 days of the sale or transfer.This notice can be submitted to:

FDEP Northeast District
8800 Baymeadows Way West
Jacksonville, FL32256

This certification was submitted along with the following electronic documents:

File Description
Plans
Stormwater Report
Storm Calculations
Soils Report

If you have submitted this certification as a Florida Registered Professional, you may wish to sign and seal this certification, and return a copy to the Department, in accordance with your professional practice act requirements under Florida Statutes.

I, Alison Fetner, License No. 44669, do hereby certify that the above information is true and accurate, based upon my knowledge, information and belief. In the space below, affix signature, date, seal, company name, address and certificate of authorization (if applicable).

This sealed certification may be submitted to the Department, either electronically (as an attachment in Adobe PDF or other secure, digital format) at DEP_NED@dep.state.fl.us, or as a hardcopy, at the postal address below:

FDEP Northeast District
8800 Baymeadows Way West
Jacksonville, FL32256

Dreyers Spec Building
Stormwater Management Report
12-30-21

Existing Conditions
The proposed Dreyers Spec Building (site) is located in Alachua, Florida in Alachua County. The site is an undeveloped property located in Section 14, Township 08 South, Range 18 East with an approximate center latitude and longitude of N29°52'08.28" and W90°38'15.44", respectively. The site occupies 1.69-acres of the 4 acre undeveloped lot where current topographic elevations range from approximately +87 to +97 feet NGVD.

Proposed Project
The proposed project is to construct the infrastructure associated with the 16,000 SF Dreyers Spec Building. Including the vehicular use areas and stormwater facilities. The stormwater management plan will include one dry detention basin designed to retain the critical duration 100 year storm up through the ten day event. The basins will be a dry detention stormwater system. The basin was modeled using the PONDS software for the 100 year critical event up through the ten day event.

Soils
Cal-Tech Testing performed borings and completed a report with 8 soil borings and 3 infiltrations in July 2021. All the borings showed relatively consistent profiles of 2-8 feet of very loose sand underlain by silty sand and then clayey sand until boring termination. I believe the number of borings provided adequately represents the conditions for the basin design. No groundwater was encountered, USDA NRCS indicates groundwater deeper than 80 inches below grade. The porosity of the soils was determined to be 30%.

Basin A
Total Area = 1.69 ac
Impervious Area = 0.94 ac

Curve Number
Well drained sands – 39 (Type A Soils)
Impervious Area – 100
Basin – 100

CN = 85.95

See attached calculations

Water Quality
2 inches of runoff over the Drainage area
Or
2.5 inches times impervious area (wet basin)

See attached calculations

Basin	Required	Provided
1	6,140.83 CF	20,949.5 CF

Recovery(See Chart Below)

Summary

Basin A -100 year Critical Storm Event

Storm	Basin top	DHW	Pre Vol (cf)	Post Vol (cf)
1 hr	89.0’	86.95’	578	0
2 hr	89.0’	87.18’	1742	124
4 hr	89.0’	87.44’	4056	2761
8 hr	89.0’	87.30’	6996	5994
24 hr	89.0’	87.42’	16071	6119
72 hr	89.0’	87.41’	26172	12343
168 hr	89.0’	87.47’	35137	14829
240 hr	**89.0’**	**87.51’**	**43830**	**19564**

BASIN RECOVERY

Storm	½ Vol (Days)	½ Vol (CF)	Tot Vol (Days)	Total Vol (CF)
WQ	***0**	**23,475**	**0.25**	**46,949**
1 hr	***0**	**23,475**	**1.07**	**46,949**
2 hr	***0**	**23,475**	**1.11**	**46,949**
4 hr	***0**	**23,475**	**1.19**	**46,949**
8 hr	***0**	**23,475**	**1.86**	**46,949**
24 hr	***0**	**23,475**	**8.03**	**46,949**
72 hr	***0**	**23,475**	**13.03**	**46,949**
168 hr	***0**	**23,475**	**20.00**	**46,949**
240 hr	***0**	**23,475**	**24.53**	**46,949**

*** ½ volume above available DHW**

Maintenance of Stormwater System

1) All pipes/structures will be inspected every other month for any obstructions or sedimentation and if any are found they will be removed.
2) The basin will be mowed once per month during the growing season and on an as needed basis during the winter

The Dreyers Cleaning and Restoration, Inc. will be responsible for the maintenance of the stormwater facilities.

Engineers Certification

I hereby certify that the design of the stormwater management system for the project known as Dreyers Spec Building meets all of the requirements and has been designed substantially in accordance with the Suwannee River Water Management District

Alison Fetner, P.E.
Reg. No. 44669
December 30, 2021

Basin 1 Summary:

Parameter:	Value:	Calculations Found in:
Drainage Area	**1.69 acres**	**Watershed Parameter Sheet**
Impervious Area	**41,127 SF**	**Watershed Parameter Sheet**
Discharge Structure	**Weir**	**Ponds Calculation**
Basin Volume	**46,949 CF**	**Stage Storage Sheet**
Top Elevation	**89 Feet**	**Post Development Sheet**
Bottom Elevation	**85 Feet**	**Post Development Sheet**
Design High Elevation	**87.51 Feet**	**Ponds Calculation**
Post Development Curve Number	**85.95**	**Water Shed Parameter Sheet**
Basin Type	**Dry Detention**	
Design Criteria	**Critical Storm Event Through 100 yr – 10 day**	
Time of Concentration	**10 minutes**	**T of C sheet**
Side Slope	**4:1 feet**	**Detail Sheet**
Water Quality	**6140.83 at elevation 85.70**	**Watershed Parameter Sheet**

Curve Number Summary		**Dreyer**	**POST**
		Basin	
Basin No.		**1**	
Total Area(sf)	=	73,690	1.69
Impervious Area (sf)	=	41127	0.94
Pervious Area(sf)	=	16972	
Basin Area(sf)	=	15591	
Impervious Curve Number	=	100	
Pervious Curve Number(Grass)	=	39	
Cumulative Curve Number	**=**	**85.95**	
Percentage of Impervious	**=**	55.81	
Percentage of Impervious with Basin	=	76.97	
C Coeficient		0.548361	

Impervious Area	
Basin	
SF	
Building	16,000
Sidewalks	1,349
Paving	23,368
Concrete pads	410
	0
TOTAL	41127
Acres	0.94

Water Quality = 1/12x21,154cf= 6140.83 at 85.7'

Basin Volume= 46,949

Curve Number Summary		**Dreyer**	**PRE**
		Basin	
Basin No.		**1**	
Total Area(sf)	=	78,728	1.81
Impervious Area (sf)	=	0	
Pervious Area(sf)	=	78,728	
Basin Area(sf)	=	0	
Impervious Curve Number	=	100	
Pervious Curve Number(Grass)	=	39	
Cumulative Curve Number	**=**	**39.00**	

Impervious Area	
Basin	
SF	
Building	0
Sidewalks	0
Paving	0
Sidewalks	0
Courts	0
TOTAL	0
Acres	0.00

Water Quality = 1/12x21,154cf= 6560.67 at 83.8'

TOP DIMENSIONS **Dreyers Spec Building**

WIDTH	0.0	AREA	=	0.00
LENGTH	0.0	C PRE	=	0.00
SS (H:1)	0.0	C POST	=	0.00
ELEVATION	89.0			

BOTTOM DIMENSIONS

WIDTH	0.0
LENGTH	0.0
SS (H:1)	0.0
ELEVATION	85.0

	ELEV (FT)	WID (FT)	LEN (FT)	A (FT^2)	VOL (CF)	T VOL (CF)
BOTTOM	85.00	0.00	0.00	8200.00	0.00	0.00
	85.10	0.00	0.00	8366.40	827.48	827.48
	85.20	0.00	0.00	8532.80	844.10	1671.58
	85.30	0.00	0.00	8699.20	860.73	2532.30
	85.40	0.00	0.00	8865.60	877.35	3409.65
	85.50	0.00	0.00	9032.00	893.97	4303.63
	85.60	0.00	0.00	9198.40	910.60	5214.22
	85.70	0.00	0.00	9364.80	927.22	6141.44
	85.80	0.00	0.00	9531.20	943.84	7085.28
	85.90	0.00	0.00	9697.60	960.47	8045.75
	86.00	0.00	0.00	9864.00	977.09	9022.84
	86.10	0.00	0.00	10043.80	994.38	10017.22
	86.20	0.00	0.00	10223.60	1012.34	11029.56
	86.30	0.00	0.00	10403.40	1030.31	12059.87
	86.40	0.00	0.00	10583.20	1048.27	13108.14
	86.50	0.00	0.00	10763.00	1066.23	14174.37
	86.60	0.00	0.00	10942.80	1084.19	15258.56
	86.70	0.00	0.00	11122.60	1102.15	16360.71
	86.80	0.00	0.00	11302.40	1120.12	17480.83
	86.90	0.00	0.00	11482.20	1138.08	18618.91
	87.00	0.00	0.00	11662.00	1156.04	19774.95
	87.10	0.00	0.00	11853.30	1174.58	20949.53
	87.20	0.00	0.00	12044.60	1193.69	22143.22
	87.30	0.00	0.00	12235.90	1212.80	23356.01
	87.40	0.00	0.00	12427.20	1231.91	24587.92
	87.50	0.00	0.00	12618.50	1251.02	25838.94
	87.60	0.00	0.00	12809.80	1270.13	27109.08
	87.70	0.00	0.00	13001.10	1289.24	28398.32
	87.80	0.00	0.00	13192.40	1308.35	29706.67
	87.90	0.00	0.00	13383.70	1327.46	31034.14
	88.00	0.00	0.00	13575.00	1346.58	32380.71
	88.10	0.00	0.00	13776.60	1366.20	33746.91
	88.20	0.00	0.00	13978.20	1386.34	35133.25
	88.30	0.00	0.00	14179.80	1406.48	36539.73
	88.40	0.00	0.00	14381.40	1426.62	37966.35
	88.50	0.00	0.00	14583.00	1446.76	39413.11
	88.60	0.00	0.00	14784.60	1466.90	40880.01
	88.70	0.00	0.00	14986.20	1487.04	42367.05
	88.80	0.00	0.00	15187.80	1507.18	43874.23
	88.90	0.00	0.00	15389.40	1527.32	45401.55
TOP	89.00	0.00	0.00	15591.00	1547.46	46949.01

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Project Data

Project Name: Dreyers Pre Developed

Simulation Description:
Project Number:

Engineer : A. Fetner

Supervising Engineer:

Date: 12-29-2020

Aquifer Data

Base Of Aquifer Elevation, [B] (ft datum):	79.00
Water Table Elevation, [WT] (ft datum):	79.50
Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day):	1.00
Fillable Porosity, [n] (%):	10.00

Vertical infiltration was not considered.

Scenario Input Data

Scenario 1 :: 1 Hour 100 Year Storm

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

Basin Area (acres)	1.665
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	39
Design Rainfall Depth (inches)	4.4
Design Rainfall Duration (hours)	1.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 1 Hour

Initial ground water level (ft datum) 79.50 (default)

No times after storm specified.

Scenario 2 :: 2 Hour 100 Year Storm

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

Basin Area (acres)	1.665
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	39
Design Rainfall Depth (inches)	5.4
Design Rainfall Duration (hours)	2.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 2 Hour

Initial ground water level (ft datum) 79.50 (default)

No times after storm specified.

Scenario 3 :: 4 Hour 100 Year Storm

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

Basin Area (acres)	1.665
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	39
Design Rainfall Depth (inches)	6.7
Design Rainfall Duration (hours)	4.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 4 Hour

Initial ground water level (ft datum) 79.50 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 4 :: 8 hour 100 Year Storm

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

Basin Area (acres)	1.665
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	39
Design Rainfall Depth (inches)	8.0
Design Rainfall Duration (hours)	8.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 8 Hour

Initial ground water level (ft datum) 79.50 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
1.000	3.500	6.000
1.500	4.000	6.500
2.000	4.500	7.000
2.500	5.000	
3.000	5.500	

Scenario 5 :: 24 Hour 100 Year Storm Event

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

Basin Area (acres)	1.665
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	39
Design Rainfall Depth (inches)	11.0
Design Rainfall Duration (hours)	24.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 24 Hour

Initial ground water level (ft datum) 79.50 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 6 :: 72 Hour 100 Year Storm Event

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

Basin Area (acres)	1.665
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	39
Design Rainfall Depth (inches)	13.8
Design Rainfall Duration (hours)	72.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 72 Hour

Initial ground water level (ft datum) 79.50 (default)

No times after storm specified.

Scenario 7 :: 168 Hour 100 Year Storm Event

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

Basin Area (acres)	1.665
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	39
Design Rainfall Depth (inches)	16.0
Design Rainfall Duration (hours)	168.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 168 Hour

Initial ground water level (ft datum) 79.50 (default)

No times after storm specified.

Scenario 8 :: 240 Hour 100 Year Storm Event

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

Basin Area (acres)	1.665
Time Of Concentration (minutes)	10.0
DCIA (%)	0.0
Curve Number	39
Design Rainfall Depth (inches)	18.0
Design Rainfall Duration (hours)	240.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 240 Hour

Initial ground water level (ft datum) 79.50 (default)

No times after storm specified.

Summary of Results *:: Scenario 1 :: 1 Hour 100 Year Storm*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	0.822		0.5907	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	1.533			578.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	1.578			578.3
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	0.822		0.5907	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	1.533			578.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	1.578			578.3
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Summary of Results *:: Scenario 2 :: 2 Hour 100 Year Storm*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	1.044		0.5012	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	2.533			1742.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	2.578			1742.2
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	1.044		0.5012	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	2.533			1742.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	2.578			1742.2
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Summary of Results *:: Scenario 3 :: 4 Hour 100 Year Storm*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	2.533		0.9561	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.533			4056.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.578			4056.1
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	2.533		0.9561	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.533			4056.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.578			4056.1
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Summary of Results *:: Scenario 4 :: 8 hour 100 Year Storm*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	4.022		1.2417	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	8.533			6996.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	176.578			6996.4
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	4.022		1.2417	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	8.533			6996.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	176.578			6996.4
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Summary of Results *:: Scenario 5 :: 24 Hour 100 Year Storm Event*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	12.022		0.5047	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.533			16070.6
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	24.578			16070.6
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	12.022		0.5047	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.533			16070.6
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	24.578			16070.6
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Summary of Results *:: Scenario 6 :: 72 Hour 100 Year Storm Event*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	60.000		0.6547	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	72.533			26171.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	72.578			26171.7
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	60.000		0.6547	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	72.533			26171.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	72.578			26171.7
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Summary of Results *:: Scenario 7 :: 168 Hour 100 Year Storm Event*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	160.000		0.5388	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	168.533			35136.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	168.578			35136.9
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	160.000		0.5388	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	168.533			35136.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	168.578			35136.9
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Summary of Results *:: Scenario 8 :: 240 Hour 100 Year Storm Event*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	Not Available	Not Available		
Maximum	Not Available	Not Available		
Inflow				
Rate - Maximum - Positive	184.000		0.6909	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	240.533			43829.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	240.578			43829.8
Infiltration				
Rate - Maximum - Positive	Not Available		Not Available	
Rate - Maximum - Negative	Not Available		Not Available	
Cumulative Volume - Maximum Positive	Not Available			Not Available
Cumulative Volume - Maximum Negative	Not Available			Not Available
Cumulative Volume - End of Simulation	Not Available			Not Available
Combined Discharge				
Rate - Maximum - Positive	184.000		0.6909	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	240.533			43829.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	240.578			43829.8
Discharge Structure 1 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

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Project Data

Project Name:	Dreyers Post
Simulation Description:	
Project Number:	
Engineer :	A. Fetner
Supervising Engineer:	
Date:	12-29-2020

Aquifer Data

Base Of Aquifer Elevation, [B] (ft datum):	79.00
Water Table Elevation, [WT] (ft datum):	79.50
Horizontal Saturated Hydraulic Conductivity, [Kh] (ft/day):	6.75
Fillable Porosity, [n] (%):	30.00
Unsaturated Vertical Infiltration Rate, [Iv] (ft/day):	3.0
Maximum Area For Unsaturated Infiltration, [Av] (ft^2):	11662.0

Scenario Input Data

Scenario 1 :: 1 Hour 100 Year Storm

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

Basin Area (acres)	1.690
Time Of Concentration (minutes)	10.0
DCIA (%)	80.0
Curve Number	39
Design Rainfall Depth (inches)	4.4
Design Rainfall Duration (hours)	1.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 1 Hour

Initial ground water level (ft datum) 79.50 (default)

No times after storm specified.

Scenario 2 :: 2 Hour 100 Year Storm

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

Basin Area (acres)	1.690
Time Of Concentration (minutes)	10.0
DCIA (%)	77.0
Curve Number	39
Design Rainfall Depth (inches)	5.4
Design Rainfall Duration (hours)	2.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 2 Hour

Initial ground water level (ft datum) 79.50 (default)

No times after storm specified.

Scenario 3 :: 4 Hour 100 Year Storm

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

Basin Area (acres)	1.690
Time Of Concentration (minutes)	10.0
DCIA (%)	77.0
Curve Number	39
Design Rainfall Depth (inches)	6.7
Design Rainfall Duration (hours)	4.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 4 Hour

Initial ground water level (ft datum) 79.50 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 4 :: 8 hour 100 Year Storm

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

Basin Area (acres)	1.690
Time Of Concentration (minutes)	10.0
DCIA (%)	77.0
Curve Number	39
Design Rainfall Depth (inches)	8.0
Design Rainfall Duration (hours)	8.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 8 Hour

Initial ground water level (ft datum) 79.50 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
1.000	3.500	6.000
1.500	4.000	6.500
2.000	4.500	7.000
2.500	5.000	
3.000	5.500	

Scenario 5 :: 24 Hour 100 Year Storm Event

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

Basin Area (acres)	1.690
Time Of Concentration (minutes)	10.0
DCIA (%)	77.0
Curve Number	39
Design Rainfall Depth (inches)	11.0
Design Rainfall Duration (hours)	24.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 24 Hour

Initial ground water level (ft datum) 79.50 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 6 :: 72 Hour 100 Year Storm Event

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

Basin Area (acres)	1.690
Time Of Concentration (minutes)	10.0
DCIA (%)	77.0
Curve Number	39
Design Rainfall Depth (inches)	13.8
Design Rainfall Duration (hours)	72.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 72 Hour

Initial ground water level (ft datum) 79.50 (default)

No times after storm specified.

Scenario 7 :: 168 Hour 100 Year Storm Event

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

Basin Area (acres)	1.690
Time Of Concentration (minutes)	10.0
DCIA (%)	77.0
Curve Number	39
Design Rainfall Depth (inches)	16.0
Design Rainfall Duration (hours)	168.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 168 Hour

Initial ground water level (ft datum) 79.50 (default)

No times after storm specified.

Scenario 8 :: 240 Hour 100 Year Storm Event

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

Basin Area (acres)	1.690
Time Of Concentration (minutes)	10.0
DCIA (%)	77.0
Curve Number	39
Design Rainfall Depth (inches)	18.0
Design Rainfall Duration (hours)	240.0
Shape Factor	UHG 484
Rainfall Distribution	FDOT 240 Hour

Initial ground water level (ft datum) 79.50 (default)

No times after storm specified.

Scenario Input Data (cont'd.)

Scenario 9 :: Water Quality

Hydrograph Type: Slug Load
Modflow Routing: Routed with infiltration

Treatment Volume (ft³) 5937

Initial ground water level (ft datum) 79.50 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.020	0.038	0.041	1.000	3.500
0.025	0.038	0.045	1.500	3.750
0.030	0.038	0.100	2.000	4.000
0.035	0.038	0.250	2.500	
0.037	0.039	0.500	3.000	

Scenario 11 :: Entire Volume

Hydrograph Type: Slug Load
Modflow Routing: Routed with infiltration

Treatment Volume (ft³) 46949

Initial ground water level (ft datum) 79.50 (default)

Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)	Time After Storm Event (days)
0.100	3.500	11.000	19.000	27.000
0.250	4.000	12.000	20.000	28.000
0.500	5.000	13.000	21.000	29.000
1.000	6.000	14.000	22.000	30.000
1.500	7.000	15.000	23.000	30.500
2.000	8.000	16.000	24.000	
2.500	9.000	17.000	25.000	
3.000	10.000	18.000	26.000	

Summary of Results *:: Scenario 1 :: 1 Hour 100 Year Storm*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	79.50		
Maximum	1.089	86.95		
Inflow				
Rate - Maximum - Positive	0.556		12.0050	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	1.533			20556.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	1.578			20556.5
Infiltration				
Rate - Maximum - Positive	1.089		0.4022	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	1.578			1905.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	1.578			1905.8
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	1.578			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	1.578			0.0
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Summary of Results *:: Scenario 2 :: 2 Hour 100 Year Storm*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	79.50		
Maximum	2.111	87.18		
Inflow				
Rate - Maximum - Positive	0.822		8.5817	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	2.533			24795.8
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	2.578			24795.8
Infiltration				
Rate - Maximum - Positive	1.400		0.4049	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	2.578			3383.6
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	2.578			3383.6
Combined Discharge				
Rate - Maximum - Positive	2.111		0.0640	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	2.578			123.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	2.578			123.7
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	2.111		0.0640	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	2.578			123.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	2.578			123.7
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Summary of Results *:: Scenario 3 :: 4 Hour 100 Year Storm*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	79.50		
Maximum	3.511	87.44		
Inflow				
Rate - Maximum - Positive	2.000		4.6256	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.533			31565.7
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.578			31565.7
Infiltration				
Rate - Maximum - Positive	2.511		0.4049	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.578			5701.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.578			5701.5
Combined Discharge				
Rate - Maximum - Positive	3.511		0.5536	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.578			2761.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.578			2761.4
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	3.511		0.5536	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	4.578			2761.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	4.578			2761.4
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Summary of Results *:: Scenario 4 :: 8 hour 100 Year Storm*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	79.50		
Maximum	5.156	87.48		
Inflow				
Rate - Maximum - Positive	4.000		4.6873	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	8.533			38295.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	176.578			38295.4
Infiltration				
Rate - Maximum - Positive	4.000		0.4049	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	44.578			32301.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	176.578			32301.1
Combined Discharge				
Rate - Maximum - Positive	5.156		0.6702	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	8.578			5994.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	176.578			5994.4
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	5.156		0.6702	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	8.578			5994.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	176.578			5994.4
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Summary of Results *:: Scenario 5 :: 24 Hour 100 Year Storm Event*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	79.50		
Maximum	18.089	87.30		
Inflow				
Rate - Maximum - Positive	12.000		1.5636	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.533			54771.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	24.578			54771.3
Infiltration				
Rate - Maximum - Positive	18.467		0.6283	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.578			26972.1
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	24.578			26972.1
Combined Discharge				
Rate - Maximum - Positive	18.089		0.2577	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.578			6119.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	24.578			6119.2
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	18.089		0.2577	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	24.578			6119.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	24.578			6119.2
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Summary of Results *:: Scenario 6 :: 72 Hour 100 Year Storm Event*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	79.50		
Maximum	64.044	87.41		
Inflow				
Rate - Maximum - Positive	59.978		1.0500	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	72.533			70167.6
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	72.578			70167.6
Infiltration				
Rate - Maximum - Positive	34.400		0.3672	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	72.578			36195.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	72.578			36195.3
Combined Discharge				
Rate - Maximum - Positive	64.044		0.4877	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	72.578			12343.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	72.578			12343.3
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	64.044		0.4877	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	72.578			12343.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	72.578			12343.3
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Summary of Results *:: Scenario 7 :: 168 Hour 100 Year Storm Event*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	79.50		
Maximum	160.044	87.47		
Inflow				
Rate - Maximum - Positive	160.000		0.7428	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	168.533			82654.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	168.578			82654.3
Infiltration				
Rate - Maximum - Positive	40.067		0.2987	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	168.578			45813.4
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	168.578			45813.4
Combined Discharge				
Rate - Maximum - Positive	160.044		0.6413	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	168.578			14828.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	168.578			14828.5
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	160.044		0.6413	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	168.578			14828.5
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	168.578			14828.5
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Summary of Results *:: Scenario 8 :: 240 Hour 100 Year Storm Event*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	79.50		
Maximum	184.067	87.51		
Inflow				
Rate - Maximum - Positive	184.000		0.9746	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	240.533			94133.2
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	240.578			94133.2
Infiltration				
Rate - Maximum - Positive	40.089		0.3117	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	240.578			53430.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	240.578			53430.9
Combined Discharge				
Rate - Maximum - Positive	184.067		0.7428	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	240.578			19564.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	240.578			19564.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	184.067		0.7428	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	240.578			19564.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	240.578			19564.0
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.
72 Hour Stage and Infiltration Volume	N.A.	N.A.		N.A.

Summary of Results *:: Scenario 9 :: Water Quality*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	79.50		
Maximum	0.002	85.68		
Inflow				
Rate - Maximum - Positive	0.002		989.5000	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	0.002			5937.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	96.000			5937.0
Infiltration				
Rate - Maximum - Positive	0.002		0.3239	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	2.400			2725.9
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	96.000			5937.0
Combined Discharge				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	96.000			0.0
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	None		None	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	None			None
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	96.000			0.0
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	36.000	Dry		5937.0
72 Hour Stage and Infiltration Volume	72.000	Dry		5937.0

Summary of Results *:: Scenario 11 :: Entire Volume*

	Time (hours)	Stage (ft datum)	Rate (ft^3/s)	Volume (ft^3)
Stage				
Minimum	0.000	79.50		
Maximum	0.002	89.00		
Inflow				
Rate - Maximum - Positive	0.002		7824.8330	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	0.002			46949.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	732.000			46949.0
Infiltration				
Rate - Maximum - Positive	0.002		0.4049	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	12.000			14448.0
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	732.000			15193.7
Combined Discharge				
Rate - Maximum - Positive	0.002		7.3508	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	2.400			31755.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	732.000			31755.3
Discharge Structure 1 - simple weir				
Rate - Maximum - Positive	0.002		7.3508	
Rate - Maximum - Negative	None		None	
Cumulative Volume - Maximum Positive	2.400			31755.3
Cumulative Volume - Maximum Negative	None			None
Cumulative Volume - End of Simulation	732.000			31755.3
Discharge Structure 2 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Discharge Structure 3 - inactive				
Rate - Maximum - Positive	disabled		disabled	
Rate - Maximum - Negative	disabled		disabled	
Cumulative Volume - Maximum Positive	disabled			disabled
Cumulative Volume - Maximum Negative	disabled			disabled
Cumulative Volume - End of Simulation	disabled			disabled
Pollution Abatement:				
36 Hour Stage and Infiltration Volume	36.000	Dry		15193.7
72 Hour Stage and Infiltration Volume	72.000	Dry		15193.7

Project Data

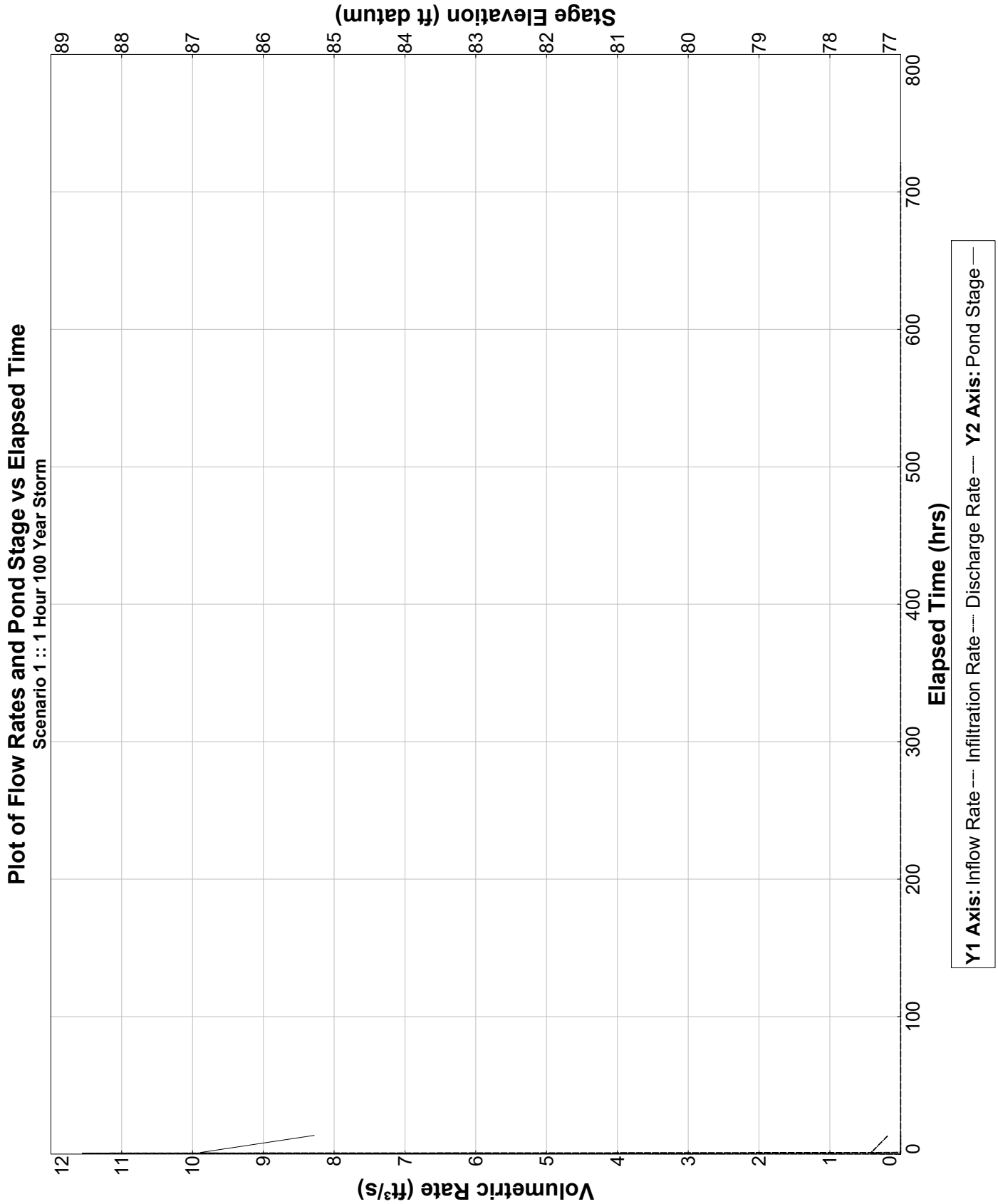
Project Name: Dreyers Post

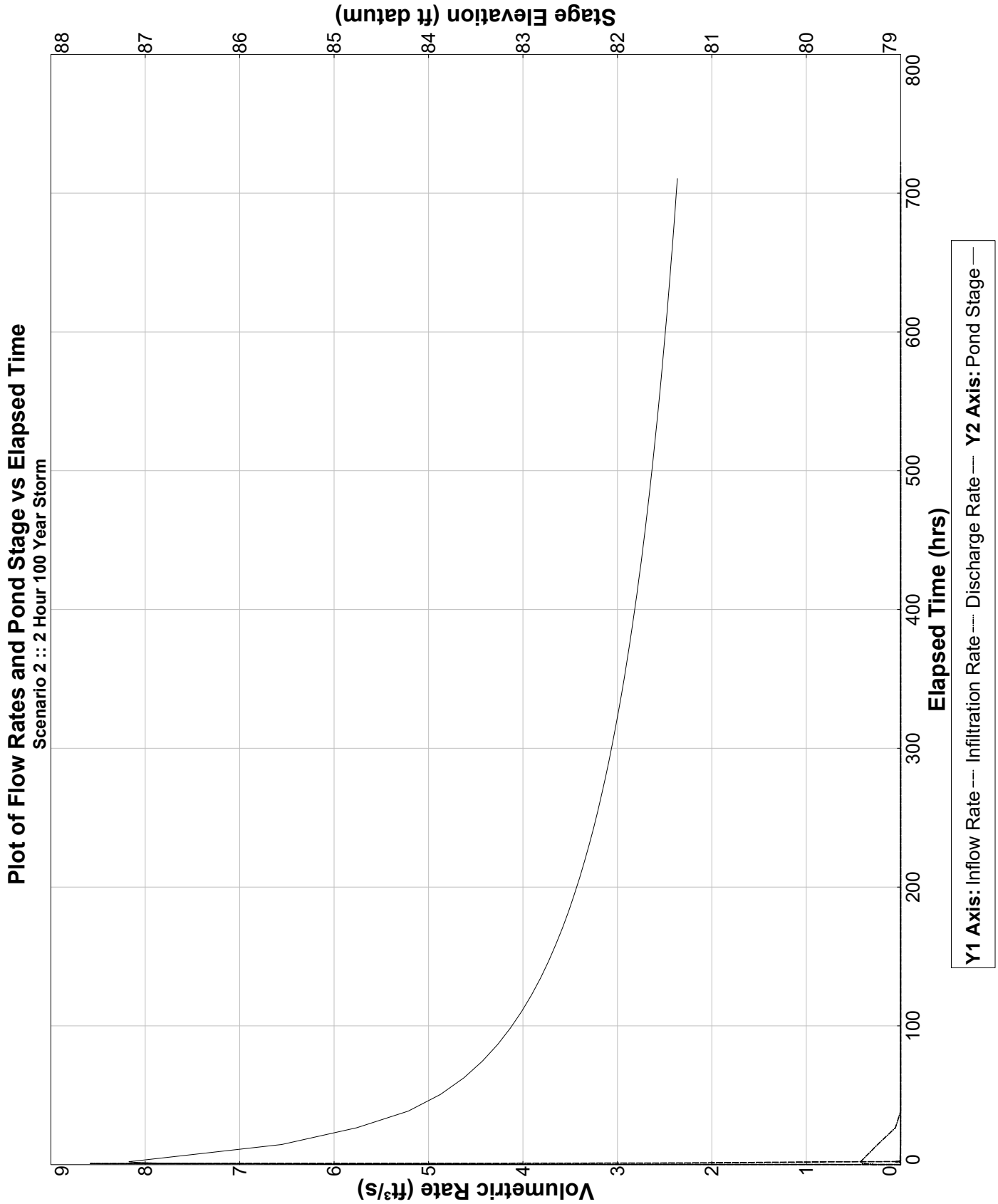
Simulation Description:
Project Number:

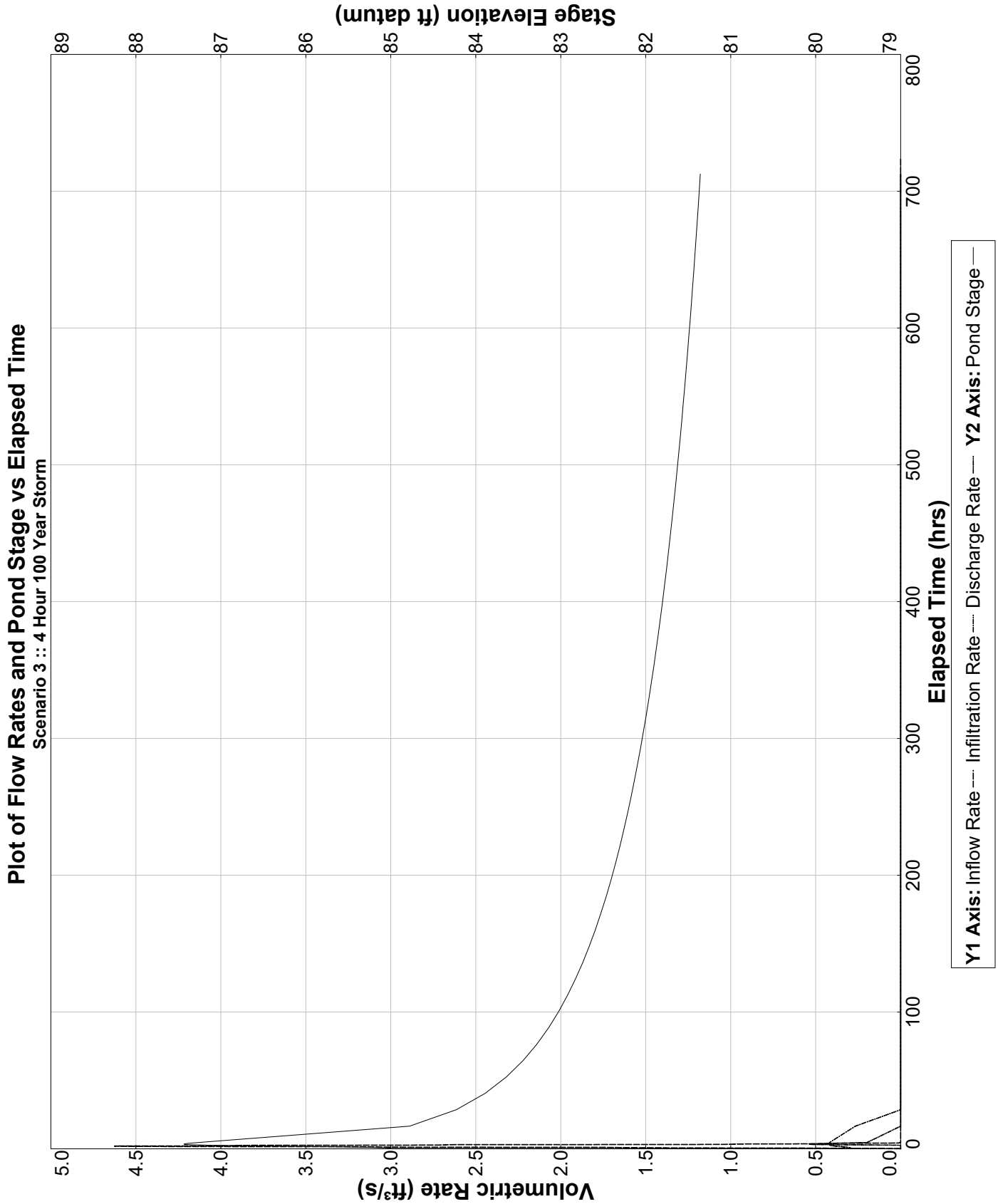
Engineer : A. Fetner

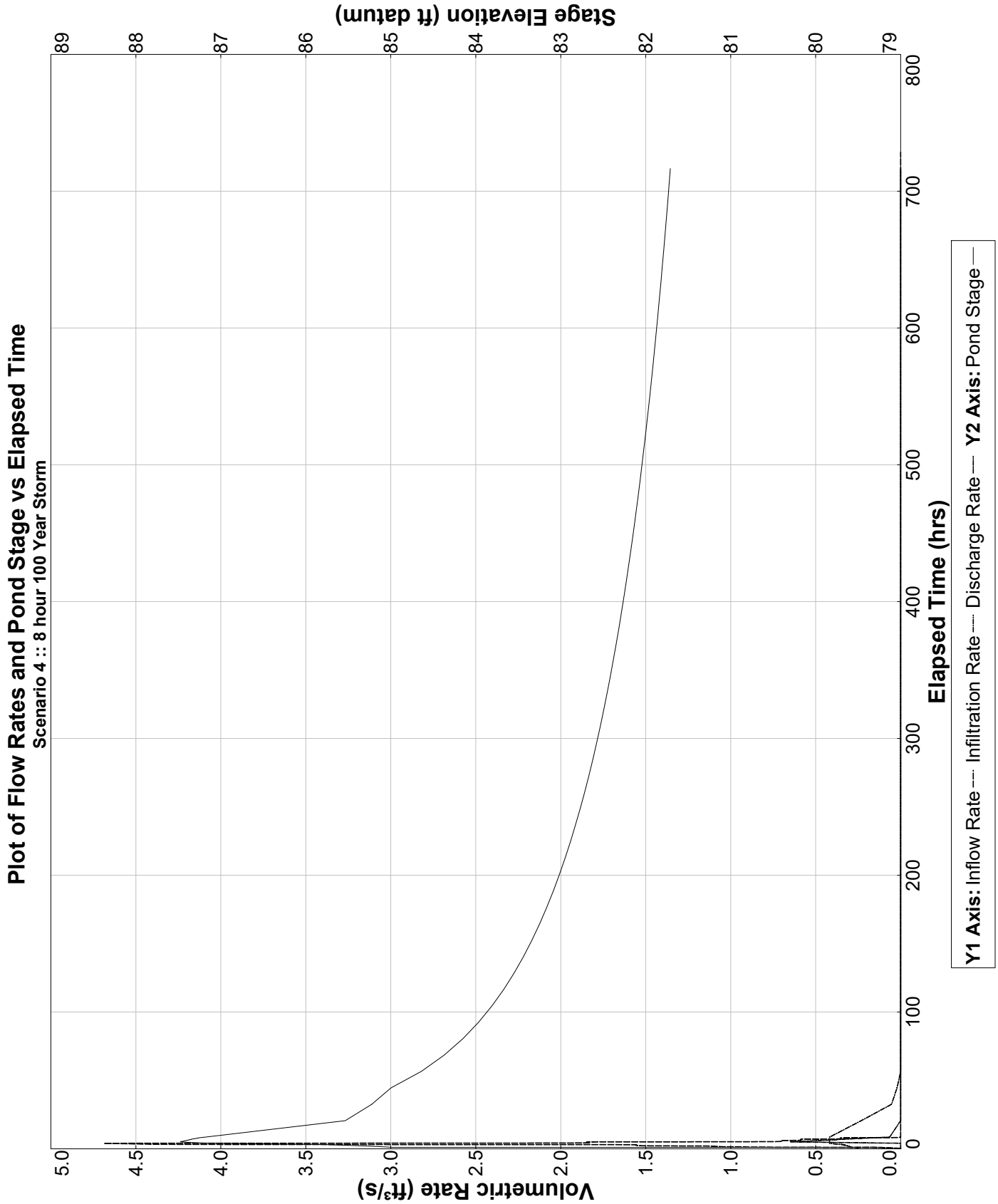
Supervising Engineer:

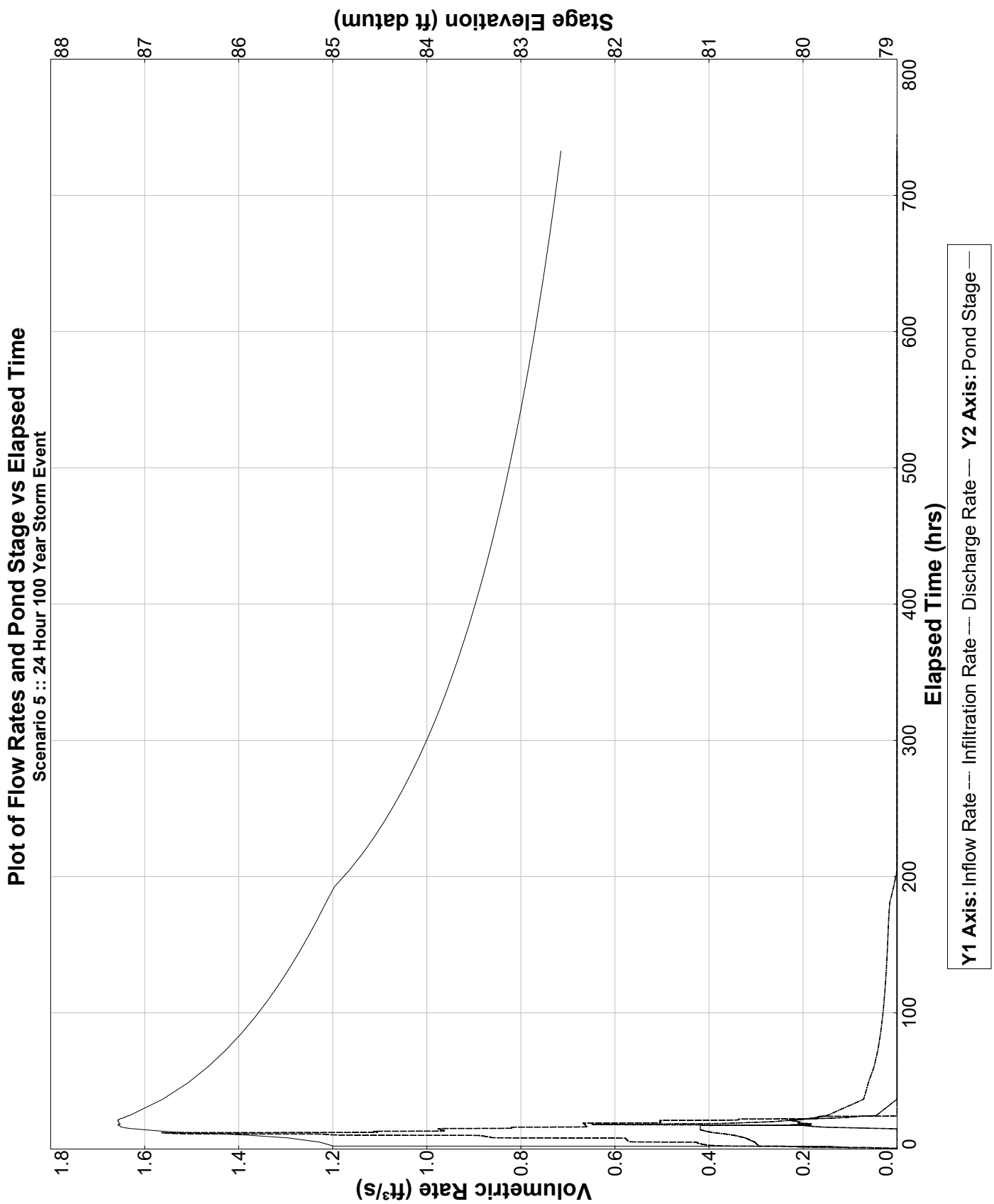
Date: 12-29-2020

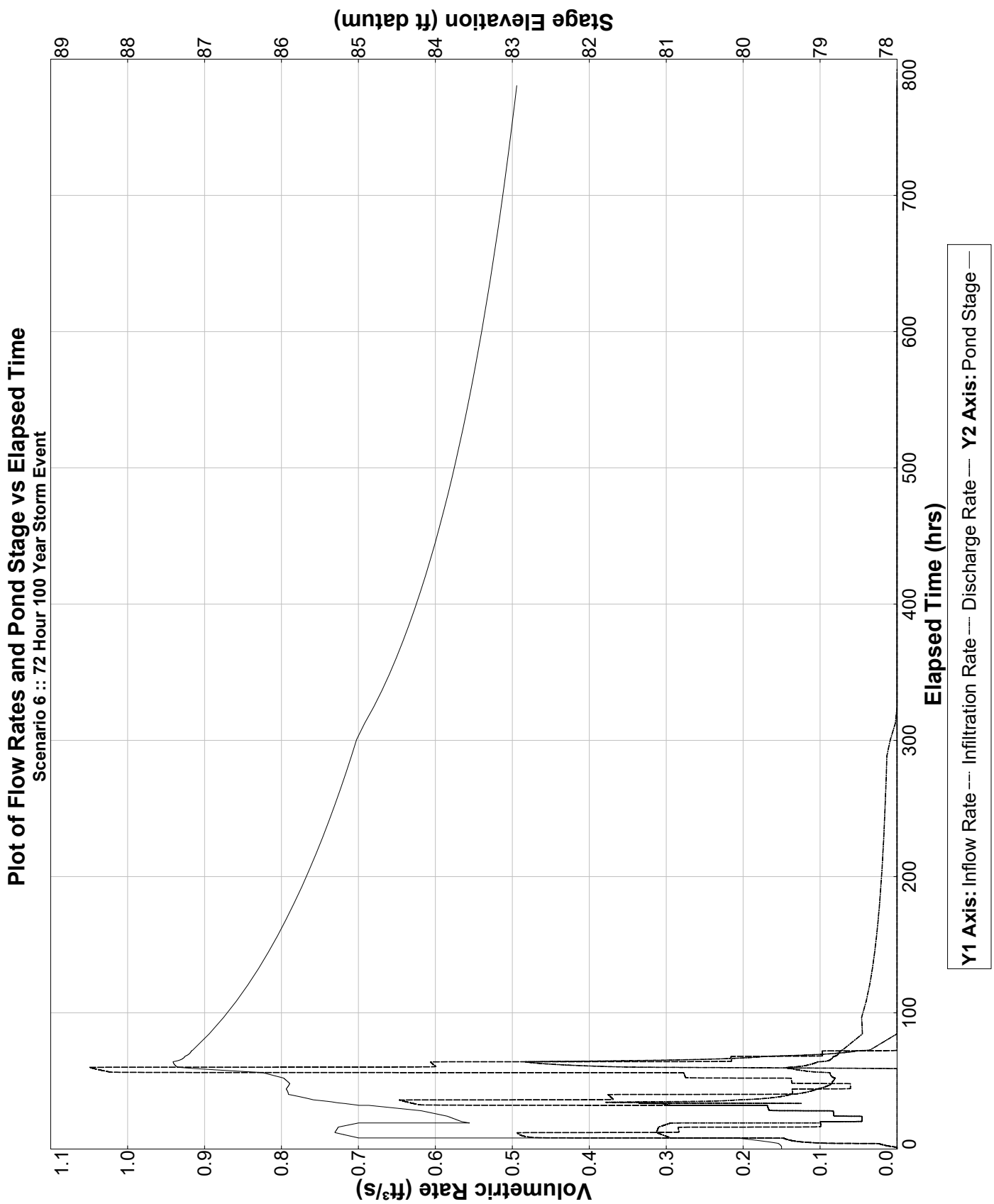

Plot of Flow Rates and Pond Stage vs Elapsed Time
Scenario 1 :: 1 Hour 100 Year Storm
Volumetric Rate (ft³/s)
Stage Elevation (ft datum)
Elapsed Time (hrs)
0
1
2
3
4
5
6
7
8
9
10
11
12
77
78
79
80
81
82
83
84
85
86
87
88
89
0
100
200
300
400
500
600
700
800
Y1 Axis: Inflow Rate Infiltration Rate Discharge Rate Y2 Axis: Pond Stage

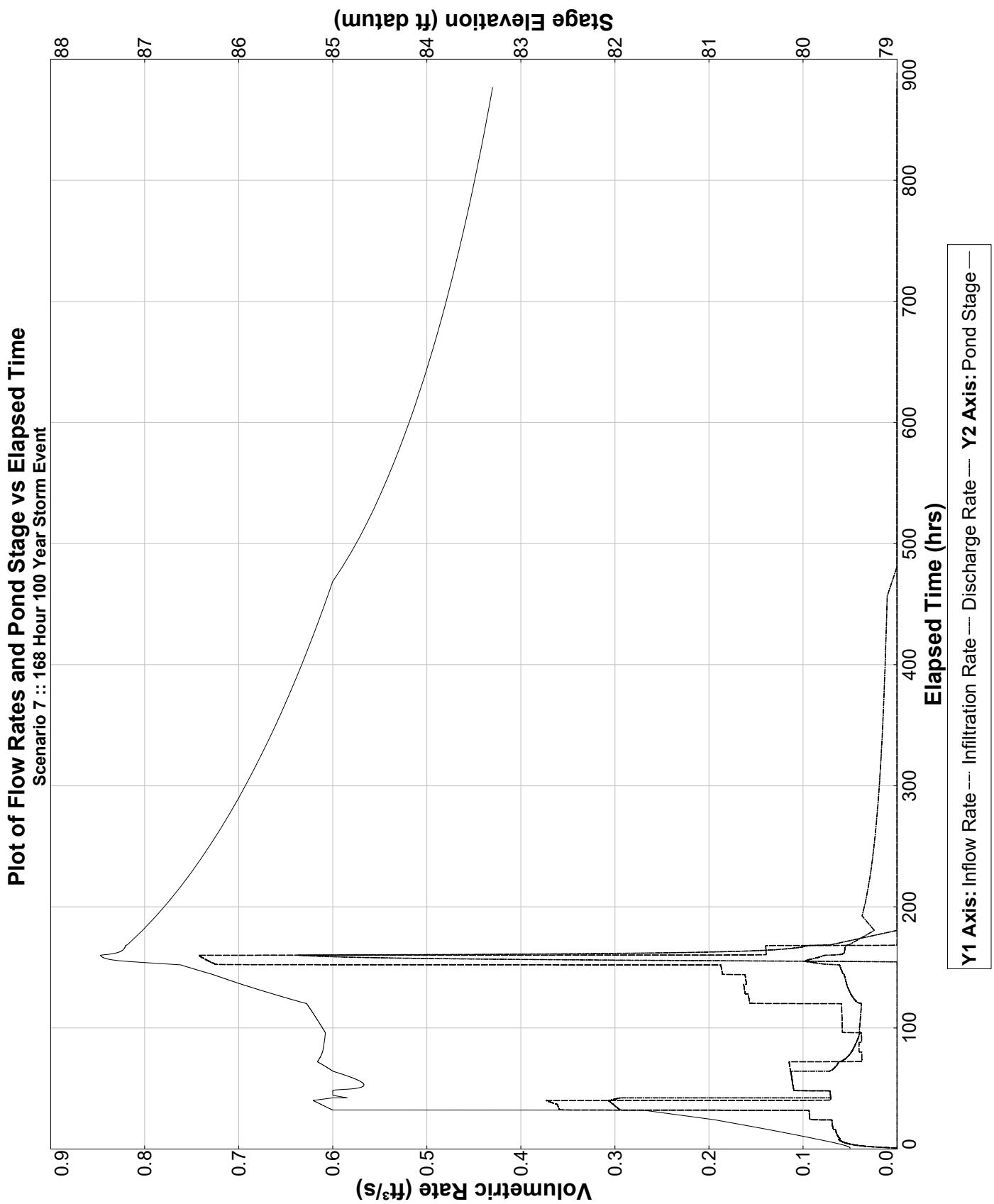

Plot of Flow Rates and Pond Stage vs Elapsed Time
Scenario 2 :: 2 Hour 100 Year Storm
Volumetric Rate (ft³/s)
Stage Elevation (ft datum)
Elapsed Time (hrs)
0
1
2
3
4
5
6
7
8
9
79
80
81
82
83
84
85
86
87
88
0
100
200
300
400
500
600
700
800
Y1 Axis: Inflow Rate Infiltration Rate Discharge Rate Y2 Axis: Pond Stage

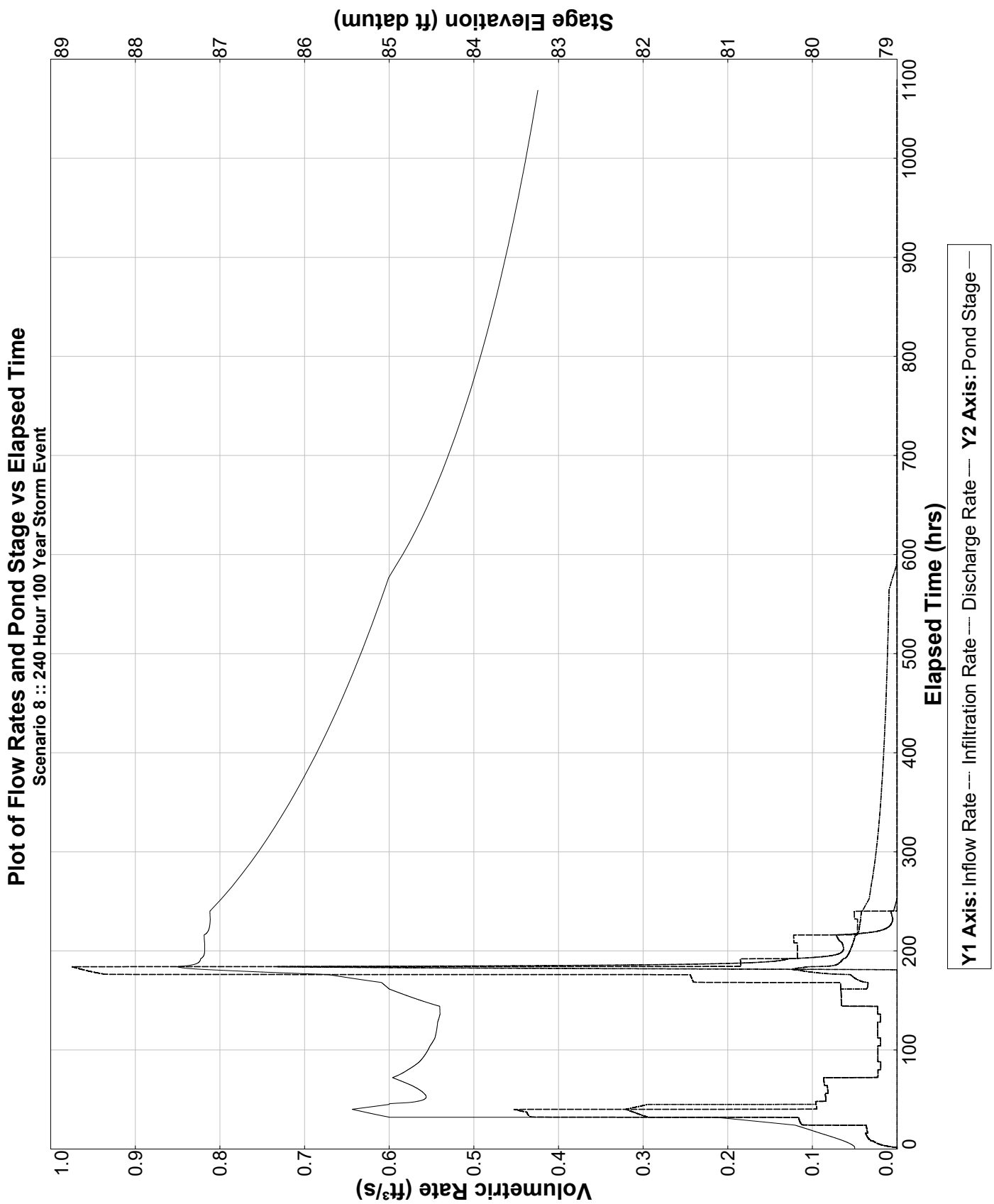

Plot of Flow Rates and Pond Stage vs Elapsed Time
Scenario 3 :: 4 Hour 100 Year Storm
Volumetric Rate (ft³/s)
Stage Elevation (ft datum)
Elapsed Time (hrs)
0.0
0.5
1.0
1.5
2.0
2.5
3.0
3.5
4.0
4.5
5.0
79
80
81
82
83
84
85
86
87
88
89
0
100
200
300
400
500
600
700
800
Y1 Axis: Inflow Rate Infiltration Rate Discharge Rate Y2 Axis: Pond Stage

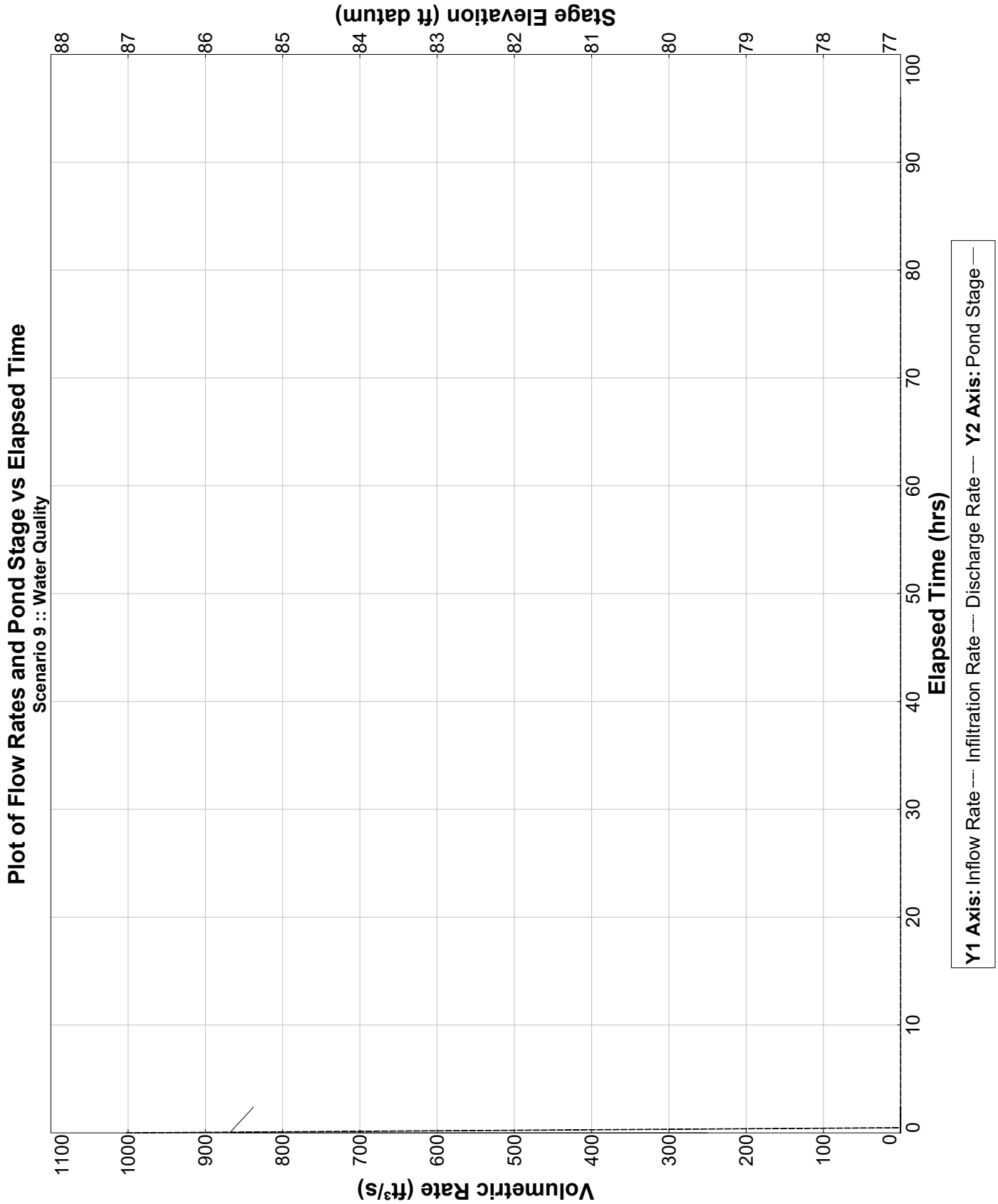

Plot of Flow Rates and Pond Stage vs Elapsed Time
Scenario 4 :: 8 hour 100 Year Storm
Volumetric Rate (ft³/s)
Stage Elevation (ft datum)
Elapsed Time (hrs)
Y1 Axis: Inflow Rate — Infiltration Rate — Discharge Rate — Y2 Axis: Pond Stage —
0.0
0.5
1.0
1.5
2.0
2.5
3.0
3.5
4.0
4.5
5.0
79
80
81
82
83
84
85
86
87
88
89
0
100
200
300
400
500
600
700
800

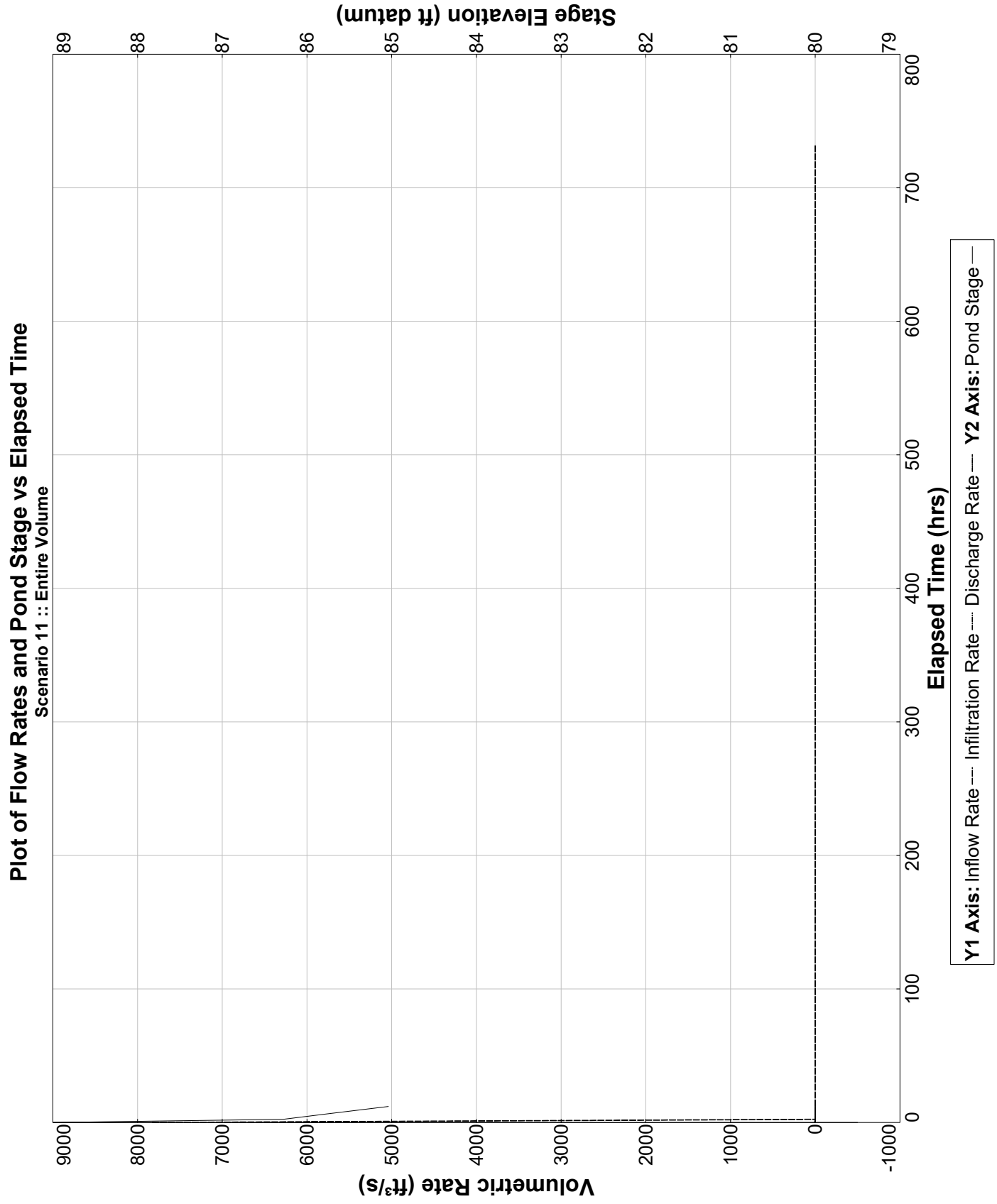

Plot of Flow Rates and Pond Stage vs Elapsed Time
Scenario 5 :: 24 Hour 100 Year Storm Event
Volumetric Rate (ft³/s)
Stage Elevation (ft datum)
Elapsed Time (hrs)
0.0
0.2
0.4
0.6
0.8
1.0
1.2
1.4
1.6
1.8
79
80
81
82
83
84
85
86
87
88
0
100
200
300
400
500
600
700
800
Y1 Axis: Inflow Rate Infiltration Rate Discharge Rate Y2 Axis: Pond Stage


Plot of Flow Rates and Pond Stage vs Elapsed Time
Scenario 6 :: 72 Hour 100 Year Storm Event
Volumetric Rate (ft³/s)
Stage Elevation (ft datum)
Elapsed Time (hrs)
0.0
0.1
0.2
0.3
0.4
0.5
0.6
0.7
0.8
0.9
1.0
1.1
78
79
80
81
82
83
84
85
86
87
88
89
0
100
200
300
400
500
600
700
800
Y1 Axis: Inflow Rate Infiltration Rate Discharge Rate Y2 Axis: Pond Stage


Plot of Flow Rates and Pond Stage vs Elapsed Time
Scenario 7 :: 168 Hour 100 Year Storm Event
Volumetric Rate (ft³/s)
Stage Elevation (ft datum)
Elapsed Time (hrs)
0.0
0.1
0.2
0.3
0.4
0.5
0.6
0.7
0.8
0.9
79
80
81
82
83
84
85
86
87
88
0
100
200
300
400
500
600
700
800
900
Y1 Axis: Inflow Rate — Infiltration Rate — Discharge Rate — Y2 Axis: Pond Stage —


Plot of Flow Rates and Pond Stage vs Elapsed Time
Scenario 8 :: 240 Hour 100 Year Storm Event
Volumetric Rate (ft³/s)
Stage Elevation (ft datum)
Elapsed Time (hrs)
0.0
0.1
0.2
0.3
0.4
0.5
0.6
0.7
0.8
0.9
1.0
79
80
81
82
83
84
85
86
87
88
89
0
100
200
300
400
500
600
700
800
900
1000
1100
Y1 Axis: Inflow Rate Infiltration Rate Discharge Rate Y2 Axis: Pond Stage


Plot of Flow Rates and Pond Stage vs Elapsed Time
Scenario 9 :: Water Quality
Volumetric Rate (ft³/s)
Stage Elevation (ft datum)
Elapsed Time (hrs)
0
100
200
300
400
500
600
700
800
900
1000
1100
77
78
79
80
81
82
83
84
85
86
87
88
0
10
20
30
40
50
60
70
80
90
100
Y1 Axis: Inflow Rate Infiltration Rate Discharge Rate Y2 Axis: Pond Stage


Plot of Flow Rates and Pond Stage vs Elapsed Time
Scenario 11 :: Entire Volume
Volumetric Rate (ft³/s)
9000
8000
7000
6000
5000
4000
3000
2000
1000
0
-1000
Stage Elevation (ft datum)
89
88
87
86
85
84
83
82
81
80
79
Elapsed Time (hrs)
0
100
200
300
400
500
600
700
800
Y1 Axis: Inflow Rate Infiltration Rate Discharge Rate Y2 Axis: Pond Stage

Cal -Tech Testing, Inc.

- Engineering
- Geotechnical
- Environmental

LABORATORIES

P.O. Box 1625 • Lake City, FL 32056
Tel. (386) 755-3633 • Fax (386) 752-5456

450 SR 13N, Suite 106-308, Jacksonville, FL 32259
Tel. (904) 381-8901 • Fax (904) 381-8902

July 23, 2021

Mr. Kyle Cheshire
Cheshire Companies
1325 NW 53rd Avenue, Suite E
Gainesville, Florida 32609

RE: Geotechnical Engineering Exploration & Soil Field Permeability Testing Report
Dreyer's Development at 14619 NW US 441
Alachua, Florida
Cal-Tech Testing Inc. Project No. 21-00314-01

Dear Mr. Kyle Cheshire:

This report presents the results of our geotechnical engineering exploration and soil field permeability testing for the proposed Dreyer's Development at 14619 NW US 441 in Alachua, Florida.

The purposes of the exploration were to determine the general subsurface soil conditions and permeability parameters at the property site to provide site preparation and foundation support recommendations toward the development of an approx. 17,500 ft^2, 1-story, warehouse building structure, associated driveways/parking lots and stormwater retention ponds.

SITE AND PROJECT INFORMATION

Based on observations during our field work and information in the sketch-layout provided to us, the site is a vacant land property covered by tall trees and heavy underbrush vegetation with a ground surface sloping down about 11 ft. from west to east.

The warehouse building structure is proposed centered within the site and extending 250 ft. east to west and 70 ft. north to south with a designed Finished Floor Elevation (FFE) up to approximately 8 ft. above the existing ground surface elevations by the eastern side. The surround the building and the stormwater retention ponds are proposed toward the southeast quadrant of the property. Retaining walls by the outer perimeter of the driveways and parking lots and up to 11 ft tall would support the fill required to raise grades to their FFE.

SUBSURFACE SOIL EXPLORATION

Based on your request, the subsurface soil exploration was performed between July 19 and 21, 2021, and consisted of drilling five (5), 20-ft deep Standard Penetration Test (SPT) borings (B1 through B5) within the building footprint and three (3), 15-ft deep SPT borings (P1 through P3) within the retention pond areas. In addition, one (1) field soil permeability

test was performed next to each stormwater pond boring location. The borings were laid out by our crew and their Global Positioning System (GPS) coordinates recorded in the boring logs. Refer to the enclosed Boring Location Plan and Boring Logs.

We contacted Sunshine State One Call of Florida to mark out existing, known underground utilities prior to the beginning of our field exploration.

Machinery and hand tools were used to clear vegetation and gain access to the boring locations prior to mobilization.

The SPT borings were performed using a 2-inch O.D. split-spoon sampler driven by an automatic hammer falling 30 inches continuously to a maximum depth of 10 ft. and at 5-ft intervals thereafter. Continuous-flight auger drilling was used to advance between sampling intervals. The number of hammer blows required to drive the sampler a total of 18 inches (24 inches for top 10 ft.) in 6-inch increments were recorded in boring logs. The penetration resistance, N-values, is the summation of the second and third 6-inch increments and is used to derive soil engineering parameter indexes from empirical correlations. The boreholes were backfilled with soil cuttings at completion.

The soil field permeability tests were performed using a casing driven 0.5 ft. from the bottom of 4.5 ft. and 5 ft. deep hand-auger boreholes. During the test and after soil saturation we recorded the volume required to keep water at the top of the casing at 5 minutes intervals for 30 minutes.

All the boring soil samples were delivered to our geotechnical laboratory for additional testing and classification by our geotechnical engineer.

SUBSURFACE SOIL CONDITIONS

GENERALIZED SUBSURFACE SOIL PROFILE

The generalized subsurface soil profile inferred from the results of the subsurface soil exploration consists of a 2 ft. to 8 ft. thick SAND with silt stratum underlain by SILTY and CLAYEY SAND to the boring explored depths.

Layers of LIMESTONE were encountered at depths of 4 ft. to 6 ft. at boring location B3 and 19.5 ft. to 20 ft. at B5 in addition to traces of LIMESTONE fragments in the SILTY and CLAYEY SAND samples from B1, B2 and B3.

The recorded N-values indicate Very Loose (i.e. $N<4$) relative density predominate through the upper 4 ft. to 10 ft. of the strata with Loose (i.e. $5<N<10$) and Medium Dense (i.e. $11<N<30$) conditions thereafter. Details of the subsurface soil strata and N-values, are presented in the log of borings enclosed to this report.

Groundwater

No groundwater was encountered while drilling the borings. The USDA NRCS indicates groundwater deeper than 80inches.

Reddish particles of hard soil matrices typically formed from iron-oxide were observed at depths of about 6 ft. (i.e. P3) and about 7 ft. (i.e. P1 and P2) appear to indicating the Seasonal High Groundwater Table (SHGWT) at these locations.

Based on the Federal Emergency Administration (FEMA) Flood No. 12001C0140D, effective June 16, 2006, indicates the property is located within an "Area of Minimal Flood Hazard-Zone X."

SOIL PERMEABILITY

Analyses of the data obtained during the field soil permeability tests results in the following parameters:

Test Location	Depth (ft)	Vertical Unsaturated Soil Hydraulic Conductivity (K_{vu}) (ft/day)	Suggested Horizontal Soil Hydraulic Conductivity (K_h) (ft/day)
P1	5.0	5.8	13.0
P2	5.0	6.2	14.0
P3	4.5	7.7	17.2

An averaged fillable porosity for the sand with silt stratum at the explored locations (i.e. P1, P2 and P3) is estimated at 30%. A confining stratum (SILTY SAND) was encountered varying from a depth of 6 ft. (P3) to 8 ft. (P1 and P2).

Based on the estimated SHGWT and the USDA NRCS Hydrology National Engineering Handbook criteria, the explored soils at P1, P2 and P3 could be assigned a Hydrologic Soil Group (HSG) "A"

GEOTECHNICAL EVALUATIONS AND RECOMMENDATIONS

BUILDING STRUCTURE

The geotechnical consideration for support of the proposed 1-story, building structure and the retaining wall is the predominate Very Loose relative density within the upper 8 ft. of the strata; however, these structures could be supported on a system of shallow foundations after performance of a site preparation work as indicated in the following paragraphs.

The recommended site preparation work should begin with the removal of vegetation and topsoil throughout the area proposed for development and then proofroll the resulting subgrade with passes of a large vibratory roller. Special consideration should be given while proofrolling within and up to the 5 ft. beyond the building and retaining wall footing footprints such that deep densification of the strata is attained and evidenced through the observation of minimal indentation left by roller passes on the ground surface.

Subsequently, grades should be raised to the building, driveway and parking lot FFEs with approved fill placed in maximum 12-in thick lifts compacted to at least 95% of the materials Maximum Dry Density.

Care should be exercised when compacting lifts behind the retaining walls and the use of a large, walk-behind, plate compactor instead of a vibratory roller is recommended within 10 ft. of the wall.

The approved fill material should consist of granular soils with size particles not larger than 3 inches, maximum 12% of fines and no organic contents. The SAND with silt excavated to build the stormwater retention ponds is expected to be approved as fill material.

After satisfactory performance of the recommended site preparation work the proposed structures could be supported on footings bearing on the existing sand with silt stratum or approved fill material and designed with a safe soil contact pressure of 2,000 lb/ft^2 and settlements within 1 inch.

An allowable sliding resistance of 0.30 could be used for the concrete footings cast directly on the existing sand with silt or approved fill soils.

After excavation for construction of the footings, their subgrade upper 12 inches should be compacted to at least 95% of the material's Maximum Dry Density (ASTM D 1557).

The silty sand, if encountered at the footing subgrade, should be excavated to 12 inches below and replaced with compacted approved fill material.

The ground floor could be designed on grade after compaction of the subgrade to 95% of the material's Maximum Dry Density (ASTM D 1557).

DRIVEWAYS & PARKING LOT PAVEMENTS

Based on typical light traffic volumes, the existing SAND with silt or approved fill soils are suitable for the construction of the proposed driveway and parking lot pavements provided the subgrade upper 12 inches are improved, if required, to a minimum Limerock Bearing Ratio (LBR) of 30 and compacted to at least 98% of the material's Maximum Dry Density (ASTM D1557).

In addition, we recommend the proposed pavements to consist of 6 inches thick limerock base course (minimum LBR 100) compacted to 98% of the Material's Maximum Dry density and a minimum 1.5-in thick asphalt surface course.

UNDERGROUND UTILITIES

Installation of underground utilities should be performed in accordance with the project drawings and specifications. Based on the field exploration results, the SAND with silt soils suitable for reuse as backfilling material; however, the SILTY SAND and CLAYEY SAND soils are expected to be difficult to compact due to the high fines content.

When backfilling over utility lines, the approved fill should be placed in lifts not to exceed 12 inches in loose thickness and compacted to 95% of the material's Maximum Dry Density as per (ASTM D-1557).

LIMITATIONS

Information on subsurface strata shown on the boring logs represent conditions encountered only at the locations and depths indicated and at the time of the exploration. If different

conditions are encountered during construction, they should be immediately brought to our attention for evaluation as they may affect our recommendations.

CLOSURE

It has been a pleasure working with you and we look forward to continuing our work on this project.

Sincerely,

Cal-Tech Testing, Inc.

IVAN E. MARCANO LICENSE No. 65550 7/23/24 STATE OF FLORIDA PROFESSIONAL ENGINEER

Ivan E. Marcano, M.S., P.E.
Sr. Geotechnical Engineer

Mike Stalvey, Jr.
Vice-President

Enclosures:
Boring Location Plan
Boring Logs

CAL-TECH TESTING, INC.
P.O. BOX 1625

Lake City, Florida 32056-1625
Phone: (386) 755-3633
Fax: (386) 752-5456

BORING LOCATION PLAN

Dreyer's Development

Alachua, Florida

Cal-Tech Testing, Inc.
3309 SR 247
Lake City, FL 32024
Telephone: 386-755-3633
Fax: 386-755-3633

BORING NUMBER B1

CLIENT Cheshire Company
PROJECT NAME Dreyer's Development
PROJECT NUMBER 21-00314-01
PROJECT LOCATION Alachua, Florida
DATE STARTED 7/20/21 **COMPLETED** 7/20/21
GROUND ELEVATION 0 ft **HOLE SIZE** 3-in dia. x 20 ft. depth
DRILLING CONTRACTOR Cal-Tech Testing, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Continuous Flight Auger/Split Spoon
AT TIME OF DRILLING --- Not encountered
LOGGED BY I.M. **CHECKED BY** I.M.
AT END OF DRILLING ---
NOTES Elev. refered to ground surface
AFTER DRILLING ---

ELEV. (ft)	MATERIAL DESCRIPTION	SYMBOL LOG	DEPTH SCALE (ft)	SAMPLE DATA: NUMBER	TYPE	RECOVERY (%) (RQD) %	BLOW COUNTS (N VALUE)	REMARKS (DRILLING FLUID, DEPTH OF CASING, FLUID LOSS, DRILLING RESISTANCE, ETC.)
	TOPSOIL							Boring Location Coordinates: N29°47'32.04" W82°29'06.80"
	(SP-SM) Reddish brown **SAND** with silt		2	1	SS	58	0-1-2-1 (3)	SS=Split Spoon
				2	SS	58	3-2-1-1 (3)	Zero (0) blow count=weight of hammer
-5			4	3	SS	71	1-1-1-1 (2)	
			6	4	SS	75	1-1-1-1 (2)	
			8					
	(SM) Reddish brown **SILTY SAND** with trace limestone fragments		10	5	SS	71	2-2-2-2 (4)	
-10								
			12					
			14	6	SS	78	3-4-5 (9)	
-15	(SC) Dark grayish brown **CLAYEY SAND**							
			16					
			18					
				7	SS	78	3-3-4 (7)	
-20	(SC) Dark gray **CLAYEY SAND** trace limestone fragments		20					
	Bottom of borehole at 20.0 feet.							

GEOTECH BH COLUMNS - DATA ENTRY LATEST UPDATE.GDT - 7/22/21 10:45 - C:\PROGRAM FILES (X86)\GINT\PROJECTS\DREYER'S DEVELOPMENT, ALACHUA FLORIDA.GPJ

Cal-Tech Testing, Inc.
3309 SR 247
Lake City, FL 32024
Telephone: 386-755-3633
Fax: 386-755-3633

BORING NUMBER B2

CLIENT Cheshire Company
PROJECT NAME Dreyer's Development
PROJECT NUMBER 21-00314-01
PROJECT LOCATION Alachua, Florida
DATE STARTED 7/20/21 **COMPLETED** 7/20/21
GROUND ELEVATION 0 ft **HOLE SIZE** 3-in dia. x 20 ft. depth
DRILLING CONTRACTOR Cal-Tech Testing, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Continuous Flight Auger/Split Spoon
AT TIME OF DRILLING --- Not encountered
LOGGED BY I.M. **CHECKED BY** I.M.
AT END OF DRILLING ---
NOTES Elev. refered to ground surface
AFTER DRILLING ---

ELEV. (ft)	MATERIAL DESCRIPTION	SYMBOL LOG	DEPTH SCALE (ft)	SAMPLE DATA: NUMBER	TYPE	RECOVERY (%) (RQD) %	BLOW COUNTS (N VALUE)	REMARKS (DRILLING FLUID, DEPTH OF CASING, FLUID LOSS, DRILLING RESISTANCE, ETC.)
	TOPSOIL							Boring Location Coordinates: N29°47'31.68" W82°29'06.76"
	(SP-SM) Reddish brown **SAND** with silt		2	1	SS	75	1-2-2-1 (4)	
			4	2	SS	83	1-2-1-1 (3)	SS=Split Spoon
-5			6	3	SS	75	0-1-2-1 (3)	Zero (0) blow count=weight of hammer
			8	4	SS	79	0-1-2-1 (3)	
-10			10	5	SS	75	1-1-1-2 (2)	
			12					
	(SC) Dark gray **CLAYEY SAND** with limestone fragments		14	6	SS	78	3-4-5 (9)	
-15			16					
			18					
	(SC) Gray **CLAYEY SAND**		20	7	SS	72	5-7-9 (16)	
-20	Bottom of borehole at 20.0 feet.							

GEOTECH BH COLUMNS - DATA ENTRY LATEST UPDATE.GDT - 7/22/21 10:45 - C:\PROGRAM FILES (X86)\GINT\PROJECTS\DREYER'S DEVELOPMENT, ALACHUA FLORIDA.GPJ

Cal-Tech Testing, Inc.
3309 SR 247
Lake City, FL 32024
Telephone: 386-755-3633
Fax: 386-755-3633

BORING NUMBER B3

CLIENT Cheshire Company
PROJECT NAME Dreyer's Development
PROJECT NUMBER 21-00314-01
PROJECT LOCATION Alachua, Florida
DATE STARTED 7/21/21 **COMPLETED** 7/21/21
GROUND ELEVATION 0 ft **HOLE SIZE** 3-in dia. x 20 ft. depth
DRILLING CONTRACTOR Cal-Tech Testing, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Continuous Flight Auger/Split Spoon
AT TIME OF DRILLING --- Not encountered
LOGGED BY I.M. **CHECKED BY** I.M.
AT END OF DRILLING ---
NOTES Elev. refered to ground surface
AFTER DRILLING ---

ELEV. (ft)	MATERIAL DESCRIPTION	SYMBOL LOG	DEPTH SCALE (ft)	SAMPLE DATA: NUMBER	TYPE	RECOVERY (%) (RQD) %	BLOW COUNTS (N VALUE)	REMARKS (DRILLING FLUID, DEPTH OF CASING, FLUID LOSS, DRILLING RESISTANCE, ETC.)
	TOPSOIL							Boring Location Coordinates: N29°47'31.77" W82°29'09.03"
	(SP-SM) Reddish brown **SAND** with silt		2	1	SS	75	1-1-2-1 (3)	SS=Split Spoon
	(SP-SM) Reddish brown **SAND** with silt and trace limestone fragments		4	2	SS	75	2-3-3-4 (6)	
-5	**LIMESTONE**		6	3	SS	75	3-4-5-4 (9)	
	(SC) Reddish brown **CLAYEY SAND** with limestone fragments		8	4	SS	75	5-7-8-11 (15)	
-10			10	5	SS	75	7-9-10-12 (19)	
			12					
	(SC) Light gray **CLAYEY SAND** with limestone fragments		14	6	SS	89	4-4-7 (11)	
-15			16					
			18					
	(SC) Light gray **CLAYEY SAND**		20	7	SS	67	3-3-4 (7)	
-20	Bottom of borehole at 20.0 feet.							

GEOTECH BH COLUMNS - DATA ENTRY LATEST UPDATE.GDT - 7/22/21 10:45 - C:\PROGRAM FILES (X86)\GINT\PROJECTS\DREYER'S DEVELOPMENT, ALACHUA FLORIDA.GPJ

Cal-Tech Testing, Inc.
3309 SR 247
Lake City, FL 32024
Telephone: 386-755-3633
Fax: 386-755-3633

BORING NUMBER B4

CLIENT Cheshire Company
PROJECT NAME Dreyer's Development
PROJECT NUMBER 21-00314-01
PROJECT LOCATION Alachua, Florida
DATE STARTED 7/21/21 **COMPLETED** 7/21/21
GROUND ELEVATION 0 ft **HOLE SIZE** 3-in dia. x 20 ft. depth
DRILLING CONTRACTOR Cal-Tech Testing, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Continuous Flight Auger/Split Spoon
AT TIME OF DRILLING --- Not encountered
LOGGED BY I.M. **CHECKED BY** I.M.
AT END OF DRILLING ---
NOTES Elev. refered to ground surface
AFTER DRILLING ---

ELEV. (ft)	MATERIAL DESCRIPTION	SYMBOL LOG	DEPTH SCALE (ft)	SAMPLE DATA: NUMBER	TYPE	RECOVERY (%) (RQD) %	BLOW COUNTS (N VALUE)	REMARKS (DRILLING FLUID, DEPTH OF CASING, FLUID LOSS, DRILLING RESISTANCE, ETC.)
	TOPSOIL		2					Boring Location Coordinates: N29°47'32.25" W82°29'08.90"
	(SP-SM) Reddish brown **SAND** with silt			1	SS	71	1-2-1-1 (3)	
	(SM) Reddish brown **SILTY SAND** trace limestone fragments		4	2	SS	71	1-2-3-3 (5)	SS=Split Spoon
-5				3	SS	75	3-4-7-7 (11)	
	Reddish brown **SILTY SAND**		6					
			8	4	SS	75	7-8-8-11 (16)	
				5	SS	75	8-10-12-8 (22)	
-10			10					
			12					
	(SC) Light gray **CLAYEY SAND**		14	6	SS	83	3-4-5 (9)	
-15			16					
			18					
-20			20	7	SS	89	5-7-9 (16)	
	Bottom of borehole at 20.0 feet.							

GEOTECH BH COLUMNS - DATA ENTRY LATEST UPDATE.GDT - 7/22/21 10:45 - C:\PROGRAM FILES (X86)\GINT\PROJECTS\DREYER'S DEVELOPMENT, ALACHUA FLORIDA.GPJ

Cal-Tech Testing, Inc.
3309 SR 247
Lake City, FL 32024
Telephone: 386-755-3633
Fax: 386-755-3633

BORING NUMBER B5

CLIENT Cheshire Company
PROJECT NAME Dreyer's Development
PROJECT NUMBER 21-00314-01
PROJECT LOCATION Alachua, Florida
DATE STARTED 7/21/21 **COMPLETED** 7/21/21
GROUND ELEVATION 0 ft **HOLE SIZE** 3-in dia. x 20 ft. depth
DRILLING CONTRACTOR Cal-Tech Testing, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Continuous Flight Auger/Split Spoon
AT TIME OF DRILLING --- Not encountered
LOGGED BY I.M. **CHECKED BY** I.M.
AT END OF DRILLING ---
NOTES Elev. refered to ground surface
AFTER DRILLING ---

ELEV. (ft)	MATERIAL DESCRIPTION	SYMBOL LOG	DEPTH SCALE (ft)	SAMPLE DATA: NUMBER	TYPE	RECOVERY (%) (RQD) %	BLOW COUNTS (N VALUE)	REMARKS (DRILLING FLUID, DEPTH OF CASING, FLUID LOSS, DRILLING RESISTANCE, ETC.)
	TOPSOIL							Boring Location Coordinates: N29°47'31.91" W82°29'07.80"
	(SP-SM) Reddish brown **SAND** with silt		2	1	SS	79	2-1-3-1 (4)	SS=Split Spoon
			4	2	SS	75	1-2-1-1 (3)	
-5	(SP-SM) Reddish brown **SAND** with silt and trace limestone fragments		6	3	SS	71	1-3-3-3 (6)	
	Reddish brown **SILTY SAND**		8	4	SS	67	4-4-6-6 (10)	
-10			10	5	SS	58	5-7-7-5 (14)	
			12					
	(SC) Light gray **CLAYEY SAND**		14	6	SS	67	2-4-5 (9)	
-15			16					
			18					
-20	**LIMESTONE**		20	7	SS	89	3-4-13 (17)	
	Bottom of borehole at 20.0 feet.							

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Cal-Tech Testing, Inc.
3309 SR 247
Lake City, FL 32024
Telephone: 386-755-3633
Fax: 386-755-3633

BORING NUMBER P1

CLIENT Cheshire Company
PROJECT NAME Dreyer's Development
PROJECT NUMBER 21-00314-01
PROJECT LOCATION Alachua, Florida
DATE STARTED 7/19/21 **COMPLETED** 7/19/21
GROUND ELEVATION 0 ft **HOLE SIZE** 3-in dia. x 15 ft. depth
DRILLING CONTRACTOR Cal-Tech Testing, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Continuous Flight Auger/Split Spoon
AT TIME OF DRILLING --- Not encountered
LOGGED BY I.M. **CHECKED BY** I.M.
AT END OF DRILLING ---
NOTES Elev. refered to ground surface
AFTER DRILLING ---

ELEV. (ft)	MATERIAL DESCRIPTION	SYMBOL LOG	DEPTH SCALE (ft)	SAMPLE DATA: NUMBER	TYPE	RECOVERY (%) (RQD) %	BLOW COUNTS (N VALUE)	REMARKS (DRILLING FLUID, DEPTH OF CASING, FLUID LOSS, DRILLING RESISTANCE, ETC.)
	TOPSOIL		2	1	SS	50	1-2-2-1 (4)	Boring Location Coordinates: N29°47'31.62" W82°29'05.82"
	(SP-SM) Reddish brown **SAND** with silt		4	2	SS	50	2-1-1-2 (2)	SS=Split Spoon
-5			6	3	SS	58	2-1-2-3 (3)	
			8	4	SS	58	1-2-2-1 (4)	
	(SM) Reddish brown **SILTY SAND**		10	5	SS	67	3-2-3-4 (5)	
-10			12					
	(SC) Gray **CLAYEY SAND**		14	6	SS	67	4-5-10 (15)	
-15	Bottom of borehole at 15.0 feet.							

GEOTECH BH COLUMNS - DATA ENTRY LATEST UPDATE.GDT - 7/22/21 10:45 - C:\PROGRAM FILES (X86)\GINT\PROJECTS\DREYER'S DEVELOPMENT, ALACHUA FLORIDA.GPJ

Cal-Tech Testing, Inc.
3309 SR 247
Lake City, FL 32024
Telephone: 386-755-3633
Fax: 386-755-3633

BORING NUMBER P2

CLIENT Cheshire Company
PROJECT NAME Dreyer's Development
PROJECT NUMBER 21-00314-01
PROJECT LOCATION Alachua, Florida
DATE STARTED 7/19/21 **COMPLETED** 7/19/21
GROUND ELEVATION 0 ft **HOLE SIZE** 3-in dia. x 15 ft. depth
DRILLING CONTRACTOR Cal-Tech Testing, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Continuous Flight Auger/Split Spoon
AT TIME OF DRILLING --- Not encountered
LOGGED BY I.M. **CHECKED BY** I.M.
AT END OF DRILLING ---
NOTES Elev. refered to ground surface
AFTER DRILLING ---

ELEV. (ft)	MATERIAL DESCRIPTION	SYMBOL LOG	DEPTH SCALE (ft)	SAMPLE DATA: NUMBER	TYPE	RECOVERY (%) (RQD) %	BLOW COUNTS (N VALUE)	REMARKS
	TOPSOIL							Boring Location Coordinates: N29°47'30.80" W82°29'05.43"
	(SP-SM) Reddish brown **SAND** with silt		2	1	SS	75	1-3-9-6 (12)	SS=Split Spoon
			4	2	SS	83	4-4-3-2 (7)	
-5			6	3	SS	67	2-2-2-1 (4)	
			8	4	SS	75	2-2-2-1 (4)	
	(SM) Reddish brown **SILTY SAND** with red mottles		10	5	SS	75	4-5-6-6 (11)	
-10			12					
	(SC) Gray **CLAYEY SAND**		14	6	SS	67	5-4-7 (11)	
-15	Bottom of borehole at 15.0 feet.							

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Cal-Tech Testing, Inc.
3309 SR 247
Lake City, FL 32024
Telephone: 386-755-3633
Fax: 386-755-3633

BORING NUMBER P3

CLIENT Cheshire Company
PROJECT NAME Dreyer's Development
PROJECT NUMBER 21-00314-01
PROJECT LOCATION Alachua, Florida
DATE STARTED 7/19/21 **COMPLETED** 7/19/21
GROUND ELEVATION 0 ft **HOLE SIZE** 3-in dia. x 15 ft. depth
DRILLING CONTRACTOR Cal-Tech Testing, Inc.
GROUND WATER LEVELS:
DRILLING METHOD Continuous Flight Auger/Split Spoon
AT TIME OF DRILLING --- Not encountered
LOGGED BY I.M. **CHECKED BY** I.M.
AT END OF DRILLING ---
NOTES Elev. refered to ground surface
AFTER DRILLING ---

ELEV. (ft)	MATERIAL DESCRIPTION	SYMBOL LOG	DEPTH SCALE (ft)	SAMPLE DATA: NUMBER	TYPE	RECOVERY (%) (RQD) %	BLOW COUNTS (N VALUE)	REMARKS (DRILLING FLUID, DEPTH OF CASING, FLUID LOSS, DRILLING RESISTANCE, ETC.)
	TOPSOIL		2	1	SS	75	1-2-2-2 (4)	Boring Location Coordinates: N29°47'30.71" W82°29'07.14"
	(SP-SM) Reddish brown **SAND** with silt		4	2	SS	75	1-2-1-1 (3)	SS=Split Spoon
-5			6	3	SS	75	1-2-1-2 (3)	
	(SM) Reddish brown **SILTY SAND** with red hardpan fragments		8	4	SS	79	1-2-3-4 (5)	
	(SC) Gray **CLAYEY SAND**		10	5	SS	71	2-5-7-9 (12)	
-10			12					
-15			14	6	SS	78	3-6-6 (12)	
	Bottom of borehole at 15.0 feet.							

GEOTECH BH COLUMNS - DATA ENTRY LATEST UPDATE.GDT - 7/22/21 10:45 - C:\PROGRAM FILES (X86)\GINT\PROJECTS\DREYER'S DEVELOPMENT, ALACHUA FLORIDA.GPJ

A public hearing will be conducted by the Town Commission to consider the amendment and enactment of the ordinance adopting the amendment on February 8, 2022 at 7:30 p.m., or as soon thereafter as the matter can be heard, in Town Hall located at 706 Northeast Cholokka Boulevard, Micanopy, Florida. The title of said ordinance reads, as follows:

ORDINANCE NO. 2021-04

AN ORDINANCE OF THE TOWN OF MICANOPY, FLORIDA, AMENDING THE TOWN OF MICANOPY COMPREHENSIVE PLAN, RELATING TO AN AMENDMENT TO THE TEXT OF THE TOWN OF MICANOPY COMPREHENSIVE PLAN, PURSUANT TO AN APPLICATION, CPA 21-01, BY THE TOWN COMMISSION, UNDER THE REGULAR AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES; PROVIDING FOR ADDING A PROPERTY RIGHTS ELEMENT TO THE COMPREHENSIVE PLAN PER SECTION 163.3161(10), FLORIDA STATUTES, AS AMENDED AND SECTION 187.101(3), FLORIDA STATUTES, AS AMENDED; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

The public hearing may be continued to one or more future dates. Any interested party shall be advised that the date, time and place of any continuation of the public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hearing.

At the aforementioned public hearing, all interested parties may appear to be heard with respect to the amendment.

Copies of the amendment are available for public inspection at the Office of the Town Clerk, Town Hall located at 706 Northeast Cholokka Boulevard, Micanopy, Florida, during regular business hours.

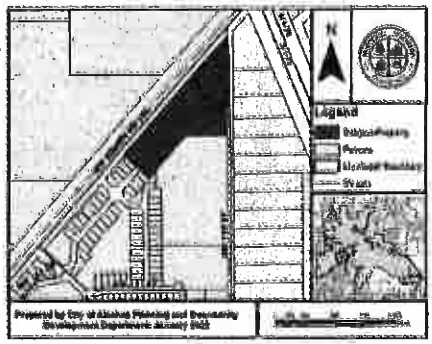
All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, any persons with disabilities requesting reasonable accommodations to participate in this proceeding should contact Town Hall at 352.466.3121 or via Florida Relay Service at 1.800.955.8770 (voice) or 1.800.955.8771 (TTY) at least 48 hours prior to the proceedings.

(Published: Alachua County Today - January 27, 2022)

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION 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 February 14, 2022, 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 Aaron Hickman, PSM., of CHW, Inc., applicant and agent, for Gloria's Way, LLC, property owner, for consideration of the Final Plat for Savannah Station Phase 2C. The final plat proposes to subdivide the ±9.2 acre subject property into a total of 43 lots. The subject property is located to the north of Savannah Station Phase I and Pilot Forest subdivisions, west of the Shady Lane Acres unrecorded survey and Interstate 75, and east of NW County Road 235, consisting of Tax Parcel Number 03980-022-000; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Planned Development – Residential (PD-R).



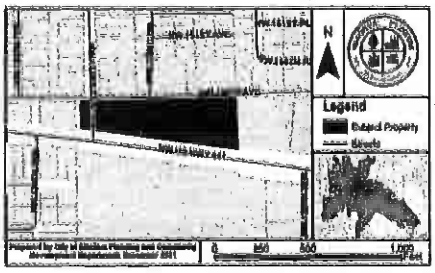
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the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

(Published: Alachua County Today - January 27, 2022)

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 8, 2022, 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 Alison Fetner of Fetner Engineering, applicant and agent for Dreyers Cleaning & Restoration, Inc., property owner, for consideration of a Site Plan proposing the construction of a ±16,000 square foot building with associated site improvements on a ±3.95 acre subject property; Tax Parcel Number 03229-001-000; FLUM: Commercial; Zoning: Commercial Intensive (CI).



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(Published: Alachua County Today - January 27, 2022)

AFFIDAVIT FOR POSTED LAND USE SIGN

I David Yawn (name), POSTED THE LAND USE SIGN ON 1/20/2022 (date) FOR THE Alachua Dreyer's Building Site Plan (state type of action and project name) LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(signature)

Six (6)

(number of signs)

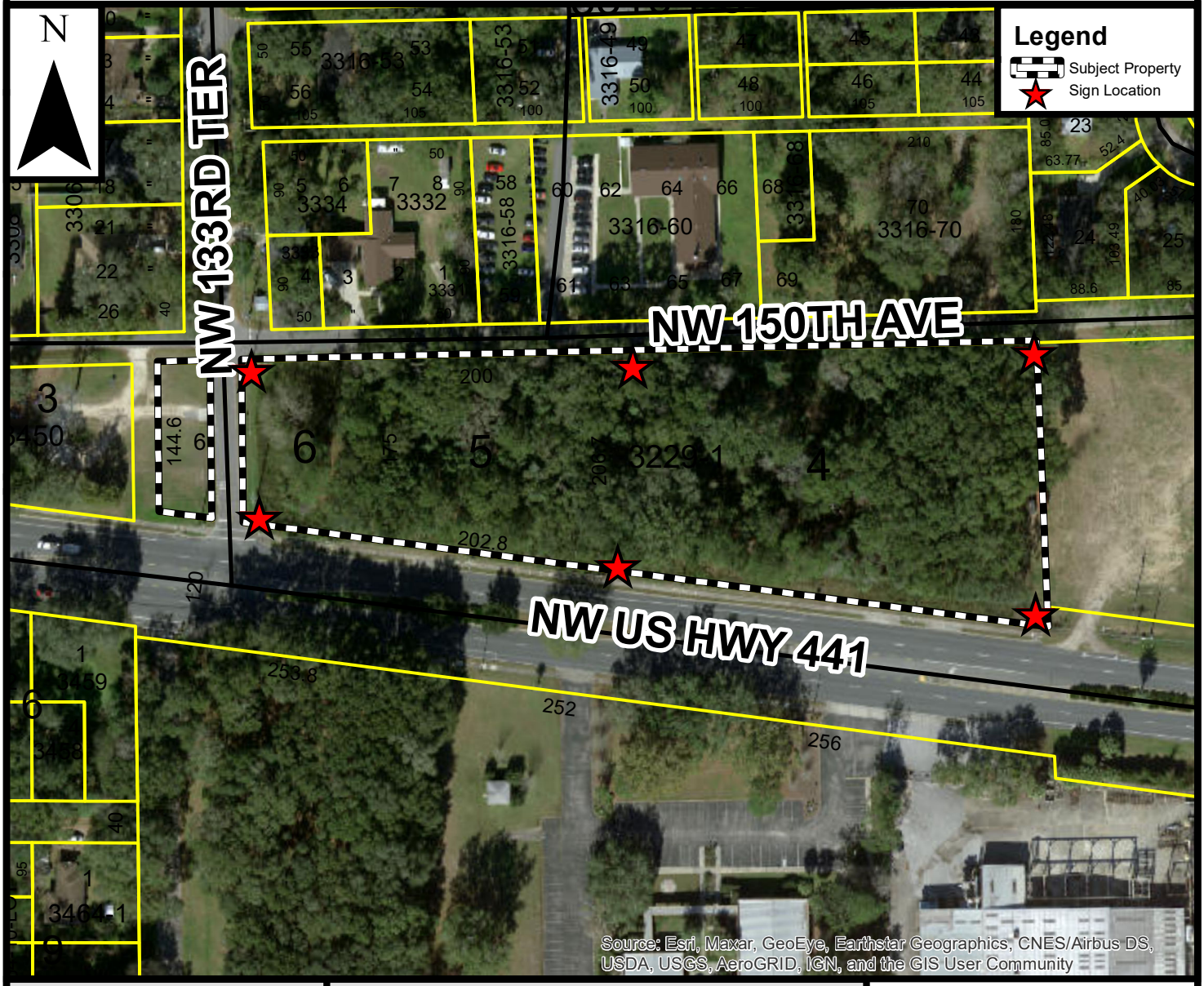
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.

Alachua Dreyers
Site Plan



Prepared by the City of Alachua
Planning & Community Development Department

Prepared November 2021

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

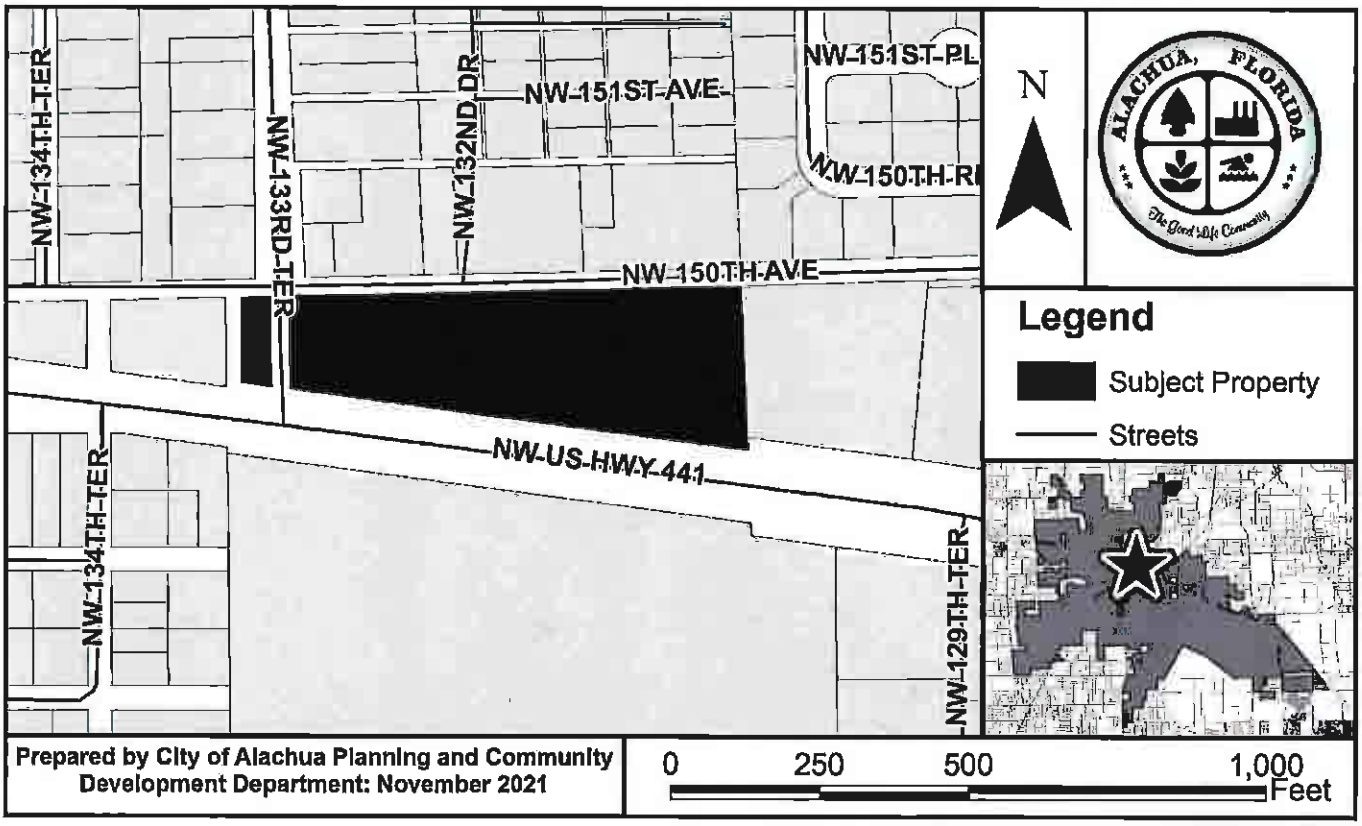
0 50 100 200 Feet

City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 1/24/22
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 8, 2022, 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 Alison Fetner of Fetner Engineering, applicant and agent for Dreyers Cleaning & Restoration, Inc., property owner, for consideration of a Site Plan proposing the construction of a ±16,000 square foot building with associated site improvements on a ±3.95 acre subject property; Tax Parcel Number 03229-001-000; FLUM: Commercial; Zoning: Commercial Intensive (CI).



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

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

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Street Address
City State Zip

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
1000 Turkey Creek
Alachua FL 32615

Linda Dixon, AICP
PO Box 115050
Gainesville FL 32611

Craig Parenteau
4801 Camp Ranch Road
Gainesville FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

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

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615

Carrie Luke
16611 NW 138th Ave
Alachua, FL 32615

Dena C. Courtney
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High Springs, FL 32655

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ALACHUA, FL 32615

BLAKE & WILLIAMS HEIRS
PO BOX 607
ALACHUA, FL 32616

BRADLEY & SCHROEDER
PO BOX 443
ALACHUA, FL 32616

CALHOUN & CLAY & EWELL ET AL
PO BOX 6264
FORT LAUDERDALE, FL 33310

CHESBOROUGH PATRICIA A
PO BOX 140239
GAINESVILLE, FL 32614

CHISM GERALD & CASSIE S
PO BOX 262
ALACHUA, FL 32615

CHURCH OF GOD BY FAITH INC
2409 OLD MIDDLEBURG RD N
JACKONVILLE, FL 32210

CHURCH OF GOD BY FAITH INC
PO BOX 2040
ALACHUA, FL 32615

CHURCH OF GOD BY FAITH INC
PO BOX 2040
ALACHUA, FL 32616

CHURCH OF GOD BY FAITH
7121 NE 26TH PL
GAINESVILLE, FL 32601

CHURCH OF GOD BY FAITH
PO BOX 2040
ALACHUA, FL 32616

CITY OF ALACHUA
CITY HALL
ALACHUA, FL 32615

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

CRAWFORD KATHLEEN E
15012 NW 130TH DR
ALACHUA, FL 32615

CRISWELL & GRANT
1705 NE 6TH PL
GAINESVILLE, FL 32641

DELL & GODBOLT
PO BOX 272
ALACHUA, FL 32616

DREYERS CLEANING & RESTORATION I
14619 NW US HWY 441
ALACHUA, FL 32615

FITZ WILMA
PO BOX 1123
ALACHUA, FL 32616

G & C BLANTON ENTERPRISES LLC
24024 NW 196TH TER
HIGH SPRINGS, FL 32643

G&C BLANTON ENTERPRISES LLC
24024 NW 196TH TER
HIGH SPRINGS, FL 32643

GARVIN EUGENE P SR & THERESA A
15022 NW 133RD TER
ALACHUA, FL 32615

GODBOLT SHIRLEY K
15010 NW 134TH TER
ALACHUA, FL 32615

GREEN L J & RUTH ELAINE
PO BOX 03
ALACHUA, FL 32615

GRINER RAMONA H
3630 PEACHTREE RD NE UNIT 2807
ATLANTA, GA 30326

GUSEMAN MILDRED MARIE HEIRS
13010 NW 150TH RD
ALACHUA, FL 32615

HARTMANN & MINTER M/C
15026 NW 134TH TER
ALACHUA, FL 32615

HUTCHINSON BEVERLY L
PO BOX 856
ALACHUA, FL 32616

JACKSON J B
PO BOX 262
ALACHUA, FL 32616

JENKINS ESTHER
% JERNON PAUL JENKINS
PO BOX 833
ALACHUA, FL 32616

JENKINS HORACE E
PO BOX 1071
ALACHUA, FL 32616

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214 LARKTREE LN
FUQUAY VARINA, NC 27526

KNIGHTEN SHIRLEY
PO BOX 911
ALACHUA, FL 32616

KOSMAN & ROTHSEIDEN & ROTHSEIDE
PO BOX 991
ALACHUA, FL 32616

LEE KELVIN
7763 RAILROAD ST
LOVE OAK, FL 32060

LOVCI & RILEY SR
12921 NW 151ST PL
ALACHUA, FL 32615

MARLOW ALACHUA HOLDINGS LLC
C/O DAVID MARLOW
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

MEGAHEE ENTERPRISES LTD LLLP
4110 SW 34TH ST STE 24
GAINESVILLE, FL 32608

MERRICKS DAVID & JOESSA
13102 NW 150TH AVE
ALACHUA, FL 32615

MERRICKS JOESSA W
13102 NW 150TH AVE
ALACHUA, FL 32615

MITCHELL SYLVIA
21717 NW 205TH ST
HIGH SPRINGS, FL 32643

PERKINS GERALD D & BECKY M
6933 W UNIVERSITY AVE
GAINESVILLE, FL 32607

QUARTERMAN & QUARTERMAN
4800 NW 16TH CT
LAUDERHILL, FL 33313

R A RUSH ENTERPRISES INC
% ROBERT RUSH
11 SE 2ND AVE
GAINESVILLE, FL 32601

REYNOLDS GERALDINE A HEIRS
13015 NW 150TH RD
ALACHUA, FL 32615

RIHERD CARL D & CONNIE C
27110 NW 203RD PL
HIGH SPRINGS, FL 32643

ROBINSON & ROBINSON
15029 NW 134TH TER
ALACHUA, FL 32615

ROBINSON BRUCE B
PO BOX 306
ALACHUA, FL 32616

ROBINSON KATHY LIFE ESTATE
15029 NW 134TH TER
ALACHUA, FL 32615

ROBINSON SARIA N
PO BOX 63
ALACHUA, FL 32616

RUFF DEMETRIUS & LA'KESHA ZOSHELL
PO BOX 142371
GAINESVILLE, FL 32614

SPEED HENRY JR & THEODOSIA
13206 NW 151ST AVE
ALACHUA, FL 32615

SPEED HENRY JR & THEODOSIA
13206 NW 151ST AVE
NEWBERRY, FL 32669

STATE OF FLA IIF DOT
PO BOX 1088
LAKE CITY, FL 32056

STUBBS JOHN ARNOLDS
9549 SW OLD WIRE RD
FORT WHITE, FL 32038

STUDEBAKER CHERYL L
15002 NW 130TH DR
ALACHUA, FL 32615

TANNER & TANNER
PO BOX 2290
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TANNER & TANNER
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WATT WAYNE A
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WESTON MARGARET A TRUSTEE
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AVERY 18160

WHITE ELLA MAE
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WHITE RALPHFENE
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