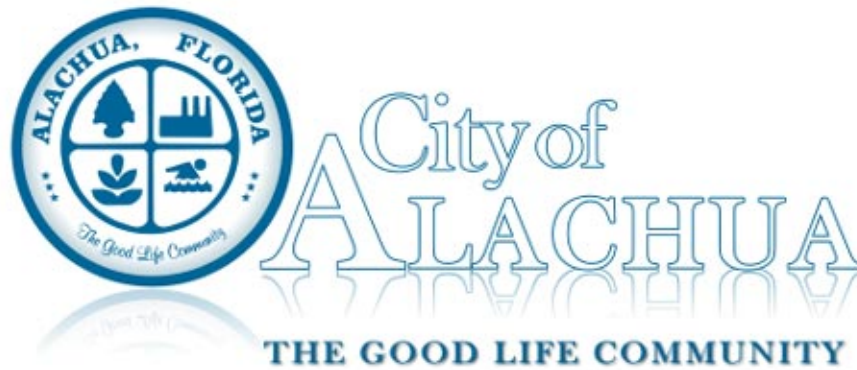




Planning and Zoning Board Agenda January 12, 2021

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

City Manager Adam Boukari

Planning and Zoning Board At 6:00 PM

Meeting Date: January 12, 2021

Meeting Location: James A. Lewis Commission Chambers

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

PLANNING AND ZONING BOARD MEETING AGENDA
--

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

- A. Approval of the Minutes of the December 8, 2020 PZB Meeting
- B. Site Plan – Quick Serve Restaurant: A request by Daniel Young, P.E., of CHW, Inc., applicant

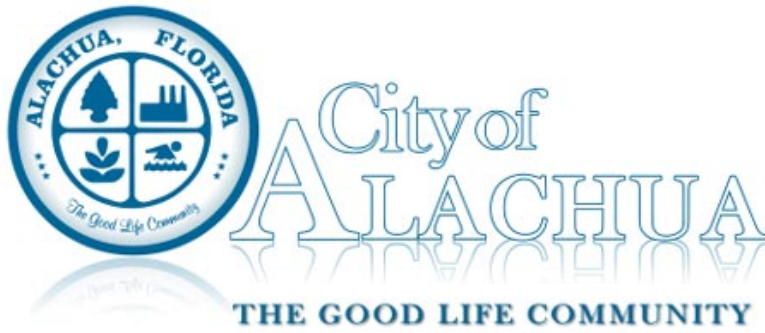
and agent, for Alachua Development Co, LLC, property owner, for consideration of a Site Plan to construct a ±1,930 square foot restaurant with drive-through service with associated site improvements on a ±1.15 acre property . Tax Parcel Number 03067-601-003 (Quasi-Judicial Hearing).

- C. Final Plat: Dogwood Acres Lot 12A – A request by Stacy Hall, PSM, of George F. Young, Inc., applicant and agent, for John A. Sapp and Antoinette Pratto-Sapp, property owners, for consideration of a Final Plat of Dogwood Acres – Lot 12A; consisting of a ±3.93 acre subject property; Tax Parcel No. 03013-020-012 (Quasi-Judicial Hearing).
- D. Site Plan – Sandvik Test Site: A request by Sergio Reyes, P.E., of eda, inc., applicant and agent, for Sandvik Mining and Construction USA, LLC, property owner, for consideration of a Site Plan to construct a ±62,500 square foot stabilized area on a ±3.01 acre development area . Tax Parcel Number 03925-002-000 (Quasi-Judicial Hearing).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Board/Committee Agenda Item

MEETING DATE: 1/12/2021

SUBJECT: Approval of the Minutes of the December 8, 2020 PZB Meeting

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:

Approve the Minutes of the December 8, 2020 PZB Meeting.

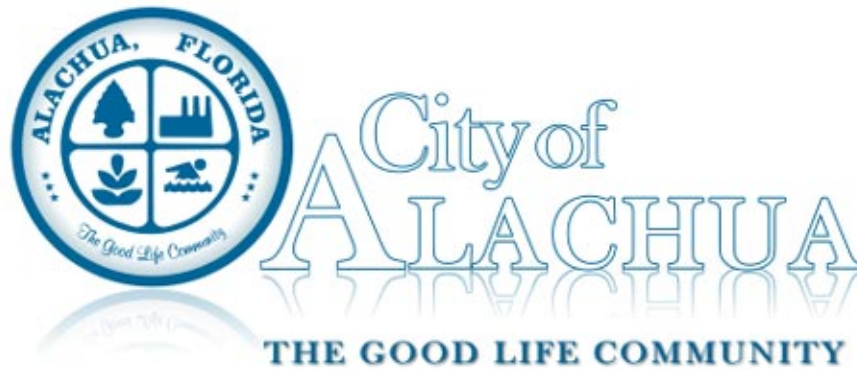
Summary

Approval of the Minutes of the December 8, 2020 PZB Meeting

ATTACHMENTS:

Description

12/8/20 PZB Minutes



Planning and Zoning Board Minutes December 8, 2020

Chair James Sajczuk

City Manager Adam Boukari

Vice Chair Anthony Wright

Member Sandy Burgess

Member Gary Thomas

Member Virginia Johns

School Board Member Tina Certain

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

Meeting Date: December 8, 2020

Meeting Location: James A. Lewis Commission Chambers

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

PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Chair James Sajczuk called the meeting to order. Vice Chair Anthony Wright 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 Sandy Burgess moved to approved the agenda; seconded by Member Johns.

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the October 13, 2020 PZB Minutes

Member Burgess moved to approved the minutes; seconded by Member Gary Thomas.

Passed by unanimous consent.

- B. Site Plan – Quick Serve Restaurant: A request by Daniel Young, P.E., of CHW, Inc., applicant and agent, for Alachua Development Co, LLC, property owner, for consideration of a Site Plan to construct a ±1,930 square foot restaurant with drive-through service with associated site improvements on a ±1.15 acre property . Tax Parcel Number 03067-601-003 (Quasi-Judicial Hearing).

Member Burgess moved to postpone this item until the January 12, 2021 Planning and Zoning Board meeting, scheduled to take place at 6 PM at Alachua City Hall, located at 15100 NW 142nd Terrace, Alachua, FL 32615; seconded by Member Johns.

Motion Passed 4-0 in a roll call vote.

- C. Copeland Park PDL Site Plan: A request by Daniel Young, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for O’Steen Brothers, Inc, property owner, for consideration of a Site Plan which proposes to construct a ±42,466 square foot building with associated site improvements on a ±4.90 acre subject property. Tax Parcel No. 03927-007-000 (Quasi-Judicial Hearing).

Planning Assistant Kenyata Curtis swore in all parties entering testimony.

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

Daniel Young, P.E., of CHW, Inc. applicant & agent provided additional information, accepted Staff’s recommended conditions, and availed himself for questions.

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 O’Steen Brothers, Inc., subject to the three (3) conditions provided in Exhibit “A” and located on page 18 of the December 8, 2020 Staff Report to the Planning & Zoning Board; seconded by Member Burgess.

Motion Passed 4-0 in a roll call vote.

- D. Small Scale Comprehensive Plan Amendment: A request by Karl Spain, of Dae Jung Kim LLC.,

applicant and agent for Edmund Johnston, property owner, to amend the Future Land Use Map (FLUM) from Agricultural to Medium Density Residential on a ±2.88 acre subject property. Tax Parcel Number 03210-008-000 (Legislative Hearing).

Planner Adam Hall, AICP, presented the Staff Report.

Karl Spain, of Dae Jung Kim LLC, applicant and agent, presented additional information and availed himself for questions.

Member Burgess inquired about access to the site.

Mr. Spain responded.

Member Thomas moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Small Scale Comprehensive Plan Amendment submitted by Dae Jung Kim LLC on behalf of Edmund Johnston to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Burgess.

Motion Passed 4-0 in a roll call vote.

- E. Site-Specific Amendment to the Official Zoning Atlas: A request by Karl Spain, of Dae Jung Kim, LLC, applicant and agent for Edmund Johnston, property owner, to amend the Official Zoning Atlas from Agricultural to Residential Single Family - 6 (RSF-6) on a ±2.88 acre subject property. Tax Parcel Number 03210-008-000 (Quasi-Judicial Hearing).

Planning Assistant Curtis swore in all parties entering testimony.

Planner Hall, AICP, presented the Staff Report.

Mr. Spain presented additional information and availed himself for questions.

Member Burgess moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by Dae Jung Kim LLC on behalf of Edmund Johnston to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Johns.

Motion Passed 4-0 in a roll called vote.

- F. Black Flag Metalsmith Site Plan: A request by Sergio Reyes, P.E., of EDA Consultants, Inc., applicant and agent for Black Flag Metalsmith, LLC, property owner, for consideration of a Site Plan which proposes to construct a ±6,000 square foot building and a ±9,000 square foot building with associated site improvements on a ±6.98 acre subject property. Tax Parcel No. 03918-003-000 (Quasi-Judicial Hearing).

Planning Assistant Curtis swore in all parties entering testimony.

Principal Planner Tabor, AICP, presented the Staff Report.

Clay Sweger, P.E., LEED AP, of EDA Consultants, Inc. applicant and agent, presented additional information and availed himself for questions.

Sergio Reyes, P.E., of EDA Consultants, Inc., applicant and agent, presented additional information and availed himself for questions.

Mr. Reyes accepted the conditions recommended by Staff.

Hector Rosario inquired about noise pollution, connections to City water and wastewater, and stormwater.

Principal Planner Tabor responded.

Mr. Reyes responded.

Member Burgess moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Black Flag Metalsmith, LLC, subject to the six (6) conditions provided in Exhibit "A" and located on page 19 of the December 8, 2020 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 4-0 in a roll call vote.

- G. PTI Site Plan: A request by Claudia Vega, P.E., of EDA Consultants, Inc., applicant and agent for PTI Alachua Properties, LLC, property owner, for consideration of a Site Plan which proposes to construct a ±11,821 square foot building with associated site improvements on a ±2.18 acre subject property. Tax Parcel No. 05949-011-008 (Quasi-Judicial Hearing).

Planning Assistant Curtis swore in all parties entering testimony.

Principal Planner Tabor, AICP, presented the Staff Report.

Mr. Reyes, P.E., of EDA Consultants, Inc. applicant and agent, accepted Staff's recommended conditions and availed himself for questions.

Member Thomas 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 PTI Alachua Properties, LLC, subject to the four (4) conditions provided in Exhibit "A" and located on page 19 of the December 8, 2020 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 4-0 in a roll call vote.

- H. Ray's Metal Works Site Plan: A request by Sergio Reyes, P.E., of EDA Consultants, Inc., applicant and agent for Ray's Metal Works, Inc., property owner, for consideration of a Site Plan which proposes to construct a ±2,550 square foot building addition with associated site improvements on a ±2.14 acre subject property. Tax Parcel No. 05893-010-009 (Quasi-Judicial Hearing).

Planning Assistant Curtis swore in all parties entering testimony.

Principal Planner Tabor, AICP, presented the Staff Report.

Mr. Reyes, P.E., of EDA Consultants, Inc. applicant and agent, accepted Staff's recommended conditions and availed himself for questions.

Member Johns inquired about compliance with the parking and landscaping requirements.

Member Burgess moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for Ray's Metal Works, Inc., subject to the three (3) conditions provided in Exhibit "A" and located on page 17 of the December 8, 2020 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Motion Passed 4-0 in a roll call vote.

- I. Tara April Comprehensive Plan Text Amendment: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Tara Forest, LLC, to amend the City of Alachua Comprehensive Plan by creating a new Policy 1.3.h of the Future Land Use Element (Legislative Hearing).

Principal Planner Tabor, AICP, presented the Staff Report.

Mr. Sweger, AICP, LEED AP, presented additional information and availed himself for questions.

Mike Wood, owner of Traveler's Campground spoke about traffic impacts and the intersection of April Boulevard and US Highway 441.

Member Johns moved that based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed Comprehensive Plan Text Amendment to create a new policy (Policy 1.3.h of the Future Land Use Element) to be consistent with the City of Alachua Comprehensive Plan and transmits such finding to the City Commission with a recommendation to approve; seconded by Member Burgess.

Motion Passed 4-0 in a roll call vote.

- J. Tara April Large Scale Comprehensive Plan Amendment (LSCPA): A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Tara Forest, LLC, property owner, for consideration of a LSCPA to amend the Future Land Use Map (FLUM) on a ±17.29 acre portion of a ±58.32 acre parcel from Recreation to Conservation on ±6.79 acres and from Recreation to Commercial on ±10.50 acres. Tax Parcel Number 03020-000-000 (Legislative Hearing).

Principal Planner Tabor, AICP, presented the Staff Report.

Mr. Sweger, AICP, LEED AP, presented additional information and availed himself for questions.

Member Johns moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan

Amendment submitted by EDA Consultants, Inc. on behalf of Tara Forest, LLC to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Burgess.

Motion Passed 4-0 in a roll call vote.

- K. Tara April Site-Specific Amendment to the Official Zoning Atlas (Rezoning): A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Tara Forest, LLC, property owner, for consideration of a Rezoning to amend the Official Zoning Atlas on a ±17.29 acre portion of a ±58.32 acre parcel from Agricultural (A) to Conservation on ±6.79 acres and from Agricultural (A) to Community Commercial (CC) on ±10.50 acres. Tax Parcel Number 03020-000-000 (Quasi-Judicial Hearing).

Principal Planner Tabor, AICP, presented the Staff Report.

Mr. Sweger, AICP, LEED AP, presented additional information and availed himself for questions.

Member Thomas 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 for a Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Tara Forest, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve; seconded by Member Johns.

Motion Passed 4-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Kathy Winburn stated the next meeting will be Tuesday, January 12, 2020 at 6:00 p.m.

IV. CITIZENS COMMENTS

ADJOURN

Member Johns moved to moved to adjourn; seconded by Member Burgess.

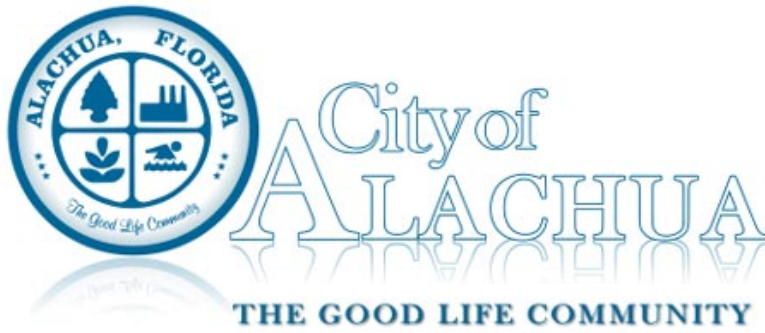
Motion passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA

Presiding Officer

Staff Liaison



Board/Committee Agenda Item

MEETING DATE: 1/12/2021

SUBJECT: Site Plan – Quick Serve Restaurant: A request by Daniel Young, P.E., of CHW, Inc., applicant and agent, for Alachua Development Co, LLC, property owner, for consideration of a Site Plan to construct a ±1,930 square foot restaurant with drive-through service with associated site improvements on a ±1.15 acre property . Tax Parcel Number 03067-601-003 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP, Planner

RECOMMENDED ACTION:

Remove the item from the agenda.

Summary

NOTE: This item was originally scheduled and advertised to be heard before the Board on December 8, 2020, but was tabled until the January 12, 2021 meeting to allow the applicant's time to complete the subdivision process. However, the subdivision process has not yet been completed, therefore, this item cannot be heard before the Board. Staff recommends removing it from the agenda.

This application is a request by Daniel Young, P.E., of CHW, Inc., applicant and agent, for the Alachua Development Co., property owner, for consideration of a Site Plan to construct a ±1,930 square foot restaurant with drive-through service on Lot 3 of the Baywood Centre subdivision.



Description

- ▢ Staff Report & Staff Supporting Materials
- ▢ Plat: Dogwood Acres - Lot 12A
- ▢ Application & Supporting Materials
- ▢ Public Notice Materials for the 1/12/21 PZB Meeting



City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

January 12, 2021

SUBJECT:	A request for consideration of a Final Plat of Dogwood Acres – Lot 12A, being a replat of Lot 12A of Dogwood Acres – First Addition Replat as recorded in Plat Book 22, Page 73 of the Public Records of Alachua County, together with a 30 foot strip adjacent to the west line of Lot 12A (minor subdivision review)
APPLICANT/AGENT:	Stacy Hall, P.S.M, George F. Young, Inc.
PROPERTY OWNER:	John A. Sapp and Antoinette Pratto-Sapp
PARCEL ID NUMBER:	03013-020-012
FLUM DESIGNATION:	Moderate Density Residential
ZONING:	Agricultural (A)
OVERLAY:	N/A
ACREAGE:	±3.93
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the final plat of Dogwood Acres – Lot 12A to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	<i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the final plat of Dogwood Acres – Lot 12A to the City Commission, with a recommendation to approve.</i>

Illustration 2. Inset of Plat of Dogwood Acres – First Addition Replat as Recorded in Plat Book 22, Page 73, of the Official Records of Alachua County, Florida (Lot 12A Outlined in Red)

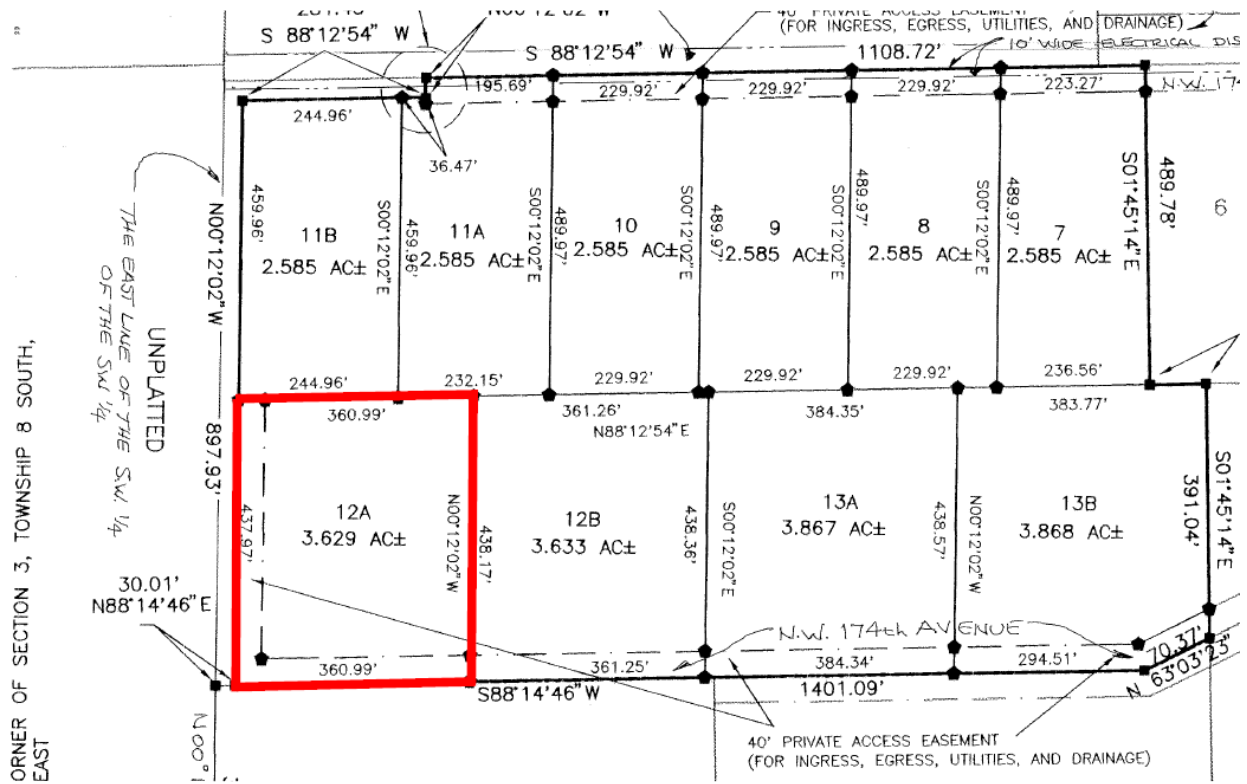


Illustration 3. Location of Existing 40 Foot Private Access Easement (Outlined in Red)

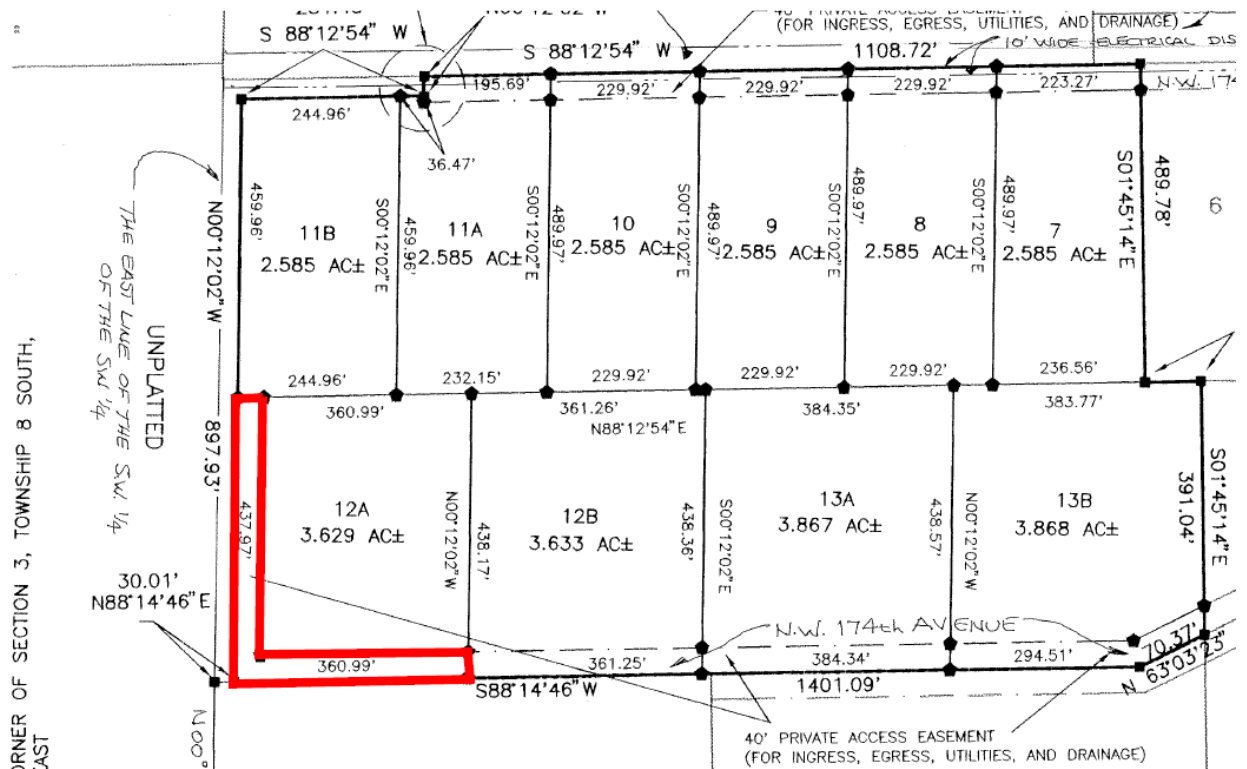


Illustration 4. Property Subject to this Petition - Lot 12A of Dogwood Acres - First Addition Replat Together With a 30 Foot Wide Strip Adjacent to the West Line of Lot 12 - A (Outlined in Red)

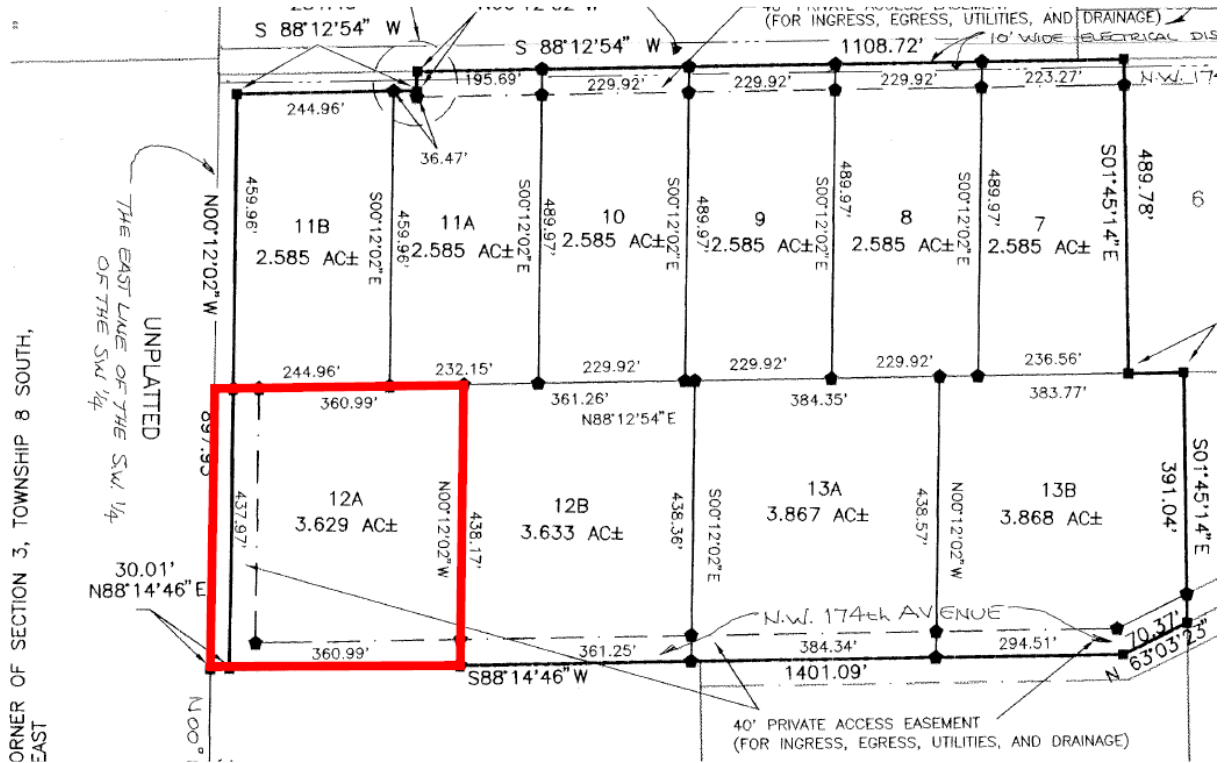
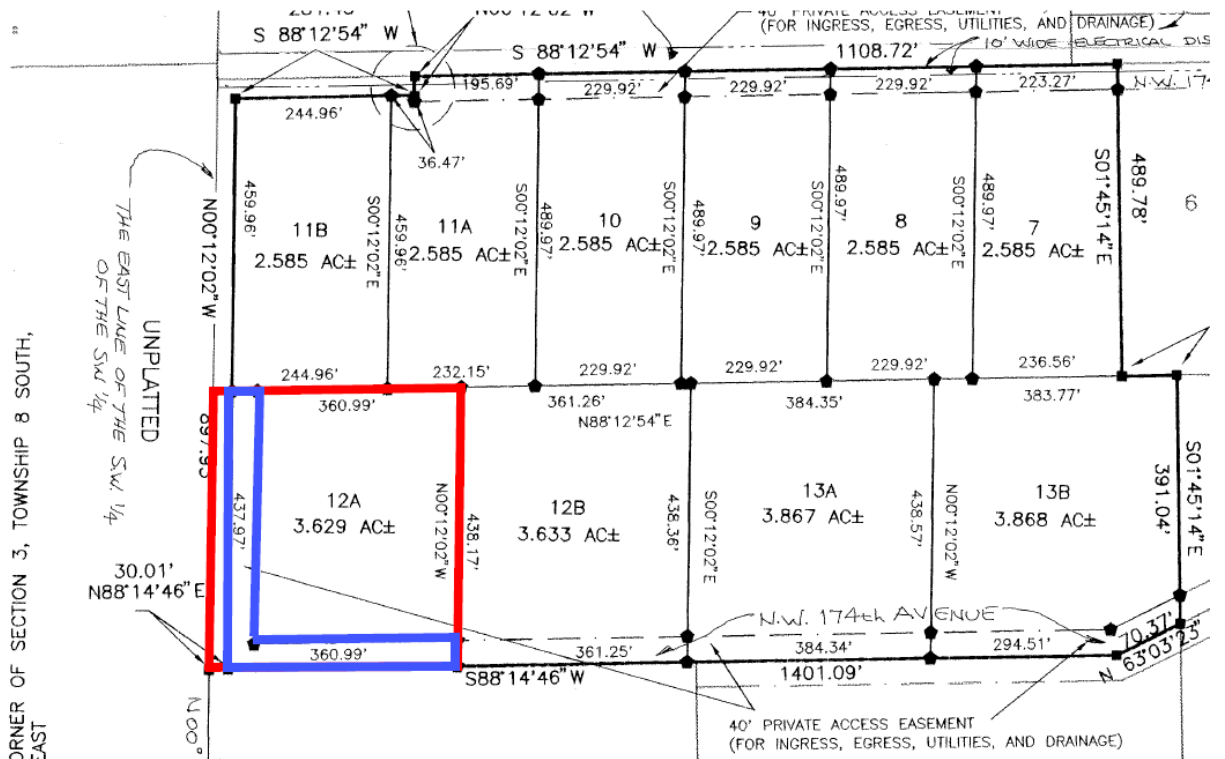


Illustration 5. Property Subject to this Petition - Lot 12A of Dogwood Acres - First Addition Replat Together With a 30 Foot Wide Strip Adjacent to the West Line of Lot 12 - A (Outlined in Red) and Location of Existing 40 Foot Private Access Easement (Outlined in Blue)



The City did not initiate or require the initiation of this application; this petition has been submitted by the property owner in order to accomplish the purposes stated above.

The existing 40 foot Private Access Easement to be vacated is not actively utilized and benefits only one property – Lot 11B of Dogwood Acres – First Addition Replat. Lot 11B, however, is developed and access to Lot 11B is provided via NW 174th Lane, located north of Lot 11B and Lot 12A. Therefore, there is not a need to preserve the 40 foot Private Access Easement on Lot 12A. See Illustration 6 below.

Illustration 6. Aerial Image Depicting Established Access for Lot 11B of Dogwood Acres – First Addition Replat



Section 2.4.10(F)(1)(b) indicates that a minor subdivision shall constitute “revisions of single lots within an existing platted subdivision”. Sections 2.4.10(F)(2) & (3) of the City’s Land Development Regulations (LDRs) establishes the procedures and requirements for a plat. An analysis of the application’s compliance with the applicable standards of this section has been provided within this report.

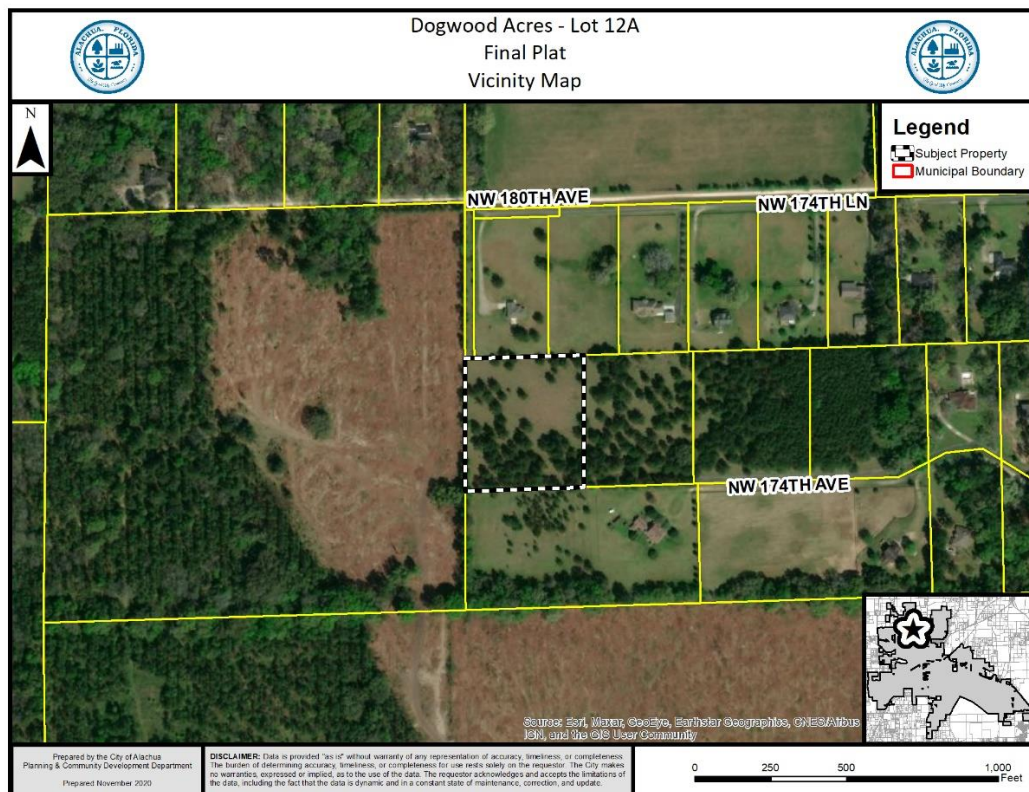
SURROUNDING USES

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

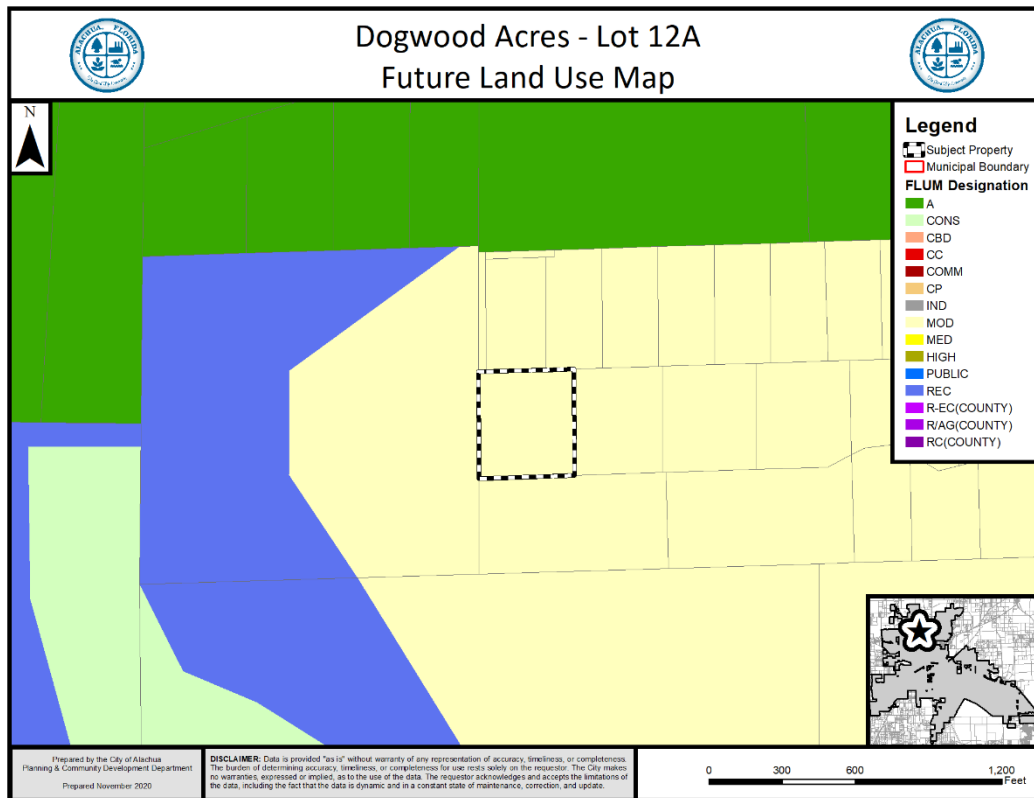
Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Single Family Residential	Moderate Density Residential	Agricultural (A)
South	Single Family Residential	Moderate Density Residential	Agricultural (A)
East	Vacant Residential Lands	Moderate Density Residential	Agricultural (A)
West	Vacant Residential Lands	Moderate Density Residential	Residential Single Family - 4 (RSF-4)

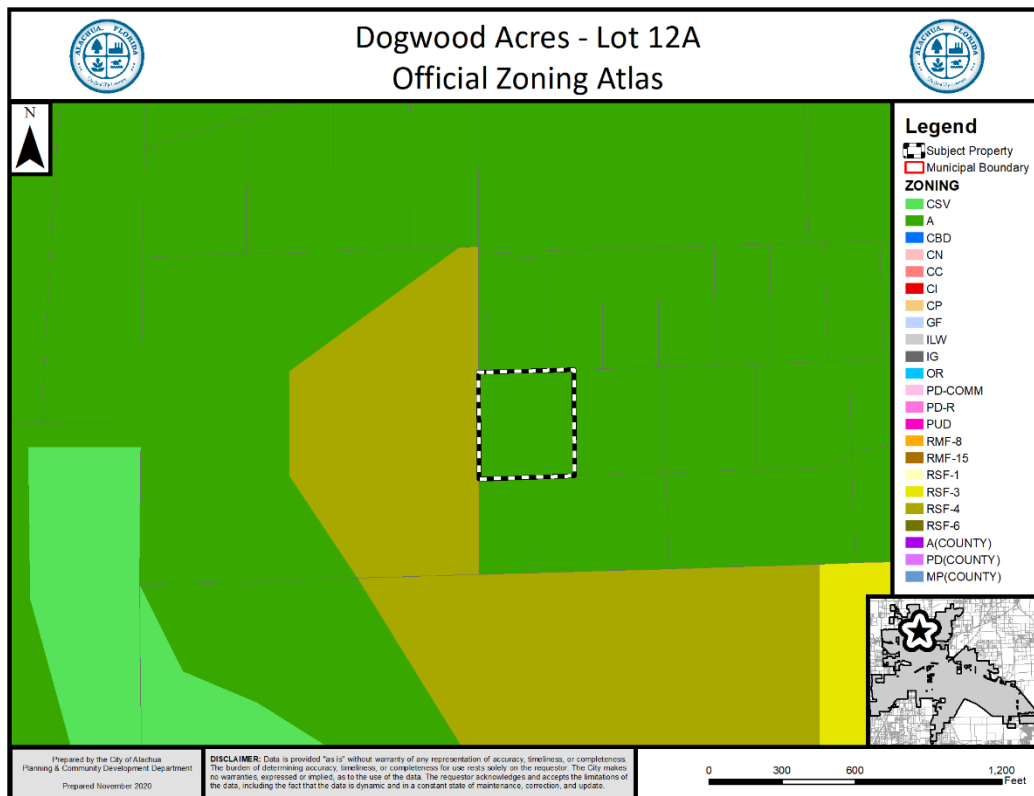
Map 1. Vicinity Map



Map 2. Future Land Use Map



Map 3. Zoning Map



NEIGHBORHOOD MEETING

According to Section 2.2.4 (C) of the LDRs, a neighborhood meeting for a minor subdivision final plat is optional. A neighborhood meeting was not held for this petition.

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

Objective 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

Policy 1.2.b: Moderate Density Residential (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category:

1. Single family detached dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments; and,
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Evaluation and Findings: The subject property has a Moderate Density Residential FLUM Designation, which permits a maximum density of four (4) dwelling unit per acre. This replat will not change the existing, conforming density of the subject property.

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 separately in this report. The proposed replat complies with the environmental protections laid out in the City of Alachua Comprehensive Plan and LDRs.

Housing Element

GOAL 1: To facilitate the provision of safe, sanitary, health and affordable, quality housing for all present and future City residents, while preserving and enhancing the community's physical and social fabric, cultural diversity, and protecting the interests of special needs groups, as well as very low, low, and moderate-income households.

Evaluation and Findings: This petition would facilitate the preservation of an existing housing opportunity.

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Evaluation and Findings: This petition would support the maintenance of a housing opportunity within the City, supporting Policy 1.1.a.

ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

Wetlands

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

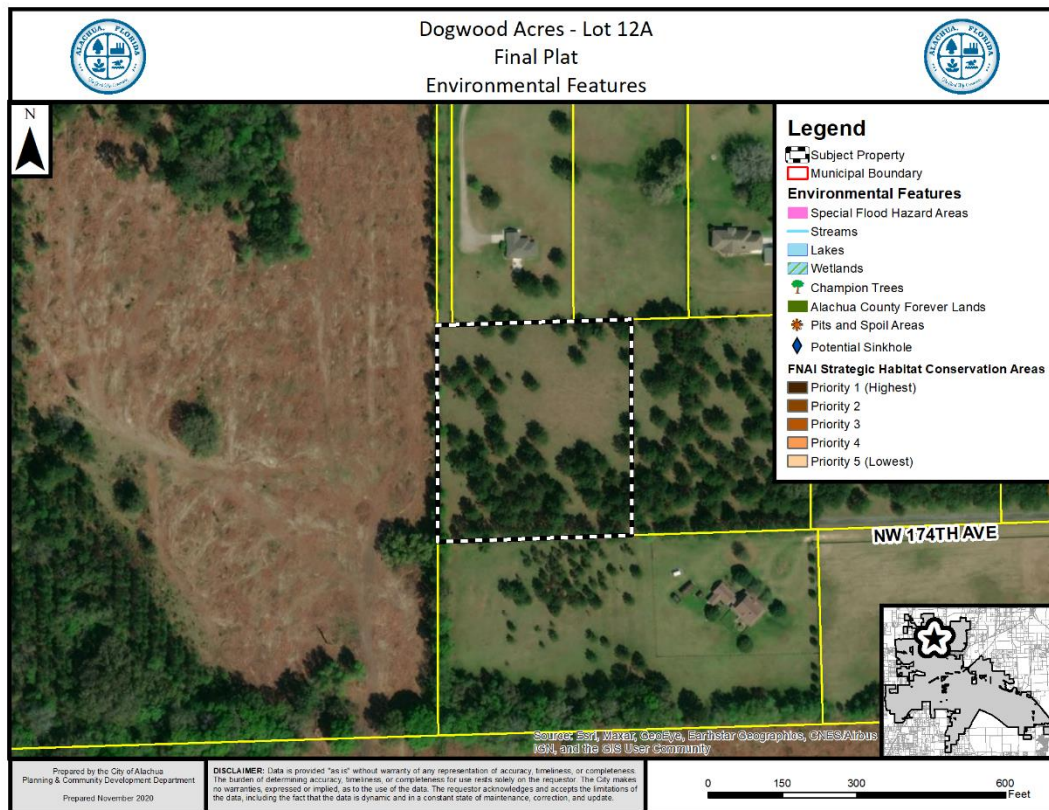
Evaluation: No wetlands have been identified on subject property therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

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

Map 4. Environmental Features



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

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

If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the LDRs.

Soil Survey

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

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

Arredondo Fine Sand (0-5% slopes)

Hydrologic Group: A

This soil is well drained with slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Kendrick Sand (2% – 5% slopes)

Hydrologic Soil Group: B

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

Evaluation: There are no significant limitations for dwellings, therefore there are no issues related to the soils located on the subject property.

Flood Potential

Panel 0110D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic

access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

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

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

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

2.4.10(F)(3) Minor subdivision standards. A minor subdivision shall be approved on a finding that the application complies the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, Subdivision Standards, including standards related to block length, lot arrangement, dimensions and design, and street arrangement.

PUBLIC FACILITIES IMPACT

Section 2.4.14(C) of the City of Alachua LDRs outlines eleven (11) types of development that are exempt from the requirements of concurrency compliance. Sections 2.4.14(C)(1) & (3) exempt developments that are vested or have no or de minimis impact on public facilities.

De minimis impact is defined in Article 10 of the LDRs as: “an impact of not more than ten average daily trips on the affected road from an existing parcel of record, contiguous commonly-held parcels, or a development proposal unless the impact exceeds the adopted level of service of a designated hurricane evacuation route”.

The proposed replat would not result in any new lots and therefore would not have any new impacts on any public facilities. As such, any potential impacts to public facilities are de minimis.

EXHIBIT "A"
TO
DOGWOOD ACRES – LOT 12A
STAFF REPORT

MINOR SUBDIVISION FINAL PLAT APPLICATION

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 2, 2020

Sent by electronic mail to sahall@georgefyoung.com

Stacy A. Hall, P.S.M.
George F. Young, Inc.
1905 South Main Street
Gainesville, FL 32601

RE: Second Completeness Review: Dogwood Acres First Addition Replat of Lot 12A
Minor Subdivision (Final Plat) Application

Dear Mr. Hall:

On October 29, 2020, the City of Alachua received your application for a Minor Subdivision (Final Plat) on behalf of John Sapp and Antoinette Pratto-Sapp. The application proposes to replat Lot 12A of Dogwood Acres – First Addition Replat and to plat an additional 30 foot wide strip adjacent to the west line of Lot 12A, consisting of a ±3.63 acre subject property (Tax Parcel Number 03013-020-012). The revised application was submitted to address the completeness review comments issued to you in a letter dated October 13, 2020.

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 Monday, November 9, 2020**.

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

Please address the following:

1. **Final Plat Attachment #4, Comprehensive Plan Consistency Analysis.** An analysis of the application's consistency with the City of Alachua Comprehensive Plan has not been submitted with the application.

Remaining Issues: The analysis provided appears to review excerpts of Article 3 of the City of Alachua Land Development Regulations (LDRs). The City of Alachua Comprehensive Plan can be accessed at the following link:

<https://www.cityofalachua.com/government/planning-community-development/planning-zoning>.

2. **Final Plat Attachment #7, Mailing Labels.** Submit two sets of mailing labels of all property owners within 400 feet of the subject property and of all persons and organizations on registered with the City to receive such notices.

Remaining Issues:

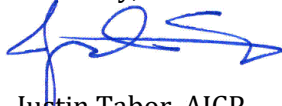
- (1) Only one set of mailing labels were provided. Two sets are required.
- (2) Owner and mailing address are incorrect for Tax Parcels 03008-000-000 and 03067-001-000.

3. **Final Plat Attachment #10, Environmental Resource Permit, Self-Certification, or Exemption.** Submit documentation from the Suwannee River Water Management District (SRWMD) which confirms the proposed action is exempt from any required permitting through SRWMD. If SRWMD determines permitting is required, submit documentation which confirms the applicable permitting is under review or submitted to SRWMD (for environmental resource permits) or to the Florida Department of Environmental Protection (for self-certification).

Remaining Issues: A completed copy of FDEP Form 62-330.050(1) – Request for Verification of an Exemption – was included with the application, however, no documentation was included confirming the proposed action is exempt from any required permitting through SRWMD.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

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

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Replat of Lot 12A of Dogwood Acres – First Addition Replat and plat of an additional 30 foot wide strip adjacent to the west line of Lot 12A

APPLICATION TYPE: Minor Subdivision (Final Plat)

PROPERTY OWNER: John A. Sapp and Antoinette Pratto-Sapp

APPLICANT/AGENT: Stacy Hall, PSM, George F. Young, Inc.

DRT MEETING DATE: November 17, 2020

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Agriculture

ZONING: Agricultural (A)

OVERLAY: N/A

ACREAGE: ±3.63 acres

PARCEL: Tax Parcel 03013-020-012

PROJECT SUMMARY: A Minor Subdivision (Final Plat) proposing to replat Lot 12A of Dogwood Acres – First Addition Replat and to plat an additional 30 foot wide strip adjacent to the west line of Lot 12A

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Monday, December 7, 2020.**

TENTATIVE PZB DATE: If all comments are addressed by the resubmission date above, the application may be scheduled for the **January 13, 2021 PZB Meeting.**

OWNERS CERTIFICATION		DOGWOOD ACRES - FIRST ADDITION REPLAT		PLAT BOOK	PAGE
I, JOHN A. SAPP AND ANTOINETTE PRATTO-SAPP, OF THE COUNTY OF ALACHUA, FLORIDA, DO HEREBY CERTIFY THAT THE LAND HEREIN DESCRIBED HAS CAUSED THIS SURVEY AND PLAT TO BE MADE AND DO ADOPT SAID PLAT TO BE KNOWN AS "DOGWOOD ACRES FIRST ADDITION REPLAT, A REPLAT OF LOT 12A".		SECTION 2		22	1
WITNESS: JOHN A. SAPP DATE: _____		SECTION 10			
WITNESS: ANTOINETTE PRATTO-SAPP DATE: _____		SECTION 11			
ACKNOWLEDGMENT		SECTION 14			
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, JOHN A. SAPP AND ANTOINETTE PRATTO-SAPP, WHO HAVE BEEN DULY SWORN AND WHO FURNISHED A FLORIDA OWNERS LICENSE AS IDENTIFICATION AND HAVE EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE HEREIN EXPRESSED, AND DO TAKE AN OATH.		VICINITY MAP			
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2019		SCALE: 1" = 40'			
HISTORY OF PUBLIC STATE OF FLORIDA		U.S. 41			
MY COMMISSION EXPIRES: _____		ALACHUA			
CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER		DOGWOOD ACRES - FIRST ADDITION REPLAT, A REPLAT OF LOT 12A & AN ADDITIONAL 30' WIDE STRIP ADJACENT TO THE WEST LINE OF LOT 12A			
THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO PART 1 OF CHAPTER 177, FLORIDA STATUTES, BUT HAVE NOT VERIFIED THE SURVEY DATA.		SITUATED IN			
DRAWN BY: _____		SECTION 27, TOWNSHIP 8, SOUTH, RANGE 18 EAST			
AND		CITY OF ALACHUA			
APPROVED BY: _____		ALACHUA COUNTY, FLORIDA			
PROFESSIONAL SURVEYOR AND MAPPER DATE: _____		LOT 11B 2.505 acres			
CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA		LOT 11A 2.505 acres			
THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.		DOGWOOD ACRES FIRST ADDITION REPLAT (PLAT BOOK 22, PAGE 73)			
MAJOR: _____		POINT OF BEGINNING			
ATTEST: _____		NEW CORNER OF LOT 12A			
CITY MANAGER		DOGWOOD ACRES - FIRST ADDITION REPLAT			
FILED FOR RECORD ON: _____		REPLAT OF LOT 12A 5.629 acres ±			
CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA		LOT 12B 3.633 acres			
EXAMINED ON: _____		THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 3			
AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY: _____		UNPLATED			
CITY ATTORNEY		OWNER: TARA FOREST, LLC			
CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT		NOTES			
EXAMINED ON: _____		1) THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT OF "DOGWOOD ACRES - FIRST ADDITION REPLAT" AS RECORDED IN PLAT BOOK 22, PAGE 73 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.			
AND APPROVED BY: _____		2) PROPERTY LIES WITHIN FLOOD ZONE IF: (A) AS DETERMINED TO BE WITHIN THE 500 YEAR ANNUAL CHANCE FLOOD PLAIN (A.C.F.P.) OR (B) AS DETERMINED BY THE ALACHUA COUNTY FLOOD INSURANCE RATE MAP FOR ALACHUA COUNTY, COMMISSION NO. 20010110, PARCEL NO. 010, SUPPLEMENT D, DATED JUNE 16, 2008.			
COUNTY HEALTH DEPARTMENT		3) THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1/10,000'.			
RECEIVED AND FILED		4) DATE OF PLAT DRAWING: SEPTEMBER 28, 2020.			
RECEIVED AND FILED FOR RECORD THIS DAY OF _____, A.D. 2019.		5) AS REQUIRED BY SECTION 8, §11, ORDINANCE 17-03 OF THE CITY OF ALACHUA, ALL CATEGORY I AND CATEGORY II PLANT SPECIES SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF CONCURRENT WITH THE DEVELOPMENT OF THE SUBJECT PROPERTY.			
CLERK OF COURT		6) THIS LOT SHALL BE SERVED BY A PRIVATE WELL AND SEPTIC SYSTEM.			
SURVEYORS CERTIFICATION		7) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.			
I DO HEREBY CERTIFY THAT THIS PLAT OF DOGWOOD ACRES FIRST ADDITION REPLAT, A REPLAT OF LOT 12A & AN ADDITIONAL 30' WIDE STRIP ADJACENT TO THE WEST LINE OF LOT 12A, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT COMPLES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.		8) THERE MAY BE ADDITIONAL RESTRICTIONS, REDEVELOPMENT, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON THAT MAY FOR ANY REASON NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THE UNDERSIGNED HAS NOT PERFORMED AN INDEPENDENT SEARCH FOR ADDITIONAL RECORDS.			
STACY A. HALL, PSM 374 DATE: _____		SUBDIVIDER			
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.		JOHN A. SAPP AND ANTOINETTE PRATTO-SAPP P.O. BOX 1244 ALACHUA, FLORIDA 32316			
LEGAL DESCRIPTION (BY THIS SURVEYOR)		DOGWOOD ACRES - FIRST ADDITION REPLAT			
LOT 12A OF DOGWOOD ACRES - FIRST ADDITION REPLAT AS RECORDED IN PLAT BOOK 22, PAGE 73 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.		DOGWOOD ACRES - FIRST ADDITION REPLAT			
TOGETHER WITH THE FOLLOWING DESCRIBED TRACT OF LAND:		DOGWOOD ACRES - FIRST ADDITION REPLAT			
A STRIP OF LAND SITUATED IN SECTION 3, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF THE PARCELS NUMBERED 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 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582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 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982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.		DOGWOOD ACRES - FIRST ADDITION REPLAT			
A STRIP OF LAND SITUATED IN SECTION 3, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF THE PARCELS NUMBERED 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823					

Deficiencies to be Addressed

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

1. Chapter 177, Florida Statutes

- a. 177.091(11): Each plat shall show a description of the lands subdivided, and the description shall be the same in the title certification. The legal description attached as Exhibit "A" to the title certification does not include the "together with" and header language for the 30' strip of land.

2. Miscellaneous

- a. Name of the plat in owners certification does not match the name of the plat used in the title block.

3. Minor Revisions

- a. There is a typographical error in the first sentence of the owners certification (present-s-).
- b. Add lines for the date to be inserted for signature block and date for John Sapp and Anotinette Pratto-Sapp in the owners certification.
- c. Add signature lines for two witnesses for both John Sapp and Antoinette Pratto-Sapp in the owners certification.
- d. Delete the period after Antoinette Pratto-Sepp in the acknowledgment of the owners certification.
- e. The acknowledgment of the owners certification should use plural nouns and pronouns ('drivers licenses' and 'they').
- f. The year in the notary block of the acknowledgement of owners certification should be 2021.
- g. The year in the certificate of approval by the Clerk of the Court should be 2021.

November 10, 2020



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

Re: Review of "Dogwood Acres-First Addition Replat, a Replat of Lot 12A & an Additional 30' Wide Strip Adjacent to the West Line of Lot 12A"

I have reviewed the Plat of "Dogwood Acres-First Addition Replat, A Replat of Lot 12A & an Additional 30' Wide Strip Adjacent to the West Line of Lot 12A" for conformity to Florida Statutes Chapter 177, Part 1, Platting, and find it to be in conformance with all Sections and Subsections except those listed and following hereon:

Subsection 177.091

- (6) There must be a bearing reference to a well established and monumented line.
Basing the bearings on a record plat does not meet the requirement, being a well established and monumented line.
- (7) The definition of a P.R.M. states that the letters "P.R.M." must appear on the monument. A P.R.M. is required on the NE & SE corners of Lot 12A.
- (10) Section "27" is in error under the Title of the Plat. The plat is situated in Section "3".
- (11) The Legal Description contains dimensions that are "more or less"; it is my opinion that the Legal Description needs to be revised with dimensions that are stated to the nearest 1/100 of a foot, Or the dimensions shown on the plat need to be revised to "+/-".
- (16) The easements identified in the Title Opinion must be shown on the Plat.
If the subject property remains subject to recorded Covenants and Restrictions identified, I feel a note to this effect should be added to the Plat.
- (17) The 30' Strip adjacent to the North needs to be labeled "UNPLATTED".
- (27) A notice is required that the 'plat in its graphic form, is the official depiction of the subdivided lands Described herein and ...'

Subsection 177.051

- (1) The primary name shall not be the same or in any way so similar to any name appearing on any recorded plat in the same county as to confuse the records... as to the identity of the subdivision.
A suggestion for the Title of the Plat would be:
Dogwood Acres – Lot 12A
Being a Replat of Lot 12A of Dogwood Acres-First Addition Replat
As recorded in Plat Book 22, Page 73 of the Public Records of Alachua County, Florida
Together with a 30' Strip Adjacent to the West Line of Lot 12A

OWNERS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOHN AARON SAPP AND ANTIONETTE PRATTO-SAPP, HIS WIFE AND OWNERS OF THE LAND HEREIN DESCRIBED HAVE CAUSED THIS SURVEY AND PLAT TO BE MADE AND DO ADOPT SAID PLAT TO BE KNOWN AS "DOGWOOD ACRES-FIRST ADDITION REPLAT, A REPLAT OF LOT 12A".

WITNESS _____ JOHN AARON SAPP DATE _____

WITNESS _____ ANTIONETTE PRATTO-SAPP DATE _____

ACKNOWLEDGMENT

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, JOHN AARON SAPP AND ANTIONETTE PRATTO-SAPP, WHO WAS DULY SWORN AND WHO FURNISHED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE HEREIN EXPRESSED, AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2019

NOTARY OF PUBLIC-STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO PART 1 OF CHAPTER 177, FLORIDA STATUTES, BUT HAVE NOT VERIFIED THE SURVEY DATA.

EXAMINED ON: _____

AND

APPROVED BY: _____ PROFESSIONAL SURVEYOR AND MAPPER DATE _____

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

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

MAYOR _____

ATTEST

FILED FOR RECORD ON: _____ CITY MANAGER _____

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

EXAMINED ON _____ AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY: _____

CITY ATTORNEY _____

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT

EXAMINED ON _____ AND APPROVED BY: _____

COUNTY HEALTH DEPARTMENT

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD THIS DAY OF _____, A.D. 2019.

CLERK OF COURT _____

DATE _____

SURVEYORS CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT OF DOGWOOD ACRES-FIRST ADDITION REPLAT, A REPLAT OF LOT 12A & AN ADDITIONAL 30' WIDE STRIP ADJACENT TO THE WEST LINE OF LOT 12A WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

STACY A. HALL PSM 3784 DATE _____

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

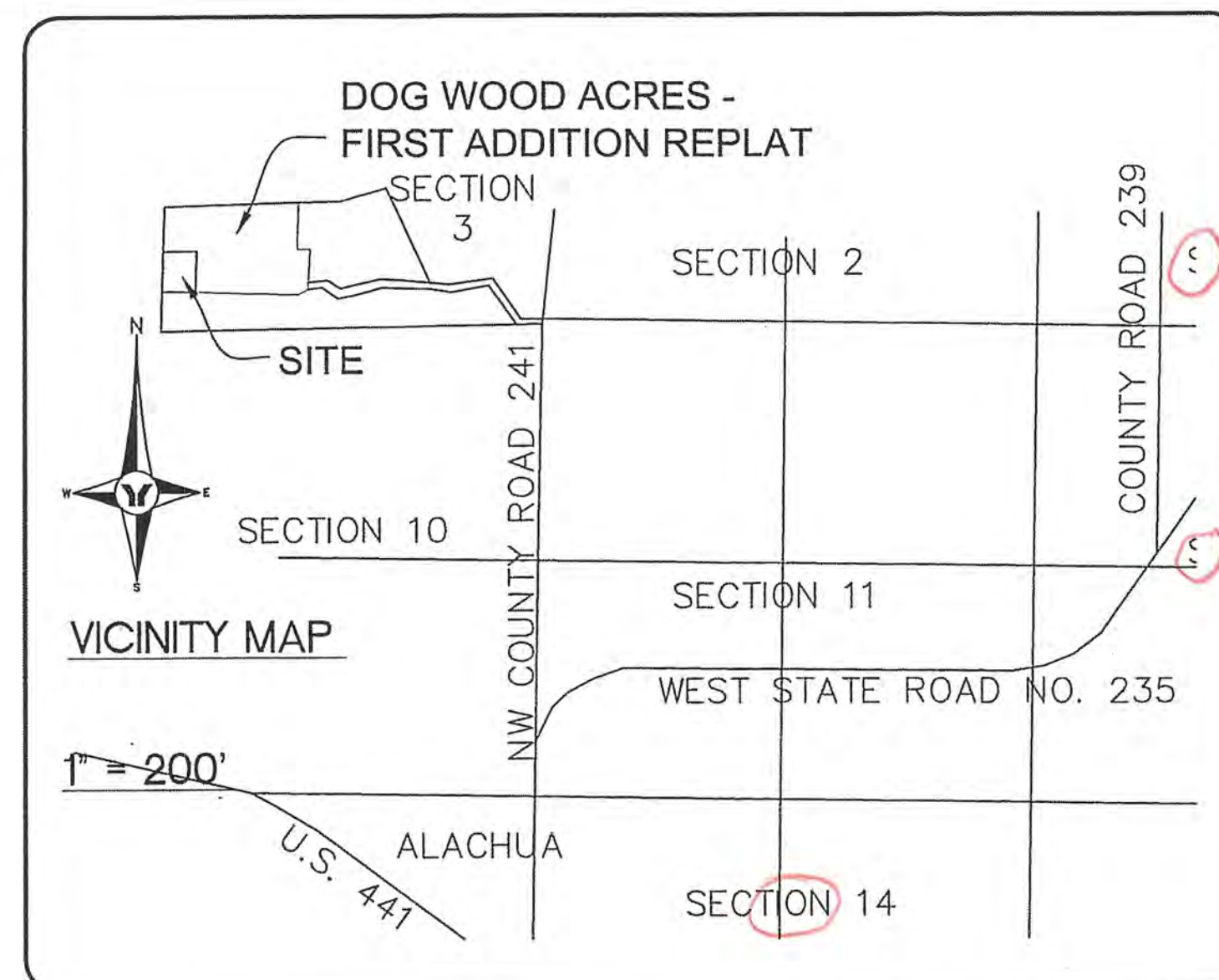
LEGAL DESCRIPTION (BY THIS SURVEYOR)

LOT 12A OF DOGWOOD ACRES - FIRST ADDITION REPLAT AS RECORDED IN PLAT BOOK 22, PAGE 73 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT OF LAND:

A STRIP OF LAND SITUATED IN SECTION 3, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF TAX PARCEL NUMBER 3013-000-000, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 12A OF DOGWOOD ACRES - FIRST ADDITION REPLAT, AS RECORDED IN PLAT BOOK 22, PAGE 73 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 88°12'54"W, ALONG A PROJECTION OF THE NORTH LINE OF SAID LOT 12A, A DISTANCE OF 30.01 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE RUN SOUTH 00°12'02" EAST, ALONG SAID EAST LINE, A DISTANCE OF 437.97 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 10 OF DOGWOOD ACRES, AS PER PLAT BOOK Q, PAGE 38 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 88°14'46"E, EAST A DISTANCE OF 30.01 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 12A; THENCE RUN NORTH 00°12'02" WEST ALONG THE WEST LINE OF SAID LOT 12A, A DISTANCE OF 437.97 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



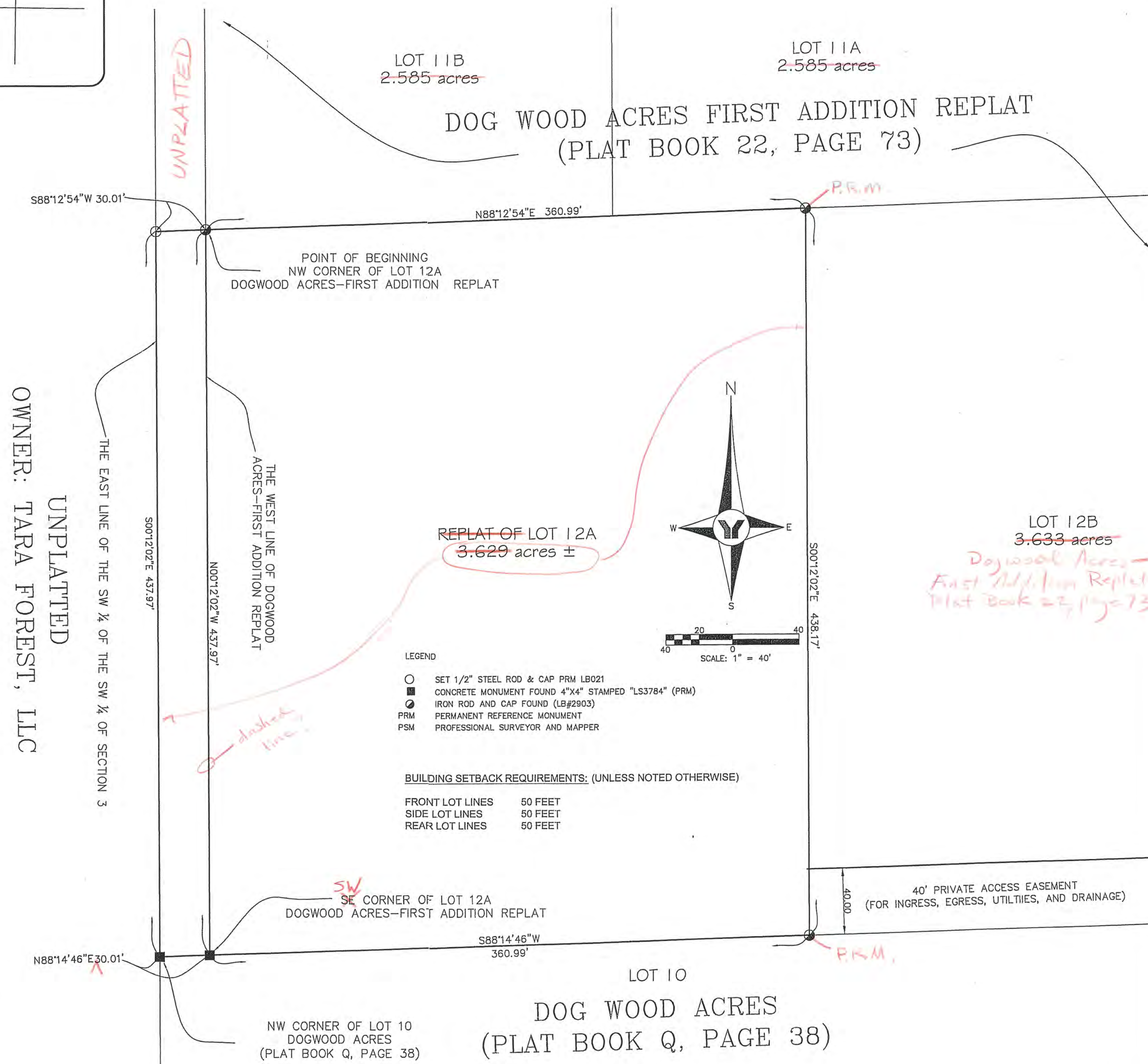
DOGWOOD ACRES-FIRST ADDITION REPLAT, A REPLAT OF LOT 12A & AN ADDITIONAL 30' WIDE STRIP ADJACENT TO THE WEST LINE OF LOT 12A

SITUATED IN

SECTION 27, TOWNSHIP 8, SOUTH, RANGE 18 EAST

CITY OF ALACHUA

ALACHUA COUNTY, FLORIDA



NOTES

1.) THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT OF "DOGWOOD ACRES-FIRST ADDITION REPLAT" AS RECORDED IN PLAT BOOK 23, PAGE 77 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

2.) PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ALACHUA COUNTY, COMMUNITY No. 12001C0110D PANEL No. 0110, SUFFIX D, DATED JUNE 16, 2006

3.) THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1":10,000'

4.) DATE OF PLAT DRAWING: SEPTEMBER 28, 2020.

5.) AS REQUIRED BY SECTION 3, #11, ORDINANCE 17-03 OF THE CITY OF ALACHUA, ALL CATEGORY I AND II EXOTIC PLANT SPECIES SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF CONCURRENT WITH THE DEVELOPMENT OF THE SUBJECT PROPERTY.

7.) THE PURPOSE OF THIS PLAT IS TO REMOVE THE 30' INGRESS, EGRESS, AND PUBLIC UTILITIES EASEMENT FORMERLY LOCATED ALONG THE SOUTH AND WEST BOUNDARIES OF LOT 12A OF DOGWOOD ACRES-FIRST ADDITION REPLAT

8.) THIS LOT SHALL BE SERVED BY A PRIVATE WELL AND SEPTIC SYSTEM.

9.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

10.) THERE MAY BE ADDITIONAL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON THAT MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THE UNDERSIGNED HAS NOT PERFORMED AN INDEPENDENT SEARCH FOR ADDITIONAL RECORDS.

SUBDIVIDER

JOHN A. SAPP AND ANTOINETTE PRATTO-SAPP
P.O. BOX 1244
ALACHUA, FLORIDA 32616

EMAIL SAHALL@GEORGEFYOUNG.COM



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 14, 2020

Sent by electronic mail to sahall@georgefyoung.com

Stacy A. Hall, P.S.M.
George F. Young, Inc.
1905 South Main Street
Gainesville, FL 32601

RE: Completeness Review: Dogwood Acres First Addition Replat of Lot 12A
Minor Subdivision (Final Plat) Application

Dear Mr. Hall:

On October 13, 2020, the City of Alachua received your application for a Minor Subdivision (Final Plat) on behalf of John Sapp and Antoinette Pratto-Sapp. The application proposes to replat Lot 12A of Dogwood Acres – First Addition Replat and to plat an additional 30 foot wide strip adjacent to the west line of Lot 12A, consisting of a ±3.63 acre subject property (Tax Parcel Number 03013-020-012).

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 Wednesday, October 21, 2020**.

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

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

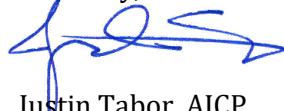
The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled after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

Please address the following:

1. **Final Plat Attachment #2, Plat.**
 - a. **2.c., Name and address of subdivider.** Address of subdivider not included on the plat.
 - b. **2.h., Names of owners of adjoining lands.** Name(s) of the owner(s) of adjoining lands to the west of the property are not identified on the plat.
 - c. **2.x., Title certification.** Title certification as required by Chapter 177, Florida Statutes, has not been submitted with the application.
2. **Final Plat Attachment #4, Comprehensive Plan Consistency Analysis.** An analysis of the application's consistency with the City of Alachua Comprehensive Plan has not been submitted with the application.
3. **Final Plat Attachment #5, Legal Description with Tax Parcel Number.** Provide a copy of the legal description with tax parcel number on 8.5"x11" paper.
4. **Final Plat Attachment #6, Public School Student Generation Form.** A Public School Student Generation Form for the proposed replat has not been submitted with the application. Note the project may be exempt from a concurrency review. Reference the "Exempt Developments" section (page 2 of the form), specifically the exemption for existing legal lots eligible for a building permit.
5. **Final Plat Attachment #7, Mailing Labels.** Submit two sets of mailing labels of all property owners within 400 feet of the subject property and of all persons and organizations on registered with the City to receive such notices.
6. **Final Plat Attachment #8, Proof of Ownership.** Submit copy of deed(s) for all property subject to the application.
7. **Final Plat Attachment #9, Proof of Payment of Taxes.** Submit documentation which evidences all payable taxes are paid and any tax sales against the land are redeemed.
8. **Final Plat Attachment #10, Environmental Resource Permit, Self-Certification, or Exemption.** Submit documentation from the Suwannee River Water Management District (SRWMD) which confirms the proposed action is exempt from any required permitting through SRWMD. If SRWMD determines permitting is required, submit documentation which confirms the applicable permitting is under review or submitted to SRWMD (for environmental resource permits) or to the Florida Department of Environmental Protection (for self-certification).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

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

Re: Request Confirmation of Concurrency Exemption - Dogwood Acres - First Addition Lot 12A Replat

From : Suzanne Wynn <wynnsm@gm.sbac.edu>

Fri, Nov 20, 2020 08:43 AM

Subject : Re: Request Confirmation of Concurrency Exemption - Dogwood Acres - First Addition Lot 12A Replat

To : Justin Tabor <jtabor@cityofalachua.org>

Cc : gboles <gboles@ufl.edu>

Justin,

If no additional lot is created, a school concurrency review is not required i.e. it is exempt. No concurrency review form is needed.

Best,

Suzanne

Suzanne M. Wynn
Director of Community Planning
Alachua County Public Schools
3700 NE 53rd Ave.
Gainesville, FL 32609
352.955.7400 x 1445
wynnsm@gm.sbac.edu

On Mon, Nov 16, 2020 at 4:51 PM Justin Tabor <jtabor@cityofalachua.org> wrote:
Suzanne,

The City has received a petition to replat Lot 12A of Dogwood Acres - First Addition Replat (Tax Parcel No. 03013-020-012). The replat will not result in any additional lots.

I believe this action qualifies for an exemption from concurrency review, as it is an existing legal lot which is eligible for a building permit (note the applicant did not select this exemption on the attached form, but this exemption appears to be applicable). Could you please confirm no further action is needed on the City's part to confirm this exemption?

Thank you.

Sincerely,

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

Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

City Hall Hours of Operation

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

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

CAUTION: This email originated from outside the City.

DO NOT respond, click, or open attachments unless you recognize the sender (**name AND email address**) and know the content is safe.

Should there still be any question on the origin of this email, contact the IT Department immediately.

 "MailScanner - Signature COA>



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 17, 2020

Sent by electronic mail to sahall@georgefyoung.com

Stacy A. Hall, P.S.M.
George F. Young, Inc.
1905 South Main Street
Gainesville, FL 32601

RE: Development Review Team (DRT) Summary:
Dogwood Acres First Addition Replat of Lot 12A
Minor Subdivision (Final Plat) Application

Dear Mr. Hall:

On November 2, 2020, the City of Alachua received your revised application for a Minor Subdivision (Final Plat) on behalf of John Sapp and Antoinette Pratto-Sapp. The application proposes to replat Lot 12A of Dogwood Acres – First Addition Replat and to plat an additional 30 foot wide strip adjacent to the west line of Lot 12A, consisting of a ± 3.63 acre subject property (Tax Parcel Number 03013-020-012). The revised application was submitted to address the completeness review comments issued to you in a letter dated October 13, 2020.

The application has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting is scheduled for **2:00 PM on Wednesday, November 18, 2020** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Monday, December 7, 2020**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **January 13, 2021 Planning & Zoning Board (PZB) Meeting**.

Please address the following:

1. Chapter 177, Florida Statutes
 - a. 177.091(11): Each plat shall show a description of the lands subdivided, and the description shall be the same in the title certification. The legal description attached as Exhibit "A" to the title certification does not include the "together with" and header language for the 30' strip of land.
2. Miscellaneous
 - a. Name of the plat in owners certification does not match the name of the plat used in the title block.

3. Minor Revisions

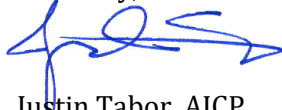
- a. There is a typographical error in the first sentence of the owners certification (present-s).
- b. Add lines for the date to be inserted for signature block and date for John Sapp and Antoinette Pratto-Sapp in the owners certification.
- c. Add signature lines for two witnesses for both John Sapp and Antoinette Pratto-Sapp in the owners certification.
- d. Delete the period after Antoinette Pratto-Sapp in the acknowledgment of the owners certification.
- e. The acknowledgment of the owners certification should use plural nouns and pronouns ('drivers licenses' and 'they').
- f. The year in the notary block of the acknowledgement of owners certification should be 2021.
- g. The year in the certificate of approval by the Clerk of the Court should be 2021.

4. Outside Surveying Review

- a. The applicant must address the comments provided by Robert Graver, P.S.M., of EDA Consultants, Inc., in a letter dated November 10, 2020

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com.

Sincerely,



Justin Tabor, AICP
Principal Planner

Attachment: Letter from Robert Graver, P.S.M., of EDA Consultants, Inc., dated November 10, 2020

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

November 10, 2020



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

Re: Review of "Dogwood Acres-First Addition Replat, a Replat of Lot 12A & an Additional 30' Wide Strip Adjacent to the West Line of Lot 12A"

I have reviewed the Plat of "Dogwood Acres-First Addition Replat, A Replat of Lot 12A & an Additional 30' Wide Strip Adjacent to the West Line of Lot 12A" for conformity to Florida Statutes Chapter 177, Part 1, Platting, and find it to be in conformance with all Sections and Subsections except those listed and following hereon:

Subsection 177.091

- (6) There must be a bearing reference to a well established and monumented line.
Basing the bearings on a record plat does not meet the requirement, being a well established and monumented line.
- (7) The definition of a P.R.M. states that the letters "P.R.M." must appear on the monument. A P.R.M. is required on the NE & SE corners of Lot 12A.
- (10) Section "27" is in error under the Title of the Plat. The plat is situated in Section "3".
- (11) The Legal Description contains dimensions that are "more or less"; it is my opinion that the Legal Description needs to be revised with dimensions that are stated to the nearest 1/100 of a foot, Or the dimensions shown on the plat need to be revised to "+/-".
- (16) The easements identified in the Title Opinion must be shown on the Plat.
If the subject property remains subject to recorded Covenants and Restrictions identified, I feel a note to this effect should be added to the Plat.
- (17) The 30' Strip adjacent to the North needs to be labeled "UNPLATTED".
- (27) A notice is required that the 'plat in its graphic form, is the official depiction of the subdivided lands Described herein and ...'

Subsection 177.051

- (1) The primary name shall not be the same or in any way so similar to any name appearing on any recorded plat in the same county as to confuse the records... as to the identity of the subdivision.
A suggestion for the Title of the Plat would be:
Dogwood Acres – Lot 12A
Being a Replat of Lot 12A of Dogwood Acres-First Addition Replat
As recorded in Plat Book 22, Page 73 of the Public Records of Alachua County, Florida
Together with a 30' Strip Adjacent to the West Line of Lot 12A

OWNERS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOHN AARON SAPP AND ANTIONETTE PRATTO-SAPP, HIS WIFE AND OWNERS OF THE LAND HEREIN DESCRIBED HAVE CAUSED THIS SURVEY AND PLAT TO BE MADE AND DO ADOPT SAID PLAT TO BE KNOWN AS "DOGWOOD ACRES-FIRST ADDITION REPLAT, A REPLAT OF LOT 12A".

WITNESS _____ JOHN AARON SAPP DATE _____

WITNESS _____ ANTIONETTE PRATTO-SAPP DATE _____

ACKNOWLEDGMENT

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, JOHN AARON SAPP AND ANTIONETTE PRATTO-SAPP, WHO WAS DULY SWORN AND WHO FURNISHED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION AND WHO EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE HEREIN EXPRESSED, AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2019

NOTARY OF PUBLIC-STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO PART 1 OF CHAPTER 177, FLORIDA STATUTES, BUT HAVE NOT VERIFIED THE SURVEY DATA.

EXAMINED ON: _____

AND

APPROVED BY: _____ PROFESSIONAL SURVEYOR AND MAPPER DATE _____

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

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

MAYOR _____

ATTEST

CITY MANAGER _____ FILED FOR RECORD ON: _____

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

EXAMINED ON _____
AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY: _____

CITY ATTORNEY _____

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT

EXAMINED ON _____
AND APPROVED BY: _____

COUNTY HEALTH DEPARTMENT

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD THIS DAY OF _____, A.D. 2019.

CLERK OF COURT _____

DATE _____

SURVEYORS CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT OF DOGWOOD ACRES-FIRST ADDITION REPLAT, A REPLAT OF LOT 12A & AN ADDITIONAL 30' WIDE STRIP ADJACENT TO THE WEST LINE OF LOT 12A WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

STACY A. HALL PSM 3784 DATE _____

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

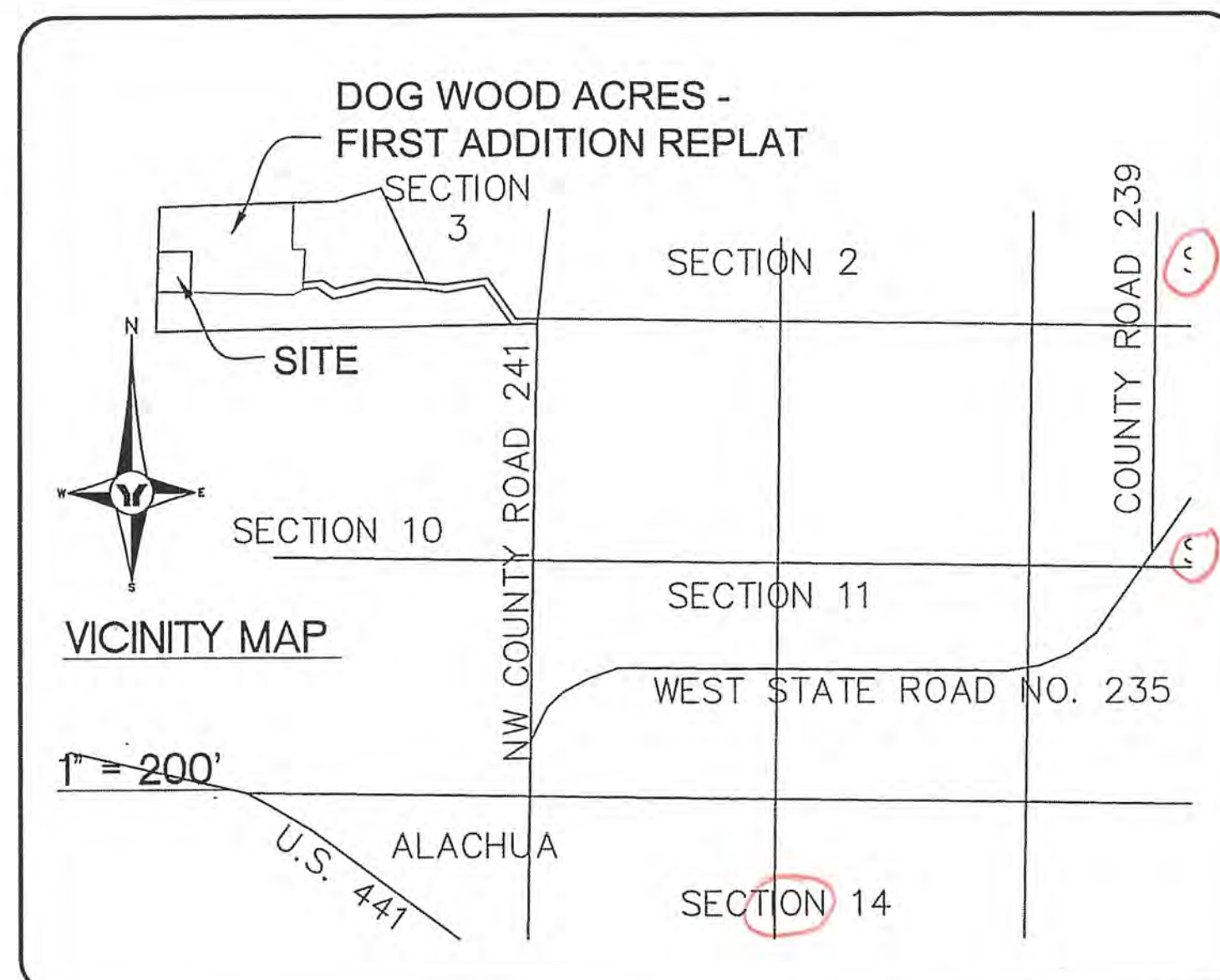
LEGAL DESCRIPTION (BY THIS SURVEYOR)

LOT 12A OF DOGWOOD ACRES - FIRST ADDITION REPLAT AS RECORDED IN PLAT BOOK 22, PAGE 73 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT OF LAND:

A STRIP OF LAND SITUATED IN SECTION 3, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF TAX PARCEL NUMBER 3013-000-000, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 12A OF DOGWOOD ACRES - FIRST ADDITION REPLAT, AS RECORDED IN PLAT BOOK 22, PAGE 73 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 88°12'54"W, ALONG A PROJECTION OF THE NORTH LINE OF SAID LOT 12A, A DISTANCE OF 30.01 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE RUN SOUTH 00°12'02" EAST, ALONG SAID EAST LINE, A DISTANCE OF 437.97 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 10 OF DOGWOOD ACRES, AS PER PLAT BOOK Q, PAGE 38 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 88°14'46"E, EAST A DISTANCE OF 30.01 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 12A; THENCE RUN NORTH 00°12'02" WEST ALONG THE WEST LINE OF SAID LOT 12A, A DISTANCE OF 437.97 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



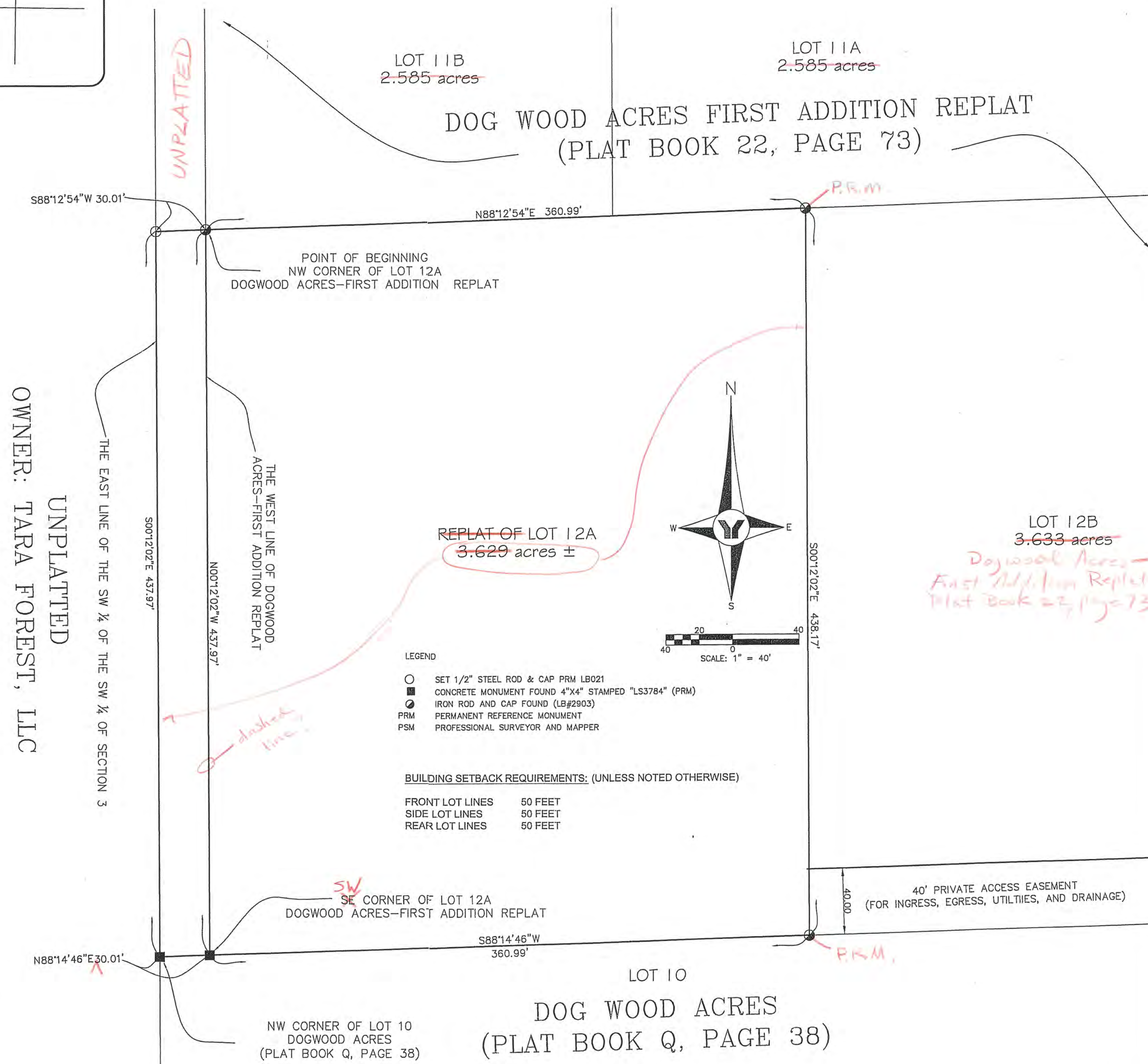
DOGWOOD ACRES-FIRST ADDITION REPLAT, A REPLAT OF LOT 12A & AN ADDITIONAL 30' WIDE STRIP ADJACENT TO THE WEST LINE OF LOT 12A

SITUATED IN

SECTION 3, TOWNSHIP 8, SOUTH, RANGE 18 EAST

CITY OF ALACHUA

ALACHUA COUNTY, FLORIDA



NOTES

1.) THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT OF "DOGWOOD ACRES-FIRST ADDITION REPLAT" AS RECORDED IN PLAT BOOK 23, PAGE 77 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

2.) PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ALACHUA COUNTY, COMMUNITY No. 12001C0110D PANEL No. 0110, SUFFIX D, DATED JUNE 16, 2006

3.) THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1":10,000'

4.) DATE OF PLAT DRAWING: SEPTEMBER 28, 2020.

5.) AS REQUIRED BY SECTION 3, #11, ORDINANCE 17-03 OF THE CITY OF ALACHUA, ALL CATEGORY I AND II EXOTIC PLANT SPECIES SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF CONCURRENT WITH THE DEVELOPMENT OF THE SUBJECT PROPERTY.

7.) THE PURPOSE OF THIS PLAT IS TO REMOVE THE 30' INGRESS, EGRESS, AND PUBLIC UTILITIES EASEMENT FORMERLY LOCATED ALONG THE SOUTH AND WEST BOUNDARIES OF LOT 12A OF DOGWOOD ACRES-FIRST ADDITION REPLAT

8.) THIS LOT SHALL BE SERVED BY A PRIVATE WELL AND SEPTIC SYSTEM.

9.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

10.) THERE MAY BE ADDITIONAL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON THAT MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THE UNDERSIGNED HAS NOT PERFORMED AN INDEPENDENT SEARCH FOR ADDITIONAL RECORDS.

SUBDIVIDER

JOHN A. SAPP AND ANTOINETTE PRATTO-SAPP
P.O. BOX 1244
ALACHUA, FLORIDA 32616

EMAIL SAHALL@GEORGEFYOUNG.COM

December 14, 2020



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

Re: Review of "Dogwood Acres-First Addition Replat, a Replat of Lot 12A & an Additional 30' Wide Strip Adjacent to the West Line of Lot 12A"

I have reviewed the Plat of "Dogwood Acres-First Addition Replat, A Replat of Lot 12A..." for conformity to Florida Statutes Chapter 177, Part 1, Platting, and find it to be in conformance with all Sections and Subsections except those listed and following hereon:

Subsection 177.091

(17) The 30' Strip adjacent to the North at the NW corner of the Plat needs to be labeled "UNPLATTED"

In addition to these Exceptions, I find that:

The name of the adjacent subdivisions to the South and East are identified as 'Dog Wood..', 2 words. DOGWOOD is 1 word on the Title of the Plats.
I apologize, I missed this on the first review.

The Plat Book and page listed in Note 1, "Plat Book 23, page 77" is incorrect.
"Dogwood Acres – First Addition Replat" is recorded in Plat Book 22, page 73.

The bearing " N 88°14'46" E" is duplicated at the northwest corner of Lot 10 Dogwood Acres, at the SW corner of the Plat.

The area shown for Replat of Lot 12A is only for the original Lot 12A and does not include the adjacent 30' strip.

Sincerely,

Robert W. Graver, P.S.M. 4239 0
eda consultants inc.
720 S.W. 2nd Ave., South Tower, Suite 300
Gainesville, FL 32601
Tel. (352) 373-3541
LB 2389

N:\bob\ReviewofDogwoodAcresReplatLot12A.docx

OWNERS CERTIFICATION

KNOW ALL MEN BY THESE PRESENT THAT JOHN AARON SAPP AND ANTIONETTE PRATTO-SAPP, HIS WIFE AND OWNERS OF THE LAND HEREIN DESCRIBED HAVE CAUSED THIS SURVEY AND PLAT TO BE MADE AND DO ADOPT SAID PLAT TO BE KNOWN AS "DOGWOOD ACRES - LOT 12A BEING A REPLAT OF LOT 12A OF DOGWOOD ACRES - FIRST ADDITION REPLAT AS RECORDED IN PLAT BOOK 22, PAGE 73 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, TOGETHER WITH A 30 FOOT STRIP ADJACENT TO THE WEST LINE OF LOT 12A".

JOHN AARON SAPP DATE WITNESS DATE

WITNESS DATE

ANTIONETTE PRATTO-SAPP DATE WITNESS DATE

WITNESS DATE

ACKNOWLEDGMENT

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, JOHN AARON SAPP AND ANTIONETTE PRATTO-SAPP, WHO WAS DULY SWORN AND WHO FURNISHED A FLORIDA DRIVERS LICENSES AS IDENTIFICATION AND EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE HEREIN EXPRESSED, AND DID TAKE AN OATH.

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

NOTARY OF PUBLIC-STATE OF FLORIDA

MY COMMISSION EXPIRES:

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO PART 1 OF CHAPTER 177, FLORIDA STATUTES, BUT HAVE NOT VERIFIED THE SURVEY DATA.

EXAMINED ON:

AND

APPROVED BY: PROFESSIONAL SURVEYOR AND MAPPER DATE

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

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

MAYOR

ATTEST

CITY MANAGER

FILED FOR RECORD ON:

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

EXAMINED ON AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT

EXAMINED ON AND APPROVED BY:

COUNTY HEALTH DEPARTMENT

RECEIVED AND FILED
RECEIVED AND FILED FOR RECORD THIS DAY OF A.D. 2021.

CLERK OF COURT

SURVEYORS CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT OF DOGWOOD ACRES-FIRST ADDITION REPLAT, A REPLAT OF LOT 12A & AN ADDITIONAL 30' WIDE STRIP ADJACENT TO THE WEST LINE OF LOT 12A WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1 PLATTING, OF THE FLORIDA STATUTES.

STACY A. HALL, PSM 3784 DATE
George F. Young, Inc.
1905 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601
BUSINESS ENTITY LB21

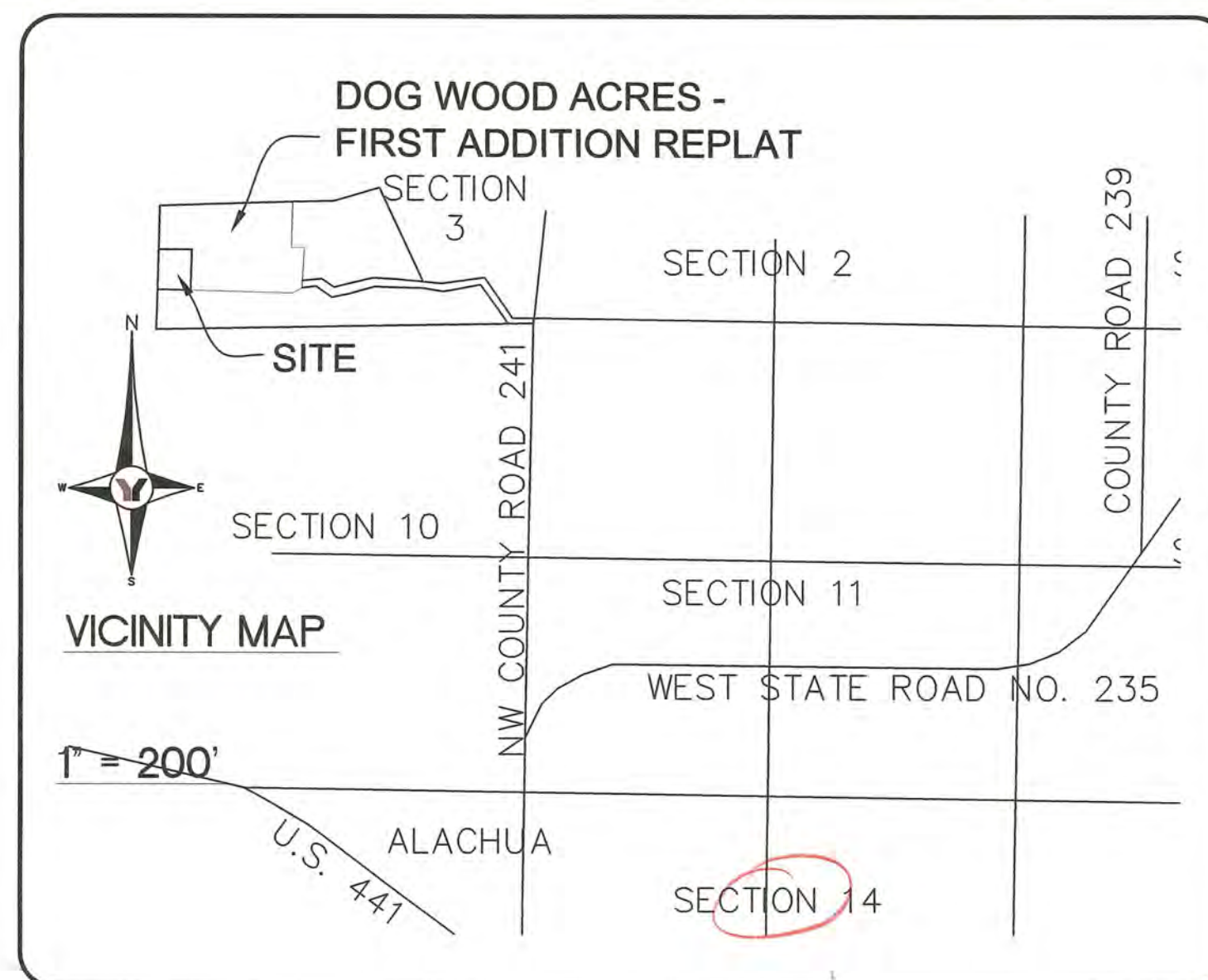
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DOGWOOD ACRES - LOT 12A BEING A REPLAT OF LOT 12A OF DOGWOOD ACRES - FIRST ADDITION REPLAT AS RECORDED IN PLAT BOOK 22, PAGE 73 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, TOGETHER WITH A 30 FOOT STRIP ADJACENT TO THE WEST LINE OF LOT 12A

SITUATED IN

SECTION 3, TOWNSHIP 8, SOUTH, RANGE 18 EAST

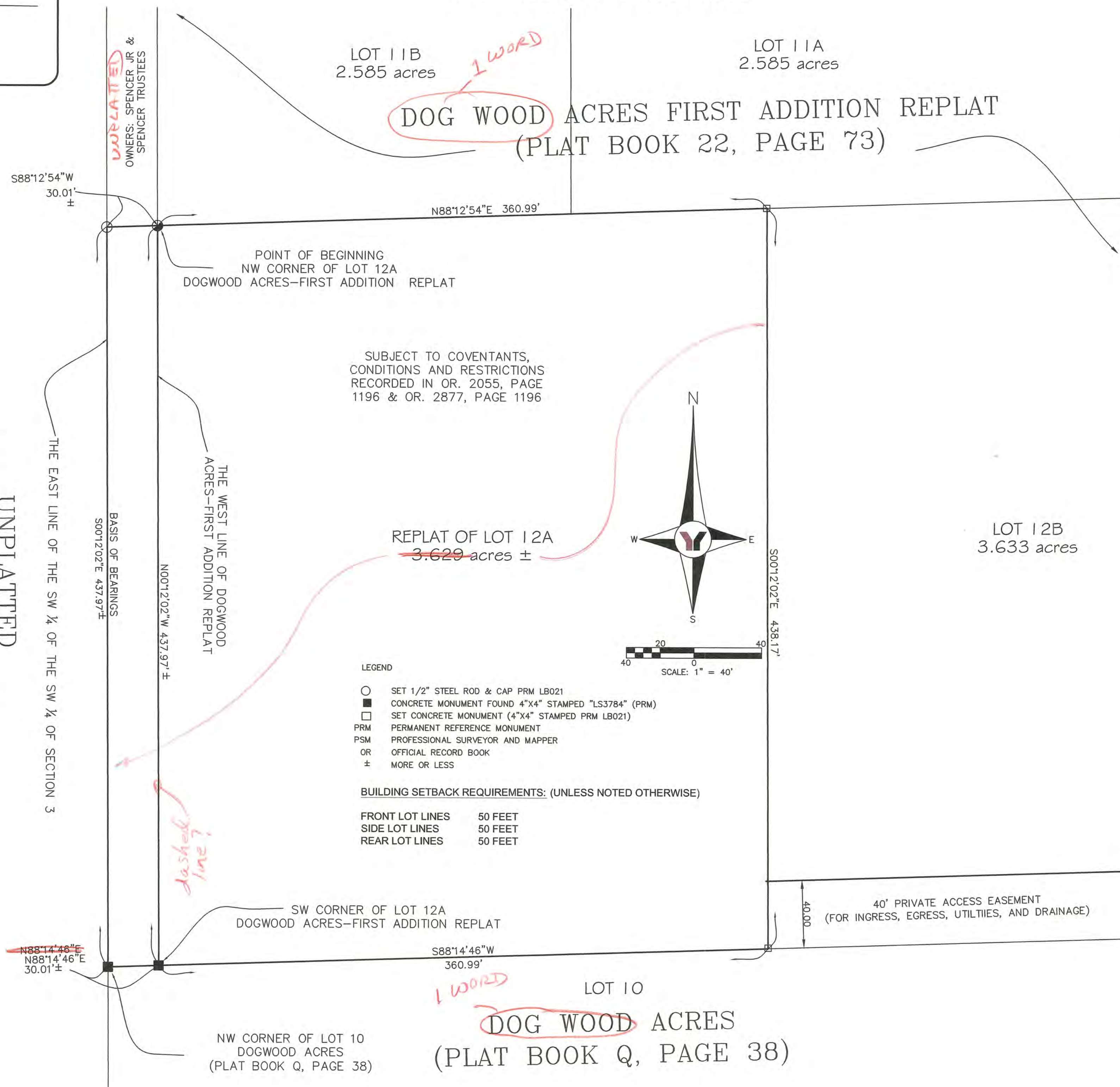
CITY OF ALACHUA

ALACHUA COUNTY, FLORIDA

LOT 11B
2.585 acres

LOT 11A
2.585 acres

DOG WOOD ACRES FIRST ADDITION REPLAT
(PLAT BOOK 22, PAGE 73)



NOTES

1.) THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 3 ASSUMED TO BE S.00°12'02"E. PER THE RECORD PLAT OF "DOGWOOD ACRES-FIRST ADDITION REPLAT" AS RECORDED IN PLAT BOOK 22, PAGE 73 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

2.) PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ALACHUA COUNTY, COMMUNITY No. 12001C0110D PANEL No. 0110, SUFFIX D, DATED JUNE 16, 2006

3.) THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1':10,000'

4.) DATE OF PLAT DRAWING: SEPTEMBER 28, 2020.

5.) AS REQUIRED BY SECTION 3, #11, ORDINANCE 17-03 OF THE CITY OF ALACHUA, ALL CATEGORY I AND II EXOTIC PLANT SPECIES SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF CONCURRENT WITH THE DEVELOPMENT OF THE SUBJECT PROPERTY.

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SUBDIVIDER

JOHN A. SAPP AND ANTOINETTE PRATTO-SAPP
P.O. BOX 1244
ALACHUA, FLORIDA 32616

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

EMAIL SAHALL@GEORGEFYOUNG.COM



George F. Young, Inc.

1905 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601
PHONE (352) 378-1444 FAX (352) 372-2502
BUSINESS ENTITY LB21
ARCHITECTURE-ENGINEERING-ENVIRONMENTAL-LANDSCAPE-PLANNING-SURVEYING-UTILITIES
GAINESVILLE-LAKEWOOD-RANDOLPH-ORLANDO-PALESTINE-PALM BEACH GARDENS-ST. PETERSBURG-TAMPA-VENICE

December 17, 2020



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

Re: Review of "Dogwood Acres-First Addition Replat, a Replat of Lot 12A & an Additional 30' Wide Strip Adjacent to the West Line of Lot 12A"

I have reviewed the Plat of "Dogwood Acres-First Addition Replat, A Replat of Lot 12A..." for conformity to Florida Statutes Chapter 177, Part 1, Platting, and find it to be in conformance with all Sections and Subsections.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert W. Graver", is written over a circular notary seal. The seal contains the text "NOTARY PUBLIC" and "STATE OF FLORIDA" around a central emblem.

Robert W. Graver, P.S.M. 4239 0
eda consultants inc.
720 S.W. 2nd Ave., South Tower, Suite 300
Gainesville, FL 32601
Tel. (352) 373-3541
LB 2389

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City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 16, 2020

Sent by electronic mail to sahall@georgefyoung.com

Stacy A. Hall, P.S.M.
George F. Young, Inc.
1905 South Main Street
Gainesville, FL 32601

RE: Planning & Zoning Board (PZB) Public Hearing: Dogwood Acres First Addition Replat of Lot 12A Minor Subdivision (Final Plat) Application

Dear Mr. Hall:

On December 9, 2020, the City of Alachua received your revised application and materials for a Minor Subdivision (Final Plat) on behalf of John Sapp and Antoinette Pratto-Sapp. 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 plat and survey, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **January 12, 2021** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than **Monday, December 28, 2020**. 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, December 22, 2020**. 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, January 11, 2021**). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

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

Sincerely,

Justin Tabor, AICP
Principal Planner

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

DOGWOOD ACRES - LOT 12A BEING A REPLAT OF LOT 12A OF DOGWOOD ACRES - FIRST ADDITION REPLAT AS RECORDED IN PLAT BOOK 22, PAGE 73 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, TOGETHER WITH A 30 FOOT STRIP ADJACENT TO THE WEST LINE OF LOT 12A

SITUATED IN

SECTION 3, TOWNSHIP 8, SOUTH, RANGE 18 EAST

CITY OF ALACHUA

ALACHUA COUNTY, FLORIDA

OWNERS CERTIFICATION

KNOW ALL MEN BY THESE PRESENT THAT JOHN AARON SAPP AND ANTIONETTE PRATTO-SAPP, HIS WIFE AND OWNERS OF THE LAND HEREIN DESCRIBED HAVE CAUSED THIS SURVEY AND PLAT TO BE MADE AND DO ADOPT SAID PLAT TO BE KNOWN AS "DOGWOOD ACRES - LOT 12A BEING A REPLAT OF LOT 12A OF DOGWOOD ACRES - FIRST ADDITION REPLAT AS RECORDED IN PLAT BOOK 22, PAGE 73 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, TOGETHER WITH A 30 FOOT STRIP ADJACENT TO THE WEST LINE OF LOT 12A".

JOHN AARON SAPP DATE WITNESS DATE

WITNESS DATE

ANTIONETTE PRATTO-SAPP DATE WITNESS DATE

WITNESS DATE

ACKNOWLEDGMENT

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NOTARY OF PUBLIC-STATE OF FLORIDA

MY COMMISSION EXPIRES:

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO PART 1 OF CHAPTER 177, FLORIDA STATUTES, BUT HAVE NOT VERIFIED THE SURVEY DATA.

EXAMINED ON:

AND

APPROVED BY: PROFESSIONAL SURVEYOR AND MAPPER DATE

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

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

MAYOR

ATTEST

CITY MANAGER FILED FOR RECORD ON:

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

EXAMINED ON AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT

EXAMINED ON AND APPROVED BY:

COUNTY HEALTH DEPARTMENT

RECEIVED AND FILED RECEIVED AND FILED FOR RECORD THIS DAY OF A.D. 2021.

CLERK OF COURT

SURVEYORS CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT OF DOGWOOD ACRES-FIRST ADDITION REPLAT, A REPLAT OF LOT 12A & AN ADDITIONAL 30' WIDE STRIP ADJACENT TO THE WEST LINE OF LOT 12A WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1 PLATTING, OF THE FLORIDA STATUTES.

STACY A. HALL PSM 3784 DATE George F. Young, Inc. 1905 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601 BUSINESS ENTITY LB21

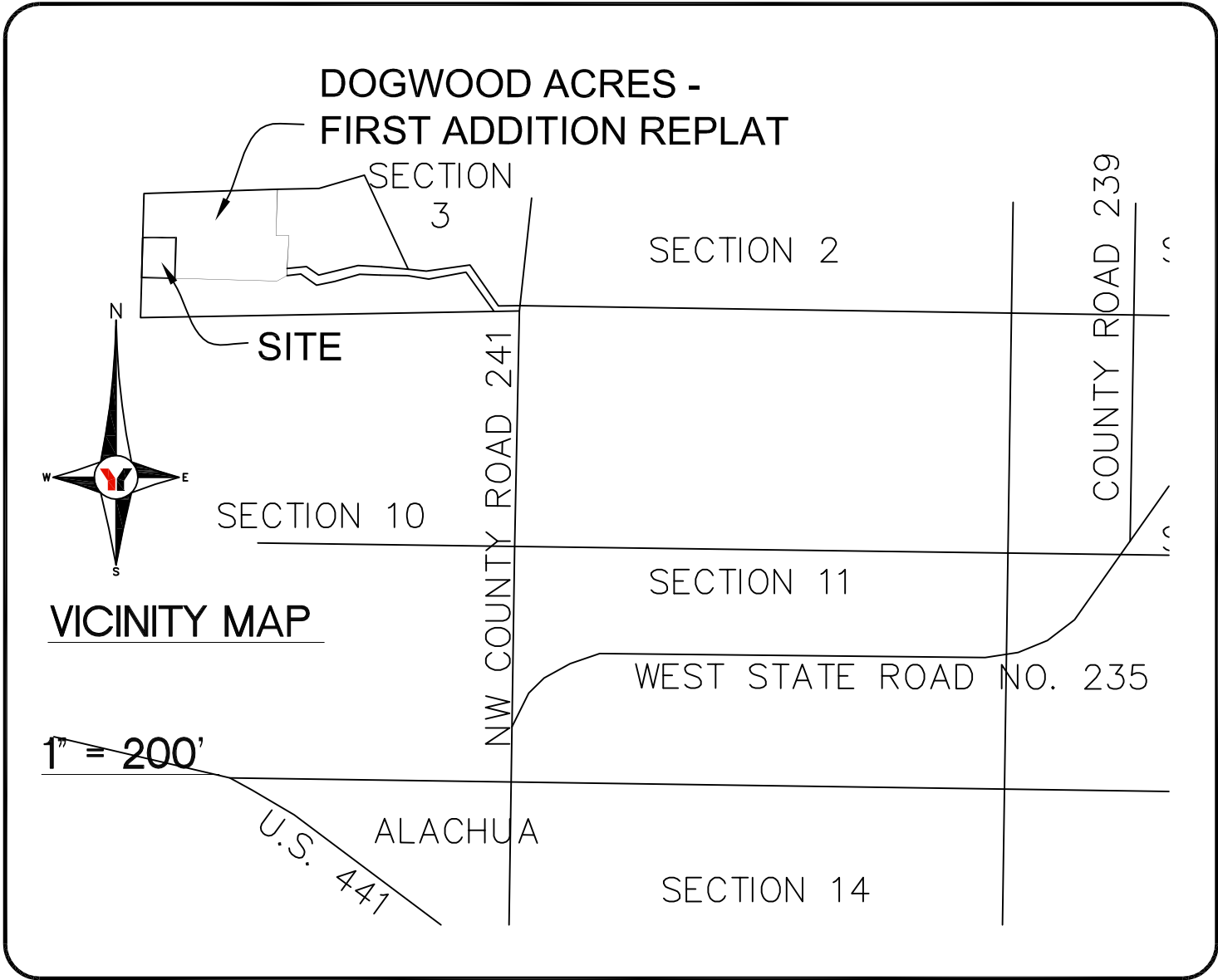
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGAL DESCRIPTION (BY THIS SURVEYOR)

LOT 12A OF DOGWOOD ACRES - FIRST ADDITION REPLAT AS RECORDED IN PLAT BOOK 22, PAGE 73 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

AND

BEGIN AT THE NORTHWEST CORNER OF LOT 12A OF DOGWOOD ACRES - FIRST ADDITION REPLAT, AS RECORDED IN PLAT BOOK 22, PAGE 73 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 88°12'54"W, ALONG A PROJECTION OF THE NORTH LINE OF SAID LOT 12A, A DISTANCE OF 30.01 FEET MORE OR LESS, TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE RUN SOUTH 00°12'02" EAST, ALONG SAID EAST LINE, A DISTANCE OF 437.97 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 10 OF DOGWOOD ACRES, AS PER PLAT BOOK Q, PAGE 38 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 88°14'46"E EAST A DISTANCE OF 30.01 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 12A; THENCE RUN NORTH 00°12'02" WEST ALONG THE WEST LINE OF SAID LOT 12A, A DISTANCE OF 437.97 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



NOTES

1.) THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 3 ASSUMED TO BE S.00°12'02"E. PER THE RECORD PLAT OF "DOGWOOD ACRES-FIRST ADDITION REPLAT" AS RECORDED IN PLAT BOOK 22, PAGE 73 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

2.) PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ALACHUA COUNTY, COMMUNITY No. 12001C0110D PANEL No. 0110, SUFFIX D, DATED JUNE 16, 2006

3.) THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1":10,000'

4.) DATE OF PLAT DRAWING: SEPTEMBER 28, 2020.

5.) AS REQUIRED BY SECTION 3, #11, ORDINANCE 17-03 OF THE CITY OF ALACHUA, ALL CATEGORY I AND II EXOTIC PLANT SPECIES SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF CONCURRENT WITH THE DEVELOPMENT OF THE SUBJECT PROPERTY.

7.) THE PURPOSE OF THIS PLAT IS TO REMOVE THE 30' INGRESS, EGRESS, AND PUBLIC UTILITIES EASEMENT FORMERLY LOCATED ALONG THE SOUTH AND WEST BOUNDARIES OF LOT 12A OF DOGWOOD ACRES-FIRST ADDITION REPLAT

8.) THIS LOT SHALL BE SERVED BY A PRIVATE WELL AND SEPTIC SYSTEM.

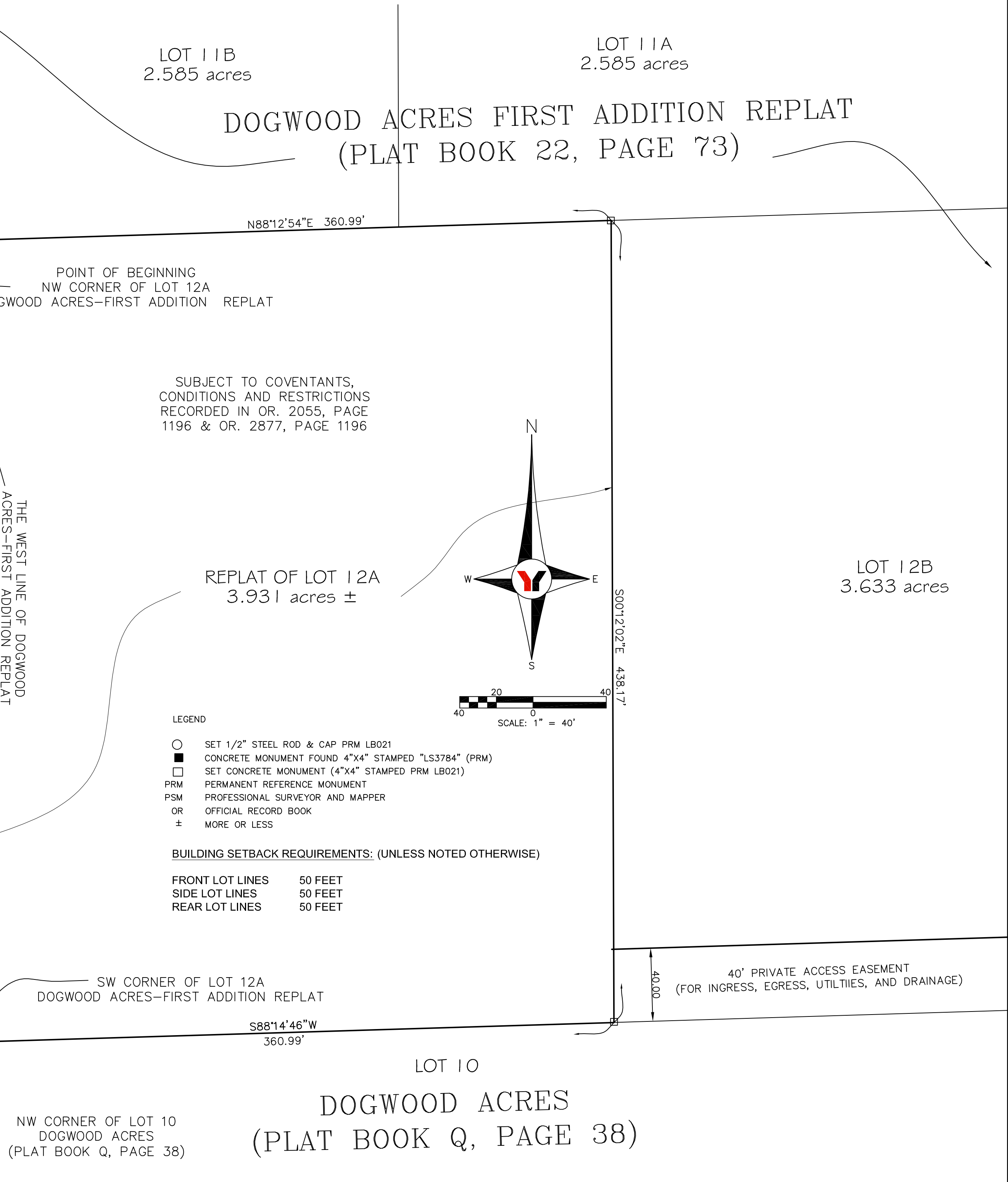
9.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

10.) THERE MAY BE ADDITIONAL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON THAT MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THE UNDERSIGNED HAS NOT PERFORMED AN INDEPENDENT SEARCH FOR ADDITIONAL RECORDS.

UNPLATTED OWNER: TARA FOREST, LLC

SUBDIVIDER

JOHN A. SAPP AND ANTOINETTE PRATTO-SAPP P.O. BOX 1244 ALACHUA, FLORIDA 32616



LEGEND

- SET 1/2" STEEL ROD & CAP PRM LB021
- CONCRETE MONUMENT FOUND 4"x4" STAMPED "LS3784" (PRM)
- SET CONCRETE MONUMENT (4"x4" STAMPED PRM LB021)
- PRM PERMANENT REFERENCE MONUMENT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- OR OFFICIAL RECORD BOOK
- ± MORE OR LESS

BUILDING SETBACK REQUIREMENTS: (UNLESS NOTED OTHERWISE)

FRONT LOT LINES 50 FEET
SIDE LOT LINES 50 FEET
REAR LOT LINES 50 FEET

SW CORNER OF LOT 12A DOGWOOD ACRES-FIRST ADDITION REPLAT

NW CORNER OF LOT 10 DOGWOOD ACRES (PLAT BOOK Q, PAGE 38)

NOTICE:

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



George F. Young, Inc.

1905 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601
PHONE (352) 378-1444 FAX (352) 372-2502
BUSINESS ENTITY LB21
ARCHITECTURE-ENGINEERING-ENVIRONMENTAL-LANDSCAPE-PLANNING-SURVEYING-UTILITIES
GAINESVILLE-LAKEWOOD-RANCH-ORLANDO-PALM BEACH GARDENS-ST. PETERSBURG-TAMPA-VENICE

EMAIL SAHALL@GEORGEFYOUNG.COM



City of
ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: _____

Application Fee: \$ _____

Filing Date: _____

Acceptance Date: _____

Review Type: P&Z; CC; Admin

Subdivision Application

Reference City of Alachua Land Development Regulations Article 2.4.10

- ☐ **Major Subdivision** – complete application and provide copy of original application with each type of submission.
☐ **Minor Subdivision** – refer only to Final Plat section of this application.

A. PROJECT

1. Project Name: Replat of Lot 12A Dogwood Acres
2. Address of Subject Property: 15118 NW 174th Ave., Alachua, Florida 32615
3. Parcel ID Number(s): 03013-020-012
4. Existing Use of Property: Residential (Vacant)
5. Future Land Use Map Designation : Residential
6. Zoning Designation: A
7. Acreage: 3.62 acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Stacy A. Hall, P.S.M. Title: P.S.M.
 Company (if applicable): George F. Young, Inc.
 Mailing address: 1905 South Main Street
 City: Gainesville State: Florida ZIP: 32601
 Telephone: (352) 378-1444 FAX: (352) 372-2502 e-mail: sahall@georgefyoung.com
3. If the applicant is agent for the property owner*:
 Name of Owner (title holder): John A. Sapp and Antoinette
 Mailing Address: POO Box 1244
 City: Alachua State: Florida ZIP: 32616

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

Preliminary Plat Attachments:

1. Plans, to include but not limited to:
 - a. Scale: at least 1 inch = 200 ft;
 - b. Proposed name of subdivision.
 - c. Name, address, and telephone number of the subdivider and agent of subdivider.
 - d. Name, address, telephone number and registration number of surveyor or engineer.
 - e. Date of boundary survey, north arrow, graphic scale, date of plat drawing, and space for revision dates.
 - f. Vicinity map - indicating general location of the site and all abutting streets and properties, section lines and quarter section lines, etc., total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
 - g. Legal description of the property to be subdivided.

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

Revised 4/1/2012

- h. Names of owners of adjoining land with their approximate acreage or, if developed, names of abutting subdivisions.
- i. Preliminary layout including streets and easements with dimensions, lot lines with approximate dimensions, land to be reserved or dedicated for public or common uses, and any land to be used for purposes other than single-family dwellings.
- j. Block letters and lot numbers, lot lines, and scaled dimensions.
- k. Zoning district boundaries on abutting properties.
- l. Proposed method of water supply, sewage disposal, and drainage, and electric service.
- m. Minimum building setback lines as required by the Land Development Regulations.
- n. Natural features, including lakes, marshes or swamps, water courses, wooded areas, and land subject to the 100-year flood as defined by FEMA official flood maps.
- o. Surface drainage and direction of flow and method of disposition and retention indicated.
- p. Inscription stating "NOT FOR FINAL RECORDING".
- q. Tree location survey in conformance with LDR Article 6.2.1(G).
- r. Any other information that may be considered necessary by either the subdivider, the Planning and Zoning Board or the City Commission for full and proper consideration of the proposed subdivision.

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

- 2. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
- 3. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
- 4. Existing and/or proposed covenants and restrictions.
- 5. Two (2) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
- 6. Neighborhood Meeting Materials, including:
 - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
 - ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
 - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
- 7. City of Alachua Public School Student Generation Form
- 8. Legal description with tax parcel number.
- 9. Proof of ownership.
- 10. Proof of payment of taxes.
- 11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
- 12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
- 13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
- 14. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review or additional reviews of the application beyond will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

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

Within twelve (12) months of the approval of the Subdivision Preliminary Plat, Construction Plans must be reviewed and approved in accordance with LDR Article 2.4.10(G)(3).

Construction Plans Attachments:

1. A copy of this original application must accompany the submission.
2. Plans, to include but not limited to:
 - a. Scale: 1inch=200 ft.
 - b. A topographic map of the subdivision with maximum contour intervals of one foot where overall slopes are zero percent to two percent, two feet where slopes are over two percent, based on U.S. Coastal and Geographic Datum. This topographic map must be prepared by a land surveyor.
 - c. A contour drainage map of the stormwater basins. The outlines and sizes, measured in acres, of all existing and proposed drainage areas shall be shown and related to corresponding points of flow concentration. Each drainage area shall be clearly delineated. Flow paths must be indicated throughout. Any existing and proposed structures affecting the drainage must be shown.
 - d. Plans showing proposed design features and typical sections of canals, swales and all other open channels, storm sewers, all drainage structures and other proposed subdivision improvements.
 - e. Plans and profiles for all proposed streets and curbs. Where proposed streets intersect existing streets, elevations and other pertinent details shall be shown for existing streets for a distance of 300 feet from point of intersection.
 - f. Plans of any proposed water distribution system and sanitary sewer collection system showing pipe sizes and location of valves, pumping stations and fire hydrants, where installation of such facilities are required by these LDRs.
 - g. Plans for all road and street signs and street names signs showing the location of such signage and any other traffic safety control devices that is required or proposed. In addition, the specifications for such signage shall be provided as part of this plan, which shall detail in diagram form as necessary the size, material, color, and specifications for installation of such signage.
 - h. Other information on the construction plans as may be required by the Land Development Regulations Administrator and Public Services Director.

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

3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. 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.)
5. Legal description with tax parcel number.
6. Proof of ownership.
7. Proof of payment of taxes.
8. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
9. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
10. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

All 10 attachments are required for a complete application. A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

Within six (6) months of the approval of Construction Plans, the applicant must submit an application for Final Plat for review. Concurrently with the review of the Final Plat, a Subdivider Agreement shall be prepared. The applicant must also provide a surety device for the public improvements in accordance with LDR Article 7.4, Improvement Guarantees for Public Improvements.

Final Plat Attachments:

1. A copy of this original application must accompany the submission.
2. Plans, to include but not limited to:
 - a. Scale: at least 1 inch = 200 ft.
 - b. Name of subdivision shall be shown in bold legible letters, as stated in Chapter 177, Florida Statutes. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
 - c. Name and address of subdivider.
 - d. North arrow, graphic scale, and date of plat drawing.
 - e. Vicinity map showing location with respect to existing streets, landmarks, etc., and total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
 - f. Exact boundary line of the tract, determined by a field survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000.
 - g. Legal description of the property to be subdivided.
 - h. Names of owners of adjoining lands with their approximate acreage or, if developed, names of abutting subdivisions.
 - i. Location of streams, lakes and swamps, and land subject to the 100-year flood as defined by the Federal Emergency Management Agency, official flood maps.
 - j. Bearing and distance to permanent points on the nearest existing street lines of bench marks or other permanent monuments (not less than three (3)) shall be accurately described on the plat.
 - k. Municipal lines shall be accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.
 - l. The closest land lot corner shall be accurately tied to the lines of the subdivision by distance and angles.
 - m. Location, dimensions, and purposes of any land reserved or dedicated for public use.
 - n. Exact locations, width, and names of all streets within and immediately adjoining the proposed subdivision.
 - o. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
 - p. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
 - q. Lots must be numbered in numerical order and blocks lettered alphabetically.
 - r. Accurate location and description of monuments and markers.
 - s. Minimum building front yard setback lines as required by the Land Development Regulations as determined by the property's zoning.
 - t. Reference to recorded subdivision plats of adjoining platted land shall be shown by recorded names, plat book, and page number.
 - u. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
 - v. Dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgagee's interest to the dedication of public right-of-way.
 - w. Certification that all payable taxes have been paid and all tax sales against the land redeemed.
 - x. Title certification as required by Chapter 177, Florida Statutes.

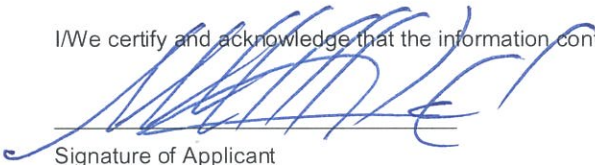
Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. 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.)
5. Legal description with tax parcel number.
6. City of Alachua Public School Student Generation Form.
7. One (1) set (two [2] sets for Minor Subdivisions) of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

8. Proof of ownership.
9. Proof of payment of taxes.
10. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
11. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
12. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
13. **For Minor Subdivisions: Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

All 12/13 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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


Signature of Applicant

Signature of Co-applicant

STACY A HALL
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 12 day of OCTOBER, 2022 by STACY

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


Signature of Notary Public, State of FLORIDA



KATHLEEN A. VEDDER
Commission # GG 304247
Expires June 20, 2023
Bonded Thru Budget Notary Services



THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____
Acceptance Date: _____
Review Type: Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

1. Applicant's Status (check one):

☐ Owner (title holder)

☒ Agent

2. Name of Applicant(s) or Contact Person(s): Stacy A. Hall Title: Agent

Company (if applicable): George F. Young, Inc.

Mailing address: 109 South Main Street

City: Gainesville State: Florida ZIP: 32601

Telephone: 352 378-1444 FAX: 352 372-2502 e-mail: sahall@georgefyoung.com

3. If the applicant is agent for the property owner*:

Name of Owner (title holder): John Sapp

Mailing Address: P.O. Box 1244

City: Alachua State: Florida ZIP: 32616

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

B. PROJECT

1. Project Name: Replat of Lot 12 A Dogwood Acres-First Addition Replat PB 22, page 73

2. Address of Subject Property: 15118 N.W. 174th Avenue Alachua, Florida 32615

3. Parcel ID Number(s): 03013-020-012

4. Section 3 Township 8 South Range 18 East Grant N/A Acreage: 3.62 acres

5. Existing Use of Property: Residential

6. Future Land Use Map Designation: Residential

7. Zoning Designation: Ag

8. Development Data (check all that apply):

☒ Single Family Residential

Number of Units 1

☐ Multi-Family Residential

Number of Units _____

☐ Exempt (see exempt developments on page 2)

9. Review Type:

Preliminary Development Order

☐ Comprehensive Plan Amendment

☐ Large Scale

☐ Small Scale

☐ Site Specific Amendment to the Official Zoning Atlas (Rezoning)

☐ Revised

Final Development Order

☒ Preliminary Plat

☒ Final Plat

☐ Site Plan

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/

Elementary: Northwest Alachua

Middle: Mebane

High: Santa Fe

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

Revised April 30, 2014

Certification

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings:

Elementary SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Middle SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

High SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

☐ **Denied** for reasons stated: _____

☐ **Local Government Certification**

Approved by: _____

Date: _____

☐ **School Board Staff Certification**

Vicki McGrath, Director, Community Planning
School Board of Alachua County
352-955-7400 x 1423

Date: _____

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. **Calculations are rounded to the nearest whole number.** Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
 # of Middle School Student Stations = # of housing units x Middle school student generation multiplier
 # of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	1	units	x	Elementary School Multiplier*	0.14	Student Stations**
Middle School	1	units	x	Middle School Multiplier*	0.06	Student Stations**
High School	1	units	x	High School Multiplier*	0.08	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	_____	units	x	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	High School Multiplier*	_____	Student Stations**

* Student generation multipliers may be obtained from SBAC at:

http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packages/City_of_Alachua

** Round to the nearest whole number

EXEMPT DEVELOPMENTS (check all that apply):

- ☐ Existing legal lots eligible for a building permit.
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☐ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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



 Signature of Applicant

 Signature of Co-applicant

Stacy A. Hall

 Typed or printed name and title of applicant

 Typed or printed name of co-applicant

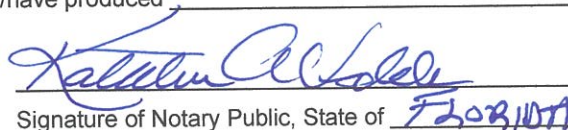
State of Florida County of Alachua

The foregoing application is acknowledged before me this 20 day of October, 2020, by Stacy A. Hall

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

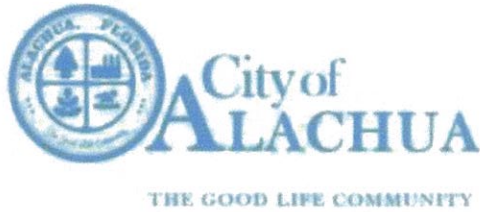


KATHLEEN A. VEDDER
 Commission # GG 304247
 Expires June 20, 2023
 Bonded Thru Budget Notary Services


 Signature of Notary Public, State of FLORIDA

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

Revised April 30, 2014



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 15118 NW 174th Ave, Alachua FL 32615
Parcel ID Number(s): 03013-020-012
Acreage: 3.62

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: John A. Sapp / Antoinette M. Pratto-Sapp Title: _____
Company (if applicable): _____
Mailing Address: PO Box 1244
City: Alachua State: FL ZIP: 32616
Telephone: 386-984-0607 FAX: _____ e-mail: JohnSapp22@msn.com

C. AUTHORIZED AGENT

Name: Stacy A. Hall Title: _____
Company (if applicable): George F Young Inc.
Mailing address: 1905 S MAIN ST
City: GAINESVILLE State: FL ZIP: 32601
Telephone: 352-378-1444 FAX: 352-372-2502 e-mail: SAHALL@georgefyoung.com

D. REQUESTED ACTION:

Replat of Lot 12A, Dogwood Acres

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

[Signature]

Signature of Applicant

John A. Sapp
Typed or printed name and title of applicant

Antoinette Pratto-Sapp

Signature of Co-applicant

Antoinette Pratto-Sapp
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 22 day of September, 2020 by John Sapp

Antoinette Pratto-Sapp, who is/are personally known to me, or who has/have produced Drivers Lic.
as identification.

NOTARY SEAL

NICHOLAS LOSI

Commission # GG 317213

Expires March 28, 2023

Bonded Thru Budget Notary Service

[Signature]
Signature of Notary Public, State of Florida

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



DOGWOOD ACRES - LOT 12A BEING A REPLAT OF LOT 12A OF DOGWOOD ACRES - FIRST ADDITION REPLAT AS RECORDED IN PLAT BOOK 22, PAGE 73 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, TOGETHER WITH A 30 FOOT STRIP ADJACENT TO THE WEST LINE OF LOT 12A

SITUATED IN

SECTION 3, TOWNSHIP 8, SOUTH, RANGE 18 EAST

CITY OF ALACHUA

ALACHUA COUNTY, FLORIDA

OWNERS CERTIFICATION

KNOW ALL MEN BY THESE PRESENT THAT JOHN AARON SAPP AND ANTIONETTE PRATTO-SAPP, HIS WIFE AND OWNERS OF THE LAND HEREIN DESCRIBED HAVE CAUSED THIS SURVEY AND PLAT TO BE MADE AND DO ADOPT SAID PLAT TO BE KNOWN AS "DOGWOOD ACRES - LOT 12A BEING A REPLAT OF LOT 12A OF DOGWOOD ACRES - FIRST ADDITION REPLAT AS RECORDED IN PLAT BOOK 22, PAGE 73 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, TOGETHER WITH A 30 FOOT STRIP ADJACENT TO THE WEST LINE OF LOT 12A".

JOHN AARON SAPP DATE WITNESS DATE

WITNESS DATE

ANTIONETTE PRATTO-SAPP DATE WITNESS DATE

WITNESS DATE

ACKNOWLEDGMENT

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, JOHN AARON SAPP AND ANTIONETTE PRATTO-SAPP, WHO WAS DULY SWORN AND WHO FURNISHED A FLORIDA DRIVERS LICENSES AS IDENTIFICATION AND EXECUTED THE ABOVE INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE HEREIN EXPRESSED, AND DID TAKE AN OATH.

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

NOTARY OF PUBLIC-STATE OF FLORIDA

MY COMMISSION EXPIRES:

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO PART 1 OF CHAPTER 177, FLORIDA STATUTES, BUT HAVE NOT VERIFIED THE SURVEY DATA.

EXAMINED ON:

AND

APPROVED BY: PROFESSIONAL SURVEYOR AND MAPPER DATE

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

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

MAYOR

ATTEST

CITY MANAGER FILED FOR RECORD ON:

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

EXAMINED ON AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT

EXAMINED ON AND APPROVED BY:

COUNTY HEALTH DEPARTMENT

RECEIVED AND FILED RECEIVED AND FILED FOR RECORD THIS DAY OF A.D. 2021.

CLERK OF COURT

SURVEYORS CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT OF DOGWOOD ACRES-FIRST ADDITION REPLAT, A REPLAT OF LOT 12A & AN ADDITIONAL 30' WIDE STRIP ADJACENT TO THE WEST LINE OF LOT 12A WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1 PLATTING, OF THE FLORIDA STATUTES.

STACY A. HALL PSM 3784 DATE George F. Young, Inc. 1905 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601 BUSINESS ENTITY LB21

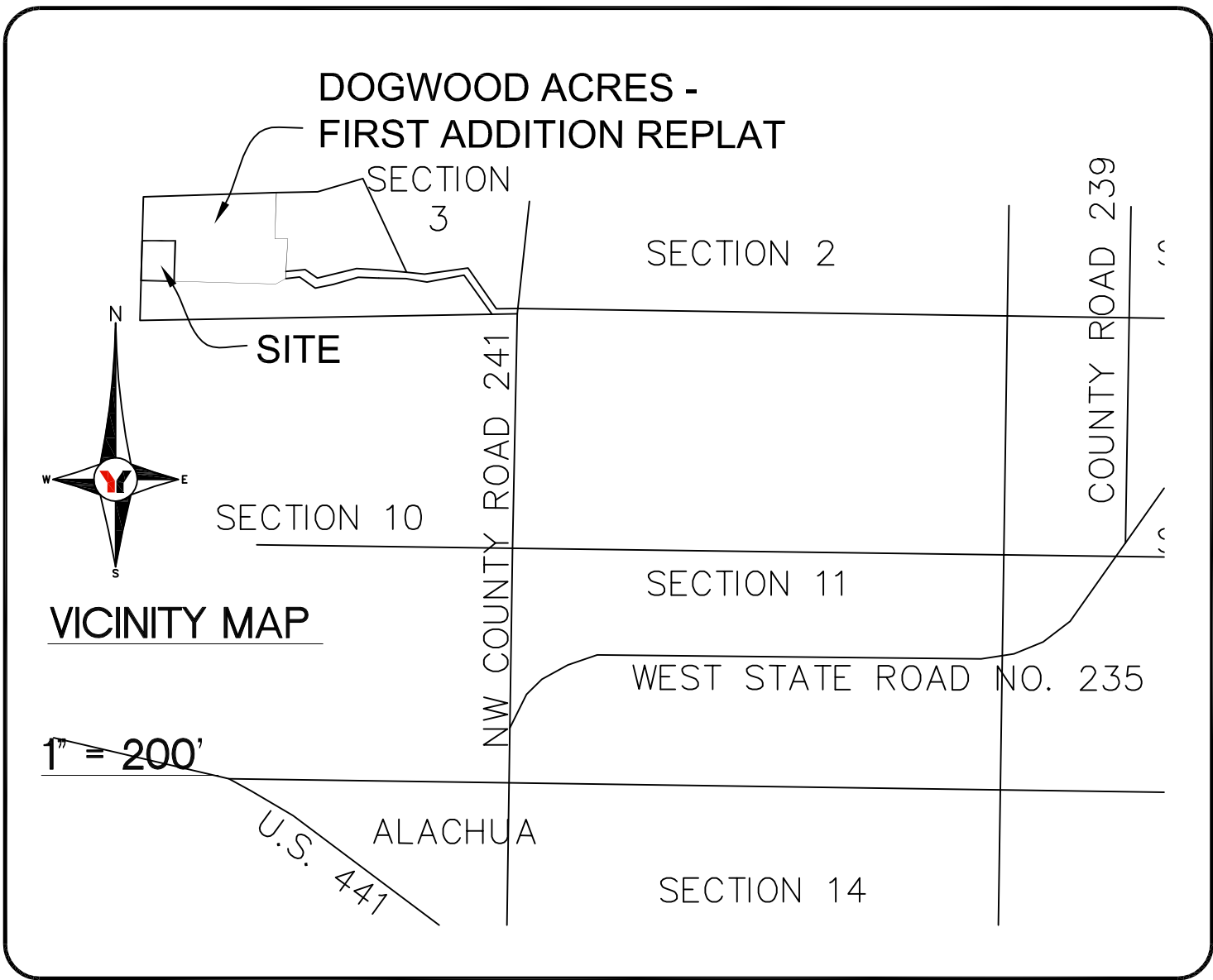
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGAL DESCRIPTION (BY THIS SURVEYOR)

LOT 12A OF DOGWOOD ACRES - FIRST ADDITION REPLAT AS RECORDED IN PLAT BOOK 22, PAGE 73 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

AND

BEGIN AT THE NORTHWEST CORNER OF LOT 12A OF DOGWOOD ACRES - FIRST ADDITION REPLAT, AS RECORDED IN PLAT BOOK 22, PAGE 73 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 88°12'54"W, ALONG A PROJECTION OF THE NORTH LINE OF SAID LOT 12A, A DISTANCE OF 30.01 FEET MORE OR LESS, TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE RUN SOUTH 00°12'02" EAST, ALONG SAID EAST LINE, A DISTANCE OF 437.97 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 10 OF DOGWOOD ACRES, AS PER PLAT BOOK Q, PAGE 38 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 88°14'46"E EAST A DISTANCE OF 30.01 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 12A; THENCE RUN NORTH 00°12'02" WEST ALONG THE WEST LINE OF SAID LOT 12A, A DISTANCE OF 437.97 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



UNPLATTED OWNER: TARA FOREST, LLC

NOTES

1.) THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 3 ASSUMED TO BE S.00°12'02"E. PER THE RECORD PLAT OF "DOGWOOD ACRES-FIRST ADDITION REPLAT" AS RECORDED IN PLAT BOOK 22, PAGE 73 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

2.) PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ALACHUA COUNTY, COMMUNITY No. 12001C0110D PANEL No. 0110, SUFFIX D, DATED JUNE 16, 2006

3.) THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1":10,000'

4.) DATE OF PLAT DRAWING: SEPTEMBER 28, 2020.

5.) AS REQUIRED BY SECTION 3, #11, ORDINANCE 17-03 OF THE CITY OF ALACHUA, ALL CATEGORY I AND II EXOTIC PLANT SPECIES SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF CONCURRENT WITH THE DEVELOPMENT OF THE SUBJECT PROPERTY.

7.) THE PURPOSE OF THIS PLAT IS TO REMOVE THE 30' INGRESS, EGRESS, AND PUBLIC UTILITIES EASEMENT FORMERLY LOCATED ALONG THE SOUTH AND WEST BOUNDARIES OF LOT 12A OF DOGWOOD ACRES-FIRST ADDITION REPLAT

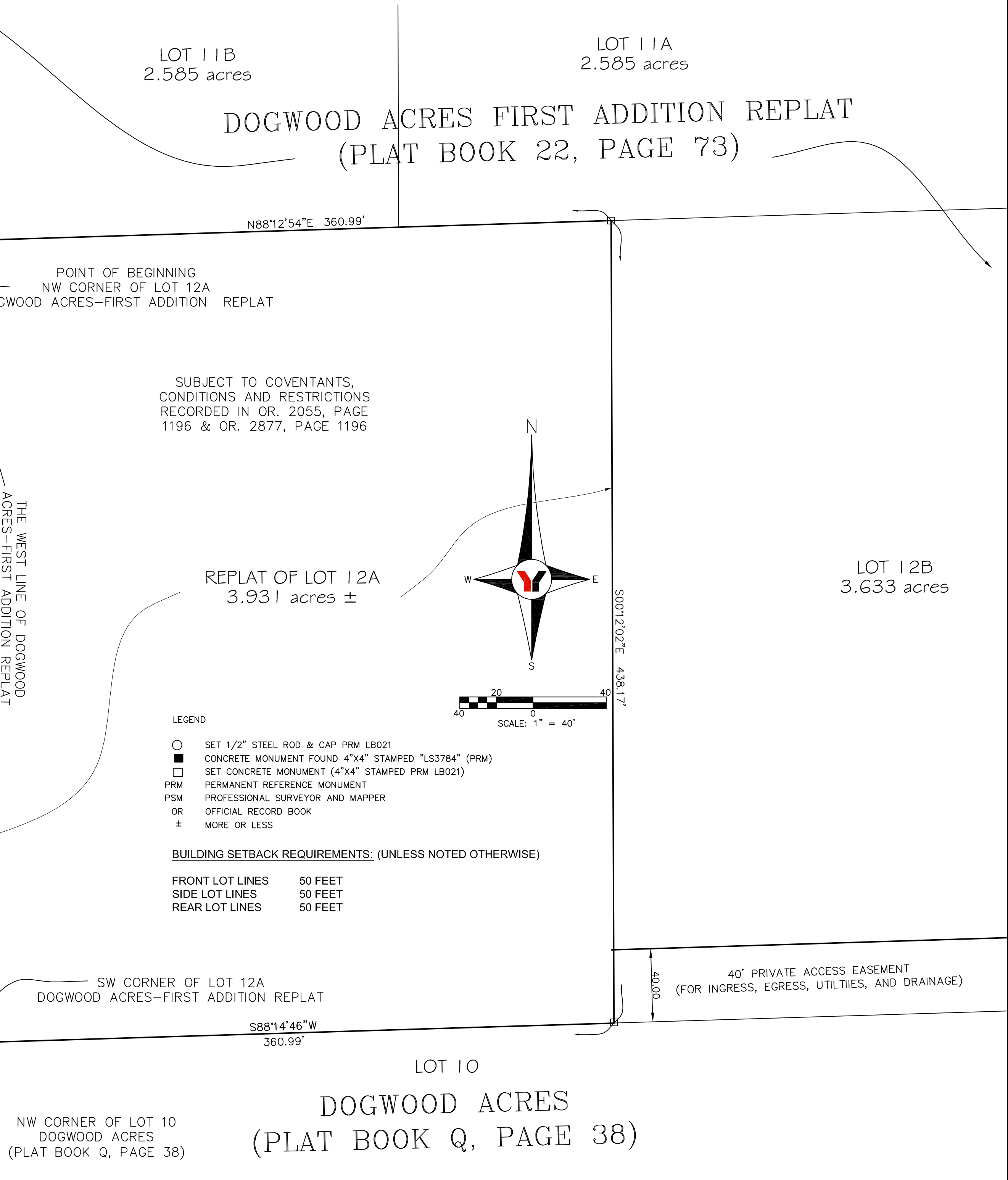
8.) THIS LOT SHALL BE SERVED BY A PRIVATE WELL AND SEPTIC SYSTEM.

9.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

10.) THERE MAY BE ADDITIONAL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON THAT MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THE UNDERSIGNED HAS NOT PERFORMED AN INDEPENDENT SEARCH FOR ADDITIONAL RECORDS.

SUBDIVIDER

JOHN A. SAPP AND ANTOINETTE PRATTO-SAPP P.O. BOX 1244 ALACHUA, FLORIDA 32616



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



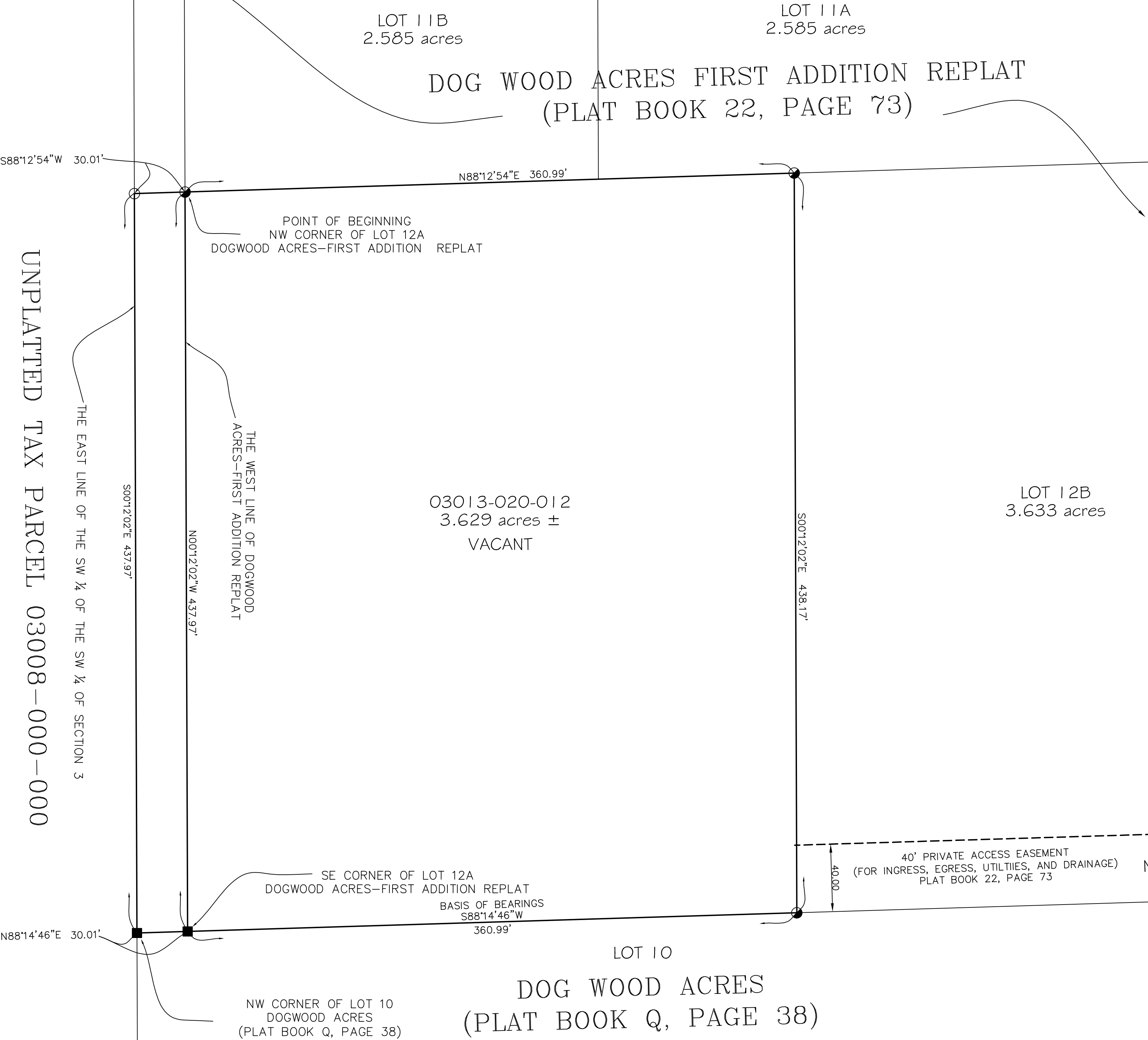
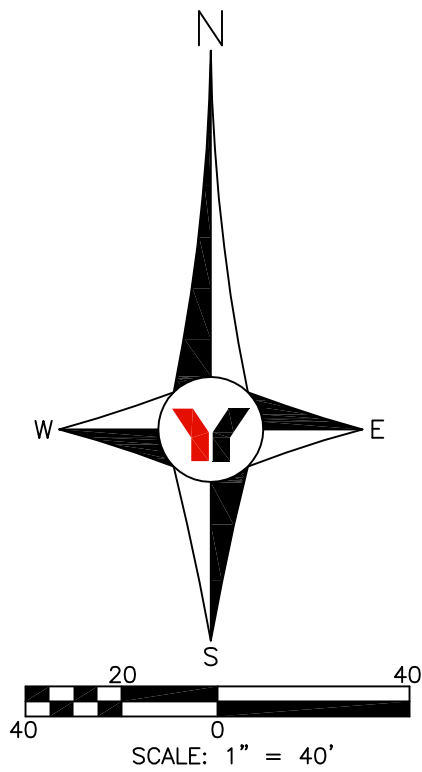
George F. Young, Inc.

1905 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601 PHONE (352) 378-1444 FAX (352) 372-2502 BUSINESS ENTITY LB21 ARCHITECTURE-ENGINEERING-ENVIRONMENTAL-LANDSCAPE-PLANNING-SURVEYING-UTILITIES GAINESVILLE-LAKEWOOD-RANCH-ORLANDO-PALM BEACH GARDENS-ST. PETERSBURG-TAMPA-VENICE

EMAIL SAHALL@GEORGEFYOUNG.COM

BOUNDARY SURVEY

SITUATED IN
SECTION 3, TOWNSHIP 8 SOUTH, RANGE 18 EAST
ALACHUA COUNTY, FLORIDA



LEGAL DESCRIPTION (BY THIS SURVEYOR)

LOT 12A OF DOGWOOD ACRES - FIRST ADDITION REPLAT AS RECORDED IN PLAT BOOK 22, PAGE 73 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING DESCRIBED TRACT OF LAND:

A STRIP OF LAND SITUATED IN SECTION 3, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF TAX PARCEL NUMBER 3013-000-000, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 12A OF DOGWOOD ACRES - FIRST ADDITION REPLAT, AS RECORDED IN PLAT BOOK 22, PAGE 73 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 88°12'54" WEST, ALONG A PROJECTION OF THE NORTH LINE OF SAID LOT 12A, A DISTANCE OF 30.01 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST ¾ OF THE SOUTHWEST ¾ OF SAID SECTION 3; THENCE RUN SOUTH 00°12'02" EAST, ALONG SAID EAST LINE, A DISTANCE OF 437.97 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 10 OF DOGWOOD ACRES, AS PER PLAT BOOK Q, PAGE 38 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 88°14'46" EAST A DISTANCE OF 30.01 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 12A; THENCE RUN NORTH 00°12'02" WEST ALONG THE WEST LINE OF SAID LOT 12A, A DISTANCE OF 437.97 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LEGEND

- SET 1/2" STEEL ROD & CAP PRM LB021
- CONCRETE MONUMENT FOUND 4"x4" STAMPED "LS3784" (PRM)
- IRON ROD AND CAP FOUND (LB#2903)
- PRM PERMANENT REFERENCE MONUMENT
- PSM PROFESSIONAL SURVEYOR AND MAPPER

NOTES

- THIS SURVEY IS A GRAPHIC DEPICTION OF THE CURRENT BOUNDARY AND VISIBLE IMPROVEMENTS IN ACCORDANCE WITH THE LEGAL DESCRIPTION SHOWN HEREON AND MAY NOT REFLECT OWNERSHIP. NO UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS, OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- THERE MAY BE ADDITIONAL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON THAT MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THE UNDERSIGNED HAS NOT PERFORMED AN INDEPENDENT SEARCH FOR ADDITIONAL RECORDS.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 40' OR SMALLER.
- THE PRINTED DIMENSIONS SHOWN ON THIS SURVEY SUPERSEDE ANY SCALED DIMENSIONS; THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- "CERTIFICATION" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND MAPPER BASED ON THE SURVEYOR AND MAPPER'S KNOWLEDGE AND INFORMATION, AND THAT IT IS NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.
- THIS SURVEY HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESSED, WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER.
- UNAUTHORIZED COPIES AND/OR REPRODUCTIONS VIA ANY MEDIUM OF THIS SURVEY OR ANY PORTIONS THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY IS VALID AS TO THE LAST DATE OF FIELD SURVEY AND NOT THE SIGNATURE DATE.
- THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- BASIS OF BEARINGS: S88°14'46"W ALONG THE NORTH LINE OF THE SUBJECT PARCEL PER DOGWOOD ACRES 1ST ADDITION, PLAT BOOK 22, PAGE 73 AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.
- GEORGE F. YOUNG, INC. AND THE UNDERSIGNED MAKE NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SET BACK LINES, RESERVATIONS AND AGREEMENTS.
- NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR.
- AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12001C0110D, COMMUNITY NUMBER 120001, PANEL 0110, SUFFIX D, EFFECTIVE DATE OF JUNE 16, 2006, THE ABOVE-DESCRIBED PROPERTY APPEARS TO BE IN ZONE X. (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN).

REVISED	NO.	BY	DATE	DESCRIPTION	REVISED	NO.	BY	DATE	DESCRIPTION	CREW CHIEF DRAWN CHECKED FIELD BOOK FIELD DATE	INITIALS	DATE	PREPARED FOR: JOHN A & ANTOINETT PRATTO-SAPP PO BOX 1244 ALACHUA FL. 32616 386-984-0607	 George F. Young, Inc. 1905 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601 PHONE (352) 378-1444 FAX (352) 372-2502 BUSINESS ENTITY LB021 ARCHITECTURE-ENGINEERING-ENVIRONMENTAL-LANDSCAPE-PLANNING-SURVEYING-UTILITIES GAINESVILLE-LAKEWOOD RANCH-ORLANDO-PALM BEACH GARDENS-ST. PETERSBURG-TAMPA	STACY A. HALL PSM LS3784 DATE	SECTION 3, TOWNSHIP 8 S., RANGE 18 E.	SAPP PROPERTY BOUNDARY SURVEY	JOB NO. 20003900GS SHEET NO. S1 OF S1	
	1					6													
	2					7													
	3					8													
	4					9													
5					10														



ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ LANDSCAPE ARCHITECTURE ■ PLANNING ■ SURVEYING ■ SUBSURFACE UTILITY LOCATING

November 9, 2020

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

REPLAT OF LOT 12A DOGWOOD ACRES FIRST ADDITION REPLAT

Goal 1 of the Future Land Use Element sets forth 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. The development of Dogwood Acres is located within the area designated as Agricultural.

Objective 1.1 of the Future Land Use Element establishes an Agriculture land use category in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua.

Policy 1.1a sets forth Residential Uses within the Agriculture land use category at a maximum density of 1 dwelling unit per 5 acres (except that homesteaded lots may be developed at one unit per two acres Sec. 3.3.2)



ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ LANDSCAPE ARCHITECTURE ■ PLANNING ■ SURVEYING ■ SUBSURFACE UTILITY LOCATING

CONCURRENCY IMPACT ANALYSIS

REPLAT OF LOT 12A DOGWOOD ACRES FIRST ADDITION REPLAT

This project proposes to replat Lot 12A of Dogwood Acres First Addition Replat as recorded in Plat Book 22, page 73 of the public records of Alachua County, Florida and an additional 30 foot strip located along the West boundary thereof for the sole purpose of removing the 40 foot private ingress and egress easement located along the South and West boundary thereof.

Article 10 of the City of Alachua LDR's define "de minimis" development as follows:

De Minimis impact means an impact of not more than ten average daily trips on the affected road from an existing parcel of record, contiguous commonly held parcels, or a development proposal unless the impact exceeds the adopted level of service of a designated hurricane evacuation route.

As such, this project is exempt from the requirement to receive a certificate of concurrency compliance. The City of Alachua LDR, Sec. 2.4.14.(C)



ARCHITECTURE ■ ENGINEERING ■ ENVIRONMENTAL ■ LANDSCAPE ARCHITECTURE ■ PLANNING ■ SURVEYING ■ SUBSURFACE UTILITY LOCATING

LOT 12A DOGWOOD ACRES REPLAT

LEGAL DESCRIPTION

Lot 12A of Dogwood Acres-First Addition Replat as recorded in Plat Book 22, page 73 of the public records of Alachua County, Florida.

Together with the following described tract of land:

A strip of land situated in Section 3, Township 8 South, Range 18 East, Alachua County, Florida, being a portion of Tax Parcel Number 03013-000-000 and being more particularly described as follows:

Begin at the Northwest corner of Lot 12A of Dogwood Acres – First Addition Replat, as recorded in Plat Book 22, page 73 of said public records; thence run South 88 Deg. 12 min. 54 sec. West, along a projection of the North line of said Lot 12A, a distance of 30.01 feet more or less to an intersection with the East line of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 3; thence run South 00 deg. 12 min. 02 sec. East, along said East line, a distance of 437.97 feet, more or less to the Northwest corner of Lot 10 of Dogwood Acres, as per Plat Book Q, page 38 of said public records; thence run North 88 deg. 14 min. 46 sec. East, a distance of 30.01 feet, more or less to the Southwest corner of said Lot 12A; thence run North 00 deg. 12 min. 02 sec. West, along the west line of said Lot 12A, a distance of 437.97 feet, more or less to the Point of Beginning.

TAX PARCEL NUMBERS 03013-020-012 AND

Sale Price: 3,000.⁰⁰
Recording: 18.50
Doc. Stamp: 21.⁰⁰

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3198595 2 PG(S)
June 24, 2019 10:04:55 AM
Book 4695 Page 1050
J.K. JESS IRBY, ESQ. CLERK OF COURT
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$21.00



Prepared by and return to:
Marvin W. Bingham, Jr.
Attorney at Law
Bingham & Mikolaitis, P. A.
P. O. Box 1930
Alachua, FL 32616-1930
386-462-5120
File #19-105

Tax Parcel #: 03013-020-012

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of June, 2019 between **Coral Farms MCS LLC, a Florida limited liability company**, whose post office address is Post Office Box 482, Florahome, FL 32140, grantor, and **John Aaron Sapp and Antoinette Pratto-Sapp**, whose post office address is Post Office Box 1244, Alachua, FL 32616, grantees:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantees, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida to-wit:

A strip of land situated in Section 3, Township 8 South, Range 18 East, Alachua County, Florida, being a portion of tax parcel number 3013-000-000, and being more particularly described as follows:

Begin at the Northwest corner of Lot 12A of Dogwood Acres - First Addition Replat, as recorded in Plat Book 22, Page 73 of said public records; thence run South 88° 12' 54" West, along a projection of the North line of said Lot 12A, a distance of 30.01 feet, more or less, to an intersection with the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 3; thence run South 00° 12' 02" East, along said East line, a distance of 437.97 feet, more or less, to the Northwest corner of Lot 10 of Dogwood Acres, as per Plat Book Q, Page 38 of said public records; thence run North 88° 14' 46" East, a distance of 30.01 feet, more or less, to the Southwest corner of said Lot 12A; thence run North 00° 12' 02" West along the West line of said Lot 12A, a distance of 437.97 feet, more or less, to the Point of Beginning.

Subject to and together with covenants, easements, reservations and restrictions of record, and taxes for the year 2019 and all subsequent years.

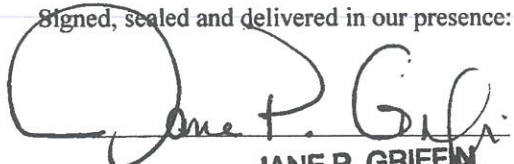
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


 Witness Name: JANE P. GRIFFIN


 Witness Name: JEWELL G. WORTHINGTON

CORAL FARMS MCS LLC

By: 
 Michael H. Spencer, Member

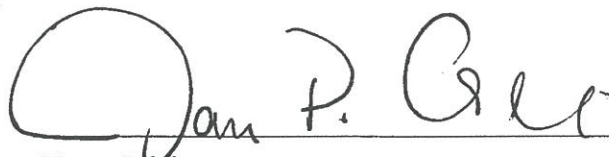
By: 
 Carol B. Spencer, Member

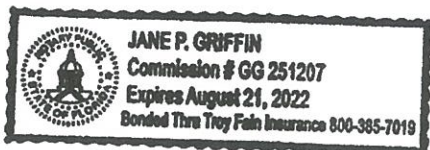
State of Florida

County of Alachua

The foregoing instrument was acknowledged before me this 17th day of June, 2019 by Michael H. Spencer and Carol B. Spencer, as sole members Coral Farms MCS LLC, a Florida limited liability company, who ☐ are personally known or ☒ have produced Florida driver's licenses as identification.

[Notary Seal]


 Notary Public **JANE P. GRIFFIN**



Printed Name: _____

My Commission Expires: _____

Sale Price: 84,900.-
Recording: 18.50
Doc. Stamp: 594.30

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3191778 2 PG(S)
May 21, 2019 09:54:11 AM
Book 4686 Page 1167
J.K. JESS IRBY, ESQ. CLERK OF COURT
ALACHUA COUNTY, Florida

Doc Stamp-Deed: \$594.30



Prepared by and return to:
Marvin W. Bingham, Jr.
Attorney at Law
Bingham & Mikolaitis, P. A.
P. O. Box 1930
Alachua, FL 32616-1930
386-462-5120
File #19-105

Tax Parcel #: 03013-020-012

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of May, 2019 between **Coral Farms MCS LLC, a Florida limited liability company**, whose post office address is Post Office Box 482, Florahome, FL 32140, grantor, and **John Aaron Sapp and Antoinette Pratto-Sapp**, whose post office address is Post Office Box 1244, Alachua, FL 32616, grantees:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantees, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida to-wit:

Lot 12A, DOGWOOD ACRES-FIRST ADDITION REPLAT, according to the map or plat thereof as recorded in Plat Book 22, Page 73, Public Records of Alachua County, Florida.

Subject to and together with covenants, easements, reservations and restrictions of record, and taxes for the year 2019 and all subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: D. V. JAKUPKO

[Signature]
Witness Name: Susan L. Mikolajchik

CORAL FARMS MCS LLC

By: [Signature]
Michael H. Spencer, Member

By: [Signature]
Carol B. Spencer, Member

State of Florida

County of Alachua

The foregoing instrument was acknowledged before me this 15th day of May, 2019 by Michael H. Spencer and Carol B. Spencer, as sole members Coral Farms MCS LLC, a Florida limited liability company, who ☐ are personally known or ☒ have produced Florida driver's licenses as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name:

Callie B. Worthington

My Commission Expires: _____

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03013 020 012		1700

APPLICABLE VALUES AND EXEMPTIONS BELOW

15118 NW 174TH AVE

PRATTO-SAPP & SAPP
PO BOX 1244
ALACHUA, FL 32616

DOGWOOD ACRES FIRST ADDN REPLAT PB
22 PG 73 LOT 12A OR 46
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.2729	900	0	900	7.45
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1825	900	0	900	1.06
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	900	0	900	1.35
SCHL DISCRNRY & CN (S01)	0.7480	900	0	900	0.67
SCHL GENERAL	3.8960	900	0	900	3.51
SCHOOL VOTED (S01)	1.0000	900	0	900	0.90
SUWANNEE RIVER WATER MGT DIST	0.3840	900	0	900	0.35
17 CITY OF ALACHUA	5.3900	900	0	900	4.85
CHILDREN'S TRUST	0.5000	900	0	900	0.45
TOTAL MILLAGE					22.8734
AD VALOREM TAXES					\$20.59

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

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT. (U)

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

COMBINED TAXES AND ASSESSMENTS \$20.59

If Paid By Please Pay	Nov 30, 2019 \$0.00				
--------------------------	------------------------	--	--	--	--

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2019 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

12149

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
03013 020 012	15118 NW 174TH AVE	

PRATTO-SAPP & SAPP
PO BOX 1244
ALACHUA, FL 32616

IF PAID BY	PLEASE PAY
☐ Nov 30, 2019	\$0.00
☐	
☐	
☐	
☐	

BINGHAM & MIKOLAITIS, P.A.

Attorneys at Law

■ 386-462-5120 ■

Marvin W. Bingham, Jr.
Attorney
MWB@BinghamPA.com

Susan L. Mikolaitis
Attorney
Mikolaitis@BinghamPA.com

October 21, 2020

Adam Boukari, City Manager
City of Alachua
Post Office Box 9
Alachua, Florida 32616

**RE: Lot 12A, Dogwood Acres-First Addition Replat, as per Plat Book 2, Page 73
and an additional 30' Wide Strip adjacent to the West line of Lot 12A
Our Client: John Aaron Sapp and Antoinette Pratto-Sapp
Our File #: 20-165REM**

Dear Mr. Boukari:

I have caused the Official Records of Alachua County, Florida to be examined concerning the above-referenced property. Based on the foregoing and subject to the qualifications and limitations stated in this letter and in the Report on Standards for Opinions of Florida Counsel of the Special Committee on Opinion Standards of the Florida Bar Business Law Section, I report as follows:

1. The effective date of this search is through the 16th day of October, 2020 at 11:00 p.m.
2. The record title to the lands described in Exhibit A, attached hereto and made a part hereof, is in the names of John Aaron Sapp and Antoinette Pratto-Sapp, subject to the following:
 - a. All matters contained on the Plat of Dogwood Acres-First Addition Replat, as recorded in Plat book 22, Page 73, Public Records of Alachua County, Florida; and
 - b. All matters contained on the Plat of Dogwood Acres - First Addition, as recorded in Plat Book S, Page 71, Public Records of Alachua County, Florida; and

c. Covenants, conditions and restrictions recorded March 28, 1996 in O.R. Book 2055, Page 1196; Amendment recorded in O.R. Book 2877, Page 572, Public Records of Alachua County, Florida.

d. Easements in favor of Dogwood Acres First Addition Homeowner's Association, Inc., contained in instruments in O.R. Book 2062, Page 449 and O.R. Book 2118, Page 142, Public Records of Alachua County, Florida;

e. Any liens for unpaid assessments pursuant to Sec. 720.3085(1), F.S.

3. There are no mortgages of record on the subject lands.

4. All 2019 Ad Valorem taxes have been paid. 2020 Ad Valorem taxes are not yet due and payable.

This letter is given to fulfill the requirements of Florida Statutes §177.041 and is only given for the purpose of showing the record title to the subject lands.

Respectfully submitted,

BINGHAM & MIKOLAITIS, P.A.

By:


Marvin W. Bingham, Jr., Esq.

MWB/jg

EXHIBIT "A"

Lot 12A, DOGWOOD ACRES-FIRST ADDITION REPLAT, according to the map or plat thereof as recorded in Plat Book 22, Page 73, public records of Alachua County, Florida;

AND

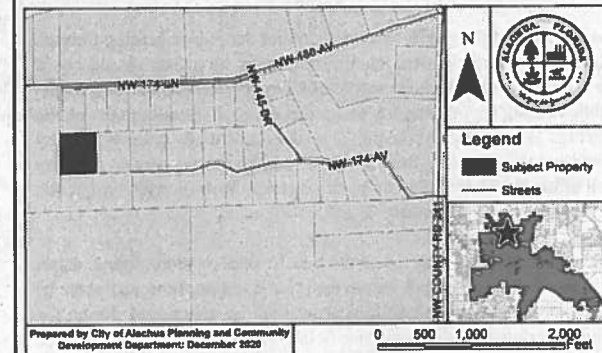
Begin at the Northwest corner of Lot 12A of Dogwood Acres - First Addition Replat, as recorded in Plat Book 22, Page 73 of said public records; thence run South 88° 12' 54" West, along a projection of the North line of said Lot 12A, a distance of 30.01 feet, more or less, to an intersection with the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 3; thence run South 00° 12' 02" East, along said East line, a distance of 437.97 feet, more or less, to the Northwest corner of Lot 10 of Dogwood Acres, as per Plat Book Q, Page 38 of said public records; thence run North 88° 14' 46" East, a distance of 30.01 feet, more or less, to the Southwest corner of said Lot 12A; thence run North 00° 12' 02" West along the West line of said Lot 12A, a distance of 437.97 feet, more or less, to the Point of Beginning.



City of ALACHUA

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on January 12, 2021, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Stacy Hall, PSM, of George F. Young, Inc., applicant and agent, for John A. Sapp and Antoinette Pratto-Sapp, property owners, for consideration of a Final Plat of Dogwood Acres - Lot 12A, being a replat of Lots 12A of Dogwood Acres - First Addition Replat as recorded in Plat Book 22, Page 73 of the Public Records of Alachua County, together with a 30 foot strip adjacent to the west line of Lot 12A; consisting of a ± 3.93 acre subject property; Tax Parcel No. 03013-020-012. Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Agricultural (A).



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

(Published: Alachua County Today - December 31, 2020)



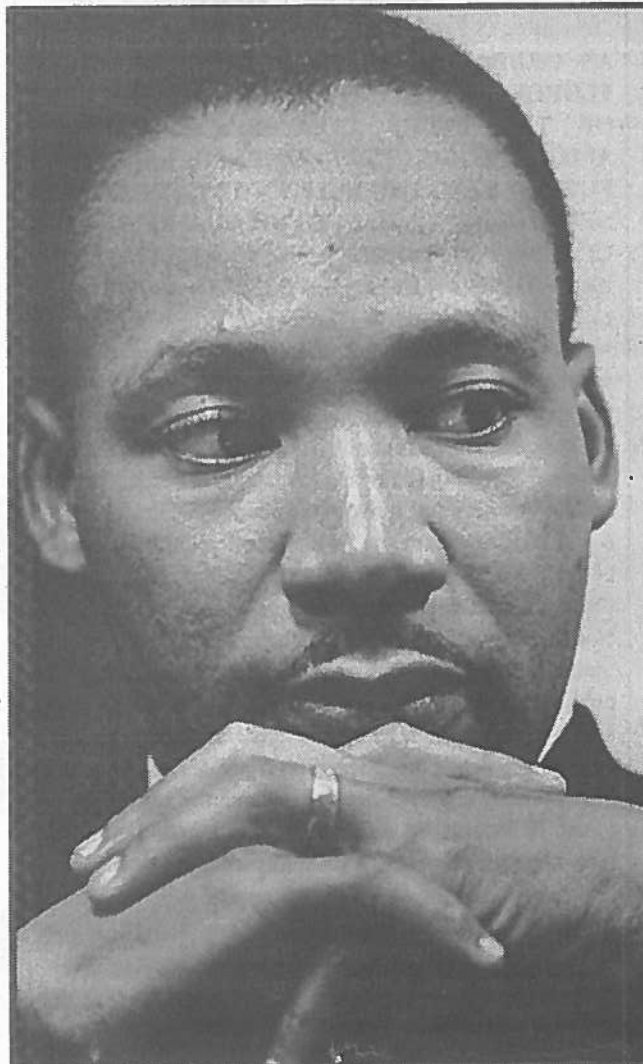
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(Published: Alachua County Today - December 31, 2020)



THE CITY OF NEWBERRY AND THE
CONCERNED CITIZENS OF NEWBERRY
ARE INVITING YOU TO OUR DAY OF
CELEBRATION

Martin Luther King Jr. Day

ON JANUARY 18TH, 2021, PLEASE JOIN US
FOR A CELEBRATORY MARCH FROM
CITY HALL TO THE MARTIN LUTHER
KING JR. CENTER LOCATED AT 25515 NW
6TH AVE. A GROUP PHOTOGRAPH WILL BE
TAKEN PROMPTLY AT 11 AM AT CITY HALL
FOLLOWED BY THE MARCH AT 11:30.
PROGRAM WILL START AT 12:00 PM. FOOD &
REFRESHMENTS WILL BE SERVED.

*If you can't fly, then run. If you can't run,
then walk. If you can't walk, then crawl, but
by all means, keep moving.
-Martin Luther King Jr.*

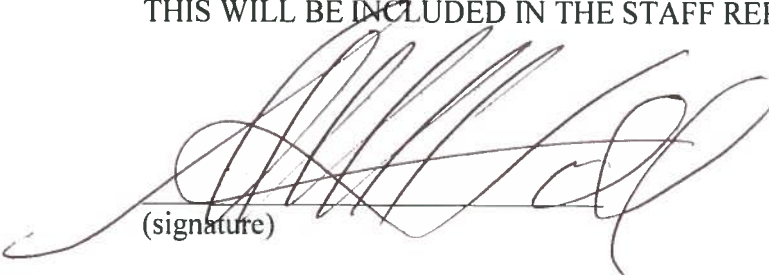
FOR MORE INFO, PLEASE CALL 352-472-5663

AFFIDAVIT FOR POSTED LAND USE SIGN

I Stacy Hall, POSTED THE LAND USE
(name)
SIGN ON 12/22/20 FOR THE Dogwood Acres Lot 12A Minor Subdivision/Final Plat
(date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.


(signature)

One (1)

(number of signs)

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.



Dogwood Acres Lot 12A





City of
ALACHUA

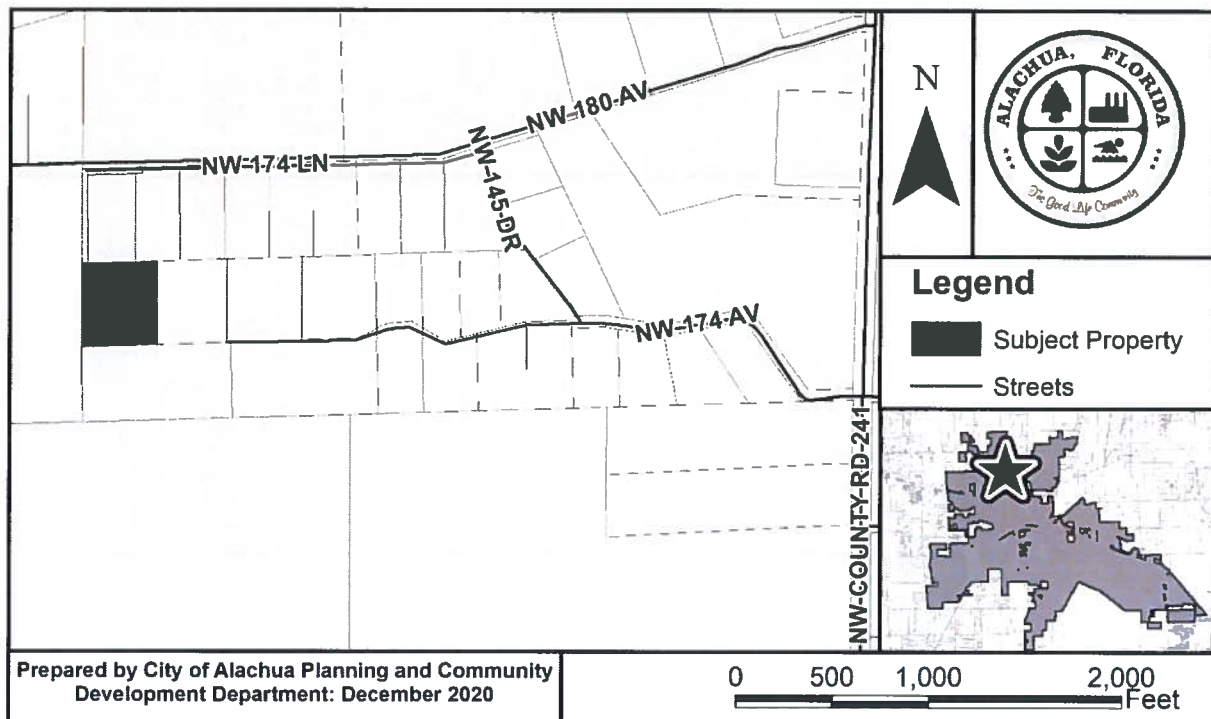
THE GOOD LIFE COMMUNITY

mailed 12/17/20

(KC)

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

PID: 03013-020-011

**HARRELL KIMBERLY DON &
GLENN ASHLEY**
7510 NW 126TH AVE
ALACHUA, FL, 32615

PID: 03013-020-013

CORAL FARMS MCS LLC
PO BOX 482
FLORAHOME, FL, 32140

PID: 03013-010-010

YAKUBSIN JAMES E & LINDA A
15135 NW 174TH AVE
ALACHUA, FL, 32615-4861

PID: 03013-000-000

**SPENCER JR & SPENCER
TRUSTEES**
17604 NW 140TH ST
ALACHUA, FL, 32615-4457

PID: 03013-010-009

LEWIS BRANDT A & NANCY A
14907 NW 174TH AVE
ALACHUA, FL, 32615

PID: 03013-020-012

PRATTO-SAPP & SAPP
PO BOX 1244
ALACHUA, FL, 32616

PID: 03008-000-000

**MEGAHEE ENTERPRISES LTD.
LLLP**
4110 SW 34TH ST STE 24
GAINESVILLE, FL, 32608

PID: 03013-020-009

KOUTSKY HAROLD J & JILL L
14935 NW 174TH LN
ALACHUA, FL, 32615

PID: 03013-020-019

PRATTO & PRATTO
3131 NW 111TH ST
GAINESVILLE, FL, 32606

PID: 03013-020-018

LYONS TRAVIS
15150 NW 174TH AVE
ALACHUA, FL, 32615-4860

PID: 03067-001-000

**MEGAHEE ENTERPRISES LTD.
LLLP**
4110 SW 34TH ST STE 24
GAINESVILLE, FL, 32608

PID: 03013-020-010

**ANUSZEWSKI JAMES &
STEPHANIE M**
15021 NW 174TH LANE
ALACHUA, FL, 32615

Antoinette Endelicato

Dan Rhine

Tom Gorman

5562 NW 93rd Avenue
Gainesville, FL, 32653288 Turkey Creek
Alachua, FL, 326159210 NW 59th Street
Alachua, FL, 32653

Richard Gorman

Peggy Arnold

David Forest

5716 NW 93rd Avenue
Alachua, FL, 32653410 Turkey Creek
Alachua, FL, 3261523 Turkey Creek
Alachua, FL, 32615President
TCMOA
1000 Turkey Creek
Alachua, FL, 32615Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL, 32611Craig Parenteau
FL Department of Environmental
Protection
4801 Camp Ranch Road
Gainesville, FL, 32641

Jeannette Hinsdale

Lynn Coullias

Lynda Coon

P.O. Box 1156
Alachua, FL, 326167406 NW 126th Ave
Alachua, FL, 326157216 NW 126 Avenue
Alachua, FL, 32615

Tamara Robbins

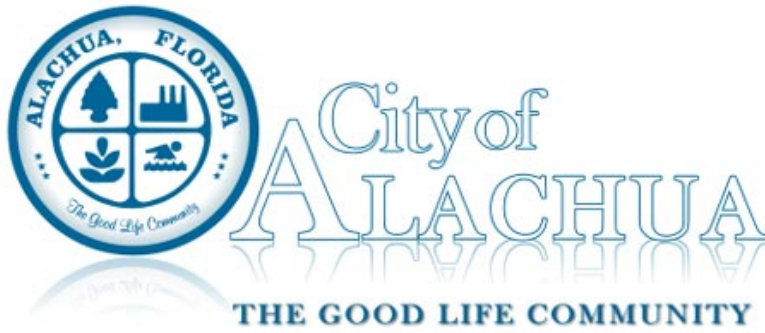
Michele L. Lieberman
County Manager
12 SE 1st Street
Gainesville, FL, 32601

Bonnie Flynn

PO Box 2317
Alachua, FL, 3261616801 NW 166th Drive
Alachua, FL, 32615

Hugh & Jean Calderwood

P.O. Box 2307
Alachua, FL, 32616



Board/Committee Agenda Item

MEETING DATE: 1/12/2021

SUBJECT: Site Plan – Sandvik Test Site: A request by Sergio Reyes, P.E., of eda, inc., applicant and agent, for Sandvik Mining and Construction USA, LLC, property owner, for consideration of a Site Plan to construct a ±62,500 square foot stabilized area on a ±3.01 acre development area . Tax Parcel Number 03925-002-000 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP, Planner

RECOMMENDED ACTION:

Approve the Site Plan for the Sandvik Test Site 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 a ±62,500 square foot stabilized area at 13500 CR 235, subject to the two (2) conditions provided in Exhibit "A" and located on page 18 of the January 12, 2021 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Sergio Reyes, P.E., of eda, inc., applicant and agent, for the Sandvik Mining and Construction USA, LLC, property owner, for consideration of a Site Plan to construct a ±62,500 square foot stabilized area at the existing manufacturing facility located at 13500 NW County Road 235. The proposed project includes the construction of a 62,500 square foot stabilized area for the testing and calibration of equipment manufactured at the site.

The development area is ±3.01 acres in size (overall subject property is ±44.41 acres). The proposed development area will be situated to the east of the existing development at the Sandvik property. There are no structures or buildings associated with the proposed project.

ATTACHMENTS:

Description

- ☐ Site Plan
- ☐ Staff Report
- ☐ Exhibit B- Staff Supporting Materials
- ☐ Application and Supporting Materials
- ☐ Public Notice Materials for 01/12/2021 PZB

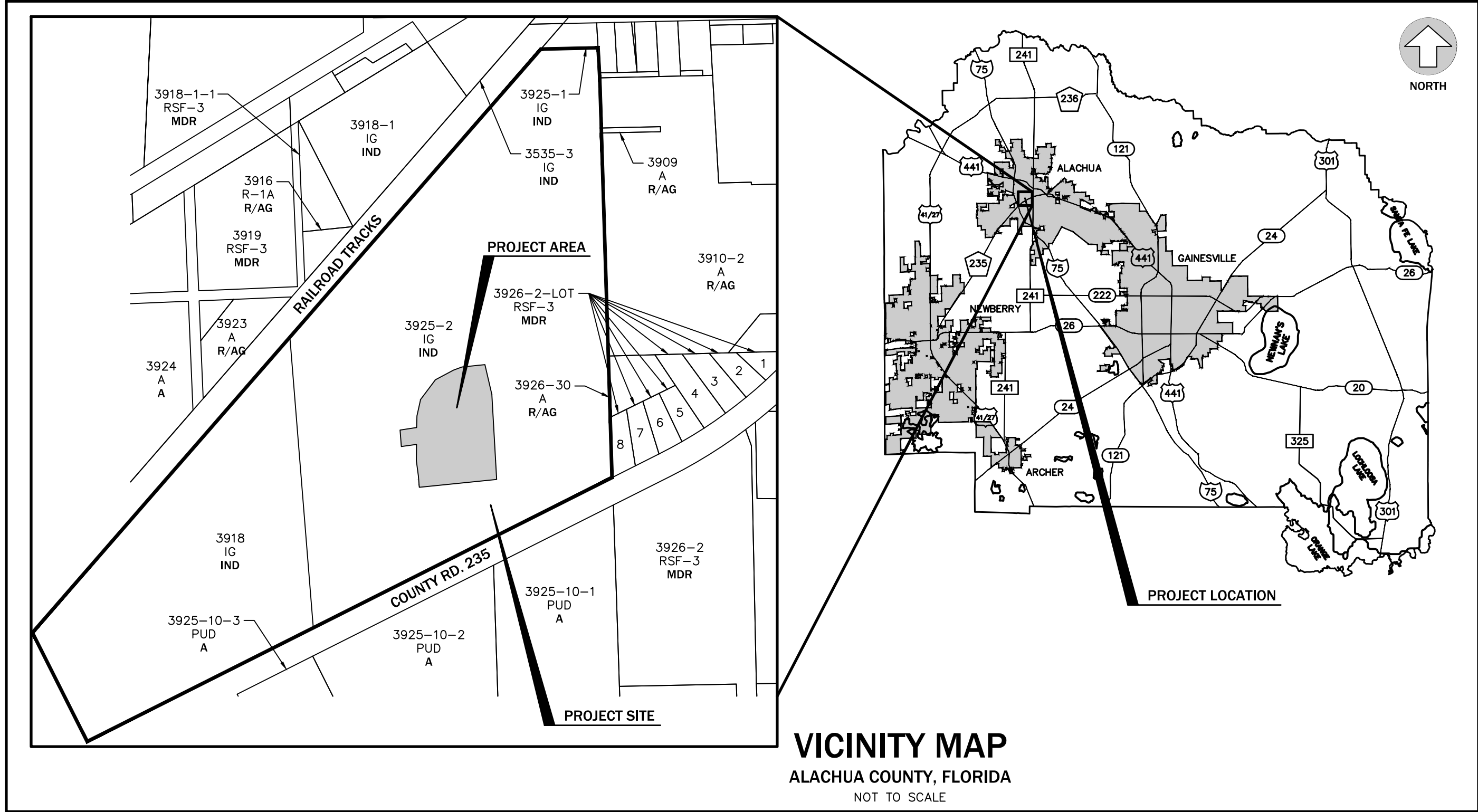
SANDVIK TEST SITE - SITE PLAN

CITY OF ALACHUA, FLORIDA

DEVELOPMENT INFORMATION		
1.	PROJECT OWNER:	SANDVIK MINING & CONSTRUCTION USA LLC.
2.	NAME OF PROJECT:	SANDVIK TEST SITE -- SITE PLAN
3.	PROJECT DESCRIPTION:	62,500 SF SECTION OF LAND WITHIN PARCEL 3925-2 TO BE DESIGNATED FOR DRILL SYSTEM TESTING. ACCOMPANYING STORMWATER SYSTEM TO BE CONSTRUCTED NORTH OF TEST SITE WITHIN SAME PARCEL.
4.	PROJECT ADDRESS:	13540 NW COUNTY RD. 235 CITY OF ALACHUA, FLORIDA. 32615
5.	TAX PARCEL NUMBER:	PORTION OF 03925-002-000, 03918-000-000
6.	SECTION/TOWNSHIP/RANGE:	SECTION 22, TOWNSHIP 08 SOUTH, RANGE 18 EAST
7.	ZONING:	INDUSTRIAL, GENERAL (IG)
8.	FUTURE LAND USE DESIGNATION:	INDUSTRIAL (IND)
9.	THE PROJECT SITE WILL MEET ALL NPDES CRITERIA DURING AND AFTER CONSTRUCTION.	
10.	NO NEW TRIPS WILL BE GENERATED DUE TO THE PROPOSED DEVELOPMENT.	
11.	NO NEW PARKING SPACES WILL BE REQUIRED FOR THE PROPOSED DEVELOPMENT.	
12.	NO UTILITIES (WATER, WASTEWATER, GAS, OR ELECTRIC) ARE PROPOSED AS PART OF THIS DEVELOPMENT.	

TOTAL SITE - IMPERVIOUS AREA CALCULATIONS				
#	DESCRIPTION	SQUARE FOOTAGE (S.F.)	ACREAGE (AC.)	PERCENTAGE (%)
1.	TOTAL PROJECT AREA:	2,829,658	64.96	100.0%
2.	BUILDING COVERAGE:	153,345	3.52	5.4%
3.	PAVEMENT AND SIDEWALK AREA:	480,571	11.03	17.0%
4.	TOTAL IMPERVIOUS AREA:	633,916	14.55	22.4%
5.	TOTAL SEMI IMPERVIOUS AREA:	64,698	1.49	2.3%
6.	OPEN AREA	2,131,044	48.92	75.3%

PROJECT AREA - IMPERVIOUS AREA CALCULATIONS				
#	DESCRIPTION	SQUARE FOOTAGE (S.F.)	ACREAGE (AC.)	PERCENTAGE (%)
1.	TOTAL PROJECT AREA:	138,606	3.18	100.0%
2.	TOTAL IMPERVIOUS AREA:	2,533	0.06	1.8%
3.	TOTAL SEMI IMPERVIOUS AREA:	64,698	1.49	46.7%
4.	OPEN AREA:	70,630	1.62	51.0%



LEGEND:

ZONING:

A -- AGRICULTURE
IG -- INDUSTRIAL, GENERAL
PUD -- PLANNED UNIT DEVELOPMENT
RSF-3 -- RESIDENTIAL, SINGLE FAMILY-3
R-1A -- RESIDENTIAL, SINGLE FAMILY-1A

FUTURE LAND USE:

A -- AGRICULTURE
IND -- INDUSTRIAL
MDR -- MODERATE DENSITY RESIDENTIAL
R/AG -- RURAL AGRICULTURE

LEGAL DESCRIPTION

ALL THAT PART OF THE WEST HALF (W 1/2) OF THE EAST HALF (E 1/2) OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, LYING SOUTH OF ATLANTIC COASTLINE RAILROAD AND NORTH OF STATE ROAD #235, EXCEPT THAT PART OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) GOING SOUTH 100 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) THENCE WEST TO THE ATLANTIC COASTLINE RAILROAD RIGHT OF WAY, THENCE RUN NORTHEASTERLY, ALONG SAID RIGHT OF WAY TO THE NORTH SECTION LINE OF SAID SECTION 22, THENCE EAST TO THE POINT OF BEGINNING, ALL OF THE ABOVE BEING IN ALACHUA COUNTY, FLORIDA.



EB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL: (352) 373-3541
www.edafl.com mail@edafl.com

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-097

Project phase: CITY SUBMITTAL

Project title: SANDVIK TEST SITE -
SITE PLAN
CITY OF ALACHUA,
FLORIDA

Sheet title: COVER SHEET

Designed: DJM

Drawn: DLW

Checked: TAR

Date: 12/07/20

Sheet No.:

C100

DRAWING INDEX

Sheet Number	Sheet Title
C100	COVER SHEET
C110	LEGENDS AND SYMBOLS
C120	MASTER SITE PLAN
C130	TREE REMOVAL, DEMOLITION, AND EROSION CONTROL PLAN
C200	PAVING, GRADING, AND DRAINAGE PLAN
C210	BASIN DETAILS
C220	PAVING, GRADING, AND DRAINAGE DETAILS
C300	STORMWATER POLLUTION PREVENTION PLAN
L001	TREE PRESERVATION AND REMOVAL PLAN

\\s3\eng\projects\Savvik - Alachua\Plans\Current DWG\200971.dwg, C:\10 LEGEND, 12/4/2020 11:49:41 AM, engineer13

EXISTING SYMBOLS & ABBREVIATIONS

C/L

=

CENTERLINE

cmf

=

CORRUGATED METAL PIPE

CONC

=

CONCRETE

COR

=

CORNER

D

=

DELTA (CENTRAL) ANGLE

R

=

RADIUS

A

=

ARC

T

=

TANGENT

CB

=

CHORD BEARING

CD

=

CHORD DISTANCE

ddp

=

DUCTILE IRON PIPE

ELEV

=

ELEVATION

empp

=

ELLIPTICAL CORRUGATED METAL PIPE

emsp

=

ELLIPTICAL REINFORCED CONCRETE PIPE

ID

=

IDENTIFICATION

inv

=

INVERT

F.D.O.T.

=

FLORIDA DEPARTMENT OF TRANSPORTATION

F.F.

=

FINISHED FLOOR

M.E.S.

=

MITERED END SECTION

No.

=

NUMBER

O.R.

=

OFFICIAL RECORDS BOOK

PGS.

=

PAGES

PVC

=

POLY-VINYL CHLORIDE

RPC

=

REINFORCED CONCRETE PIPE

R/W

=

RIGHT OF WAY

SEC 28-9-19

=

SECTION 28, TOWNSHIP 9 SOUTH, RANGE 19 EAST

TRN

=

ELECTRICAL TRANSFORMER PAD

W/

=

WITH

ANCH

=

GUY ANCHOR

O BO

=

WATER BLOW OFF

O CO

=

SANITARY CLEAN-OUT

●

=

FOUND CONCRETE MONUMENT (size, ID)

●

=

FOUND DRILL HOLE

●

=

FOUND IRON PIPE (size, ID)

●

=

FOUND NAIL & DISK (ID)

●

=

FOUND REBAR & CAP (size, ID)

▲

=

FOUND SPIKE

GM

=

GAS METER

GM

=

GAS VALVE

O GP

=

GUY POLE

EH

=

ELECTRICAL HANDHOLE

FR

=

FIRE HYDRANT

IRV

=

IRRIGATION VALVE

LT PL

=

MAIL BOX

MBOX

=

MANHOLE

O PP

=

POWER POLE

SET 5/8" REBAR & CAP (LB 2389)

=

SET CONCRETE MONUMENT (PRM LB 2389)

SET NAIL & DISC (PRM LB 2389)

=

SET NAIL & DISC (PRM LB 2389)

SET SPIKE

=

SET SPIKE

SHRUB

=

SHRUB

SGN

=

SIGN

TLBX

=

TELEPHONE RISER

TVBX

=

CABLE TELEVISION RISER

WM

=

WATER METER

WM

=

ELEVATION CONTOUR LINE

WM

=

FENCE LINE

WM

=

OVERHEAD GUY WIRE

WM

=

OVERHEAD POWER LINE

WM

=

OVERHEAD TELEPHONE LINE

WM

=

OVERHEAD TELEVISION LINE

WM

=

SANITARY SEWER LINE

WM

=

UNDERGROUND ELECTRIC LINE

WM

=

UNDERGROUND GAS LINE

WM

=

UNDERGROUND TELEPHONE LINE

WM

=

UNDERGROUND CABLE TELEVISION LINE

WM

=

UNDERGROUND WATER LINE

WM

=

SPOT ELEVATION

80-95

=

SPOT ELEVATION

TREE LEGEND

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

Location

Species

Diameter at Barest Height

●

10" BAY

●

11" CHINABERRY

●

11" CEDAR

●

12" CHERRY

●

10" CHINESE TALLOW

●

11" HICKORY

●

12" LAUREL OAK

●

15" LIVE OAK

●

12" MULBERRY

●

18" MAGNOLIA

●

18" PALM

●

14" PINE

●

9" POST OAK

●

11" SUGARBERRY

●

17" SWEETGUM

●

11" TURKEY OAK

●

18" UNIDENTIFIED TREE

●

14" WATER OAK

●

EXISTING TREE TO BE REMOVED

LEGEND

—●—

TREE BARRICADE

—//—

SILT FENCE

(TBR)

EXISTING FEATURES TO BE REMOVED (TBR)

LIMITS OF EXISTING ASPHALT PAVEMENT, CONCRETE AND/OR BUILDING TO BE REMOVED

LIMITS OF ASPHALT PAVEMENT

LIMITS OF CONCRETE PAVEMENT AND SIDEWALKS

180.00

EXISTING SPOT ELEVATION

180.00

PROPOSED SPOT ELEVATION

183

PROPOSED CONTOUR ELEVATION

183

EXISTING CONTOUR ELEVATION

RIGHT-OF-WAY

PROPERTY LINE

PROPOSED EASEMENT

PROPOSED UTILITY SYMBOLS

WM

WATER MAIN, PROPOSED

WM

WATER MAIN, EXISTING

WW

WASTEWATER GRAVITY MAIN, PROPOSED

—

PLUG END AND CAP

—

BLOW-OFF ASSEMBLY

—

GATE VALVE & BOX

—

BUTTERFLY VALVE

—

PLUG VALVE

—

SWING CHECK VALVE

—

BACK FLOW PREVENTER

—

REDUCED PRESSURE ZONE BFP

—

DOUBLE CHECK BFP

—

DUAL CHECK VALVE

—

AIR RELEASE VALVE

—

REDUCER FITTING

—

PRESSURE REGULATOR

—

POST INDICATOR VALVE

—

CLEAN OUT OR ROOF DRAIN LATERAL

—

FITTING W/ THRUST BLOCK

—

FIRE HYDRANT W/ THRUST BLOCK

—

FIRE HYDRANT ASSEMBLY

—

POTABLE WATER METER

—

SINGLE SERVICE WATER METER

—

DUAL SERVICE WATER METER

—

GANG WATER METER ASSEMBLY

—

ELECTRIC TRANSFORMER

—

ELECTRIC POLE

—

RECLAIMED WATER METER ASSEMBLY

—

RECLAIMED WATER MAIN, PROPOSED

—

PLUG END AND CAP

—

BLOW-OFF ASSEMBLY

—

GATE VALVE & BOX

—

REDUCER FITTING

—

WASTEWATER FORCE MAIN, PROPOSED

—

SANITARY SEWER MAIN, PROPOSED

—

SANITARY SEWER MAIN, EXISTING

—

SANITARY SEWER MANHOLE, PROPOSED

—

SANITARY SEWER MANHOLE, EXISTING

—

SANITARY SEWER PLUG

—

PLUG VALVE

—

SEWER LATERAL, SINGLE SERVICE

—

GATE VALVE

—

CHECK VALVE

—

AIR RELEASE VALVE

GENERAL NOTES

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES, AFFECTING THIS WORK, PRIOR TO CONSTRUCTION.

2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND/OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY. CONTACT ENGINEER OF RECORD IMMEDIATELY WITH ANY DISCREPANCIES.

3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.

4. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR THE RELOCATION OF EXISTING UTILITIES. UTILITIES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF THE WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.

5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTION/REQUIREMENTS.

6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR REVIEW. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

7. SAFETY:

A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.

B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA.

C. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS.

D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.

E. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.

F. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

8. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.

9. CONTRACTOR IS REQUIRED TO SECURE A FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) "NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM" (NPDES) PERMIT BEFORE BEGINNING CONSTRUCTION.

10. A COMPLETE SET OF PERMITTED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE UPON REQUEST.

11. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SILT BARRIERS WILL BE INSTALLED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREAM AREAS.

12. CONTRACTOR SHALL PROVIDE CITY AS-BUILT PLANS (IF REQUIRED BY THE CITY AND/OR ANY OTHER AGENCY), SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER OR SURVEYOR AND A CERTIFIED PAPER COPY WITH ELECTRONIC COPY IN AUTOCAD FORMAT PRIOR TO FINAL ACCEPTANCE.

13. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

14. CONTRACTOR TO FOLLOW ALL CRITERIA SET FORTH BY THE CITY OF ALACHUA REQUIREMENTS FOR POTABLE WATER, RECLAIMED WATER, AND WASTEWATER.

CONSTRUCTION NOTES

1. SIGNS AND BARRICADES SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION'S MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S ROADWAY AND TRAFFIC DESIGN STANDARDS INDEXES 600 THROUGH 685 (LATEST EDITIONS).

2. SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.

3. ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS REMOVED, IT IS TO BE REMOVED TO THE NEAREST JOINT.

4. DISTURBED AREA WITHIN THE R-O-W WILL BE COMPACTED TO 98% OF MAXIMUM DENSITY AND SODDED.

5. STOCKPILING OF MATERIAL IS NOT ALLOWED ON ROADWAYS OR SIDEWALKS. ALL DIRT AND DEBRIS WILL BE REMOVED FROM JOB SITE DAILY. ROADS AND SIDEWALKS ARE TO BE SWEEP DAILY AS PART OF DAILY CLEANUP.

6. ANY PORTION OF ROADWAYS OR SIDEWALKS THAT SUSTAIN EXCESSIVE CONSTRUCTION RELATED DAMAGE, IN THE OPINION OF APPLICABLE AGENCIES, SHALL BE REPAIRED AT CONTRACTOR EXPENSE IN A MANNER SPECIFIED BY THAT PARTICULAR AGENCY.

7. CONSTRUCTION MUST BE PER THE APPROVED SITE PLAN OF THE DRC (OR EQUIVALENT). DEVIATIONS IN ROADWAY, UTILITY OR DRAINAGE CONSTRUCTION WILL REQUIRE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER OR THE DIRECTOR OF PUBLIC SERVICES (OR EQUIVALENT). NOTE: SIGNIFICANT CHANGES FROM THE DRC APPROVED PLAN MAY REQUIRE THE OWNER/DEVELOPER TO SUBMIT A REVISED SITE PLAN FOR REVIEW THROUGH THE PZB AND MAY CAUSE PROJECT DELAYS.

8. OFF-SITE OR ROADWAY R-O-W CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CONDITIONS OF THE APPROVED R-O-W PERMIT(S). A COPY OF THE APPROVED R-O-W PERMIT MUST BE KEPT ON-SITE AND READILY AVAILABLE DURING ALL CONSTRUCTION ACTIVITIES WITHIN THE R-O-W.

9. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.

10. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS.

11. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.

12. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED TRUE AND CORRECT SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY. BOTH PAPER AND AUTOCAD FILES SHALL BE PROVIDED.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. BOTH PAPER AND AUTOCAD SHALL BE PROVIDED.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS REFERENCED BY THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

4. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

5. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

6. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND FLUIDS BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

8. RUBBISH, TRASH, CARGAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER RUNOFF.

9. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN SHALL BE INITIATED AS SOON AS PRACTICABLE.

10. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM DRAINS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

12. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN BY THE CONTRACTOR AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STABILIZATION, SEDIMENT BASINS, ETC.) AS NEEDED FOR EACH STAGE OF SITE WORK / GRADING.

14. NO GRADING, CUTTING, OR FILLING SHALL COMMENCE UNTIL SUCH TIME AS APPROPRIATE EROSION AND SEDIMENTATION CONTROL DEVICES HAVE BEEN INSTALLED BETWEEN ALL DISTURBED AREAS AND WATER BODIES, WATERCOURSES OR WETLANDS AND ANY CONVEYANCES SUCH AS DRAINAGE DITCHES, STORM DRAINS, AND INLETS.

15. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED PRECEEDING ANY DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. THE CONTRACTOR SHALL INSTALL ALL EROSION AND PREVENTION STRUCTURES SHOWN ON THE PLANS AT A MINIMUM AND IN FULL CONFORMANCE WITH ALL APPLICABLE WATER MANAGEMENT DISTRICT PERMITS AND REGULATIONS.

16. ALL CONTROL STRUCTURE AND OUTFALL CULVERT INSTALLATIONS SHALL BE PROTECTED WITH SEDIMENT BARRIERS AT A MINIMUM.

17. ALL DISTURBED AREAS (ABOVE NORMAL WATER LEVELS) UNLESS OTHERWISE NOTED HEREIN, SHALL BE RESEEDED AND MULCHED WITHIN 7 DAYS OF FINAL GRADING. UNLESS OTHERWISE NOTED, ALL SLOPES STEEPER THAN 4:1 SHALL BE SODDED.

PAVING, GRADING, AND DRAINAGE NOTES

1. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

2. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.

3. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

4. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.

5. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.

6. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DE-WATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND ADJUTENANCES ARE BEING PLACED.

8. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION IMPROVEMENTS TO FOLLOW.

9. SITE GRADING, PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

10. IMMEDIATELY AT ONSET OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.

11. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND ROPE OFF CONSERVATION AREA LINES. OWNER RESERVES THE RIGHTS TO CHECK THE STAKING AND ROPING AND REQUIRE IT TO BE RELOCATED IF NECESSARY. IT SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.

12. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD.

13. ALL SIGNAGE, PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS AND FHWA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

14. REGULATORY SIGNS (STOP, ETC.) SHALL BE PAID FOR BY THE CONTRACTOR AND IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS.

15. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED OPPOSITE FIRE HYDRANTS IN THE CENTER OF THE NEAREST TRAVELED LANE TO MARK THEIR LOCATIONS.

16. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.

17. PROPOSED AND EXISTING SIDEWALKS SHALL BE RAMPED FLUSH WITH PAVEMENT. RAMPS SHALL NOT EXCEED SLOPES OF 14 HORIZONTAL TO 1 VERTICAL.

18. FINISHED FLOOR ELEVATIONS ARE MINIMUM ELEVATIONS REQUIRED TO SATISFY DRAINAGE AND/OR 100-FLOODPLAIN REQUIREMENTS. PAD ELEVATIONS IMMEDIATELY OUTSIDE OF BUILDING WALLS, SHALL BE NO MORE THAN 8 INCHES BELOW THE FINISHED FLOOR ELEVATIONS SHOWN.

19. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE OWNER, THE OWNERS ENGINEERS, OR OWNERS SOILS TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.

20. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.

21. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT, SIDEWALK, OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.

22. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL FDOT TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.

23. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.

24. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.

25. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A REGISTERED LAND SURVEYOR. ALL SURVEY COSTS WILL BE CONTRACTORS RESPONSIBILITY.

26. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.

27. IF WORK IS SUSPENDED OR DELAYED FOR 14 DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREAS AT NO ADDITIONAL COST TO THE OWNER.

28. STORM DRAINS SHALL BE REINFORCED CONCRETE PIPE, PER ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. LIFTING HOLES ARE PROHIBITED.

29. ALL STORM STRUCTURES SHALL CONFORM WITH FDOT STANDARD INDEX DRAWINGS AND SPECIFICATIONS EXCEPT THAT DITCH BOTTOM INLETS IN PAVED AREAS SHALL HAVE TRAVERSABLE, TRAFFIC BEARING, GRATES SUPPORTED BY STEEL ANGLE SEATS OR SUPPORTED ON FOUR SIDES. GRATES SHALL BE CAST IRON UNLESS OTHERWISE SPECIFIED OR APPROVED.

30. ALL CONCRETE CURBS, SIDEWALKS, INLET TOPS, ETC. SHALL BE 3000 PSI MINIMUM, UNLESS OTHERWISE SPECIFIED.

31. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE SOILS REPORT. UPON COMPLETION OF WORK THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

32. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS, THE VARIOUS AGENCIES AND PERMIT CONDITIONS. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.

33. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.

34. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE RE-INSPECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. THE CONTRACTOR MAY BE REQUIRED TO RE-CLEAN PIPES AND INLETS FOR THESE PURPOSES.

Professional Engineer of Record:

Claudia S. Vega, P.E.

51532

Engineer

Certificate No.

Project No:

20-097

Project phase:

CITY SUBMITTAL

Project title:

SANDVIK TEST SITE -
SITE PLAN
CITY OF ALACHUA,
FLORIDA

Sheet title:

LEGENDS AND SYMBOLS

Designed: DJM

Sheet No.:

Drawn: DLW

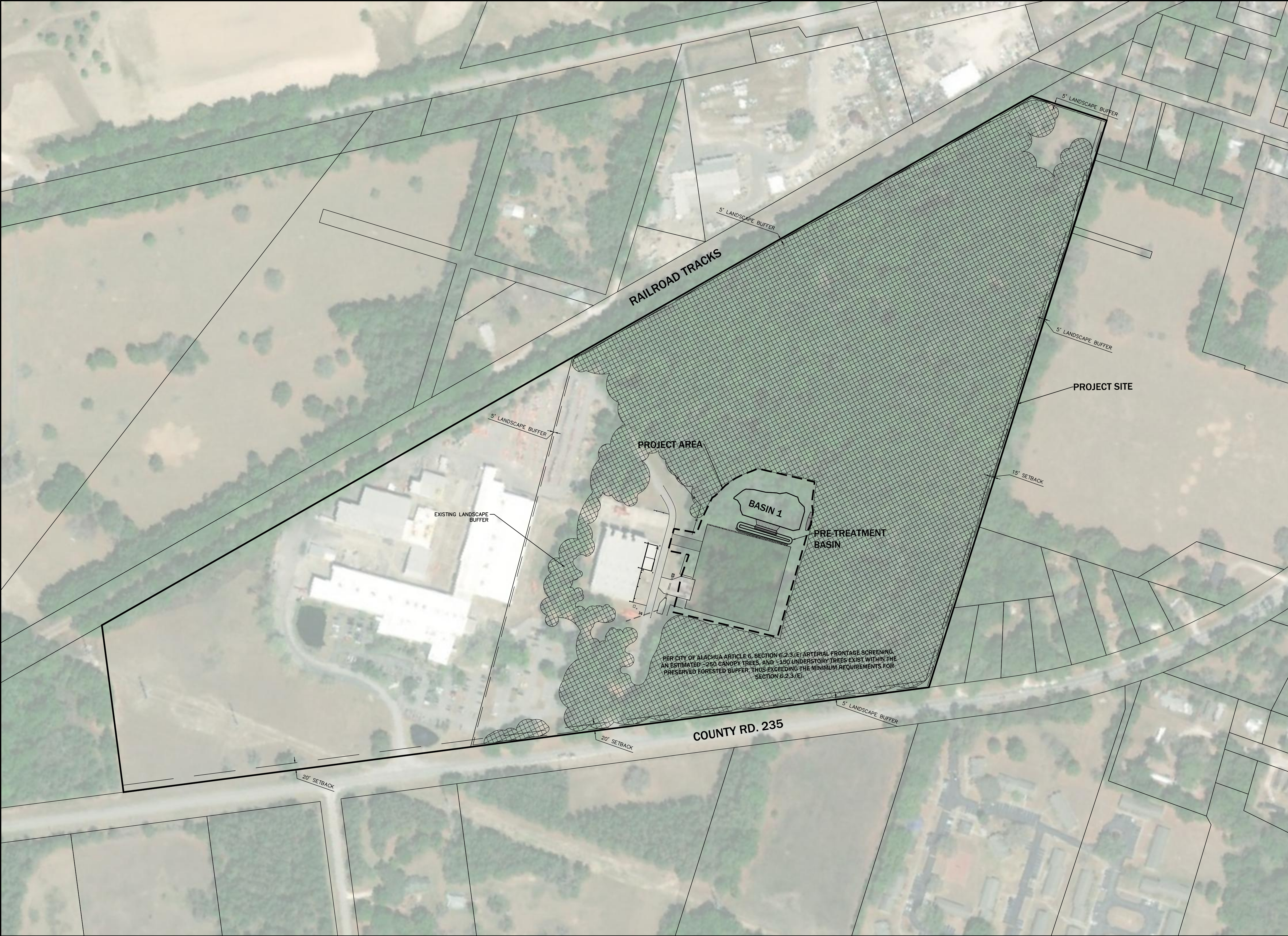
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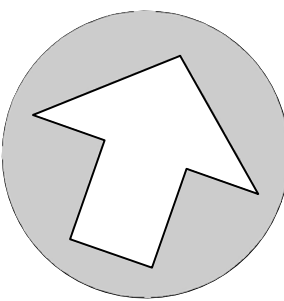
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NORTH

SCALE: 1" = 120'

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No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-097

Project phase: CITY SUBMITTAL

Project title:

SANDVIK TEST SITE -
SITE PLAN
CITY OF ALACHUA,
FLORIDA

Sheet title:

MASTER SITE PLAN

Designed: DJM

Drawn: DLW

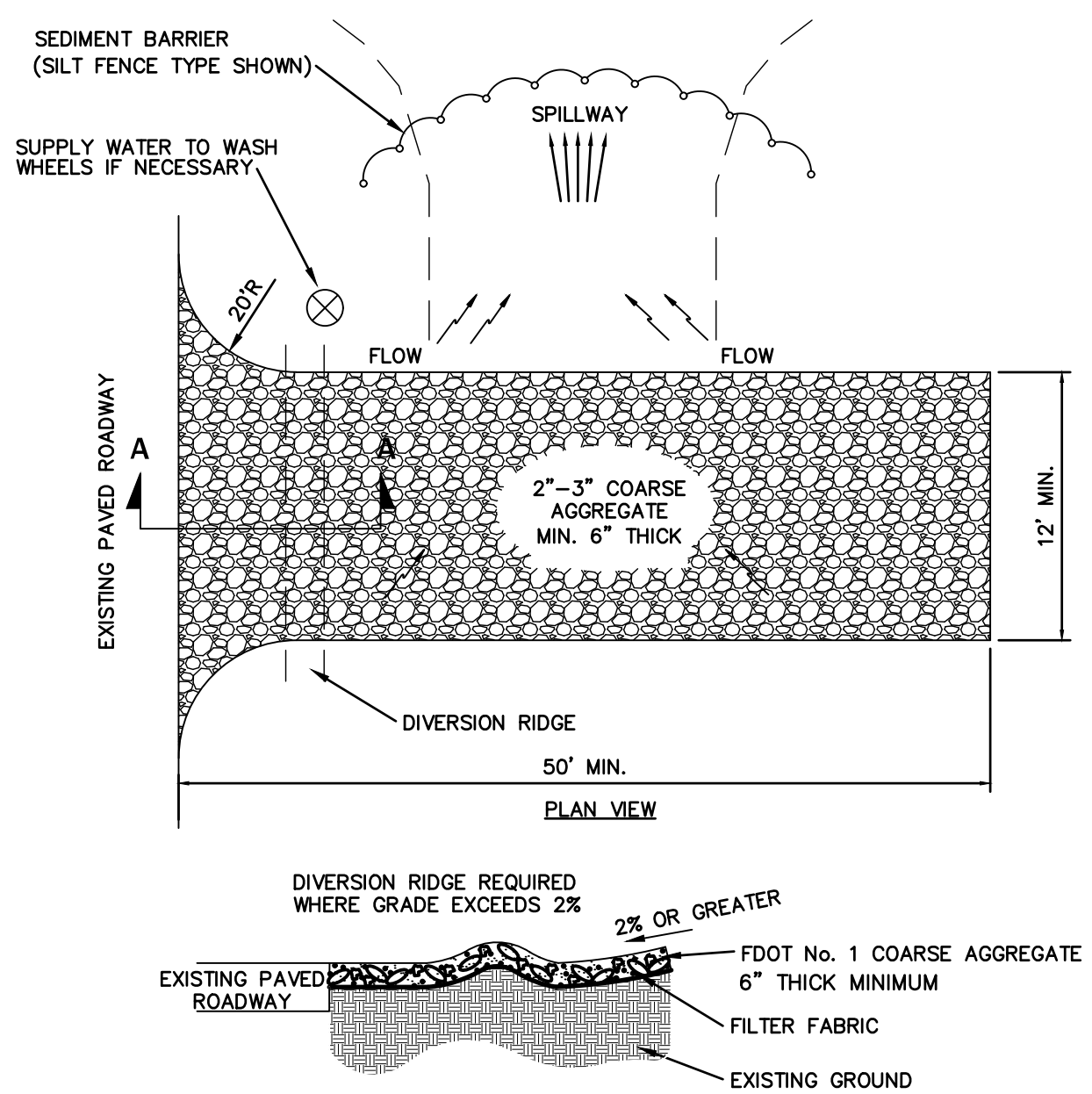
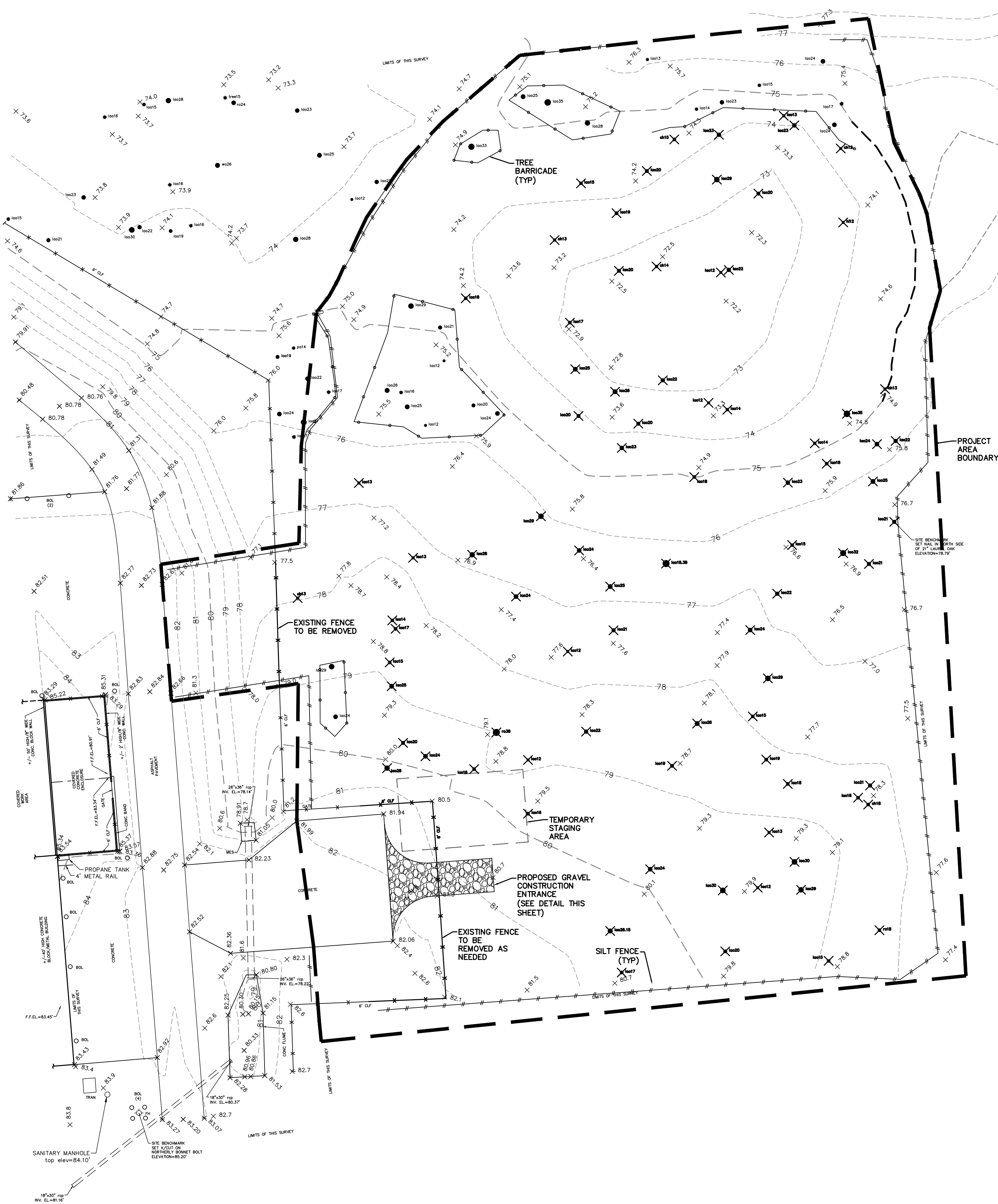
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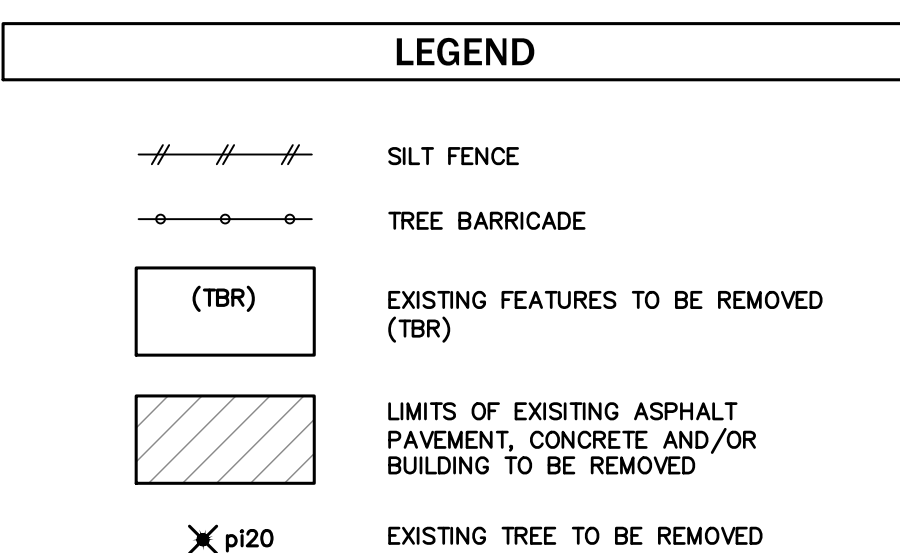
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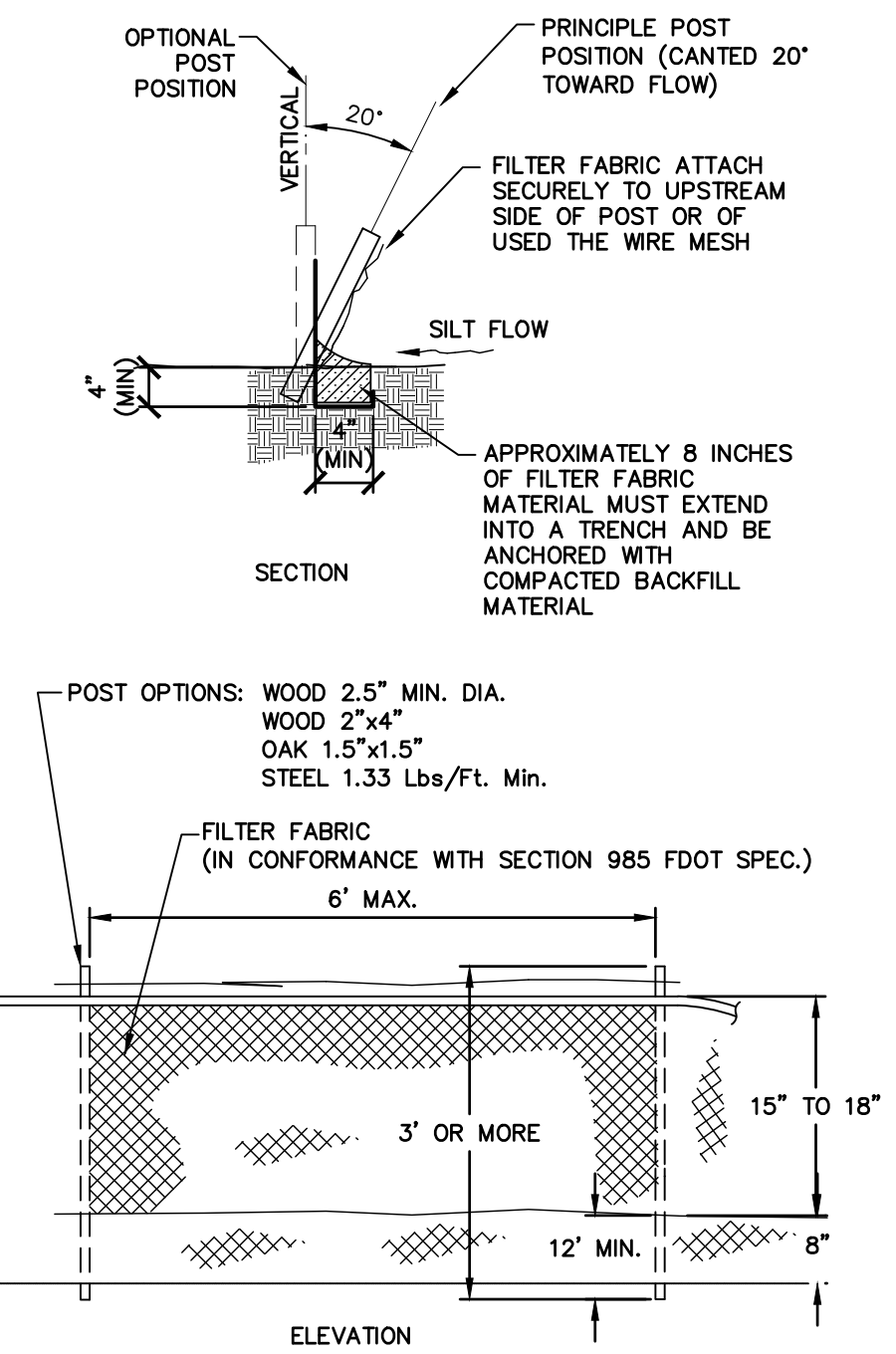
- NOTE:**
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC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

TYPICAL GRAVEL CONSTRUCTION ENTRANCE
N.T.S.

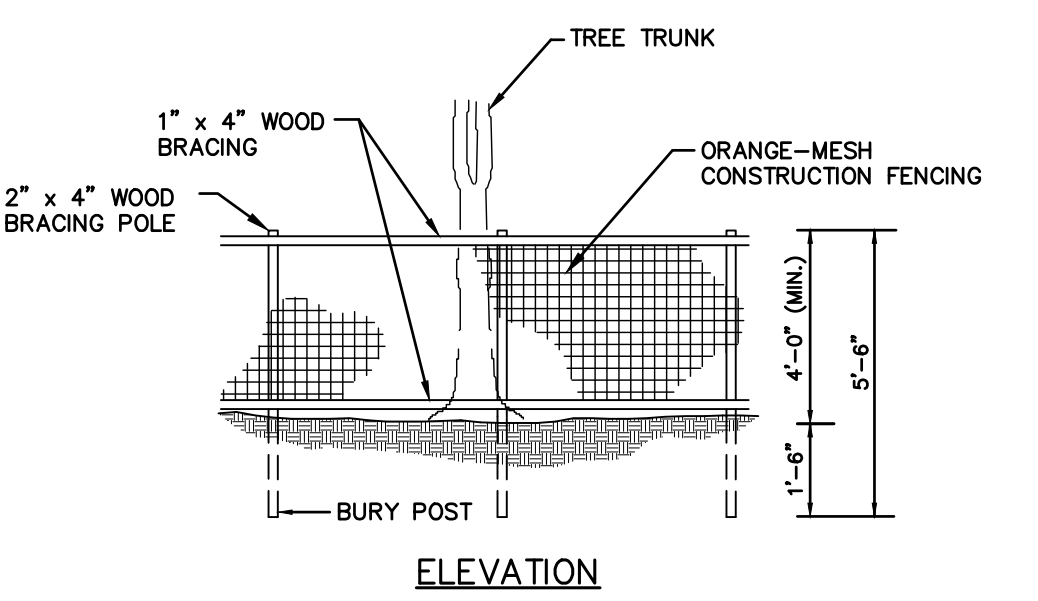


DEMOLITION NOTES

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

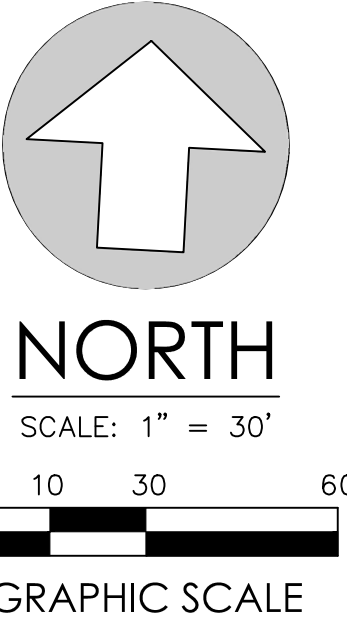


TYPE III SILT FENCE DETAIL
N.T.S.



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

TREE BARRICADE FENCING DETAIL
N.T.S.



No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-097

Project phase:

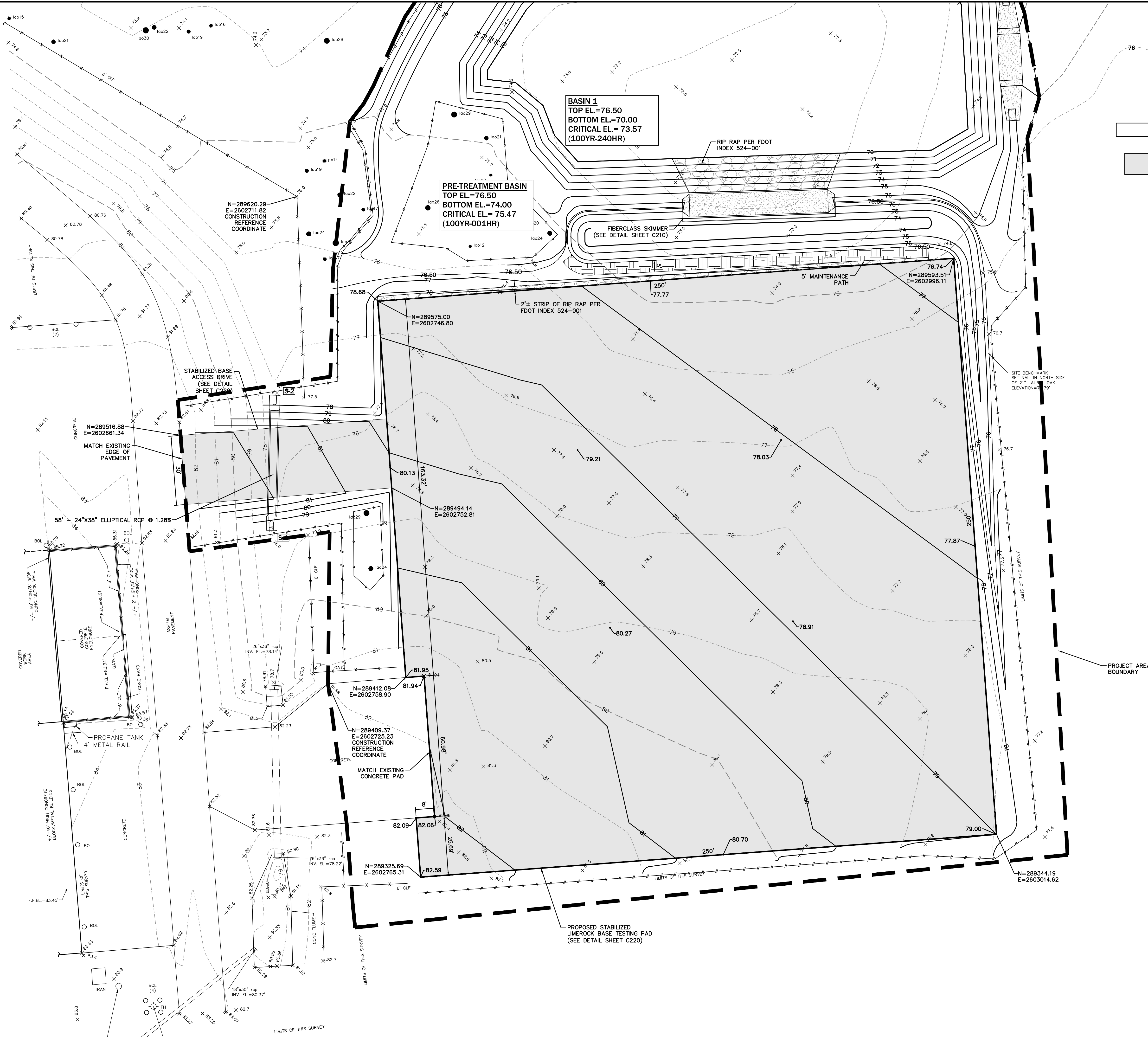
CITY SUBMITTAL

Project title:

SANDVIK TEST SITE -
SITE PLAN
CITY OF ALACHUA,
FLORIDA

Sheet title:
TREE REMOVAL, DEMOLITION,
AND EROSION CONTROL PLAN

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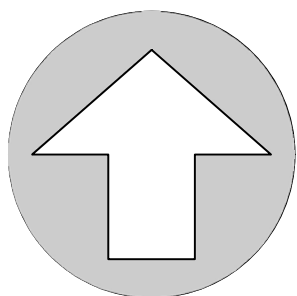
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LEGEND

STABILIZED LIMEROCK BASE



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Professional Engineer of Record:

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

Project No: 20-097

Project phase: CITY SUBMITTAL

Project title: SANDVIK TEST SITE -
SITE PLAN
CITY OF ALACHUA,
FLORIDA

Sheet title: PAVING, GRADING, AND
DRAINAGE PLAN

Designed: DJM

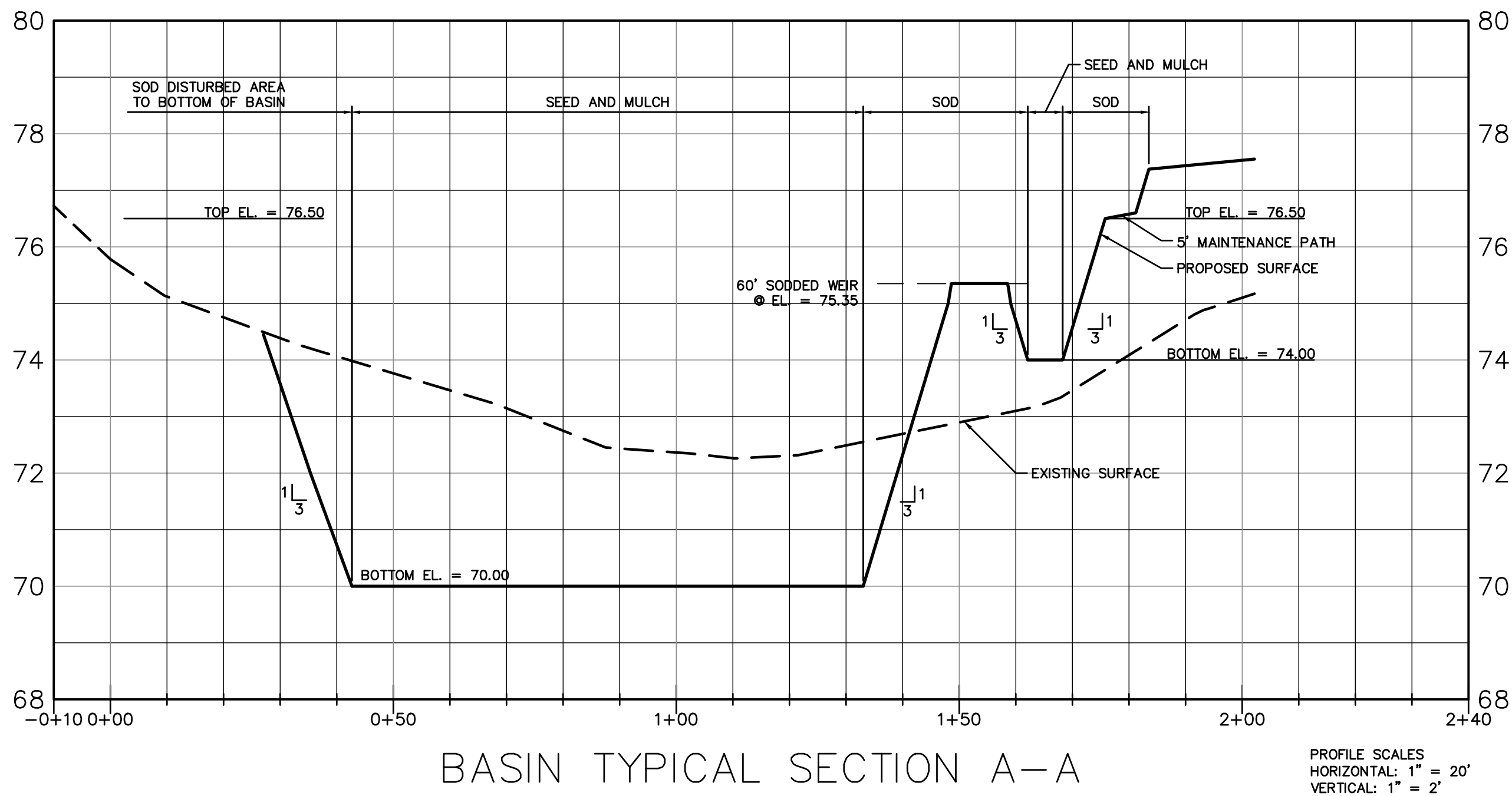
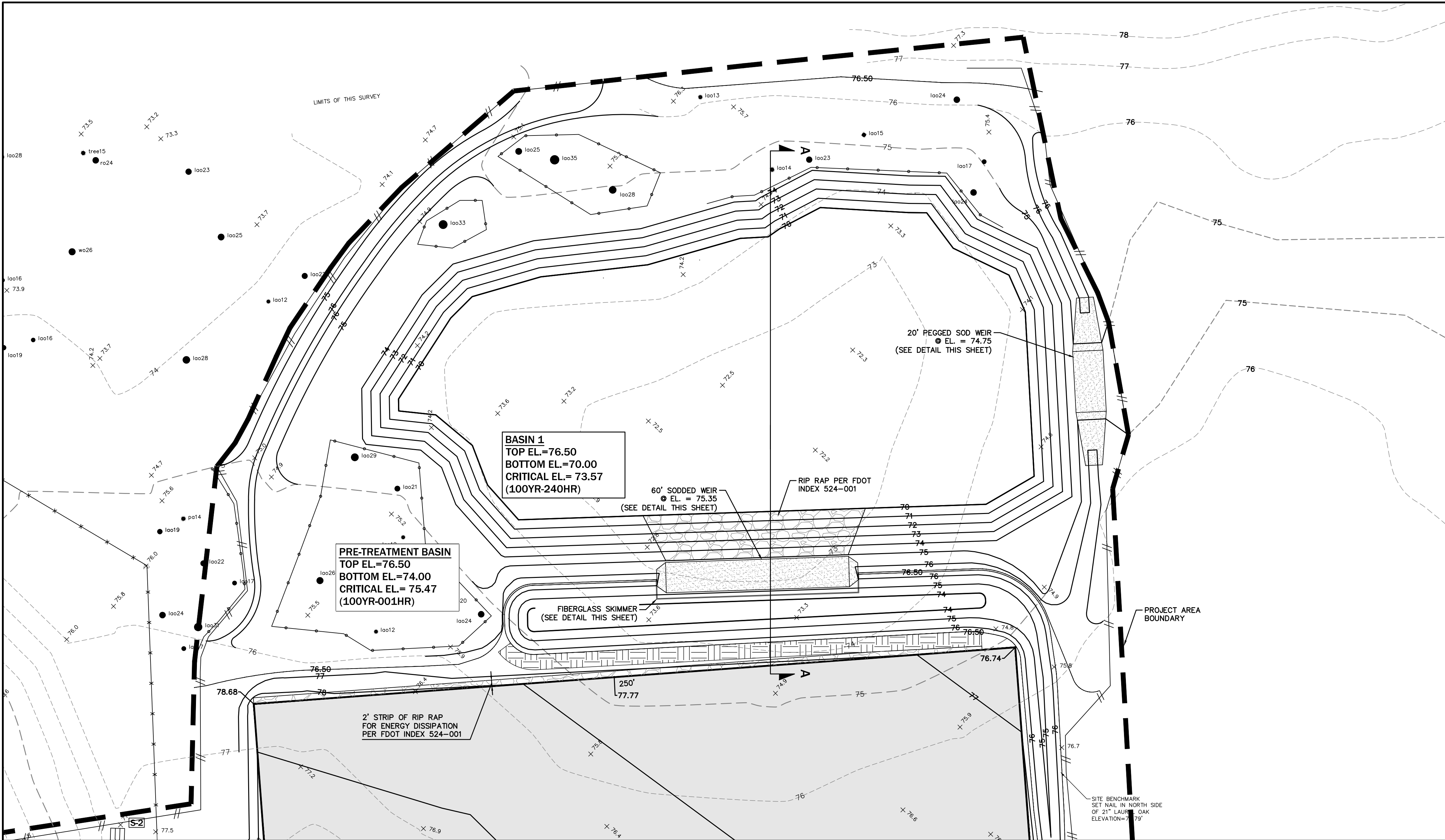
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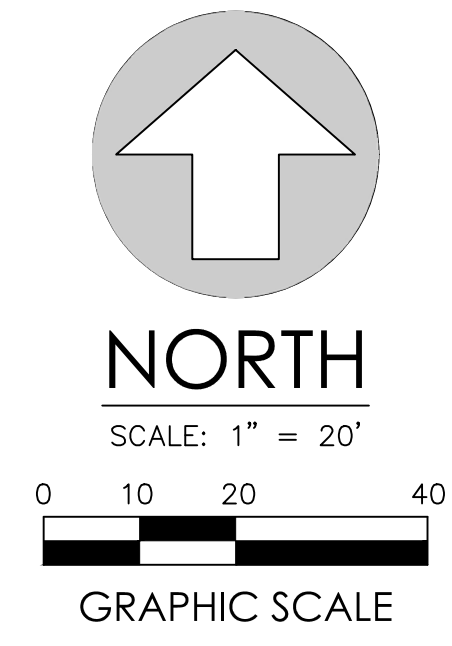
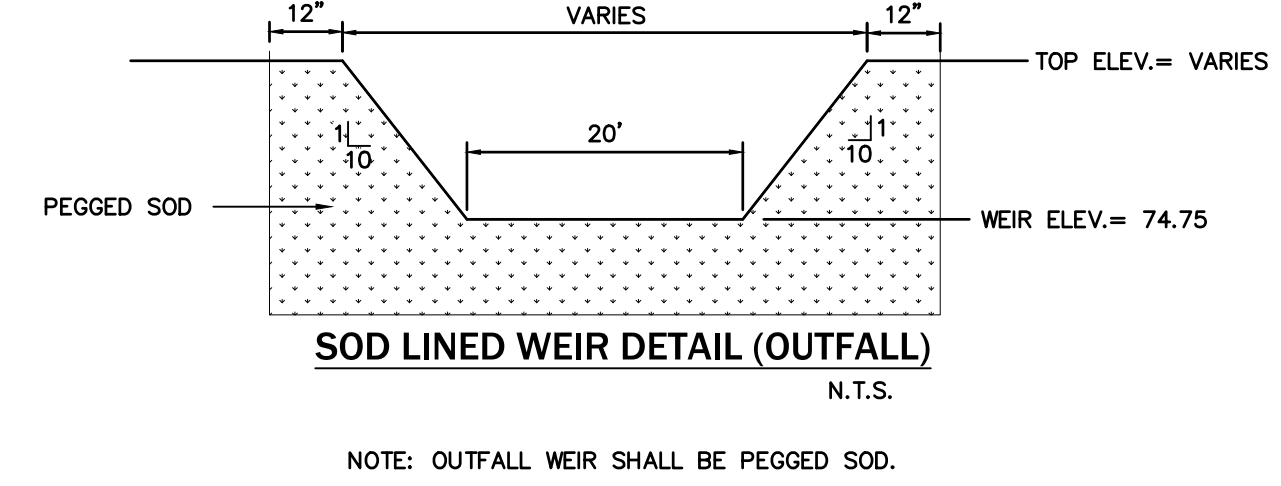
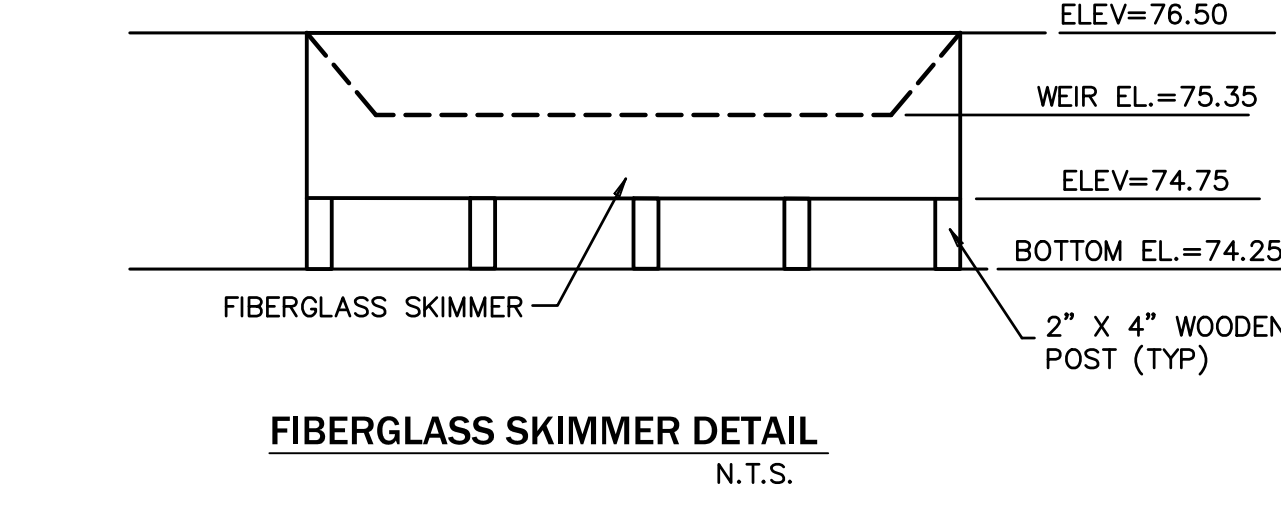
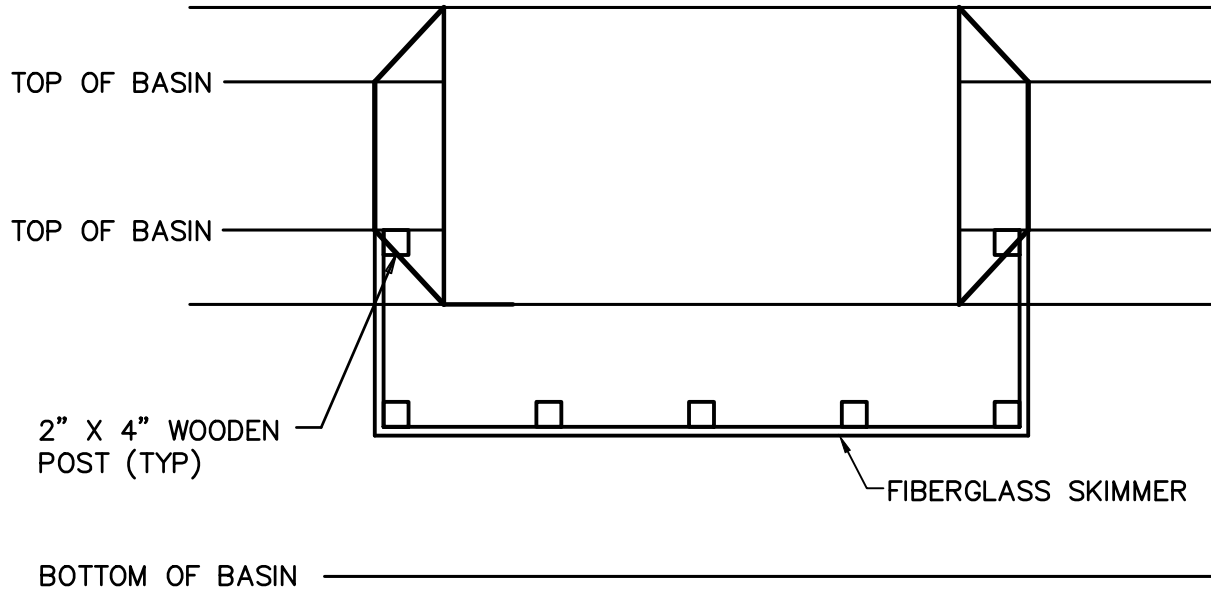
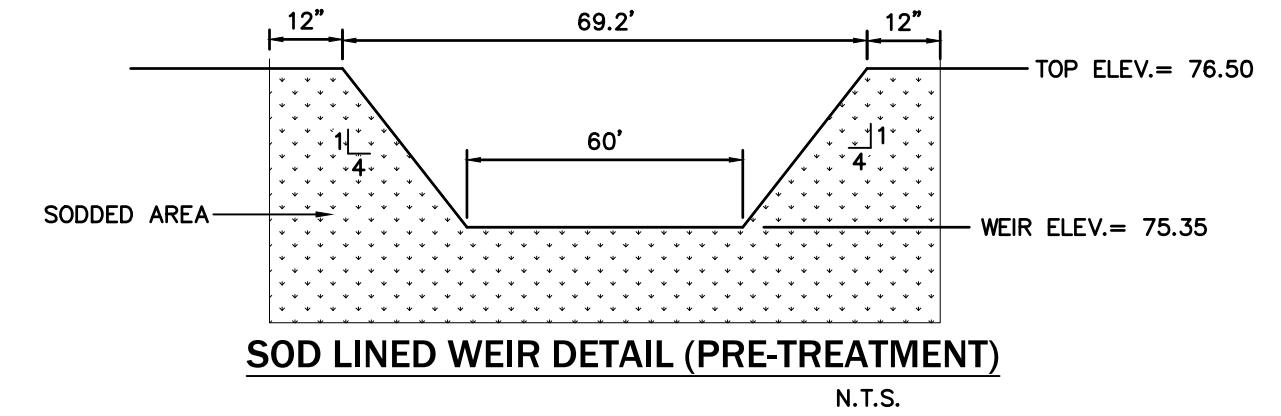
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MAINTENANCE NOTES

1. **MAINTENANCE RESPONSIBILITY:**
SANDVIK MINING & CONSTRUCTION USA LLC. WILL BE THE ENTITY RESPONSIBLE FOR THE MAINTENANCE OF THE EXISTING STORMWATER MANAGEMENT SYSTEM.
2. **MAINTENANCE PLAN:**
- A. BASINS SHALL BE MOWED REGULARLY TO AVOID EXCESSIVE VEGETATIVE GROWTH. MOWING SCHEDULE SHOULD BE MONTHLY DURING WINTER MONTHS AND MORE FREQUENTLY (BIWEEKLY) DURING SUMMER MONTHS.
 - B. BASIN SHALL BE CLEANED OUT ANNUALLY OF ANY ACCUMULATED SEDIMENTATION BUILDUP. IF THE BASINS ARE SHOWING EXCESSIVE SEDIMENTATION ACCUMULATION AT THE BASIN BOTTOM, THE BASIN BOTTOM SHALL BE SCRAPED CLEAN MORE OFTEN AS THE CONDITION DICTATES.
 - C. BASIN SIDE SLOPES SHALL BE MAINTAINED WITH A GOOD STAND OF GRASS. SEASONAL GRASSES SHALL BE PLANTED TO AVOID EROSION (WINTER RYE, SUMMER MILLET).
 - D. BASIN THAT DO NOT DRAWDOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME MAY REQUIRE REMEDIAL ACTION. THE ENGINEER SHALL BE NOTIFIED TO HELP COORDINATE REMEDIAL ACTION IN THE EVENT THIS OCCURS.
 - E. THE REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A SOUND CONDITION AT ALL TIMES. ANY DEAD LANDSCAPING MATERIALS SHALL BE REPLACED IMMEDIATELY TO ASSURE PUBLIC SAFETY.



No.	Date	Comment

Professional Engineer of Record:

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

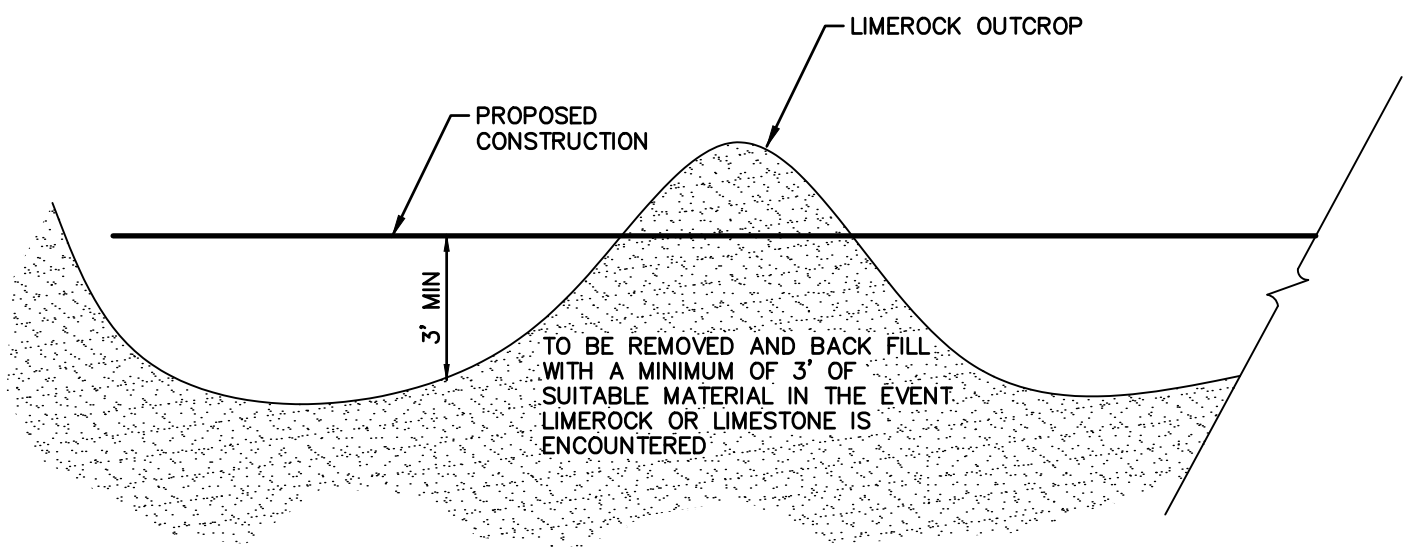
Project No: 20-097

Project phase: CITY SUBMITTAL

Project title: SANDVIK TEST SITE - SITE PLAN
CITY OF ALACHUA, FLORIDA

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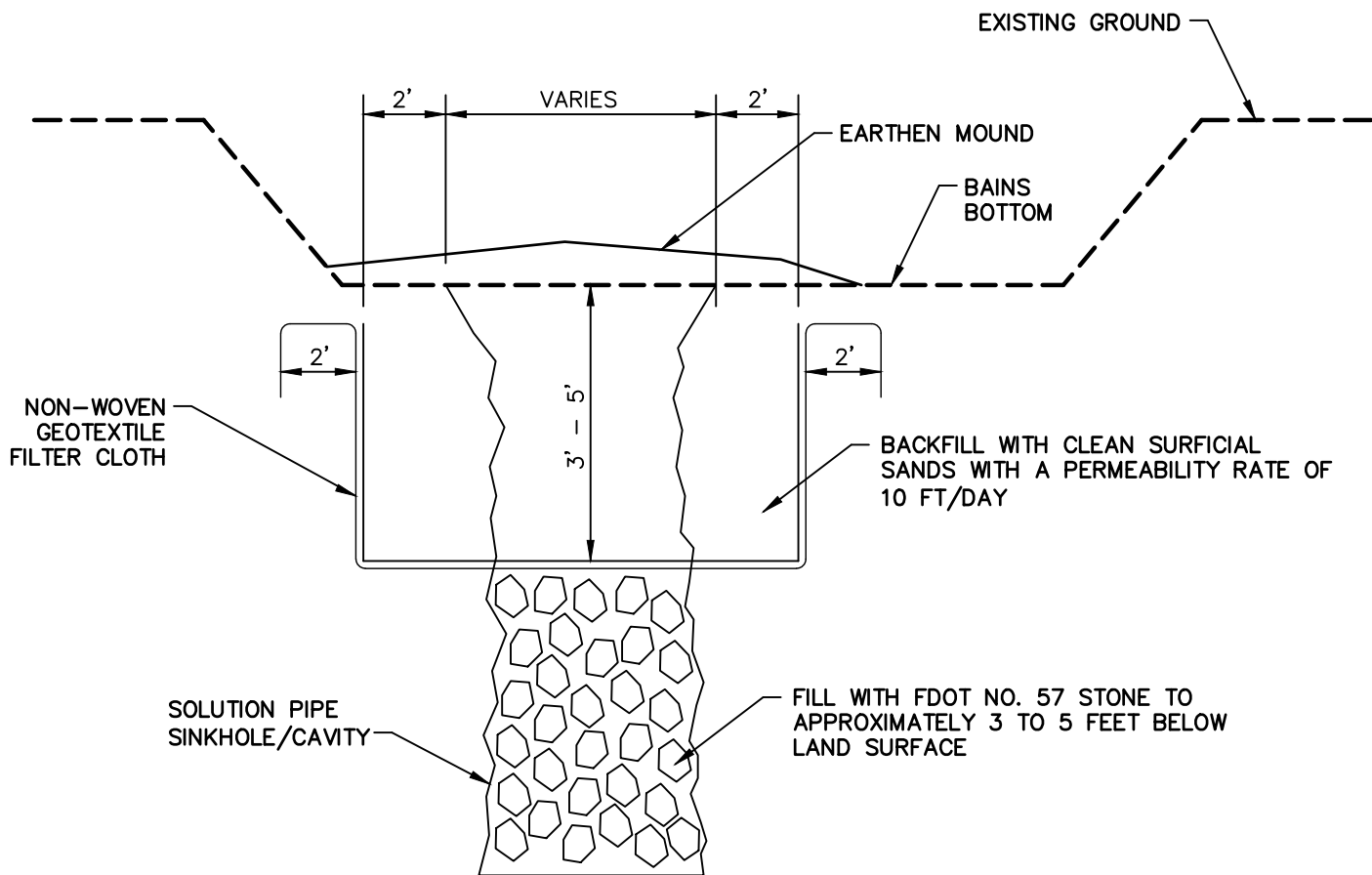


NOTES:

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

LIMEROCK OUTCROP REMOVAL DETAIL

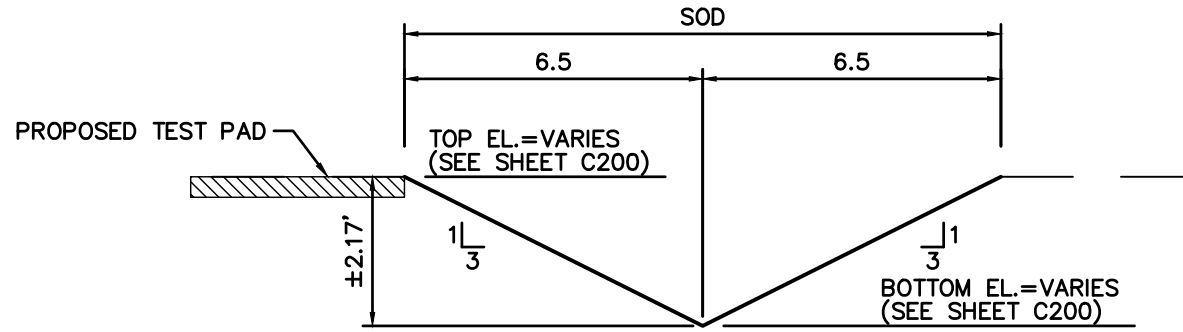
N.T.S.



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

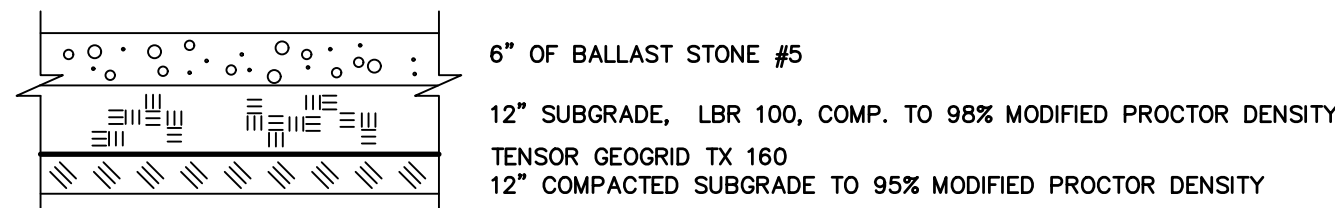
SOLUTION PIPE/CHIMNEY REPAIR DETAIL

N.T.S.



TYPICAL SWALE SECTION

N.T.S.



TYPICAL STABILIZED BASE DETAIL

N.T.S.

NOTE:

PER THE GEOTECHNICAL REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES, INC. (REPORT #1798846, DATED 9/11/2020) THE CONTRACTOR SHALL EXCAVATE THE EXISTING SUBGRADE SOILS AS NEEDED TO ALLOW FOR 18-INCHES OF COARSE AGGREGATE TO BE PLACED. COMPACT THE SUBGRADE FROM THE SURFACE UNTIL YOU OBTAIN A MINIMUM DENSITY OF AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557), TO A DEPTH OF 12 INCHES BELOW THE COMPACTED SURFACE. TYPICALLY, THE SOILS SHOULD EXHIBIT A MOISTURE CONTENT OF $\pm 2.0\%$ OF THE MODIFIED PROCTOR OPTIMUM MOISTURE CONTENT (ASTM D 1557) DURING COMPACTION. THEN, PLACE A TENSAR GEOGRID TX 160, OR SIMILAR MATERIAL, PER THE MANUFACTURER'S RECOMMENDATIONS ALONG THE ENTIRE WIDTH OF THE PROPOSED PAD. PLACE 12-INCHES OF COMPACTED CRUSHED LIMEROCK BASE MATERIAL FOLLOWED BY 6-INCHES OF BALLAST STONE, #5 TO BRING THE PAD SURFACE TO EXISTING GRADE. THE CRUSHED LIMEROCK MATERIAL SHOULD HAVE A MINIMUM LBR OF 100 PERCENT AND SHOULD BE COMPACTED TO 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180).

PAVING, GRADING AND DRAINAGE SPECIFICATIONS

1. GENERAL: ALL ROADWAY AND DRAINAGE CONSTRUCTION, INCLUDING MATERIALS, CONSTRUCTION TECHNIQUES, AND TECHNICAL STANDARDS, SHALL BE IN ACCORDANCE WITH THE LATEST F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE LATEST F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS.
2. ALL AREAS OF NEW CONSTRUCTION SHALL BE PREPARED AFTER SITE DEMOLITION. TOP SOIL REMAINING ONSITE MAY BE STOCKPILED FOR FINE GRADING IN LANDSCAPED AREAS, IF SUITABLE. THE CONTRACTOR SHALL FURNISH ALL FILL REQUIRED AND DISPOSE OF ALL EXCESS OR UNSUITABLE MATERIAL OFFSITE IN ACCORDANCE WITH ALL REGULATORY REQUIREMENTS.
3. ALL NEW ASPHALT PAVEMENT CONSTRUCTION SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
 - A. EARTHWORK: FILL MATERIALS SHALL CONFORM TO AASHTO SOIL GROUPS A-1, A-3, OR A-2-4 AND SHALL BE PLACED IN 6"-12" LOOSE LIFTS AND COMPACTED TO 98% DENSITY USING MODIFIED PROCTOR METHOD (AASHTO T-180).
 - B. SUBSOIL EXCAVATION: WHERE SUBSOIL EXCAVATION IS REQUIRED, UNSUITABLE MATERIALS SHALL BE REMOVED TO A DEPTH OF 18" BELOW THE LIMEROCK BASE AND BACKFILLED WITH CLEAN FILL.
 - C. STABILIZED SUBGRADE: ALL STABILIZED MATERIAL SHALL BE TYPE 'B' CONFORMING TO SECTION 914-3 AND PLACED ACCORDING TO SECTION 160 IN ONE 12" MINIMUM COMPACTED LIFT. SUBGRADE SHALL BE STABILIZED TO A MINIMUM LBR VALUES AND DENSITIES AS SHOWN IN THE TYPICAL SECTIONS.
 - D. BASE COURSE: ALL MATERIAL SHALL BE LIMEROCK CONFORMING TO SECTION 911 AND PLACED ACCORDING TO SECTION 200 IN ONE 6" MINIMUM COMPACTED LIFT OR DOUBLE COMPACTED LIFT. ALL BASE MATERIAL SHALL BE COMPACTED TO 98% DENSITY BY MODIFIED PROCTOR METHOD (AASHTO T-180). THE PRIME COAT SHALL CONFORM TO SECTION 300.
 - E. ASPHALTIC CONCRETE: ALL ASPHALTIC CONCRETE MATERIAL SHALL BE AS PER DESIGN SECTIONS AND SHALL CONFORM TO SECTION 334. ALL ASPHALTIC CONCRETE CONSTRUCTION SHALL CONFORM TO SECTION 330. ASPHALT PAVEMENT SHALL BE SUPERPAVE SP-PG 67-22 ASPHALT BINDER.
4. ALL CONCRETE USED FOR CONSTRUCTION OF DRAINAGE STRUCTURES, SIDEWALKS, AND CURBING SHALL BE CLASS I CONFORMING TO SECTION 346.
5. REINFORCED CONCRETE PIPE SHALL CONFORM TO SECTION 430.
6. ALL PAVEMENT MARKINGS REQUIRED IN THE R/W SHALL BE THERMOPLASTIC AND INCLUDE RAISED PAVEMENT MARKERS, WHERE REQUIRED CONFORMING TO SECTION 711.
7. ALL PAVEMENT MARKING, SYMBOLS AND STRIPING WITHIN THE SITE SHALL MEET THE LATEST FLORIDA HANDICAP ACCESSIBILITY CODE. PAVEMENT MARKING SHALL BE 4" BLUE/WHITE (HANDICAP) OR WHITE (REGULAR) AND SHALL CONFORM TO THE LATEST F.D.O.T. AND M.U.T.C.D. STANDARDS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A GEOTECHNICAL CONSULTANT TO PROVIDE A FIELD INVESTIGATION REPORT DELINEATING RECOMMENDATIONS FOR UNDERCUTTING AND/OR UNDERDRAINS. A COPY OF THIS REPORT SHALL BE FORWARDED TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO UNDERCUTTING OR INSTALLING UNDERDRAIN. UNIT PRICES SHALL BE PROVIDED FOR UNDERDRAIN AND UNDERCUTTING. THE CONTRACTOR SHALL NOT CONSTRUCT BASE COURSE UNTIL THE REPORT IS REVIEWED AND APPROVED BY THE OWNER AND THE ENGINEER.
9. SOIL TESTING RESULTS SHALL BE PROVIDED FOR THE PAVEMENT CONSTRUCTION. TESTING RESULTS SHALL BE SUBMITTED FOR THE SUBGRADE AND BASE COURSE, IN ACCORDANCE WITH THE DESIGN SECTION. A MINIMUM OF 5 TEST LOCATIONS SHALL BE PROVIDED ONSITE. THE TESTING REPORT SHALL DENOTE THE TEST LOCATIONS. THE CONTRACTOR SHALL NOT PROCEED TO THE SUBSEQUENT PAVEMENT SECTION UNTIL TESTING RESULTS ARE APPROVED FOR PREVIOUS SECTION. ALL TESTING REQUIRED WITHIN THE COUNTY R/W SHALL BE COORDINATED WITH THE COUNTY INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TESTING COST.
10. LANDSCAPING: FINAL GRADING IN OPEN AREAS AND LANDSCAPE ISLANDS SHALL BE COORDINATED WITH THE LANDSCAPE CONTRACTOR AND THE OWNER. THE CONTRACTOR SHALL ALSO COORDINATE THE PLACEMENT OF ANY IRRIGATION AND ELECTRICAL CONDUIT SLEEVES DURING CONSTRUCTION.
11. ROOF RUNOFF WILL BE DIRECTED TO THE STORMWATER SYSTEM IF A GUTTER COLLECTION SYSTEM IS NOT SHOWN IN THE PLANS. RUNOFF COLLECTION SHALL BE COORDINATED WITH THE ARCHITECT.
12. REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMEROCK, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASSES, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS IS THE RESPONSIBILITY OF THE SITE WORK CONTRACTOR. SOIL IN AREAS TO BE LANDSCAPED SHALL BE UNCOMPACTED, SUITABLE FOR ROOT GROWTH WITH APPROPRIATE AMOUNTS OF ORGANIC MATTER, AND OF pH 5.5-6.5.
13. TREE BARRICADES MUST REMAIN IN PLACE AND IN THE DIMENSIONS SHOWN ON THE PLAN UNTIL LANDSCAPING BEGINS. SEE NOTE ON SHEET C0.20 AND THE DETAIL ON THE LANDSCAPE PLAN.

No.	Date	Comment

Professional Engineer of Record:

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

Project No: 20-097

Project phase: CITY SUBMITTAL

Project title:

SANDVIK TEST SITE -
SITE PLAN
CITY OF ALACHUA,
FLORIDA

Sheet title:

PAVING, GRADING, AND
DRAINAGE DETAILS

Designed: DJM

Drawn: DLW

Checked: TAR

Date: 12/07/20

Sheet No.:

C220

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SCALES:
AS SHOWN

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

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

I. PROJECT INFORMATION:

PROJECT: SANDVIK TEST SITE - SITE PLAN
COUNTY: ALACHUA FLORIDA
SECTION/TOWNSHIP/RANGE: SECTION 22, TOWNSHIP 08 SOUTH, RANGE 18 EAST
COUNTY PARCEL NO.: 03925-002-000
LATITUDE AND LONGITUDE: 29° N, 82° W
STREET ADDRESS: 13540 NW COUNTY RD. 235
PROJECT AREA: 131,062 SF (3.01 ACRES)
APPROXIMATE AREA TO BE DISTURBED BY CONSTRUCTION: 3.01 AC.

II. SITE DESCRIPTION:

- 62,500 SF SECTION OF LAND WITHIN PARCEL 3925-2 TO BE DESIGNATED FOR DRILL SYSTEM TESTING, ACCOMPANYING STORMWATER SYSTEM TO BE CONSTRUCTED NORTH OF TEST SITE WITHIN SAME PARCEL.
- THE SOIL CONDITIONS WERE INVESTIGATED AND SUMMARIZED IN THE SOILS REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES INC. THE PROPOSED DRAINAGE PLAN WILL CONSIST OF (1) DRAINAGE AREA, AREA (1): 2.64 ACRES OF RUNOFF WILL BE ATTENUATED BY THE PRETREATMENT BASIN AND BASIN 1.
- EXISTING AND FUTURE DRAINAGE PATTERNS ARE SHOWN ON THE DRAINAGE PLAN FOR PRE-DEVELOPMENT CONDITIONS AND POST-DEVELOPMENT CONDITIONS, OUTFALLS, AND STORMWATER BASINS ARE SHOWN IN THE DRAINAGE PLAN AND THE DETAIL PLAN.
- SEQUENCE OF CONSTRUCTION:
 - PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION BARRICADES SHALL BE INSTALLED AND ALL EXISTING DRAINAGE STRUCTURES SHALL BE PROTECTED IN ACCORDANCE WITH THE FDOT FLORIDA EROSION AND SEDIMENTATION CONTROL MANUAL.
 - THE CONSTRUCTION ENTRANCE(S) WILL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF SITE TRACKING OF SEDIMENTS.
 - THE SITE SHALL BE CLEARED AND GRUBBED OF UNDESIRABLE VEGETATION.
 - THE UNDERGROUND UTILITIES AND STORMWATER PIPING WILL BE INSTALLED AND CONNECTED TO EXISTING STRUCTURES.
 - THE SITE WILL BE ROUGHLY GRADED, IF SUITABLE, THE EXCAVATED MATERIAL MAY BE USED AS FILL FOR ON-SITE GRADING. THE ROADWAYS SHALL BE GRADED. (THE BASIN AREA SHALL BE STABILIZED AS SPECIFIED IN THE PLANS.)
 - ROADWAYS AND PARKING LOTS WILL BE COMPACTED AND A LIMEROCK BASE WILL BE ESTABLISHED FOLLOWED BY AN OVERLAY OF ASPHALTIC CONCRETE. BUILDINGS SHALL BE CONSTRUCTED.
 - UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.
 - (EXISTING) STORMWATER BASIN(S) WILL BE SCRAPED CLEAN OF ACCUMULATED SEDIMENT.
 - ALL DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY LANDED AND EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.

III. CONTROLS:

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

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

IV. EROSION AND SEDIMENTATION CONTROLS:

STABILIZATION PRACTICES

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

SEDIMENTATION PRACTICES

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

V. STORMWATER MANAGEMENT:

- THE PROPOSED PROJECT OBTAINED AN ENVIRONMENTAL RESOURCE PERMIT FROM ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) FOR THE CONSTRUCTION AND OPERATION OF A STORMWATER TREATMENT SYSTEM AND CONTROLS. THE PROPOSED SYSTEM (AS SHOWN ON THE PLANS) INCLUDED THE USE OF THE BEST MANAGEMENT PRACTICES (BMP) CONSISTENT WITH THE APPLICABLE REQUIREMENTS OF RULE 400-42 OF THE DISTRICT. THE OWNER AND/OR THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER TREATMENT SYSTEM AND CONTROLS UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETED AND FINAL STABILIZATION HAS BEEN ACCOMPLISHED. HOWEVER, THE OWNER AND/OR AN ENTITY SIMILAR TO A HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM IN PERPETUITY, IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL RESOURCE PERMIT.
- TO TREAT AND CONTROL THE STORMWATER PRODUCED BY THE PROPOSED DEVELOPMENT, THE PROJECT REQUIRES THE INSTALLATION AND CONSTRUCTION OF THE FOLLOWING BMP'S: 2 DRY RETENTION BASINS WITH ALL GRADING ASSOCIATED WITH THE CONSTRUCTION. THE BASINS HAVE BEEN DESIGNED TO CONTAIN AND ATTENUATE THE STORMS AND DISCHARGE AT PRE-DEVELOPMENT CONDITIONS, WHILE PROVIDING TREATMENT TO THE RUNOFF AS REQUIRED BY THE DISTRICT AND STATE RULES USING THE GUIDELINES CONTAINED IN THE SJRWMD HANDBOOK.
- AREA 1A WILL HAVE A DRY RETENTION BASIN THAT DISCHARGES TO AREA 1B. AREA 1B WILL HAVE A DRY RETENTION BASIN THAT DISCHARGES TO AN EXISTING ONSITE DEPRESSION.

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS:

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

VII. APPROVED STATE OR LOCAL PLANS:

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

VIII. MAINTENANCE:

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

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

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

IX. INSPECTIONS:

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

X. NON-STORMWATER DISCHARGES:

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

XI. CONTRACTORS:

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

CERTIFICATION STATEMENT

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

CONTRACTING FIRM:
ADDRESS:
CITY, STATE, ZIP CODE:
TELEPHONE:
FAX:
PROJECT NAME: SANDVIK TEST SITE - SITE PLAN
PROJECT ADDRESS:
PROJECT ADDRESS:
CITY, STATE, ZIP CODE: , FLORIDA.
NAME: SIGNATURE:
DATE:



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No. Date Comment

Professional Engineer of Record:

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

Project No: 20-097

Project phase: CITY SUBMITTAL

Project title:

SANDVIK TEST SITE -
SITE PLAN
CITY OF ALACHUA,
FLORIDA

Sheet title:

STORMWATER POLLUTION
PREVENTION PLAN

Designed: DJM

Sheet No.:

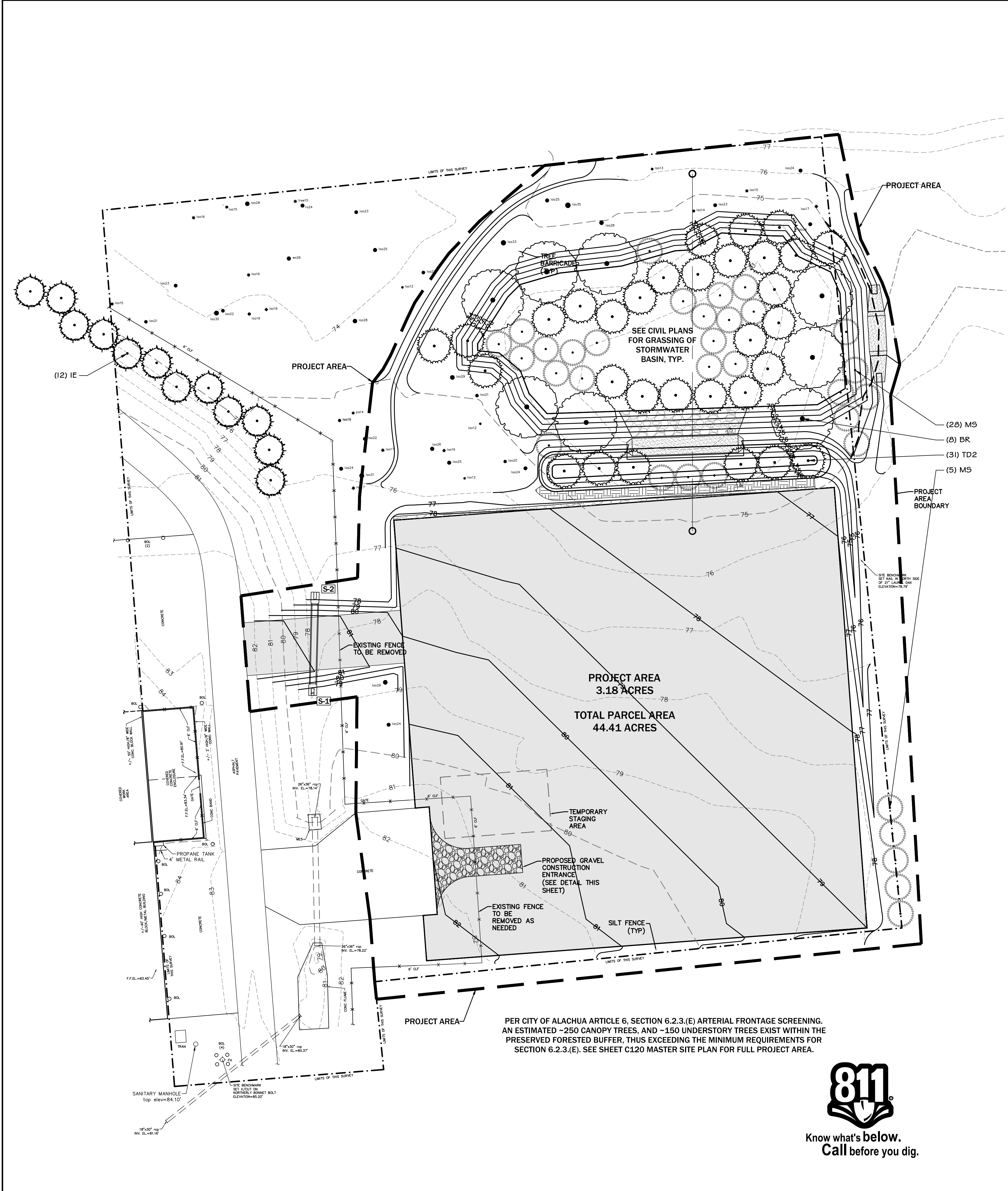
Drawn: DLW

Checked: TAR

Date: 12/07/20

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Drawn:	DLW
Checked:	TAR
Date:	12/07/20



PLANT SCHEDULE PROJECT AREA

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BR	8	Betula nigra	River Birch	2" Cal.	30 gal.
	MS	33	Magnolia virginiana	Sweet Bay	2" Cal.	30 gal.
	TD2	31	Taxodium distichum	Bald Cypress	2" Cal.	30 gal.

72 TREES PROPOSED

HERITAGE TREE MITIGATION	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	IE	12	Ilex x attenuata 'East Palatka'	East Palatka Holly	2" Cal.	30 gal.

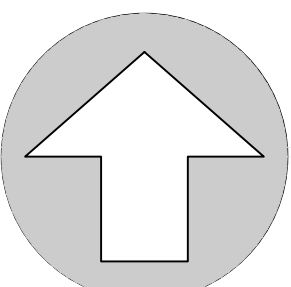
GENERAL LANDSCAPE NOTES

- INVASIVE SPECIES:** REMOVE INVASIVE, NONNATIVE PLANT SPECIES AS LISTED ON THE FLORIDA PROHIBITED AQUATIC PLANTS LIST OR THE FLORIDA NOXIOUS WEED LIST FROM THE SITE PRIOR TO ISSUANCE OF THE CERTIFICATION OF OCCUPANCY. ALL HERBICIDE APPLICATIONS TO CONTROL INVASIVE, NONNATIVE PLANTS IN WETLAND OR UPLAND SET-ASIDE AREAS, INCLUDING BUFFERS, SHALL BE APPLIED BY A CONTRACTOR LICENSED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF AGRICULTURAL ENVIRONMENTAL SERVICES, WITH A CURRENT CERTIFICATION IN NATURAL AREAS WEED MANAGEMENT.
- ON-SITE LITTER REMOVAL:** REMOVE ALL EXISTING LITTER AND DEBRIS VISIBLE ON THE PROJECT SITE.
- PLANTING PREPARATION:** REMOVE ALL CONSTRUCTION DEBRIS, LIMEROCK, GRAVEL, ROAD BEDDING, LITTER, AND OTHER ITEMS POTENTIALLY DAMAGING TO PLANT GROWTH WITHIN PROPOSED LANDSCAPE AND TURF AREAS PRIOR TO PLANTING. MAINTAIN EXISTING GRADES UNLESS OTHERWISE APPROVED BY THE OWNERS REPRESENTATIVE. IF FILL IS REQUIRED, USE A CLEAN, SANDY LOAM WITH pH 5.5-6.5 AND EXCAVATED FROM LOCAL SOURCES AND DEEP PITS SUCH THAT IT IS FREE OF WEEDS, SEEDS, LITTER, TOXINS, AND OTHER ITEMS HARMFUL TO PLANTING.
- PRUNING:** IF TREE OR ROOT PRUNING IS REQUIRED, THESE ACTIVITIES SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURAL (ISA). TREE PRUNING SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS "TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE" (ANSI 300) AND "PRUNING, TRIMMING, REPAIRING, MAINTAINING, AND REMOVING TREES, AND CUTTING BRUSH - SAFETY REQUIREMENTS" (ANSI Z133). NO MORE THAN 25 PERCENT OF THE CROWN SHOULD BE REMOVED AT ONE TIME. ON YOUNG TREES, LIMB REMOVAL SHALL LEAVE NO MORE THAN 33 PERCENT OF THE TRUNK BARE OF BRANCHES.
- PLANT MATERIAL QUALITY:** PLANT MATERIAL TO COMPLY WITH "FLORIDA #1" GRADE QUALITY STANDARD OR BETTER AS DEFINED AND SPECIFIED WITHIN THE LATEST EDITION OF THE "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS" AS PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRIES. PROVIDE HEALTHY, VIGOROUS STOCK GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND FREE OF DISEASE, PESTS, AND DEFECTS.
- NEW TREES:** NEW TREES SHALL BE INSTALLED TO REPLACE HEALTHY REGULATED TREES REMOVED PURSUANT TO SECTION 6.2.1. REGULATED TREES SHALL BE REPLACED ON A ONE-FOR-ONE BASIS. HEALTHY HERITAGE AND CHAMPION TREES REMOVED AS PROVIDED HEREIN SHALL BE REPLACED ON AN INCH-FOR-INCH BASIS. REPLACEMENT TREES SHALL BE GRADED FLORIDA NO. 1 OR BETTER, AS OUTLINED IN THE MOST RECENT PUBLICATION OF THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY, GRADES AND STANDARDS FOR NURSERY PLANTS, PART II, PALMS AND TREES. THE TERM "HEALTHY," AS STATED HEREIN, MEANS "GOOD" OR BETTER PER THE STANDARD DEFINITION FROM THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STATING THE TREE HAS NO MAJOR STRUCTURAL PROBLEMS, NO SIGNIFICANT DAMAGE DUE TO DISEASE OR PESTS, NO SIGNIFICANT MECHANICAL DAMAGE, A FULL BALANCE CROWN, AND NORMAL TWIG CONDITION AND VIGOR FOR ITS SPECIES. PALM TREES MAY BE UTILIZED AS REPLACEMENT TREES BUT AT AN INCREASED RATIO OF 3:1 REPLACEMENT AND SHALL BE A MINIMUM OF EIGHT FEET TALL AT THE TIME OF PLANTING.
- DURING DEVELOPMENT:** DURING DEVELOPMENT OR SITE ALTERATION ACTIVITIES, THE FOLLOWING STANDARDS SHALL BE MET:
 - PROTECTIVE BARRICADES:** SHALL BE PLACED TO DEFINE A PROTECTIVE AREA AROUND EXISTING TREES TO REMAIN. BARRIERS SHALL BE PLACED AROUND ALL REGULATED TREES AT A MINIMUM OF TWO-THIRDS OF THE AREA OF THE DRIPLINE OF THE TREE OR STAND OF TREES OR AT SIX FEET FROM THE TRUNK OF THE TREE, WHICHEVER IS GREATER. PROTECTIVE BARRICADES SHALL BE PLACED AT THE DRIPLINE OF ALL HERITAGE TREES, CHAMPION TREES, AND REGULATED PALM TREES. PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL TREES TO BE RETAINED ON THE SITE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA. IF LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA, THEN THE PROTECTIVE BARRICADES SHALL ONLY BE REMOVED WHEN ACTIVITIES ARE OCCURRING. PROTECTIVE BARRICADES SHALL BE REPLACED UPON COMPLETION OF THE ACTIVITIES WITHIN THE PROTECTED AREA. PROTECTIVE BARRICADES SHALL BE AT LEAST FOUR FEET HIGH AND CONSTRUCTED OF EITHER WOODEN CORNER POSTS AT LEAST FOUR INCHES AND WIDTH BY FOUR INCHES IN DEPTH BY FOUR FEET IN HEIGHT BURIED ONE FOOT DEEP WITH AT LEAST TWO COURSES OF WOODEN SLAT SLATS AT LEAST TWO INCHES IN WIDTH BY FOUR FEET WITH COLORED FLAGGING OR COLORED MESH CONSTRUCTION FENCINGS ATTACHED OR CONSTRUCTION MATERIALS, MACHINERY OR POSTS WITH BRIGHTLY COLORED MESH CONSTRUCTION FENCING ATTACHED.
 - NO ATTACHMENTS:** SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.
 - A THREE-INCH LAYER OF MULCH:** SHALL BE APPLIED OVER THE SURFACE OF ANY EXPOSED ROOTS OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES AND KEPT WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.
 - RAISING OR LOWERING OF GRADE:** WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN SHALL NOT BE PERMITTED UNLESS OTHERWISE APPROVED BY THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR OR APPOINTEE.
 - DURING THE SITE CLEARING OR CONSTRUCTION PHASES:** THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED WITHIN THE PROTECTIVE AREA UNLESS APPROVED WITH THE APPROPRIATE PROTECTIVE STRATEGIES BY THE CITY DURING SITE PLAN OR CONSTRUCTION PLAN APPROVAL:
 - THE CLEARING OF VEGETATION EXCEPT BY HAND;
 - THE COMPACTION, FILLING, OR REMOVAL OF SOIL DEPOSITS;
 - THE PLACEMENT OF DEBRIS;
 - THE PLACEMENT OR DUMPING OF SOLVENTS OR OTHER CHEMICALS;
 - THE PLACEMENT OR STORAGE OF CONSTRUCTION MATERIALS, MACHINERY OR OTHER EQUIPMENT OF ANY KIND; AND
 - THE USE OF CONCRETE, ASPHALT, OR OTHER PAVING MATERIALS.
 - ANY RETAINED OR RELOCATED TREE:** SHALL BE REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION 6.2.1(1)(1), IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
 - ANY ROOT PRUNING AND/OR PRUNING OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES:** DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS AND DIRECTLY OVERSEEN BY AN ISA-CERTIFIED ARBORIST.
- EXISTING UTILITIES:** LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL 811.
- SOD:** ALL UNPAVED AND DISTURBED AREAS OUTSIDE OF PROPOSED TREE, SHRUB, AND GROUNDCOVER PLANTING AREAS SHALL BE SODDED.
- MULCHING:** THREE INCHES OF MULCH, SETTLED, SHOULD COVER TREE RING PLANTING AREAS AND ALL SHRUB AND GROUNDCOVER PLANTING AREAS. MULCH SHOULD BE NO DEEPER THAN ONE INCH OVER THE TOP OF TREE ROOTBALLS. USE PINESTRAW MULCH IN ALL AREAS. MULCH TO BE FREE OF DEBRIS, STICKS, AND CONES. NO PLASTIC OR NON-BIODEGRADABLE WEED CLOTH OR SURFACE COVERS TO BE USED.
- IRRIGATION:** THE IRRIGATION SYSTEM USED FOR LANDSCAPE SHALL BE DESIGNED TO CORRELATE TO THE WATER USE PLANT ZONES ESTABLISHED IN THE LANDSCAPE DESIGN. A PRELIMINARY IRRIGATION PLAN SHALL BE SUBMITTED AT TIME OF SITE PLAN OR CONSTRUCTION PLAN APPLICATION SUBMISSION WITH A NOTE THAT THE FOLLOWING STANDARDS FOR IRRIGATING THE SITE SHALL BE USED IN THE DESIGN OF THE SYSTEM:
 - IN THE HIGH WATER USE ZONE: ALL PORTIONS OF THE ZONE SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH LOW VOLUME HEADS THAT ARE TIMED TO PRODUCE NO MORE THAN TWO INCHES OF WATER PER WEEK IN ESTABLISHED LANDSCAPES.
 - IN THE MODERATE WATER USE ZONE: ALL PORTIONS OF THE ZONE SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY WITHIN 100 FEET, TO SUPPLEMENT NATURAL RAINFALL WHEN NEEDED, AND TO HELP ENSURE THAT WATERING WILL TAKE PLACE UNTIL THE PLANT MATERIAL IS ESTABLISHED.
 - IN LOW WATER USE ZONES: ALL PORTIONS OF THE ZONE SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY WITHIN 50 FEET, TO SUPPLEMENT NATURAL RAINFALL WHEN NEEDED, AND TO HELP ENSURE THAT WATERING WILL TAKE PLACE UNTIL THE PLANT MATERIAL IS ESTABLISHED.
 - RAIN SENSOR DEVICES SHALL BE REQUIRED ON ALL AUTOMATIC IRRIGATION SYSTEMS TO AVOID IRRIGATION DURING PERIODS OF SUFFICIENT RAINFALL.
 - THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE IRRIGATION OVERTHROW ONTO IMPERVIOUS SURFACES AND TO NEGATE ANY FLOODING EFFECTS.
 - A FINAL IRRIGATION PLAN SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION OR CONSTRUCTION PLAN APPLICATION AND SHALL BE REVIEWED TO ENSURE THAT THE DESIGN STANDARDS FOUND IN THIS SUBSECTION HAVE BEEN MET.
- RESPONSIBILITY:** THE OWNER OF THE PARCEL SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRESERVED, RELOCATED, OR REPLACEMENT TREES. ALL TREES WILL BE INSPECTED BY AN ARBORIST, FORESTER, OR REGISTERED LANDSCAPE ARCHITECT, HIRED BY THE OWNER, WITHIN SIX MONTHS AFTER PLANTING TO ENSURE THE TREES ARE SURVIVING IN A HEALTHY CONDITION. A CERTIFIED REPORT SHALL BE PROVIDED TO THE LAND DEVELOPMENT REGULATIONS ADMINISTRATOR DESCRIBING THE CONDITION OF TREES, TREES FOUND TO BE IN DECLINING CONDITION SHALL BE REPLACED BY THE OWNER OF THE PARCEL WITHIN 30 DAYS OF SUBMITTAL OF THE REPORT. IF REPLACEMENT IS NECESSARY, THERE SHALL BE A REINSPECTION REPORT SUBMITTED WITHIN SIX MONTHS AFTER THE REPLACEMENT REPLANTING.
- MAINTENANCE RECOMMENDATIONS:** PER CITY OF ALACHUA ULDOR, ARTICLE 6, SEC. 6.2.2.D.7.B.VII, A MAINTENANCE SCHEDULE MUST BE SUBMITTED ADDRESSING THE FOLLOWING:
 - CHECKING:** CHECK DISTRIBUTION AND SPRINKLER FUNCTION OF THE IRRIGATION SYSTEM PERIODICALLY AND MONTHLY AT A MINIMUM. MAKE REPAIRS AS NEEDED. ADJUST SPRAY HEADS TO MINIMIZE OVERTHROW ONTO PAVEMENT.
 - RESETTING:** WATER AT A FREQUENCY AS ALLOWED BY THE LOCAL JURISDICTIONS INCLUDING CITY OF ALACHUA AND SUWANNEE RIVER WATER MANAGEMENT DISTRICT. WATER AT A DURATION AS INDICATED IN IRRIGATION DESIGN INDICATED FOR EACH ZONE. ADJUST FREQUENCY AND DURATION AS NEEDED AND AS DIRECTED BY REGULATING AGENCIES.
 - REMULCHING:** MAINTAIN THE DEPTH OF MULCH IN ALL PLANTING AREAS AS SPECIFIED IN PLANS, REPLENISH A MINIMUM OF TWICE A YEAR OR AS NEEDED. DEPTH SHALL BE MEASURED WHEN MULCH IS SETTLED, REMOVE STICKS, CONES, AND DEBRIS FROM MULCH PRIOR TO PLACING. UTILIZE MULCH TYPE AS SPECIFIED IN PLANS. REMOVE DEBRIS FROM MULCH AREAS PRIOR TO REMULCHING.
 - FERTILIZING:** APPLY A SLOW-RELEASE, GRANULAR FERTILIZER WITHIN ALL PLANTING AREAS, APPLY IN A MANNER AND AT A RATE AND FREQUENCY AS RECOMMENDED BY THE MANUFACTURER AND AS PER CITY OF ALACHUA REGULATIONS, IF APPLICABLE. DO NOT APPLY ON LEAVES OR BRANCHES. DO NOT ALLOW FERTILIZER TO FALL ON PAVEMENT OR NEAR DRAINS. FERTILIZER TO MEET SPECIFICATION FOR COMMERCIAL APPLICATIONS.
 - WEEDING:** KEEP PLANTING BEDS, TREE RINGS, AND MULCH AREAS FREE OF UNDESIRABLE VEGETATION. APPLY A PRE-EMERGENT HERBICIDE AS APPROVED BY THE OWNER TO PLANTING AREAS PRIOR TO THE PLANTING SEASON IN EARLY SPRING. MANUALLY REMOVE WEEDS AND OTHER UNDESIRABLE SPECIES OVER 12" IN HEIGHT. UTILIZE A POST-EMERGENT HERBICIDE AS APPROVED BY THE REGULATING AGENCIES FOR WEEDS LESS THAN 12". WEED MONTHLY, MINIMUM.
 - PRUNING:** MAINTAIN PLANTINGS TO MAINTAIN THE CLEAR SIGHT WINDOW AS DEFINED BY THE REGULATING AGENCIES OF THE ADJACENT ROADWAYS. PRUNING TO BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD "TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE" (ANSI A300). PRUNE FLOWERING PLANTS FOLLOWING THEIR BLOOMING PERIOD. PRUNE OTHER PLANTS IN EARLY SPRING PRIOR TO THEIR FIRST FLUSH. REMOVE DEAD OR INJURED BRANCHES. HEAD BRANCHES IF NEEDED TO MAINTAIN HEIGHT AND TRIM AT DIFFERENT LENGTHS FOR A MORE NATURAL FORM, WHERE DESIRED BY THE OWNER. DO NOT PRUNE SHRUBS INTO BALLS OR OTHER SHAPES AND INSTEAD MAINTAIN IN THEIR NATURAL FORM, AS DIRECTED BY THE OWNER.
 - MOVING:** MOW TURF AT A FREQUENCY TO MAINTAIN TURF IN A VIGOROUS AND HEALTHY STATE WITHOUT APPEARING UNKEPT. REMOVE UNWANTED VEGETATION, AND DEBRIS FROM TURF AREAS DURING MOWING ACTIVITIES.



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ORLANDO, FL 32804
TEL | 321-277-0626
kaleymanedunlap@gmail.com

Contact: Marsha Swider
(352) 373-3541



NORTH

SCALE: 1" = 30'



GRAPHIC SCALE

No.	Date	Comment

Professional Landscape Architect of Record

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

Project No: 20-097

Project phase:

CITY SUBMITTAL

Project title:

SANDVIK TEST SITE - SITE
PLAN
CITY OF ALACHUA,
FLORIDA

Sheet title:

LANDSCAPE PLAN

Designed: DJM

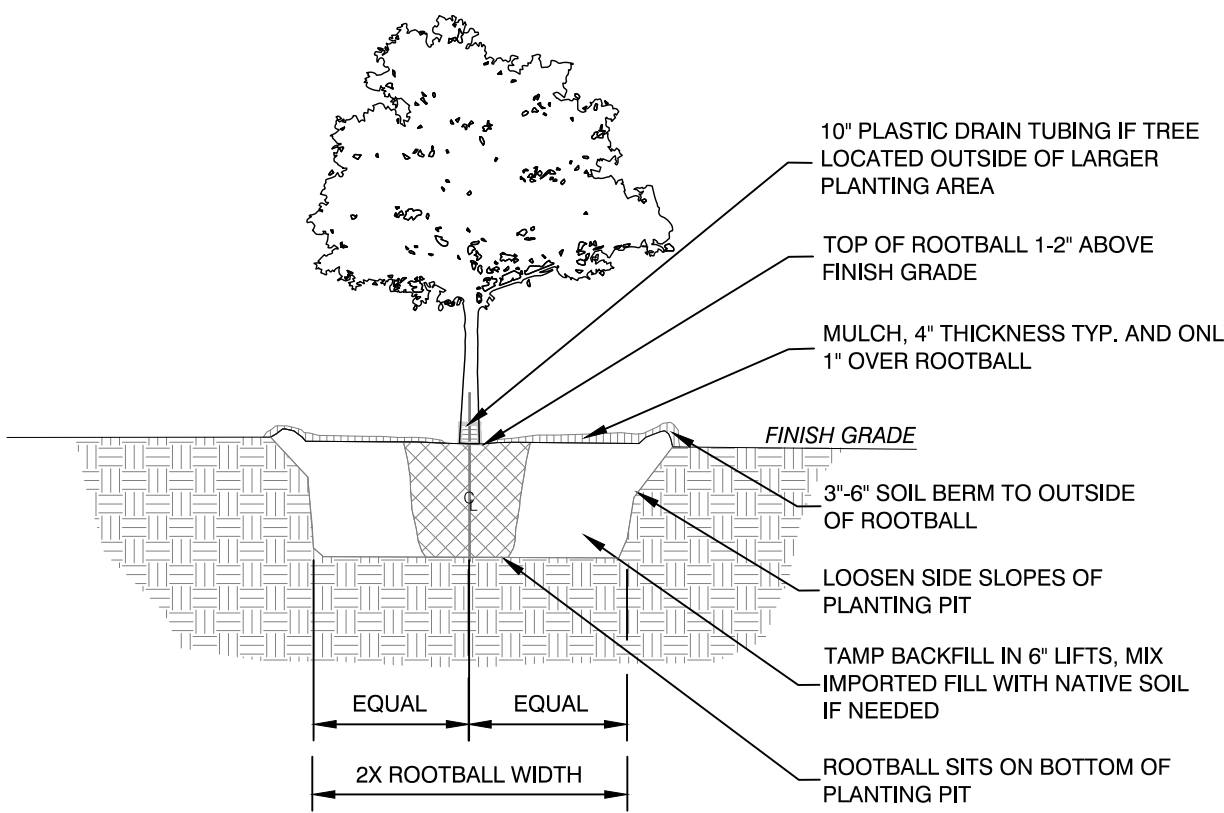
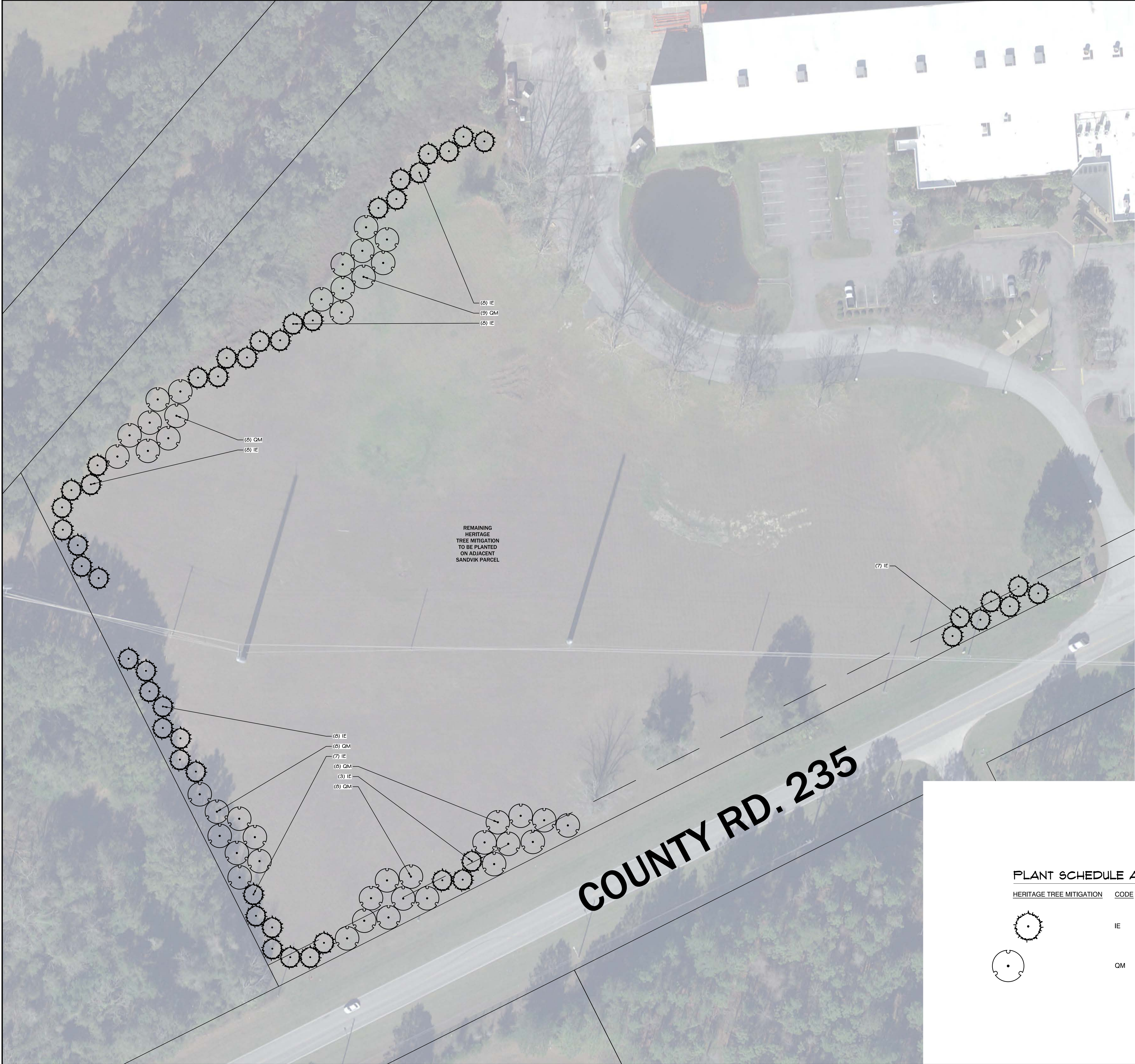
Sheet No.:

Drawn: DLW

Checked: TAR

Date: 12/07/20

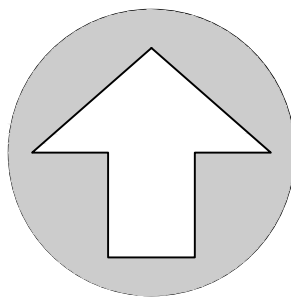
L002



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

3 TREE PLANTING DETAIL

SCALE: N.T.S. P-ED-01



NORTH

SCALE: 1" = 40'



GRAPHIC SCALE

No.	Date	Comment

Professional Landscape Architect of Record:

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

Project No: 20-097

Project phase: CITY SUBMITTAL

Project title: SANDVIK TEST SITE - SITE PLAN
CITY OF ALACHUA, FLORIDA

Sheet title: DRAWING NUMBER
LANDSCAPE PLAN

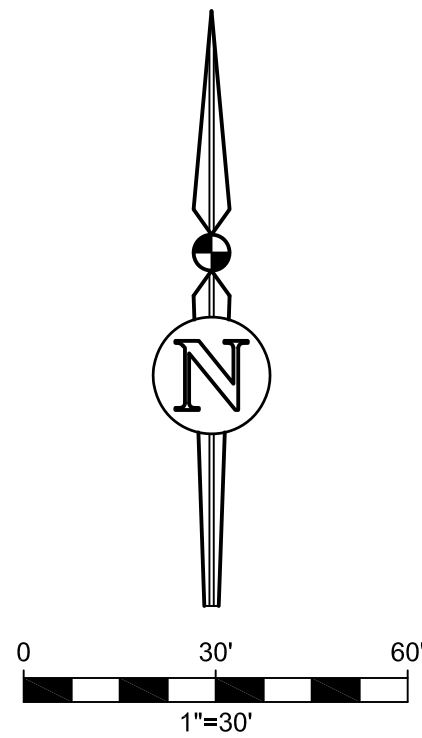
Designed: DJM	Sheet No.: L003
Drawn: DLW	
Checked: TAR	
Date: 12/07/20	

PLANT SCHEDULE ADJACENT PARCEL

HERITAGE TREE MITIGATION	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	IE	49	Ilex x attenuata 'East Palatka'	East Palatka Holly	2" Cal.	30 gal.
	QM	41	Quercus muehlenbergii	Chinkapin Oak	2" Cal.	30 gal.

Plotted Jul 13, 2020 - 14:00:02 - gparez

\\server3\survey\Projects\2020\2020-0097 (Sondak)\2020-0097.dwg - Layout1



TOPOGRAPHIC SURVEY

OF
A PORTION OF SECTION 22 TOWNSHIP 8 SOUTH, RANGE 18 EAST
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

TREE LEGEND:

ONLY TREES WITH A DIAMETER 12" AND GREATER WERE LOCATED FOR THIS SURVEY. (DIAMETER MEASURED 4.5' ABOVE GRADE)

LOCATION	SPECIES	SIZE/COMMON NAME	Genus species
ch16		= 16" BLACK CHERRY	<i>Prunus serotina</i>
hi13		= 13" HICKORY	<i>Carya sp.</i>
lao15		= 15" LAUREL OAK	<i>Quercus hemisphaerica</i>
poi15		= 15" PALM	<i>Sabal palmetto</i>
ro18		= 18" SOUTHERN RED OAK	<i>Quercus falcata</i>
tree15		= 15" UNIDENTIFIED TREE	
wo20		= 20" WATER OAK	<i>Quercus nigra</i>

LEGEND:

CLF	=	CHAIN LINK FENCE
CONC	=	CONCRETE
ELEV	=	ELEVATION
F.F.EL	=	FINISHED FLOOR ELEVATION
INV	=	INVERT
MES	=	MITERED END SECTION
rcp	=	REINFORCED CONCRETE PIPE
TRAN	=	ELECTRIC TRANSFORMER PAD
77.00 X	=	ELEVATION CONTOUR LINE
77.00 X	=	SPOT ELEVATION (HARD SURFACE)
77.00 X	=	SPOT ELEVATION (SOFT SURFACE)
BOL	=	TRAFFIC BOLLARD
FH	=	FIRE HYDRANT
+/-	=	MORE OR LESS

SURVEYOR'S NOTES:

- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM ON 1988 (NAVD 1988) AND WERE ESTABLISHED BY GLOBAL POSITIONING SYSTEMS (GPS).
- NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SURVEYOR, THEREFORE, THERE MAY BE RESTRICTIONS OTHER THAN THOSE SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. EASEMENTS AND BUILDING SETBACK REQUIREMENTS, OTHER THAN THOSE SHOWN, WERE NOT PROVIDED TO THIS SURVEYOR.
- ONLY TREES 12" IN DIAMETER AND GREATER WERE LOCATED AS A PART OF THIS SURVEY. THE SCIENTIFIC NAMES SHOWN HEREON ARE TO THE BEST ABILITY OF THIS SURVEYOR, BUT THIS SURVEYOR DOES NOT PURPORT TO BE A CERTIFIED ARBORIST. THE LOCATION OF THE TREES SHOWN HEREON IS THE APPROXIMATE CENTER OF THE TREE AT GROUND LEVEL AND THE DIAMETER WAS MEASURED AT BREAST HEIGHT - THE EXTENT OF THE TREE CANOPY OR ROOT SYSTEM WAS NOT DETERMINED BY THIS SURVEYOR. IF THE LOCATION OF TREES IN RELATION TO NEARBY PROPERTY LINES IS CRITICAL A MORE DETAILED SURVEY MAY BE REQUIRED.
- THE PROPERTY SHOWN HEREON LIES WITHIN A PORTION OF ALACHUA COUNTY TAX PARCEL 03925-002-000.





City of Alachua

Planning & Community Development Department Staff Report

Planning & Zoning Board Hearing Date: January 12, 2021
Quasi-Judicial Hearing

SUBJECT: A request for a Site Plan to construct a ±62,500 square foot stabilized area

APPLICANT/AGENT: Sergio Reyes, P.E., of eda, inc.

PROPERTY OWNER: Sandvik Mining and Construction USA, LLC

LOCATION: 13500 CR 235

PARCEL ID NUMBER: 03925-002-000

FLUM DESIGNATION: Industrial

ZONING: Industrial General (IG)

OVERLAY: NA

ACREAGE: ±3.01 acres (development area); ±44.41 (overall subject property)

PROJECT PLANNER: Adam Hall, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board approve the Site Plan for a ±62,500 square foot stabilized area at 13500 CR 235, subject to the two (2) conditions provided in Exhibit "A" and located on page 18 of the January 12, 2021 Staff Report to the Planning & Zoning Board.

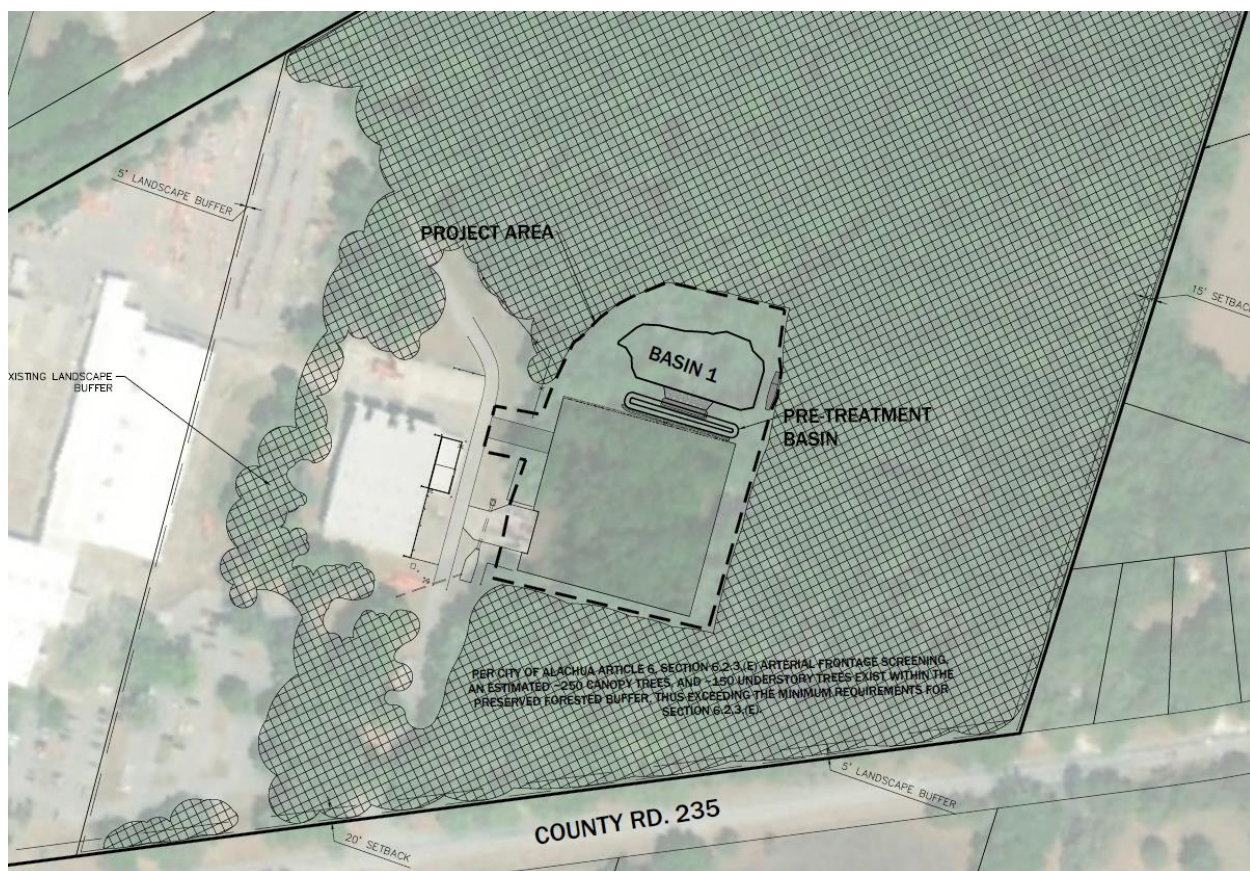
RECOMMENDED MOTION: *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan for a ±62,500 square foot stabilized area at 13500 CR 235, subject to the two (2) conditions provided in Exhibit "A" and located on page 18 of the January 12, 2021 Staff Report to the Planning & Zoning Board.*

SUMMARY

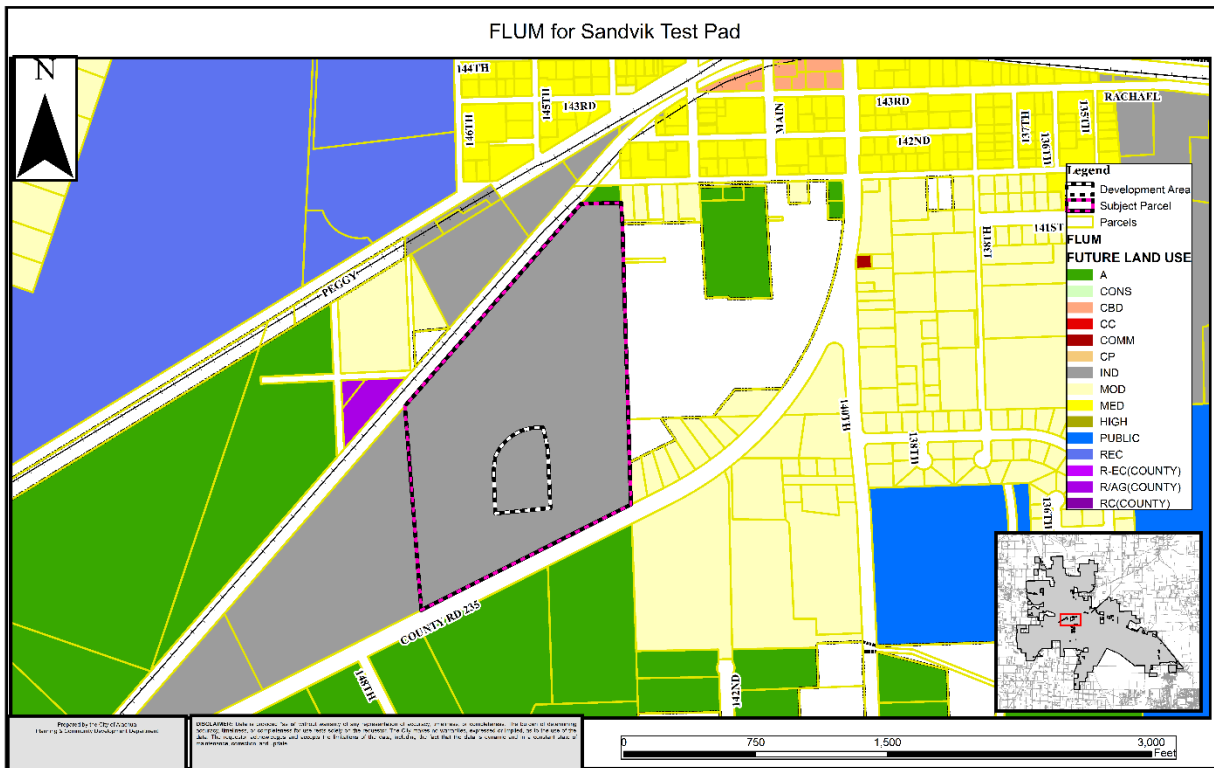
This application is a request by Sergio Reyes, P.E., of eda, inc., applicant and agent, for the Sandvike Mining and Construction USA, LLC, property owner, for consideration of a Site Plan to construct a $\pm 62,5000$ square foot stabilized area at the existing manufacturing facility located at 13500 NW County Road 235. The proposed project includes the construction of a 62,500 square foot stabilized area for the testing and calibration of equipment manufactured at the site.

The development area is ± 3.01 acres in size (overall subject property is ± 44.41 acres). The proposed structure will be situated to the east of the existing development at the Sandvik property.

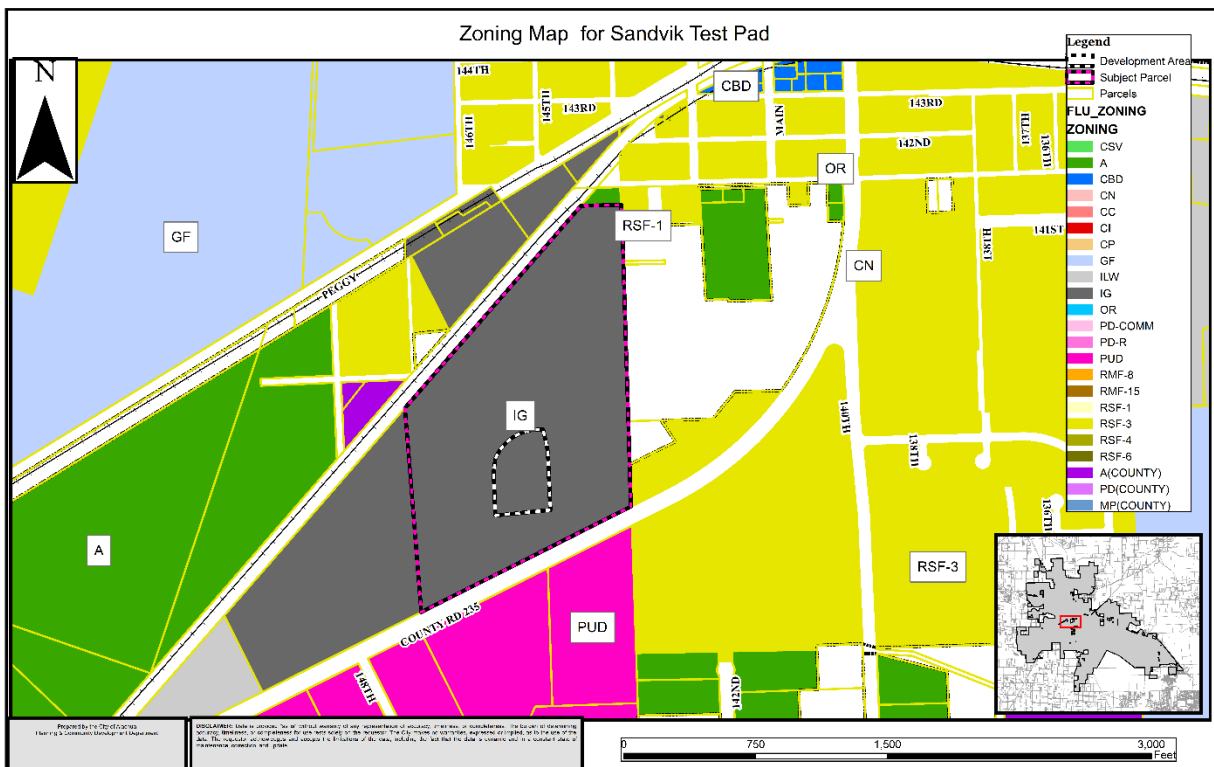
Illustration 1. Sandvik Site Plan – Site & Dimension Plan



Map 1. FLUM



Map 2. Zoning Map



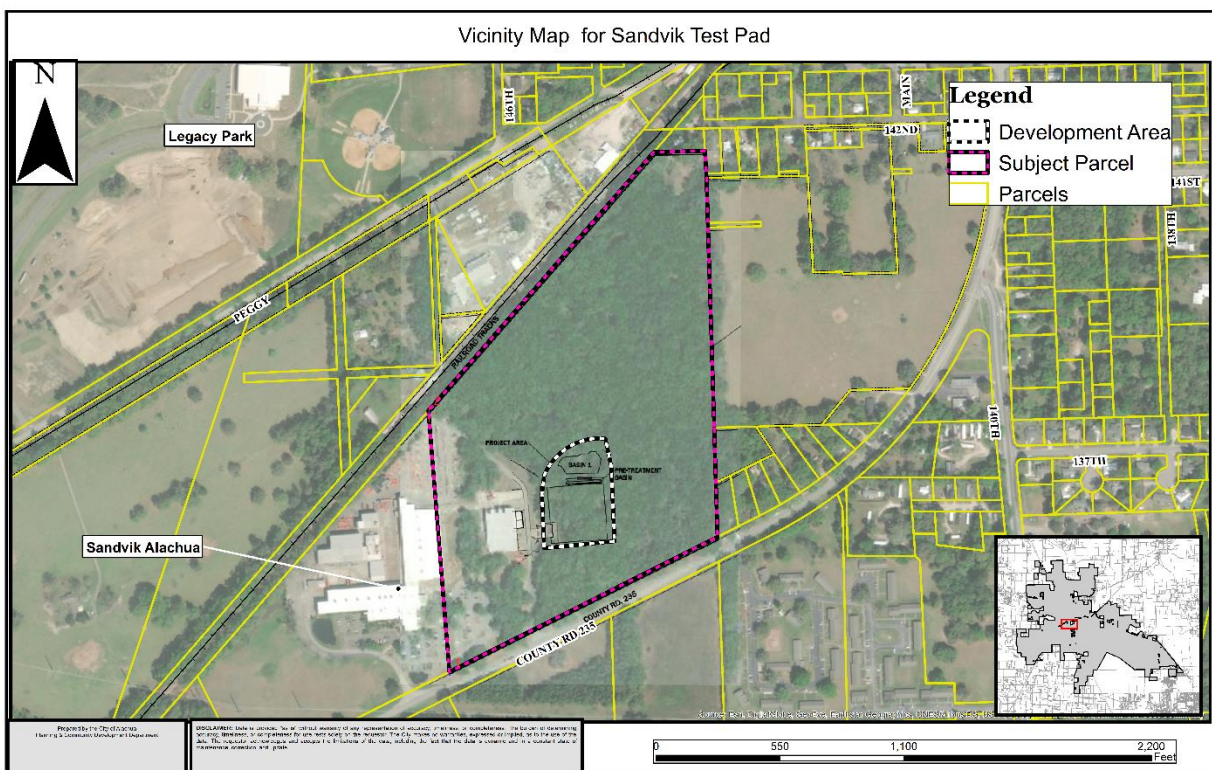
SURROUNDING USES

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

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Industrial	Industrial	Industrial General (IG)
South	Single Family Residential	Agriculture	PUD
East	Single Family Residential	Moderate Density Residential	Residential Single Family -3 (RSF-3)
West	Vacant Industrial	Industrial	Light and Warehouse Industrial (ILW)

Map 3. Vicinity Map



NEIGHBORHOOD MEETING

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

A Neighborhood Meeting was held on September 29, 2020 via Zoom (online meeting platform). The applicant was available to answer questions. Materials submitted by the applicant indicate that five (5) people attended the meeting. A summary of the meeting has been provided by the applicant, and is included with the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

Vision Element

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

Evaluation and Findings of Consistency with Goal 1: The proposed development will provide for the expansion of an existing business in the City of Alachua.

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

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

Objective 1.5: Industrial

The City shall establish one industrial land use category: Industrial. This land use category shall provide a broad range of clean industry, warehousing,

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

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

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

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

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

Type of flex	Maximum Building Size	Maximum Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Research and Development	150,000 sq. ft.	75% of total area (may include labs and offices)	No Maximum	50%
Office Showroom	150,000 sq. ft.	None permitted	60% warehousing/ 20% retail showroom	50%
Multitenant	120,000 sq. ft.	None permitted	60%retail/ 40%warehousing	50%

Evaluation and Findings of Consistency with Goal 1, Objective 1.5, and Policy 1.5.a: The subject property has an Industrial FLUM Designation, which permits a variety of potential uses within the buildings, including research and development uses, multitenant uses, and manufacturing and assembly. The proposed building will be consistent with the provisions of Goal 1, Objective 1.5, and Policy 1.5.a.

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

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

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

Evaluation and Findings of Consistency with Objective 2.4 and Policies 2.4.a and 2.4.b: The site plan includes a landscaping plan which demonstrates that the proposed development will comply with all applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations. The percentage of landscaped area exceeds the minimum 10% area required by Policy 2.4.a.

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

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

Evaluation and Findings of Consistency with Objective 2.5 and Policy 2.5.a: 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 of Consistency with Objective 5.1: An environmental conditions and site suitability analysis has been provided in this report, and indicates that the development will not adversely affect natural features.

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

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

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

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

Evaluation and Findings of Consistency with Policy 9.1: The development is located within the City's utility service area and is already connected to City utilities.

Transportation Element

Objective 1.1: Level of Service

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

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

Community Facilities Element

Policy 1.1.d:

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

Wastewater System Levels of Service

- a. **Quality:** Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b. **Quantity:** System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Rule 62-600.405, Florida Administrative Code, or subsequent provision.
- c. **System capacity:** If the existing demand and reserved capacity of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

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

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

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

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

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

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

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

Conservation & Open Space Element

Policy 1.2.a:

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

Policy 1.3.e:

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

Evaluation and Findings of Consistency with Policy 1.2.a and 1.3.e: The 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 on the subject property. If any wetlands are identified on the subject property at a later time, these areas will be subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

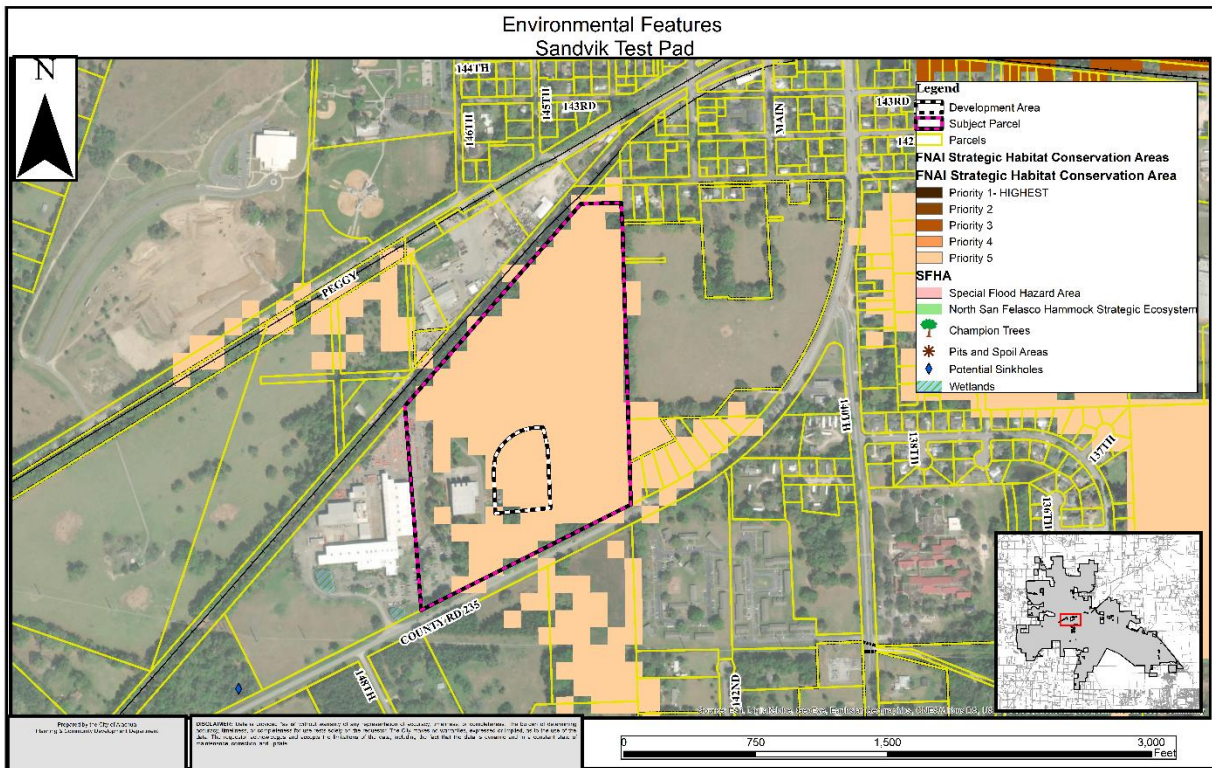
Evaluation: No wetlands have been identified on subject property therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

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

Map 4. Environmental Features



Regulated Plant & Animal Species

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

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

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

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.

Table 2. Soils

Soil Type	Hydrologic Group	Drainage Class	Shallow Excavations	% of Subject Property (may not total to 100% due to rounding)
Lochloosa fine sand, 2 to 5 % slopes	A	Somewhat poorly drained	Very limited	.6
Fort Meade fine sand, 0 to 5 % slopes	A	Well drained	Somewhat limited	99.4

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

Flood Potential

Panel 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

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

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic

access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

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

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

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

(E) Site Plan Standards

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

(1) *Consistency with Comprehensive Plan*

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

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

(2) *Use Allowed in Zone District*

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

Evaluation & Findings: The subject property is zoned Industrial General (IG). The site plan proposes a stabilized area that will be used to test and calibrate industrial equipment manufactured at the site. Table 4.4-1 of the LDRs sets forth the accessory uses allowed within each zoning district. The testing and calibration is considered light manufacturing, which is permitted within the Industrial General (IG) 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 related to the use “light manufacturing”.

(4) *Development and Design Standards*

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

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

(5) *Subdivision Standards*

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

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

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

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

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

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 only

existing single family residential use adjacent to the subject property is to the north. Given the extensive landscaping that surround the proposed testing facility, there are no characteristics of the development that would warrant additional conditions on the development. A noise study presented by the applicant indicates that the noise level of approximately 58 dB on the south side of CR235 while the proposed testing is taking place. For reference, a dB level of 60 is conversation in a restaurant or office, background music, or an air conditioning unit at 100 feet. Most people watch television or listen to the radio at around 70 dB.

PUBLIC FACILITIES IMPACT

The proposed development would include the addition of 5 new jobs, which will generate additional trips. ***The impacts which would be generated by the proposed development are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility.***

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
11	CR 235 (from NW 143 rd Place to South City Limit)	2/U	Principle Arterial	Urban	D
¹ Source: City of Alachua Comprehensive Plan, Transportation Element. ² For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a) of the LDRs]. ³ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.					

Table 3. Trip Generation¹

Land Use	AADT (Enter/Exit) ²	AM Peak Hour (Enter/Exit) ²	PM Peak Hour (Enter/Exit) ²
General Light Industrial (ITE Code 110)	15 (7 / 8)	3 (2 / 1)	2 (0 / 2)
¹ Source: ITE Trip Generation, 10th Edition. ² Formulas: AADT – 3.05 trips per employee x 5 employees (50% entering/50% exiting); AM Peak Hour – 0.52 trips per employee x 5 employees (83% entering/17% exiting); PM Peak Hour – 0.49 trips per employee x 5 employees (22% entering/78% exiting.)			

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

Traffic System Category	Segment 11 CR 235 (from NW 143 rd Place to South City Limits) ¹
Average Annual Daily Trips	
Maximum Service Volume ²	15,120
Existing Traffic ³	5,867
Reserved Trips ⁴	542
Available Capacity ⁴	8,711
Increase/Decrease in Daily Trips Generated by Development	15
Residual Capacity After Development's Impacts⁵	8,696
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 October 2020 Development Monitoring Report. ⁵ The application is for a Final Development Order. Facility capacity and concurrency will be reserved.	

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

Traffic System Category	Segment 11 CR 235 (from NW 143 rd Place to South City Limits)) ¹
PM Peak Hour Trips	
Maximum Service Volume ²	1,359
Existing Traffic ³	558
Reserved Trips ⁴	58
Available Capacity ⁴	743
Increase/Decrease in PM Peak Hour Trips Generated by Development	2
Residual Capacity After Development's Impacts⁵	741
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 October 2020 Development Monitoring Report. ⁵ The application is for a Final Development Order. Facility capacity and concurrency will be reserved.	

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

Potable Water Impacts

The proposed development will not result in an increase in potable water needed by the site. The development will have no impact to the Level of Service (LOS) of sanitary sewer facilities.

Sanitary Sewer Impacts

The proposed development will not result in an increase in wastewater produced by the site. The development will have no impact to the Level of Service (LOS) of sanitary sewer facilities.

Solid Waste Impacts

The proposed development will not result in an increase in solid waste produced by the site. The development will have no impact to the Level of Service (LOS) of solid waste facilities.

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
SANDVIK TEST SITE
SITE PLAN
STAFF REPORT

CONDITIONS:

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

**EXHIBIT “B”
TO
SANDVIK TEST SITE**

**SITE PLAN
STAFF REPORT**

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



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 15, 2020

Sergio Reyes, P.E.
Eda consultants, inc.
720 SW 2nd Ave
South Tower, Suite 300
Gainesville, FL 32601

Also submitted electronically to sreyes@edafl.com

RE: Sandvik Test Site (Site Plan)-Notice of Hearing to be Scheduled

Dear Mr Reyes:

On December 7, 2020 the City of Alachua received your updated application for the above referenced project.

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

You must provide two (2) *double-sided, three-hole punched, color sets* of the **complete** application package, seven (7) full size sets of plats and surveys, and a digital copy of all materials in PDF format on a CD *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. The application has been scheduled for the **January 12, 2021** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than 12 PM on **Tuesday, December 22, 2020**. Materials may be submitted earlier than this date.

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

Sincerely,

Adam Hall, AICP
Planner

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



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

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

December 11, 2020

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

Re: Sandvik Test Site – Site Plan Review #3

Dear Mr. Hall:

As you requested, we have reviewed the Sandvik Test Site submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by EDA and dated 12/10/2020. These latest plans have addressed all of our comments, and we find the project approvable from an engineering review standpoint.

Sincerely,

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

Cc: Claudio Vega



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 25, 2020

Sergio Reyes, P.E.
Eda consultants, inc.
720 SW 2nd Ave
South Tower, Suite 300
Gainesville, FL 32601

Also submitted electronically to sreyes@edafl.com

RE: Sandvik Test Site (Site Plan)-Development Review Team (DRT) Comments

Dear Mr Reyes:

On November 4, 2020 the City of Alachua received your revised application for the approval of a Site Plan for the Sandvik Test Pad Site Plan project, which proposes the construction of a ±62,500 square foot stabilized area on a ±44.41 acre subject property (Parcel No. 03925-002-000).

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). A DRT meeting was held on **Wednesday, October 21, 2020** to review these comments.

Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Monday, December 7, 2020**. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF (or cloudlink/ FTP link provided by the applicant) of all application materials must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **January 12, 2021 PZB meeting**.

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

Deficiencies to be Addressed

2. Section 6.2, Landscaping Standards

- c. Please provide analysis of consistency with Section 6.2.3 (E), Arterial Frontage screening.

New Comment: Please identify number of trees within “buffer” area between proposed test site location and the southern property line.

3. Section 6.6, Residential Protection Standards

- c. Please provide an analysis of the development in regards to the standards set forth in Section 6.6.3(A). Please describe noise level of proposed testing, potential off site impacts, and potential mitigation actions, if needed. Please identify location of current test pad on site.

New Comment: Provided noise analysis was not clear on existing/ proposed dB levels. An email sent to eda, inc. on November 12, 2020 requesting additional information is attached to this letter.

4. Concurrency Impact Analysis

- c. Analysis states that project is exempt from concurrency requirements. Please identify exemption being utilized. Please see section 2.4.14 (C)(3) , regarding de minimis impacts. Will the proposed development result in increased number of employees?

6. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Jay Brown, P.E., of JBrown Professional Group in a letter dated November 9, 2020 (attached).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Planner

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



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

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

November 9, 2020

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

Re: Sandvik Test Site – Site Plan Review #2

Dear Mr. Hall:

As you requested, we have reviewed the Sandvik Test Site submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by EDA and dated 11/03/2020. Our review generated a few minor comments and recommendations that are outlined below.

C210

1. Please revise silt fence on the east side of the site to be outside of the grading area.
2. Please add silt fence on the northwest side of the site to be outside of the berm.
3. Please revise contour labels in the northwest side of the site. There are currently floating 75 and 76 contour labels
4. Please revise the 76.5 contour on the northwest side of the site. It appears that the 76.5 contour goes in between the 75 and 76 contours.
5. Please label the solid black dashed line. If this is the project area, please revise to ensure that it is outside of the areas of grading.
6. The fiberglass skimmer will not work as detailed and designed on the plans. Please revise the detail to show the pretreatment basin grading appropriately to document how the skimmer will function. It may be helpful to show the skimmer on Section A-A.
7. Remove 20' pegged sod callout from Section A-A. Suggest adding Section B-B through the basin to show the outfall basin on the east side of the site.
8. Does topo exist to document that grade falls away east of the 20' sodded weir overflow? Topo in this area is not shown on Sheet C210.

Sincerely,

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

Cc: Claudio Vega

From : Adam Hall <ad_hall@cityofalachua.org>

Thu, Nov 12, 2020 05:20 PM

Subject : Re: Sandvik Test Site Site Plan

 1 attachment

To : Claudia Vega <cvega@edafl.com>

Cc : sreyes <sreyes@edafl.com>

Claudia: It was a little difficult to tell from the power point what the actual results were from the test and what the current (pre development) levels were. Looking at the power point it would appear that the current ranges are between 58.5 and 65 dB, but I am not sure what the testing of the rig near the proposed site yielded.

Thanks,

Adam Hall
City of Alachua

From: "Claudia Vega" <cvega@edafl.com>

To: "Adam Hall" <ad_hall@cityofalachua.org>

Cc: "sreyes" <sreyes@edafl.com>

Sent: Wednesday, November 11, 2020 2:46:33 PM

Subject: RE: Sandvik Test Site Site Plan

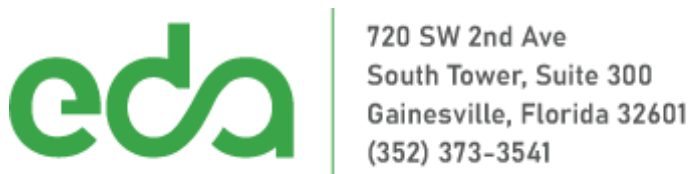
Adam, the noise test submitted (attached) clearly demonstrate that the noise level at the edge of the property is not increased by the proposed testing therefore a fence should not be required. The decibel scale shows the scale of the Sandvik testing is in the same level of a busy street or an alarm clock. Let me know if you have additional questions.

Claudia S. Vega, P.E.

Director of Engineering

cvega@edafl.com

edafl.com



From: Adam Hall <ad_hall@cityofalachua.org>

Sent: Tuesday, November 10, 2020 10:27 AM

To: Claudia Vega <cvega@edafl.com>

Cc: Sergio Reyes <sreyes@edafl.com>

Subject: Sandvik Test Site Site Plan

Good morning Caludia,

In reviewing the responses to the residential protection standards it states that the vehicle is 25' tall. Does the primary noise associated with the use come from a certain point on the vehicle? From the top or from the bottom where I presume the engine would be?



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 20, 2020

Sergio Reyes, P.E.
Eda consultants, inc.
720 SW 2nd Ave
South Tower, Suite 300
Gainesville, FL 32601

Also submitted electronically to sreyes@edafl.com

**RE: Sandvik Test Site (Site Plan)-Development Review Team (DRT)
Comments**

Dear Mr Hastay:

On October 7, 2020 the City of Alachua received your application for the approval of a Site Plan for the Sandvik Test Pad Site Plan project, which proposes the construction of a ±62,500 square foot stabilized area on a ±44.41 acre subject property (Parcel No. 03925-002-000).

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). A meeting is scheduled for **2:20 PM on Wednesday, October 21, 2020** to review these comments.

Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Tuesday, November 4, 2020**. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF (or cloudlink/ FTP link provided by the applicant) of all application materials must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **December 8, 2020 PZB meeting**.

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

Deficiencies to be Addressed

1. Comprehensive Plan Consistency

- a. FLUM Element, Policy 1.5.d.2: Provided analysis states that all setbacks and buffers have been shown on the site plan, but this was not located. Please provide setback and landscape buffer information. Sheet C120 may be appropriate location for this information.
- b. FLUM Element, Policy 1.5.d.3: To demonstrate compliance with this policy, please provide overall property information regarding impervious and pervious surfaces.

2. Section 6.2, Landscaping Standards

- a. Please demonstrate that there are no locations available to accommodate on-site mitigation.
- b. Please provide mitigation impact fee memo. This must be approved by the City Commission prior to the approval of the Site Plan.
- c. Please provide analysis of consistency with Section 6.2.3 (E), Arterial Frontage screening.

3. Section 6.6, Residential Protection Standards

- a. Please provide an analysis of the development in regards to the standards set forth in Section 6.6.3(A). Please describe noise level of proposed testing, potential off site impacts, and potential mitigation actions, if needed. Please identify location of current test pad on site.

4. Concurrency Impact Analysis

- a. Analysis states that project is exempt from concurrency requirements. Please identify exemption being utilized. Please see section 2.4.14 (C)(3) , regarding de minimis impacts. Will the proposed development result in increased number of employees?

5. Miscellaneous / General Comments

- a. Please identify test pad location site plan sheets.
- b. Please ensure project name is consistent throughout (Sandvik Test Site vs Test Pad).
- c. Please include "Site Plan" into Project Title/ Name of Project.
- d. Please provide overall property floor area and impervious calculation.
- e. Alachua County Environmental Protection Department (EPD) requires the review and approval of stormwater management systems, unless otherwise exempt. It is recommended that the applicant contact Alachua County EPD to coordinate this review and approval or verification of exemption. Additional information is available at:
https://library.municode.com/fl/alachua_county/codes/code_of_ordinances?nodeId=PTIIADCO_TIT7HESA_CH77WAQUSTMAPR_ARTIIISTTRCO

6. Public Services / Fire Rescue / Engineering Review Comments

- a. The applicant must address the comments provided by Jay Brown, P.E., of JBrown Professional Group in a letter dated October 15, 2020 (attached).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Planner

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



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

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

October 15, 2020

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

Dear Mr. Hall:

As you requested, we have reviewed the Sandvik Test Site submittal drawings and other materials provided to us for the above referenced project. The drawings reviewed were created by EDA and dated 09/30/2020. Our review generated a few minor comments and recommendations that are outlined below.

C200

1. Please callout that the pad will be stabilized base if this is the intention.
2. The stormwater report indicates that there will be additional impervious area added to the site. Where will this be located?
3. The proposed contours show a 1' drop on the south east corner of the site. Please revise proposed grading.
4. Please ensure that all contours tie back to natural grade within the limits of construction.
5. Please add additional contour labels along the east side of the property.
6. Please provide a detail of the proposed swale along the east side of the property.
7. Show how the top of the basin contour will tie back. The current plan shows the 76.5 contour traveling through the overland weir. In addition, show how it will tie into the swale along the east side.
8. Provide basin labels on this sheet for clarity.

C210

1. The top of the basin is listed as 75.62, however the top contour is shown to be 74, which is below the 100 year flood plain elevation. Please revise basin contours if it to be built up to 75.62.
2. Please revise contours at the overland weir. If the intention is to have the top of the basin at a point of 76.5, the grading of the side slopes will need to be revised in plan view.

Sincerely,

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

Cc: Claudio Vega



City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 5, 2020

Sergio Reyes, P.E.
Eda consultants, inc.
720 SW 2nd Ave
South Tower, Suite 300
Gainesville, FL 32601

Also submitted electronically to sreyes@edafl.com

RE: Conditional Application Acceptance for Sandvik Test Pad Site Plan

Dear Mr. Reyes:

On September 30, 2020 the City of Alachua received your site plan application for the Sandvik Test Pad Site Plan project, which proposes the construction of a ±62,500 square foot stabilized area on a ±44.41 acre subject property (Parcel No. 03925-002-000).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, conditional upon submission of certain information found below.

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at the Development Review Team meeting, which will be scheduled separately from this letter.

Please provide the following by **Wednesday, October 7, 2020**:

- a. **Site Plan Application D.3. Fire Department Access and Water Supply:** Please provide fire flow calculations and available supply to site.
- b. Authorized agent not included with application package. Please provide.
- c. Provided digital plan submission was incomplete. Please provide all plans in a digital format.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Adam Hall'.

Adam Hall, AICP
Planner

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



December 7, 2020

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

**Re: Sandvik Test Site (Site Plan)
Development Review Team (DRT) Comments**

Dear Mr. Tabor:

The applicant's responses to the insufficiency report issued on November 25, 2020 are below:

2. Section 6.2, Landscaping Standards

c. Please provide analysis of consistency with Section 6.2.3 (E), Arterial Frontage screening.

New Comment: Please identify number of trees within "buffer" area between proposed test site location and the southern property line.

RESPONSE: Per email correspondence with Adam Hall dated 12-2-2020, an estimate for the number of existing trees within the "buffer" area between the proposed test site location and the southern property line has been provided on Sheet C120 and noted on Sheet L001 and Sheet L002. See these sheets for an update.

3. Section 6.6, Residential Protection Standards

c. Please provide an analysis of the development in regards to the standards set forth in Section 6.6.3(A). Please describe noise level of proposed testing, potential off site impacts, and potential mitigation actions, if needed. Please identify location of current test pad on site.

New Comment: Provided noise analysis was not clear on existing/ proposed dB levels. An email sent to eda, inc. on November 12, 2020 requesting additional information is attached to this letter.

RESPONSE: An updated noise level is included with the submittal in response to the request on 11/12/20.

4. Concurrency Impact Analysis

c. Analysis states that project is exempt from concurrency requirements. Please identify exemption being utilized. Please see section 2.4.14 (C)(3) , regarding de minimis impacts. Will the proposed development result in increased number of employees?

RESPONSE: Concurrency analysis has been updated to show impact of five additional employees.

6. Public Services / Fire Rescue / Engineering Review Comments

a. The applicant must address the comments provided by Jay Brown, P.E., of JBrown Professional Group in a letter dated November 9, 2020 (attached).

RESPONSE: All comments provided by JBrown Professional Group have been addressed.

JBrown Comments

C210

1. Please revise silt fence on the east side of the site to be outside of the grading area.

RESPONSE: Silt fence has been revised to be outside of the grading area.

2. Please add silt fence on the northwest side of the site to be outside of the berm.

RESPONSE: Silt fence has been added outside of the berm.

3. Please revise contour labels in the northwest side of the site. There are currently floating 75 and 76 contour labels

RESPONSE: The contour labels have been fixed.

4. Please revise the 76.5 contour on the northwest side of the site. It appears that the 76.5 contour goes in between the 75 and 76 contours.

RESPONSE: The 76.5 contour has been revised.

5. Please label the solid black dashed line. If this is the project area, please revise to ensure that it is outside of the areas of grading.

RESPONSE: This is the project area boundary, and it has been revised to incorporate all areas of grading.

6. The fiberglass skimmer will not work as detailed and designed on the plans. Please revise the detail to show the pretreatment basin grading appropriately to document how the skimmer will function. It may be helpful to show the skimmer on Section A-A.

RESPONSE: The fiberglass skimmer has been revised.

7. Remove 20' pegged sod callout from Section A-A. Suggest adding Section B-B through the basin to show the outfall basin on the east side of the site.

RESPONSE: The callout has been removed. We feel comfortable that a second cross section is not necessary at this time.

8. Does topo exist to document that grade falls away east of the 20' sodded weir overflow? Topo in this area is not shown on Sheet C210.

RESPONSE: Contours are now shown on the other side of the weir to demonstrate that grade falls away. There is no survey available in this area so we have pulled in LIDAR contours from GIS.



November 4, 2020

City of Gainesville
302 NE 6th Avenue
Gainesville, FL 32601

**Re: Sandvik Testing Area
Development Plan Application**

The proposed project is 250x250 ft stabilized area for equipment testing with accompanying stormwater improvements on portions of parcels 03925-002-000 and 03918-000-000 at 13540 & 13500 NW CR 235. The project area is 3.01 acres, located on an approximately 64.96 +/- acre site containing the Sandvik Mining & Construction Facility, surrounded by a variety of industrial uses on the CR 235 Corridor.

The proposed project will not include any utility improvements (water, sanitary, and electric) and will not propose parking improvements.

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Claudia Vega', is written over the printed name.

Claudia Vega, P.E.
Director of Engineering



THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: _____
Application Fee: \$ _____
Filing Date: _____
Acceptance Date: _____
Review Type: P&Z

Site Plan Application

Reference City of Alachua Land Development Regulations Article 2.4.9

A. PROJECT

1. Project Name: Sandvik Test Site
2. Address of Subject Property: 13540 & 13500 NW CR 235
3. Parcel ID Number(s): 03925-002-000 & 03918-000-000
4. Existing Use of Property: Sandvik Mining & Construction Facility
5. Future Land Use Map Designation: Industrial
6. Zoning Designation: Industrial General
7. Acreage: 3.01 acres of a 44.41 +/- acre parcel and a 20.55 +/- acre parcel

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Sergio Reyes Title: President
Company (if applicable): eda consultants, inc.
Mailing address: 720 SW 2nd Ave, South Tower, Suite 300
City: Gainesville State: FL ZIP: 32601
Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: sreyes@edafi.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Sandvik Mining & Construction USA LLC
Mailing Address: 13500 NW COUNTY RD 235
City: Alachua State: FL ZIP: 32615

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

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

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

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

For commercial project Applications:

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

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

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

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

For industrial project Applications:

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

Policy 1.5.d

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

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

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

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

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

Sergio Reyes

Signature of Applicant

Sergio Reyes

Typed or printed name and title of applicant

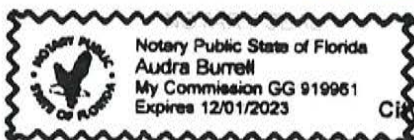
Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 4th day of November, 2020 by Sergio Reyes

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



Audra Burrell

Signature of Notary Public, State of Florida

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



COUNTYWIDE STORMWATER TREATMENT CODE AFFIDAVIT OF COMPLIANCE

Instructions: Complete and submit this form for all activities that involve the construction of a stormwater management system that does not meet the exemptions identified in Chapter 77, Article III, Sec. 77.25 of the Alachua County Code. Please submit this form, along with the other required documents as listed in Sec. 77.28 of the Alachua County Code.

Part 1. Applicant Information	
Applicant/Owner: Claudia Vega, PE	Registered Professional: Claudia Vega, PE
Company: eda consultants, inc.	Company: eda consultants, inc.
Address: 720 SW 2nd Ave, South Tower, Suite 300, Gainesville, FL 32601	Address: 720 SW 2nd Ave, South Tower, Suite 300, Gainesville, FL 32601
Phone: 352-373-3541	Phone: 352-373-3541
Email: cvega@edafl.com	Email: cvega@edafl.com
Part 2. Project Information	
Project Name: Sandvik Test Site	
Tax Parcel(s): 03925-002-000	
☐ Unincorporated Alachua County ☒ Municipality: <u>City of Alachua</u>	Note: For projects located in Municipalities submittal of this form is a self-certification of compliance. An acknowledgement of receipt will be sent once all required documents are provided. This acknowledgement is not a review of the submitted materials. Projects in Unincorporated Alachua County will be reviewed pursuant to Sec. 77.27 of the Alachua County Code.
Part 3. Stormwater Discharge Information	
Please select all that apply:	
Watershed Name:	Waterbody Identification (WBID) #:
☐ Project discharges stormwater offsite as surface flow	☐ Project discharges stormwater to an Outstanding Florida Water (OFW)
☐ Project is in a WBID listed as impaired with nutrients as cause of impairment or where a nutrient TMDL has been established (net improvement criteria of Sec. 77.27 of the Alachua County Code applies).	
☒ Project stormwater infiltrates to groundwater	☒ Project is located in a Sensitive Karst Area
Please briefly describe the Best Management Practices used: A proposed dry retention basin attenuates storm water runoff from the proposed improvements, which ultimately discharges to an existing on-site depression.	

Part 4. Exemption and Waiver Information

If applicable, Please list the exemption(s) this project qualifies for under Sec. 77.25 of the Alachua County Code. Supporting Documentation may be required.

If applicable, Please describe the waiver you are requesting under Sec. 77.26 of the Alachua County Code. Supporting documentation is required.

I authorize Alachua County, and its agents and contractors, to enter the property for the purpose of verifying compliance. If the property is sold and/or the entity responsible for operation and maintenance of the stormwater management system, the Property Owner will notify the Alachua County Environmental Protection Department within 30 calendar days of the sale or change in operation and maintenance entity. Failure to comply may result in enforcement action using the provisions of Alachua County Code Chapter 24 or any other remedy available by law or equity.

Applicant/Owner: Claudia Vega Signature: [Signature] Date: 9/29/2020
(Printed Name)

I hereby certify that the above referenced project meets, or is exempt from, the requirements of the Alachua County Code Chapter 77, Article III Stormwater Treatment Code. I further certify that the Operation and Maintenance requirements have been provided to the owner and entity responsible for operation and maintenance of the stormwater management system.

Registered Professional: Claudia Vega Florida Registration Number: 51532
(Printed Name)

Date: 9/29/2020

Signature:



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 13540 NW CR 235

Parcel ID Number(s): 03925-002-000

Acreage: 44.41 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: David Shellhammer

Title: Vice President

Company (if applicable): Sandvik Mining & Construction USA LLC

Mailing Address: 13500 NW CR 235

City: Alachua

State: FL

ZIP: 32615

Telephone: 386-418-7677

FAX: _____

e-mail: tim.shedron@sandvik.com

C. AUTHORIZED AGENT

Name: Sergio Reyes

Title: President

Company (if applicable): eda consultants inc.

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

City: Gainesville

State: FL

ZIP: 32601

Telephone: 352-373-3541

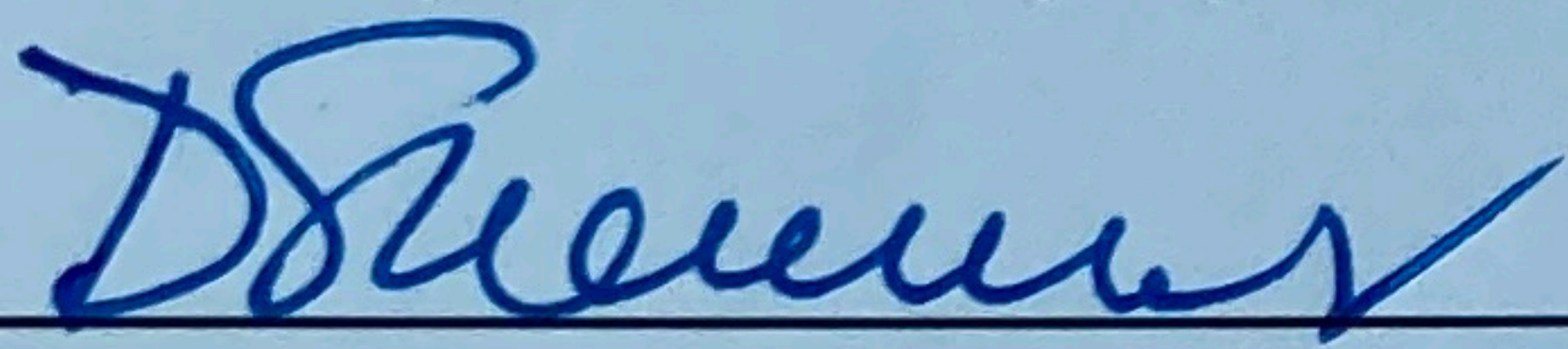
FAX: _____

e-mail: sreyes@edafl.com

D. REQUESTED ACTION:

Site Plan

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



Signature of Applicant

David Shellhammer

Typed or printed name and title of applicant

Signature of Co-applicant

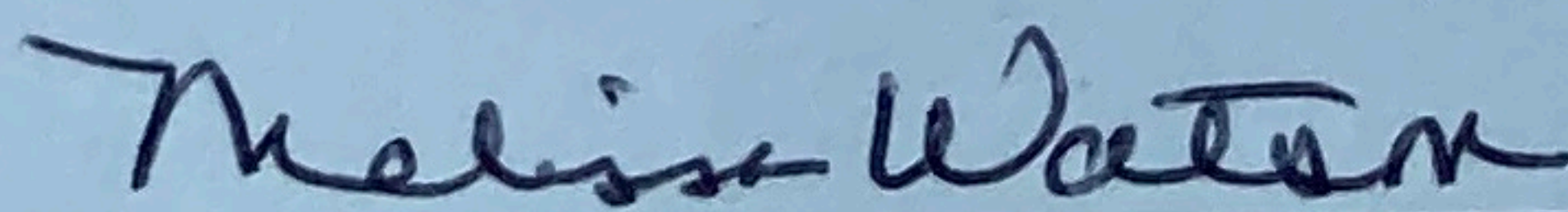
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 7th day of October, 20 , by David

Shellhammer, who is/are personally known to me, or who has/have produced U.S. PASSPORT
as identification.

NOTARY SEAL



Signature of Notary Public, State of FLORIDA



Melissa Watson

NOTARY PUBLIC

STATE OF FLORIDA

Comm# **GG040316**

Expires **10/19/2020**

City of Alachua ♦ Planning and Community Development Department

PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 9/30/2014

Thank you!

Thank you for your Modification application 204812-2, Sandvik Alachua

Your confirmation number is 274584

Your new permit application number is 204812-3

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



[Print the Payment Memo](#)

The District has accepted your application, and the application is being evaluated by our staff.

You have indicated that you prefer to pay your application fee at a **later** stage. You may do that online, using the Payment Services option on your Account Services page or, if you prefer to send a check to the District, or pay with a Purchase Order, then please "Print the Payment Memo" and mail it with your payment to the District.

If you require assistance with this application, please contact Regulatory-Support@srwmd.org.

[Continue](#)

Concurrency Impact Analysis Sandvik Test Site

The proposed 250' x 250' stabilized testing area will not create any additional utility demand. The trip generation information and traffic demand is included below.

Stormwater:

A detailed stormwater management plan is included in this submittal. The proposed stormwater system shall be designed in compliance with the City of Alachua and Suwannee River Water Management District requirements.

Potable Water and Sanitary Sewer:

No water or sewer demand is projected for the 62,500 SF stabilized surface area for drill testing.

Solid Waste:

No additional solid waste will be generated by the proposed 62,500 SF stabilized surface or stormwater area.

Traffic:

The proposed use of the project site as a light industrial/manufacturing use will not create a traffic impact that will exceed the approved level of service standards for the impacted roadway (CR 235).

TABLE 1 – PROJECT TRIP GENERATION

PROPOSED: LIGHT INDUSTRIAL WITH ADDITIONAL 5 EMPLOYEES

ITE LAND USE: 110 GENERAL LIGHT INDUSTRIAL

SOURCE: ITE TRIP GENERATION, 10th EDITION

PERIOD	RATE	EMPLOYEES	TRIPS	TRIP DISTRIBUTION		PROJECT TRIPS	
				ENTER	EXIT	IN	OUT
AM	0.52	5.00	2.60	83%	17%	2.16	0.44
PM	0.49	5.00	2.45	22%	78%	0.54	1.91
AVG	3.05	5.00	15.25	50%	50%	7.63	7.63

TABLE 2: TRIP DISTRIBUTION

Segment ID	Distribution Share	Projected Trips
CR 235 (From NW 143 rd Place to South City Limit)	100%	15

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

TABLE 3: ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS

						Projected	
Segment ID:	Segment Limits:	LOS-D		Existing	Res'vd	Trips	Available
CR 235	From NW 143 rd Place to South City Limit	AADT					
			15,120	5,867	542	15	8,696
		PM Peak Hour	1,359	558	58	3	740

Sandvik – Test Site

Statement of Proposed Uses

The proposed 250' by 250' stabilized testing area will provide space to support an existing manufacturing company in the City of Alachua.

Comprehensive Plan Consistency

Future Land Use Element:

Objective 1.5: Industrial

The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Consistency: The proposed development will serve the intent of the Industrial future land use designation, as it will provide additional space for an existing manufacturing company in the City of Alachua. In addition, the site is consistent with the policies outlined in Future Land Use Policy 1.5.b and 1.5.d as indicated below:

Policy 1.5.b: The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

Consistency: The proposed development will serve the intent of the Industrial future land use category. The proposed testing area will support the existing industrial operation on the site.

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

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

Consistency: The proposed site plan does not include any changes to the current site access/driveway configuration. The proposed testing area is located to the side of existing buildings.

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

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

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

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

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

Consistency: A stormwater basin is proposed north of the stabilized testing area to meet requirements of the Water Management District.

5. *Placement of signage;*

Consistency: No additional signage is proposed.

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

Consistency: No additional site lighting is proposed as a part of this project.

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

Consistency: The proposed site plan does not include any changes to the current site access/driveway configuration. The proposed testing area is located to the side of existing buildings.

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

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

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

Consistency: There are no significant environmental resources on this site.

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

Consistency: None are proposed.

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

Consistency: The industrial use on site has less than a 0.50 floor area ratio.

Land Development Code Consistency

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.

Consistency: Proposed hours of operation are 7am – 6pm.

(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.

Consistency: The test site is proposed at the center of the property, to the side of existing buildings and away from adjacent residential properties. There is existing vegetation that will remain around the proposed test site to screen the proposed used from adjacent properties.

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

Consistency: No trash receptacles are proposed as a part of this site plan.

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

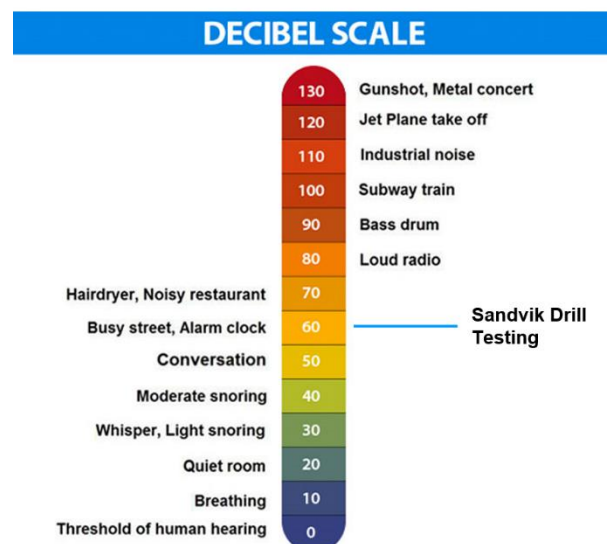
Consistency: No loading or delivery areas are proposed as a part of this site plan.

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

Consistency: No exterior lighting is proposed as a part of this site plan.

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

Consistency: No permanent structures are proposed as a part of this site plan. Drills that will be tested on the site are approximately 25 feet tall and will be rolled out from the buildings on site to be tested in this area. Testing completed by the site operator showed that sound levels from the drilling equipment near the proposed test site, gave decibel levels at the property line and across CR 235 range from 58.5 to 65 dB – equivalent to a busy street or alarm clock.



Gravel trucks and concrete trucks passing on CR 235 read at 96.4 and 101.6 decibel levels respectively.

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

Consistency: Required landscaping and buffers are shown on the landscape plan provided with the site plan. There is existing vegetation that will remain around the proposed test site to screen the proposed used from adjacent properties.

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

Consistency: No permanent structures are proposed as a part of this site plan. Drills that will be tested on the site are approximately 25 feet tall and will be rolled out from the buildings on site to be tested in this area.

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

Consistency: The proposed test site will not impact natural lighting or solar access.

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

Consistency: The proposed test site will not produce any odors or fumes.

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

Consistency: The proposed test site will be a stabilized area for drill testing. No additional paving is proposed on site but paved driveways and parking will remain.

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

Consistency: The test site is proposed at the center of the property, to the side of existing buildings and away from adjacent residential properties. There is existing vegetation that will remain around the proposed test site to screen the proposed used from adjacent properties.

NEIGHBORHOOD WORKSHOP NOTICE

A neighborhood workshop will be held to discuss a proposed Development Plan for a 250x250 ft stabilized area for equipment testing on a portion of parcel 03925-002-000 at 13540 NW CR 235. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments. The meeting will be held digitally as a Zoom teleconference on Tues., Sep. 29, 2020 at 6 pm. The teleconference can be accessed by the following information:

Date: Tuesday, September 29, 2020
Time: 6:00 p.m.
URL: <https://us02web.zoom.us/j/5733319527>
Meeting ID: 573 331 9527
Dial-in Phone Number: (646) 558-8656

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

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



Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

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

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

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

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

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

CITIZENS & SOUTHERN NATIONAL BANK TR
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4423

LINZING AND ZUCKER W/H
14321 NW 142ND AVE
ALACHUA, FL 32615

KOLOMYIKO IVAN & GALYNA
14317 NW 142ND AVE
ALACHUA, FL 32615

MEYER BROTHERS LLC
PO BOX 778
ALACHUA, FL 32615

GRIFFIS & GRIFFIS JR TRUSTEES
PO BOX 40
ALACHUA, FL 32616-0040

RUSSELL B E & KATHY
13620 NW COUNTY ROAD 235
ALACHUA, FL 32615-6151

TALTON JAMES D & JUDY C
10454 NW 132ND DR
ALACHUA, FL 32615

TOWN VALERIE GUNST
224 SW PEPPER WAY
LAKE CITY, FL 32024

CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4423

CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4423

SABA REALITY LLC
683 MANATEE BAY DR
BOYNTON BEACH, FL 33435

HATHCOCK CLEATHER H
PO BOX 222
ALACHUA, FL 32616-0222

ALACHUA APARTMENTS LTD
1002 W 23RD ST
PANAMA CITY, FL 32405-3683

GARRISON JR & GARRISON & GARRISON & ROBINSON
PO BOX 1084
ALACHUA, FL 32616-1084

WHITE RUFUS A III & DELIA FLORES
13636 NW COUNTY ROAD 235
ALACHUA, FL 32615-6151

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

STROUD LINDA M
13704 NW COUNTY ROAD 235
ALACHUA, FL 32615-6151

CLEATHER H HATHCOCK & JOYCE MAE HATHCOCK TRUST
PO BOX 222
ALACHUA, FL 32616-0222

RIZER KYLE H & BETHANY M
13614 NW COUNTY 235
ALACHUA, FL 32615

EVANS SHIRLEY A
PO BOX 2333
ALACHUA, FL 32616-2333

SINGH HARJEET
14515 NW PEGGY RD
ALACHUA, FL 32615

MEYER BROTHERS LLC
PO BOX 778
ALACHUA, FL 32615

JONES & KING
PO BOX 752
ALACHUA, FL 32616-0752

ALACHUA FWD LLC
58 N LEGION TER
HERNANDO, FL 34442

DALCHAND NITAI P & KALINDI D
14316 NW 142ND AVE
ALACHUA, FL 32615

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ALACHUA, FL 32616-0222

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14905 PEGGY RD
ALACHUA, FL 32615-5451

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ALACHUA, FL 32616-1360

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ALACHUA, FL 32615

MEYER BROTHERS LLC
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ALACHUA, FL 32615

CSX TRANSPORTATION INC
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SABA REALITY LLC
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BOYNTON BEACH, FL 33435

WILLIAMS SELINA
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COPPERAS, TX 76522

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ALACHUA, FL 32615

SINGH HARJEET
14515 NW PEGGY RD
ALACHUA, FL 32615

,

STATE OF FLA IIF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

MEYER BROTHERS LLC
PO BOX 778
ALACHUA, FL 32615

BURNEY & ROBERSON
116 TURKEY CREEK
ALACHUA, FL 32615

APPLEBEE BRANDON J & JENNIFER N
14204 NW 145TH TER
ALACHUA, FL 32615

DASA RADHIKA RAMAN
12503 W STATE ROAD 235
ALACHUA, FL 32615

JACKSON ROBERT
PO BOX 657
ALACHUA, FL 32616-0657



Neighborhood Meeting Minutes

Project: Proposed Development Plan

Meeting Date & Time: September 29, 2020 at 6:00 PM

Community Participants: 5

Project Representatives: Sergio Reyes, eda
Ashley Scannella, eda
Tim Shedron, Sandvik

Meeting Minutes:

Sergio Reyes introduced eda and the project, a proposed development plan for a proposed 250' by 250' (62,500 SF) stabilized area for testing of drill equipment on site with associated stormwater improvements. The project site is located at 13540 NW County Road 235 on a portion of Parcel 03925-002-000. The Future Land Use is Industrial, and the zoning is Industrial, General (IG). Sergio showed an aerial map of the project area, along with a site plan showing that the stabilized area is proposed east of existing buildings with a stormwater system to the north. The site plan submittal is expected in October or November, to be heard at the Planning and Zoning Board meeting on December 8.

None of the participants had any questions or comments. The meeting was concluded.



LEGAL DESCRIPTION

For: 13540 NW CR 235
Alachua, FL 32615
Tax Parcel 03925-002-000

All that part of the West Half (W 1/2) of the East Half (E 1/2) of Section 22, Township 8 South, Range 18 East, lying South of Atlantic Coastline Railroad and North of State Road #235, except that part of land described as follows: Beginning at the Northeast corner of the NORTHWEST Quarter (NW1/4) of the NORTHEAST Quarter (NE1/4) going South 100 feet along the East line of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) thence West to the Atlantic Coastline Railroad right of way, thence run Northeasterly, along said right of way to the North section line of said Section 22, thence East to the Point of Beginning, all of the above being in Alachua County, Florida.

6/27/2013 11:34 AM

BOOK 4207 PAGE 1622

J. K. IRBY
Clerk of the Court
Alachua County, Florida

ERECORDED Receipt # 569914

Doc Stamp-Mort: \$0.00

Doc Stamp-Deed: \$11,277.70

Intang. Tax: \$0.00

This instrument prepared by:

Robert W. Murray, Esq.
Morgan, Lewis & Bockius LLP
200 South Biscayne Boulevard
Suite 5300
Miami, Florida 33131-2339

Parcel Identification Nos. 05900-006-050, 03925-002-000
and 05900-006-046

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 5th day of June, 2013 by **Tamcorp, Inc.**, a Delaware corporation, as successor by merger to **Driltech Inc.**, a Delaware corporation (hereinafter called "**Grantor**"), whose post office address is 1702 Nevins Road, Fair Lawn, New Jersey 07410, to **Sandvik Mining and Construction USA, LLC**, a Delaware limited liability company (hereinafter called "**Grantee**"), whose post office address is 13500 N.W. County Road 235, Alachua, Florida 32615 (wherever used herein, the terms "**Grantor**" and "**Grantee**" include the respective parties to this instrument and their respective successors and assigns).

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), to it in hand paid by Grantee and other good and valuable consideration, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee and Grantee's successors and assigns forever, the following described land situate, lying and being in Alachua County, Florida, to wit:

See Exhibit A attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or appertaining.

SUBJECT to restrictions, reservations, easements and limitations of record, zoning ordinances, taxes for the current year and subsequent years and all matters that would be shown by an accurate survey of said land (collectively, the "**Permitted Exceptions**"), provided that this shall not serve to reimpose any of the same.

And the said Grantor does hereby warrant the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, subject to the Permitted Exceptions.

DB1/68598368.5

Return To:
Commonwealth Land Title
2400 Maitland Center Parkway STE-200
Maitland, FL 32751
Attention: **Myrna H. Small**
File No. **411300082TS**

3pgs

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

Signed, sealed and delivered
in the presence of:

Tamcorp, Inc.,
a Delaware corporation

[Signature]

Witness to sign above

Print Name: Donette F. Masfal

By: [Signature]

Name: Richard M. Askin

Title: Director

(Affix corporate seal)

[Signature]

Witness to sign above

Print Name: Bushra Zahroon

STATE OF New Jersey)
) ss:
COUNTY OF Bergen)

The foregoing instrument was acknowledged before me this 5th day of June, 2013, by Richard M. Askin, the Director of Tamcorp, Inc., a Delaware corporation, on behalf of said corporation. She/He [Check one]

☒ is personally known to me or

☐ has produced _____ as identification.

NOTARY PUBLIC:

Sign: [Signature]

Print: Bushra Zahroon

(Affix Notarial Stamp or Seal)

BUSHRA ZAHROON
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 11/24/2015

Sworn to and subscribed
before me this
5th day of June 2013

EXHIBIT A**Legal Description**

Parcel 1 (Tax Parcel I.D. No. 05900-006-050):

Being a portion of the FERNANDEZ GRANT, Alachua County, Florida, more particularly described as follows: Commence at the centerline intersection of Deer Run and Creek Drive, as shown on the plat of TURKEY CREEK UNIT NO. 1, as recorded in Plat Book J at Pages 2 and 3 of the Public Records of Alachua County, Florida; thence run North 55°24'00" East for 55.00 feet to a Point of Curvature; thence Northeasterly along a curve concave Northwesterly, having a radius of 200.00 feet, a central angle of 33° 38' 03", an arc distance of 117.41 feet, a chord of 115.73 feet and a chord bearing of North 38°34'59" East to a Point of Reverse Curvature; thence Northeasterly along a curve, concave Southeasterly, having a radius of 200.00 feet, a central angle of 19°14'03", an arc distance of 67.14 feet, a chord of 66.82 feet and a chord bearing of North 31°22'59" East to a Point of Tangency; thence North 41°00'00" East for 94.54 feet; thence South 49°00'00" East for 30.00 feet to the Point of Beginning; thence North 41°00'00" East for 106.00 feet; thence South 64°00'00" East for 129.03 feet; thence South 7°45'00" West for 48.94 feet; thence South 20°53'30" East for 40.00 feet; thence South 82°23'25" West for 51.63 feet; thence North 64°00'00" West for 158.00 feet to the Point of Beginning, lying and being in Alachua County, Florida.

Parcel 2 (Tax Parcel I.D. No. 03925-002-000):

All that part of the West Half (W 1/2) of the East Half (E 1/2) of Section 22, Township 8 South, Range 18 East, lying South of Atlantic Coastline Railroad and North of State Road #235, except that part of land described as follows: Beginning at the Northeast corner of the NORTHWEST Quarter (NW1/4) of the NORTHEAST Quarter (NE1/4) going South 100 feet along the East line of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) thence West to the Atlantic Coastline Railroad right of way, thence run Northeasterly, along said right of way to the North section line of said Section 22, thence East to the Point of Beginning, all of the above being in Alachua County, Florida.

Parcel 3 (Tax Parcel I.D. No. 05900-006-046):

Part of Lot 44, Turkey Creek Unit No. 2, according to the plat thereof, as recorded in Plat Book "J", Page 40, Public Records of Alachua County, Florida, and lands lying in the Fernandez Grant, being in Township 8 South, Range 19 East, said Alachua County, Florida; being more particularly described as follows:

Begin at the western most corner of said Lot 44, also being the southeasterly right-of-way of Palmetto (60' R/W), and run North 41°00'00" East along the northwesterly line of said Lot 44 and said southeasterly right-of-way 91.00 feet; thence South 56°44'42" East, 95.93 feet; thence North 44°50'14" East, 21.99 feet; thence South 64°00'00" East, 20.07 feet; thence South 18°14'55" West, 97.48 feet to the easterly extension of the south line of said Lot 44; thence North 64°00'00" West along said extension and said south line 159.03 feet to the Point of Beginning.

Parcel Summary

Parcel ID 03925-002-000
Prop ID 15422
Location Address 13540 NW COUNTY RD 235
 ALACHUA, FL 32615
Neighborhood/Area COMM-ALACHUA (233200.51)
Subdivision
Brief Tax Description* W1/2 OF E1/2 S OF ACL & N OF SRD 235 LESS N 100 FT) OR 4207/1622
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code HEAVY MFG (04200)
Sec/Twp/Rng 22-08-18
Tax District ALACHUA (District 1006)
MillageRate 22.8734
Acreage 42.000
Homestead N

[View Map](#)

Owner Information

SANDVIK MINING & CONSTRUCTION USA LLC
 13500 NW COUNTY RD 235
 ALACHUA, FL 32615

Valuation

	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values	2015 Certified Values
Improvement Value	\$718,010	\$754,300	\$772,500	\$790,500	\$809,500
Land Value	\$121,800	\$121,800	\$121,800	\$121,800	\$121,800
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$839,810	\$876,100	\$894,300	\$912,300	\$931,300
Assessed Value	\$839,810	\$876,100	\$894,300	\$912,300	\$931,300
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$839,810	\$876,100	\$894,300	\$912,300	\$931,300
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Frontage	Depth
4200	HEAVY MANUFACTURING	42.00	1829520	0	0

Building Information

Type	MFG HEAVY	Heat	01-NONE
Total Area	23,016	HC&V	01-NONE
Heated Area	10,944	HVAC	01-NONE
Exterior Walls	15-CONCRETE BLOCK; 27-PRE-FINSH METL	Bathrooms	
Interior Walls	01-MINIMUM/MASON	Bedrooms	
Roofing	12-MODULAR METAL	Total Rooms	1-Rooms
Roof Type	10-STEEL FR/TRUSS	Stories	2.0
Frame	05-STEEL	Actual Year Built	1996
Floor Cover	03-FIN CONCRETE	Effective Year Built	1996

Type	SOH MISC	Heat	
Total Area	133,504	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1990

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr
BAS	BASE AREA	10,944	1996	3	8100	MFG HEAVY
OHA	1.5 WITH ATTIC	1,681	1996	3	8100	MFG HEAVY

OHA	1.5 WITH ATTIC	1,681	1996	3	8100	MFG HEAVY
UST	UNFINISHED STORAGE	8,710	1996	3	8100	MFG HEAVY

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr
3800	DRIVE/WALK	20,800	1996		C1	COMM
3800	DRIVE/WALK	3,332	2000		C1	COMM
3883	FENCE CL	1,390	2000		C1	COMM
3883	FENCE CL	17,170	1990		C1	COMM
4020	GATE EL OP	1	2000		C6	COMM
4240	GUTTER	200	1996		C1	COMM
4420	LIGHTS	2	1989		C1	COMM
4420	LIGHTS	3	1989		C1	COMM
4440	LOAD DOCK	2,772	2000		C1	COMM
4680	PAVING 1	58,010	1990		C1	COMM
4680	PAVING 1	24,000	1996		C1	COMM
4820	RAMP	792	2000		C1	COMM
5021	SHED 1	108	1996		C2	COMM
5022	SHED 2	192	2000		C2	COMM
5022	SHED 2	2,250	1996		C2	COMM
5140	SPILL CTRL	2,250	1996		C1	COMM
5200	STAIRWAY	232	1996		C1	COMM

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee
6/5/2013	\$1,611,100	MS	4207	1622	05 - QUALIFIED, MULTI TRANS	Improved	DRILTECH INC	SANDVIK MINING & CONSTRUCTION
1/1/1978	\$200,000	WD	1209	925	Q - QUALIFIED	Vacant		DRILTECH INC

Sketches



2019 Roll Details — Real Estate Account At 13540 NW COUNTY RD 235, ALACHUA 32615

Print this page

Real Estate Account #03925 002 000

Parcel details

Latest bill

View/Print full bill history

2019	2018	2017	2016	...	2002
PAID	PAID	PAID	PAID		PAID

Get Bills by Email

PAID 2019-11-22 \$19,568.41
Receipt #19-0032127

Owner: SANDVIK MINING & CONSTRUCTION
13500 NW COUNTY RD 235
ALACHUA, FL 32615
Situs: 13540 NW COUNTY RD 235
ALACHUA 32615

Account number: 03925 002 000
Alternate Key: 15422
Millage code: 1700
Millage rate: 22.8734

Assessed value: 839,810
School assessed value: 839,810
Unimproved land value: 121,800

13540 County Rd 235
13540 County Rd 235, Alachua, FL 32615
[View larger map](#)

13540 Northwest County Road 235
20 min drive home

Map data ©2020 Imagery ©2020 , Maxar Technologies, U.S. Report a map error

Location is not guaranteed to be accurate.

Property Appraiser
 View

2019 Annual bill

Ad valorem: \$19,209.33
Non-ad valorem: \$1,174.43
Total Discountable: 20383.76
No Discount NAVA: 0.00
Total tax: \$20,383.76

Legal description

W1/2 OF E1/2 S OF ACL & N OF SRD 235 LESS N 100 FT) OR 4207/1622
Location

Book, page, item: 4207-1622-
Geo number: 22-08-18-03925002000
Range: 18
Township: 08
Section: 22
Neighborhood: 233200.51
Use code: 042
Total acres: 42.000



Claudia Vega

From: Tim Shedron <tim.shedron@sandvik.com>
Sent: Wednesday, November 25, 2020 6:57 AM
To: Claudia Vega
Cc: Sergio Reyes
Subject: RE: Sandvik Test Site Site Plan
Attachments: Picture12222.png

- Current noise level:
 - 98.3 First test done 25 foot from rig
 - 65.1 (PEAK)
 - 64.9 (Across CR235 to the East)
 - 58.5 (South of facility)
 - 98.6 (Gravel Truck on CR235)
 - 101.6 (Concrete Truck on CR235)

Tim Shedron
Facilities Manager

Sandvik Mining and Rock Technology
13500 NW CR 235, Alachua, FL 32615
Phone: (386) 418-7677
Cell: (352) 660-5433

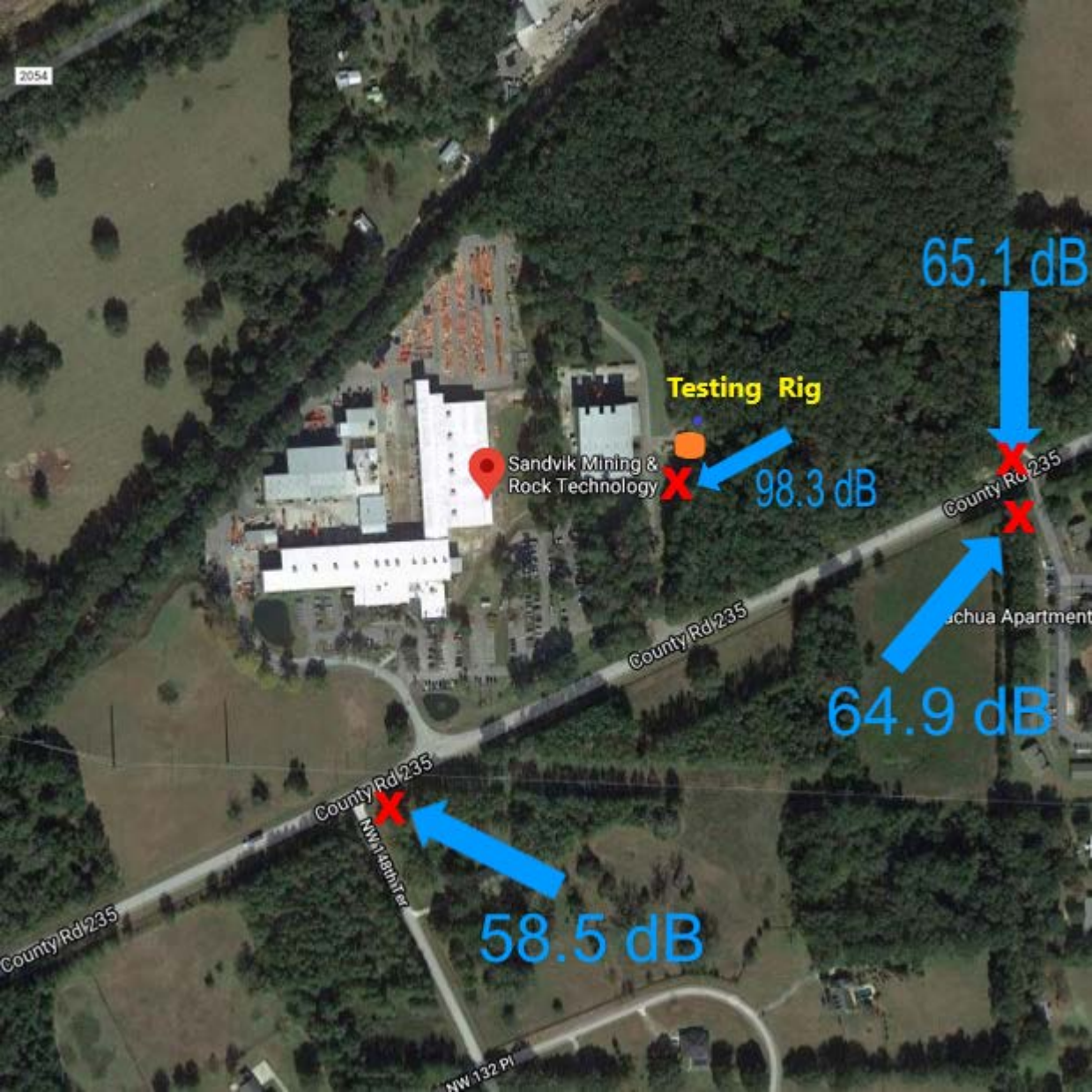
From: Claudia Vega <cvega@edafl.com>
Sent: Tuesday, November 17, 2020 1:50 PM
To: Tim Shedron <tim.shedron@sandvik.com>
Cc: Sergio Reyes <sreyes@edafl.com>
Subject: FW: Sandvik Test Site Site Plan

Tim, the City of Alachua requested the level of dB at the test site (see below). Let me know if you can provide this information.

Claudia S. Vega, P.E.
Director of Engineering
cvega@edafl.com
edafl.com



2054





consultants inc.

Worksheet for Trip Generation

Project Name : Sandvik Test Site - Site Plan

Customer / Builder Name : Sandvik Mining & Construction USA, LLC

Property Address : 13540 NW CR 325 Alachua, FL

PROPOSED

PROPOSED: LIGHT INDUSTRIAL WITH ADDITIONAL 5 EMPLOYEES

ITE LAND USE: 110 GENERAL LIGHT INDUSTRIAL

SOURCE: ITE TRIP GENERATION, 10th EDITION

5 EMPLOYEES

PERIOD	RATE	EMPLOYEES	TRIPS	TRIP DISTRIBUTION		PROJECT TRIPS	
				ENTER	EXIT	IN	OUT
AM	0.52	5.00	2.60	83%	17%	2.16	0.44
PM	0.49	5.00	2.45	22%	78%	0.54	1.91
AVG	3.05	5.00	15.25	50%	50%	7.63	7.63



**Special to
Alachua County Today**

GAINESVILLE – The Alachua County Library District is launching the first Winter Reading Challenge, calling on our community to read 1,000 hours from Jan. 1 through Feb. 14 to win local prizes and help the Library District compete against libraries across the country.

The Winter Reading Challenge: Books Like Us is sponsored by publisher Simon &

Schuster and presented by Beanstack. Participants can register for the challenge now at aclib.beanstack.org or by using the Beanstack app. Nine local readers will receive \$20 gift cards to local restaurants for participating in the challenge thanks to prize sponsors Mi Apá Latin Café, Gator's Dockside, and Gator BTW.

Log your time spent reading, complete activities, and write reviews in Beanstack to earn badges.

Each badge earned is another entry in the prize drawing and each minute logged helps the Library District advance in the competition.

During the challenge, hundreds of libraries across the nation will encourage their communities to read a target number of minutes and books. Prizes for top-performing libraries include book collections and virtual author visits from Simon & Schuster.

"We're calling on

Alachua County to help us compete with libraries from New York to Wyoming," said Alachua County Library Director Shaney T. Livingston. "We encourage participants to register now and share the news on social media using #WinterRead2021."

For more information, visit www.aclib.us/winter or call Rachel Cook at 352-334-3909.

#

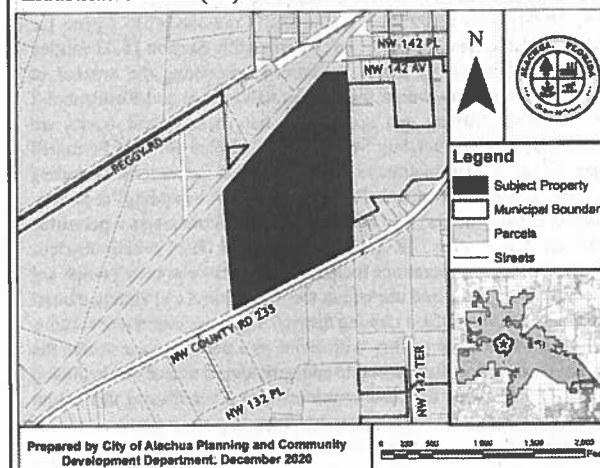
Email editor@
alachuatoday.com



**City of
ALACHUA**

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on January 12, 2021, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Sergio Reyes, P.E., of EDA Consultants, Inc., applicant and agent for Sandvik Mining and Construction USA, LLC, property owner, for consideration of a Site Plan which proposes to construct a ±62,500 square foot stabilized area on a ±3.01 acre development area (subject parcel ±44.41 acres), located at 13500 CR 235, Alachua, FL; Tax Parcel No. 03925-002-000; FLUM: Industrial; Zoning: Industrial General (IG).



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

(Published: Alachua County Today - December 31, 2020)



**City of
ALACHUA**



**City of
ALACHUA**

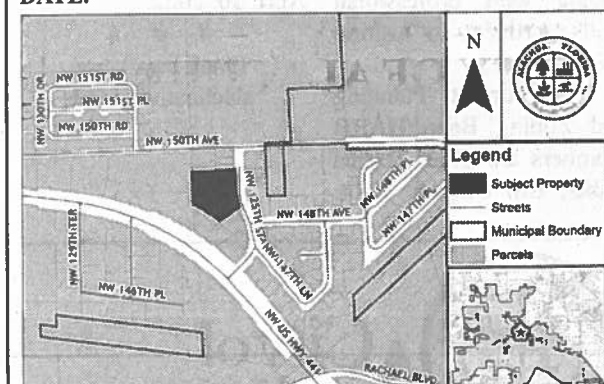
**PUBLIC NOTICE OF
ENACTMENT OF AN
ORDINANCE OF THE
CITY OF ALACHUA,
FLORIDA**

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on January 11, 2021, at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 21-04

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±2.88 ACRE PROPERTY FROM AGRICULTURE TO MEDIUM DENSITY RESIDENTIAL; LOCATED WEST OF NW 125TH STREET AND THE ALACHUA HILLS SUBDIVISION; TAX PARCEL NUMBER 03210-008-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



**City of
ALACHUA**

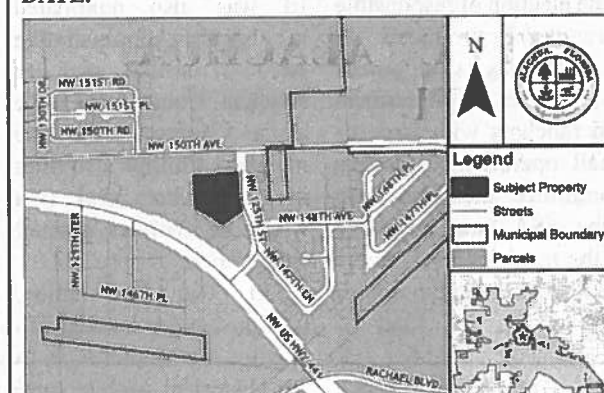
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The ordinance title is as follows:

ORDINANCE 21-05

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) TO RESIDENTIAL SINGLE FAMILY - 6 (RSF-6) ON A ±2.88 ACRE PROPERTY; LOCATED WEST OF NW 125TH STREET AND THE ALACHUA HILLS SUBDIVISION; CONSISTING OF TAX PARCEL NUMBER 03210-008-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.





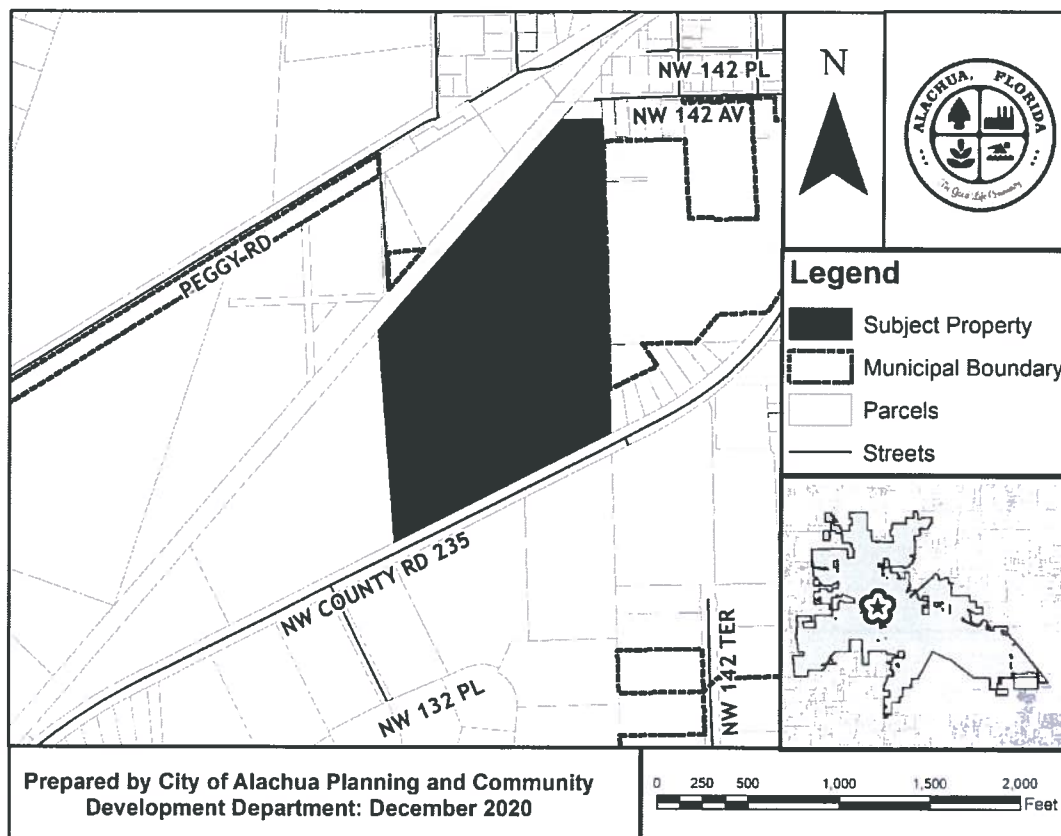
City of
ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 12/17/20
(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 January 12, 2021, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Sergio Reyes, P.E., of EDA Consultants, Inc., applicant and agent for Sandvik Mining and Construction USA, LLC, property owner, for consideration of a Site Plan which proposes to construct a $\pm 62,500$ square foot stabilized area on a ± 3.01 acre development area (subject parcel ± 44.41 acres), located at 13500 CR 235, Alachua, FL; Tax Parcel No. 03925-002-000; FLUM: Industrial; Zoning: Industrial General (IG).



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

CITIZENS & SOUTHERN NATIONAL BANK TR
13500 NW COUNTY RD 235
ALACHUA, FL 32615-6150

CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4423

LINZING AND ZUCKER W/H
14321 NW 142ND AVE
ALACHUA, FL 32615

KOLOMYIKO IVAN & GALYNA
14317 NW 142ND AVE
ALACHUA, FL 32615

MEYER BROTHERS LLC
PO BOX 778
ALACHUA, FL 32615

GRIFFIS & GRIFFIS JR TRUSTEES
PO BOX 40
ALACHUA, FL 32616-0040

RUSSELL B E & KATHY
13620 NW COUNTY ROAD 235
ALACHUA, FL 32615-6151

TALTON JAMES D & JUDY C
10454 NW 132ND DR
ALACHUA, FL 32615

TOWN VALERIE GUNST
224 SW PEPPER WAY
LAKE CITY, FL 32024

CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4423

SABA REALITY LLC
683 MANATEE BAY DR
BOYNTON BEACH, FL 33435

HATHCOCK CLEATHER H
PO BOX 222
ALACHUA, FL 32616-0222

ALACHUA APARTMENTS LTD
1002 W 23RD ST
PANAMA CITY FL 32405-3683

GARRISON JR, GARRISON, GARRISON &
ROBINSON
PO BOX 1084
ALACHUA, FL 32616-1084

WHITE RUFUS A III & DELIA FLORES
13636 NW COUNTY ROAD 235
ALACHUA, FL 32615-6151

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616-0009

STROUD LINDA M
13704 NW COUNTY ROAD 235
ALACHUA, FL 32615-6151

Cleather H Hathcock &
Joyce Mae Hathcock Trust
PO BOX 222
ALACHUA, FL 32616-0222

RIZER KYLE H & BETHANY M
13614 NW COUNTY 235
ALACHUA, FL 32615

EVANS SHIRLEY A
PO BOX 2333
ALACHUA, FL 32616-2333

SINGH HARJEET
14515 NW PEGGY RD
ALACHUA, FL 32615

MEYER BROTHERS LLC
PO BOX 778
ALACHUA, FL 32615

JONES & KING
PO BOX 752
ALACHUA, FL 32616-0752

ALACHUA FWD LLC
58 N LEGION TER
HERNANDO, FL 34442

DALCHAND NITA P & KAH-INDI D
14316 NW 142ND AVE
ALACHUA, FL 32615

HUNTER B R & CHRISTINE
14905 PEGGY RD
ALACHUA, FL 32615-5451

MCCLAIN-FRANKLIN ELAINE
13712 NW COUNTY ROAD 235
ALACHUA, FL 32615-6151

KIRKLAND W & MARGARET
PO BOX 1360
ALACHUA, FL 32616-1360

SANDVIK MINING & CONSTRUCTION USA LLC
13500 NW COUNTY RD 235
ALACHUA, FL 32615

JACKSON ROBERT
PO BOX 657
ALACHUA, FL 32616-0657

WILLIAMS SELINA
1316 EAGLE TRAIL
COPPERAS, TX 76522

STATE OF FLA IIF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

BURNEY & ROBERSON
116 TURKEY CREEK
ALACHUA, FL 32615

APPLEBEE BRANDON J & JENNIFER N
14204 NW 145TH TER
ALACHUA, FL 32615

DASA RADHIKA RAMAN
12503 W STATE ROAD 235
ALACHUA, FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

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

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

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

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

AFFIDAVIT FOR POSTED LAND USE SIGN

I Melissa Watson, POSTED THE LAND USE
(Name)
SIGN ON 12/17/2020 FOR THE Sandvik Test Site Site Plan
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson
(Signature)

Two (2)
(Number of signs)